



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, November 21, 2019

6:00 PM

255 Parkway Blvd.

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, Commissioner Freddie Guerra,
Commissioner Sue Blankenship, Commissioner Ed Maurer, and Commissioner
Jim Walker.

Also present were Mary Paron-Boswell, Senior Planner, Matt Steer,
Development Services Administrator; Kumar Gali, Assistant Director of
Engineering; 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 6:01 p.m. for Work Session, and Regular Session
began at 6:37 p.m., on Thursday, November 21, 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 6:01 p.m.

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

3. Discussion regarding agenda items.

Regular Session

Work Session was adjourned at 6:31 p.m and Chairman Haas called Regular Session into order at 6:37 p.m.

4. **Citizens Appearance**

Chairman Haas advised that no one signed up to speak at Citizens' Appearance.

5. Consider approval of the minutes for October 10, 2019.

A motion was made by Commissioner Walker, seconded by Commissioner Blankenship to approve the minutes subject to correcting the spelling of a commissioner's name in item 3. The motion passed unanimously, (5-0).

6. Consider approval of the SRINI Coppell Office, Site Plan, a site plan approval for two office buildings on Lot 1, Block A and a drive aisle with fire lane and mutual access easement on Lot 2, Block A, located on the north side of the Sam Rayburn Tollway, approximately 1,650 feet west of Denton Tap Road, at the request of Claymoore Engineering on behalf of SNS Coppell Texas Investments, LLC.
STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits. Ms. Paron-Boswell stated that staff recommended APPROVAL of SRINI Coppell Office Site Plan, subject to 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 in agreement with staff recommendations.

A motion was made by Commissioner Guerra seconded by Commissioner Maurer to approve the agenda item as written. The motion passed unanimously, (5-0).

7. **PUBLIC HEARING:**
Consider approval of RS Denton Tap 121 Addition, Lot 1 & 2, Block A, Replat/Minor Plat, of 5.465 acres, to establish two lots, and dedicate various easements to allow for the development of two office buildings on Lot 1, Block A, and to construct a drive aisle with a fire lane and mutual

access easement on Lot 2, Block A, located on the north side of the Sam Rayburn Tollway, approximately 1,650 feet west of Denton Tap Road, at the request of Claymoore Engineering on behalf of SNS Coppell Texas Investments, LLC.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits. Ms. Paron-Boswell stated that staff recommended APPROVAL of RS Denton Tap 121 Addition, Lots 1 & 2, Block A, Replat/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.**

Chairman Haas opened the Public Hearing.

The applicant's Engineer, Drew Donosky, from Claymoore Engineering stated he was in agreement with the conditions recommended by staff.

Resident and HOA President of Coppell Greens , Phil LaBerge, 858 Dalmalley Ln. Coppell, TX 75019, spoke during the public session to express concerns over the wood timber walls on the adjacent properties to the north. Staff stated they would look into the matter prior to final engineering.

There being no one else present to speak, Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Maurer seconded by Commissioner Blankenship to approve the agenda item as written. The motion passed unanimously, (5-0).

8.

PUBLIC HEARING:

Consider approval of PD-214R9-C, 151 Coffee, a zoning change request from PD-214R8-C (Planned Development-214 Revision 8-Commercial) to PD-214R9-C (Planned Development-214 Revision 9 - Commercial) to attach a Detail Site Plan for a 581-square foot building with drive-thru on 0.7 acres of land, located on the west side of S. Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; at the request of 3 Denton Tap, LLC; being represented by Burger Engineering.

Matt Steer, Development Services Administrator, presented the case with exhibits. Mr. Steer stated that staff recommended APPROVAL of PD-214R9-C, Lot 1, Block A, 151 Coffee Addition, subject to the following conditions:

- 1. There may be additional comments at the time of Building Permit and Detail Engineering Review.**
- 2. Relocate the proposed monument sign 10' from the property line on Denton Tap.**
- 3. Tree Removal Permit required prior to start of construction.**
- 4. Ensure that all lights are shielded from the residential properties to the west and all onsite lighting meets the glare and lighting standards within Article 36 of the Zoning Ordinance.**
- 5. Allow two 60-square-foot building signs as depicted on the Sign Plan.**

6. Allow an exception to the interior (parking lot), perimeter and overall 30% landscape area requirements with 24.5% proposed.
7. Change the dumpster gate material to solid metal and paint the same grey color as the brick.
8. Allow two menu boards without masonry construction.

Chairman Haas opened the Public Hearing.

The applicant, Mark Wattles, from 151 Coffee was present and spoke in favor of the requests and was available to answer any questions of the Commission.

There being no one else present to speak, Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Walker seconded by Commissioner Blankenship to approve the agenda item as written. The motion passed unanimously, (5-0).

9.

PUBLIC HEARING:

Consider approval of the 151 Coffee Addition, Lot 1, Block A, Replat, being a Replat of 0.7 acres, to establish one lot, and dedicate various easements to allow for the development of a drive-through coffee shop with a 581 square foot building, located on the west side of S. Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; at the request of 3 Denton Tap, LLC; being represented by Burger Engineering.

STAFF REP.: Matt Steer

Matt Steer, Development Services Administrator, presented the case with exhibits. Mr. Steer stated that staff recommended APPROVAL of 151 Coffee Addition, Lot 1, Block A, Replat, subject to the following conditions:

1. There may be additional comments at the time of Engineering Review and Building Permit.
2. This Replat shall not be filed for record until PD-214R9-C is approved by City Council.
3. Move owner's notary block under the owner's signature block and ensure it reflects the proposed legal description - Lot 1, Block A, 151 Coffee Addition.

Chairman Haas opened the Public Hearing.

The applicant, Mark Wattles, from 151 Coffee was present and spoke in favor of the requests and was available to answer any questions of the Commission.

There being no one else present to speak, Chairman Haas closed the Public Hearing.

A modified motion was made by Commissioner Blankenship seconded by Commissioner Guerra to approve the item and conditions and to add a condition that that the modified hours of 5:00 a.m to 8 p.m be listed on the plat. The motion passed unanimously, (5-0).

10.

PUBLIC HEARING:

Consider approval of a zoning change from S-1166-LI (Special Use

Permit-1166 -Light Industrial) to S-1166R-LI (Special Use Permit-1166 Revised-Light Industrial), to approve a revised site plan, landscape plans and building elevations for the addition of a car wash, and adjusting access to the fire lane by removing some canopies and relocation of internal gates, on approximately 16 acres of property located at 800 S. Royal Lane, at the request of Barnier Building Systems on behalf of Park'n Fly, owners of the property.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits. Ms. Paron-Boswell stated that staff recommended APPROVAL of S-1166R-LI, Park'n Fly (Car Wash) subject to the following conditions:

1. There may additional comments generated during detail engineering review.
2. Add stop signs to the drive aisle both north and south of the car wash exit.

Chairman Haas opened Public Hearing.

The applicant, Jeff Davidson, from Park'n Fly was present and in agreement with staff recommendations.

There being no one else present to speak, Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Guerra seconded by Commissioner Maurer to approve the agenda item as written. The motion passed unanimously, (5-0).

11.

PUBLIC HEARING:

Consider approval of a zoning change from HC (Highway Commercial) and LI (Light Industrial) to PD-298-HC (Planned Development-298-Highway Commercial) to allow a parking lot to be constructed on approximately 2.5 acres of a 3.77- acre lot located in Coppell, with an a badminton facility constructed on the remainder of the lot located in the City of Lewisville; on property located on the south side of Vista Ridge Mall Drive approximately 1,400 feet east of Business SH 121, at the request of Homeyer Engineering on behalf of Feathers Smash, LLC.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits. Ms. Paron-Boswell stated that staff recommended APPROVAL of PD-298-HC, Feathers Smash subject to the following conditions:

1. The property shall be platted prior to the issuance of a building permit.
2. A tree removal permit shall be required prior to the removal of any trees on the site.
3. There will be additional comments at the time of detail engineering review and building permit.
4. Revise the tree mitigation plans.
5. The following PD Conditions shall be made part of the Ordinance:
 - a. No parking lot shall be permitted without the construction of a building.
 - b. To allow a living screen in lieu of a masonry screening wall. The living screen shall be irrigated and maintained in a healthy and growing condition.
 - c. The storm sewer line and water line located on Lot 45X, Block A, of Coppell Greens Phase 2 shall be extended through this proposed lot with this phase of construction.

- d. Property development is subject to an inter-local agreement between the City of Coppell and the City of Lewisville.
- e. All lighting on the building and in the parking lot shall comply with photometric and site lighting requirements of the City of Coppell and City of Lewisville on their respective areas.

Chairman Haas opened the Public Hearing.

The applicant's Civil Engineer, Steve Homeyer, from Homeyer Engineering, Inc, was present and in agreement with staff recommendations.

Harish Reddy, owner of Feather Smash LLC, was present and in agreement with the recommendations made by staff.

Resident, Venkata Thimmitelthy, 313 Crooked Tree Ct. Coppell, 75019 TX was present and spoke in favor Feather Smash LLC.

Resident, Rajeeb Mishsa, 485 Dakota Ln. Coppell, TX 75019 was present and spoke in favor Feather Smash LLC.

Resident and HOA President of Coppell Greens, Phil LaBerge, 858 Dalmalley Ln. Coppell, TX 75019 was present and spoke in favor Feather Smash LLC.

There being no one else present to speak, Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Walker seconded by Commissioner Maurer to approve the agenda item as written. The motion passed unanimously, (5-0).

12. Consider approval of a 6 month extension to the approval of the Blackberry Farms PH I, Final Plat to subdivide 36.5 acres of property to permit the development of 54 single-family lots and seven (7) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Denton Creek Land Company Ltd.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits. Ms. Paron-Boswell stated that staff recommended APPROVAL of six-month extension to the approval of Final Plat, Phase 1, for Blackberry Farms. If granted, the Final Plat approval would expire on June 20, 2020.

A motion was made by Commissioner Maurer seconded by Commissioner Guerra to approve the agenda item as written. The motion passed unanimously, (5-0).

13. Update on City Council Actions.

The Council Actions were addressed during Work Session.

14. Adjournment.

There being no further business before Planning & Zoning Commission, the

meeting was adjourned at 8:16 p.m.

Edmund Haas, Chair

Kami McGee, Planning Secretary