



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, October 10, 2019

6:00 PM

255 Parkway Blvd.

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Commissioner Edmund Haas  
(CHAIR)

Commissioner Glenn Portman  
(VICE CHAIR)

Commissioner Sue Blankenship

Commissioner Freddie Guerra

Commissioner Ed Maurer

Commissioner Doug Robinson

Commissioner Jim Walker

PRESENT: Chairman Edmund Haas, Vice Chairman Glenn Portman, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Sue Blankenship, Commissioner Ed Maurer, and Commissioner Jim Walker.

Also present were Mary Paron-Boswell, Senior Planner, Matt Steer, Development Services Coordinator; Kaitlyn Grizzle, Community Services Administrative Technician; and Kami McGee, Planning Secretary.

Notice was given that the Planning & Zoning Commission of the City of Coppell, Texas, met in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session began at 6:30 p.m., on Thursday, October 10, 2019, at Town Center, 255 E. Parkway Boulevard, Coppell, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, the City of Coppell reserved the right to convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Coppell reserved the right to reconvene, recess, or realign the Work Session or called Executive Session or order of business at any time prior to adjournment.

The purpose of this meeting was to consider the following items:

1. Call to order.

Chairman Haas called the meeting to order and convened into the Work Session at 6:00p.m.

2. Work Session (Open to the Public) 1st Floor Conference Room

Discussion regarding agenda items.

The Planning & Zoning Commission was briefed on each posted agenda item, no vote was taken on any item discussed.

### Regular Session

Chairman Haas called regular session into order at 6:32 p.m.

3. Consider approval of the minutes for September 19, 2019.

A motion was made by Vice Chairman Portman, seconded by Commissioner Blankenship to approve the minutes as written. The motion passed unanimously, (6-0). Commissioner Walker abstained from voting.

4. Consider approval of the site plan for SRINI Coppell Retail, being Lot 1, Block B of RS Denton Tap 121 Addition, being a site plan for a 14,700 square foot retail building with drive-through facilities for a possible dry-cleaning business and additional retail uses on 1.615 acres of property located on the northside of SH 121 approximately 900 feet west of Denton Tap Road, at the request of Claymoore Engineering on behalf of Denton 121 Coppell Shopping Center, LLC.  
STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits. Ms. Paron-Boswell stated that staff is recommending APPROVAL of SRINI Coppell Retail, Lot 1, Block B, Site Plan with the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. Signage shall comply with the sign ordinance and be generally consistent in terms of style, placement and size.
3. Submission of the location and type of the lighting facilities, security lighting, screening and glare shades will be required at the time of Building Permit, to insure compliance with glare and lighting ordinance.
4. The screening wall will be required to be constructed prior to the building going vertical.

The applicant's Engineer, Drew Donosky, from Claymoore Engineering was present and spoke in favor of the requests and was available to answer any questions of the Commission.

A motion was made by Commissioner Robinson, seconded by Commissioner Guerra, that this Agenda Item be approved. The motion carried by the following vote (7-0).

5. Consider approval of RS Denton Tap 121 Addition, Lot 1, Block B, Minor Plat, being a Minor Plat of 1.615 acres, to establish one lot, and dedicate various easements to allow for the development of a 14,700-square foot retail building on Lot 1, Block B, located on the north side of the SH 121, approximately 900 feet west of Denton Tap Road, at the request of Claymoore Engineering on behalf of Denton 121 Coppell Shopping Center, LLC.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits. Ms. Paron-Boswell stated that staff is recommending APPROVAL of RS Denton Tap 121 Addition, Lot 1, Block B, Minor Plat, subject to the following conditions:

1. There will be additional comments during detailed engineering plan review.
2. Tree mitigation fees shall be paid at time of tree removal permit.

The applicant's Engineer, Drew Donosky, from Claymoore Engineering was present and available to answer any questions of the Commission.

A motion was made by Commissioner Robinson, seconded by Commissioner Maurer to approve the agenda item as written. The motion pass unanimously, (7-0).

6.

PUBLIC HEARING:

Consider approval of Prologis Park One Twenty One Addition (QT), Lots 2R-1 and 2R-2, Block B, Replat, being a replat of Prologis Park One Twenty One, Lot 2R, Block B, to establish (2) two lots, and dedicate various easements to allow for the development of a QuikTrip convenience store and gas station on Lot 2R-1 and future retail, office and hotel uses on Lot 2R-2, containing approximately 5.13 acres of property located at the southwest corner of N. Freeport Parkway and SH 121 at the request of Gwen Keen of QuikTrip Corporation and Eric Hawk of Archway 121 Coppell Ltd, being represented by SCI, Inc.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits. Ms. Paron-Boswell stated that staff is recommending APPROVAL of Prologis Park One Twenty One Addition (QT), Lots 2R-1 and 2R-2, Block B, Replat, subject to the following conditions:

1. There will be additional comments during detailed engineering plan review.
2. Tree mitigation fees shall be paid at time of tree removal permit.

Chairman Haas opened the Public Hearing.

Gwen Keen, representing QuikTrip was present and spoke in favor of the requests and was available to answer any questions of the Commission.

Commission asked about tree mitigation and if the applicant agreed with the conditions. The application indicated they were working on finalizing the tree mitigation with staff and they agreed with the conditions.

Chairman Haas closed the public meeting.

A motion was made by Vice Chairman Portman, seconded by Commissioner Guerra to approve the agenda item as written. The motion passed unanimously, (7-0).

**7. Update on City Council Actions.**

The update on City Council Actions was given during Work Session.

**8. Adjournment**

There being no further business before Planning & Zoning Commission, the meeting was adjourned at 6:50p.m.

The City of Coppell acknowledges its responsibility to comply with the Americans With Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppell sponsored public programs, services and/or meetings, the City requests that individuals makes requests for these services forty-eight (48) hours ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, ADA Coordinator or other designated official at (972) 304-5148, or (TDD 1-800-RELAY, TX 1-800-735-2989).

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Edmund Haas, Chair

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Kami McGee, Planning Secretary