



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, March 19, 2020

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Sue Blankenship

Freddie Guerra

Ed Maurer

Doug Robinson

Jim Walker

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

ABSENT: Vice Chair, Glenn Portman

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Kumar Gali, Engineering Assistant Director; Ashley Owens, Deputy City Secretary; and Kami McGee, Planning Secretary.

Notice is hereby given that the Planning & Zoning Commission of the City of Coppel, Texas met in Regular Called Session at 6 p.m. for Work Session and Regular Session at 6:30 p.m., at Town Center, 255 E. Parkway Boulevard, Coppel, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened 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 Coppel reserves 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 the meeting was to consider the following items:

1. Call to order.

Chairman Haas called the meeting to order and convened into Work Session at 6:03 p.m.

2. Work Session (Open to the Public) Council Chambers

3. Discussion regarding agenda items.

Regular Session (Open to the Public)**4. Citizens Appearance**

Chairman Haas advised no one signed up to speak at Citizen's Appearance.

5. Consider approval of the February 20, 2020 minutes.

A motion was made by Commissioner Walker, seconded by Commissioner Guerra, to approve the minutes. The motion passed unanimously, (6-0).

6. PUBLIC HEARING:

Consider approval of PD-301R-HC, Beltline Properties (Dave and Busters), a zoning change request from A (Agriculture) to PD-301R-HC (Planned Development-301R-Highway Commercial), to approve a Conceptual Site Plan for four office buildings and a Detail Site Plan for an approximate 78,400-square-foot office building on 16.72 acres of land located at the southeast corner of Dividend Drive and S. Belt Line Road, at the request of Beltline Properties, LLC, being represented by WGI Inc.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of the request subject to following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A plat will be required.
3. A deceleration lane right turn lane be constructed on S. Belt Line Road with this project.
4. PD Conditions:
 - a. To allow more than 50% glass on three facades
 - b. All signage shall comply with City regulations
 - c. Plans for the Open Space shall require staff approval
 - d. The focal point statue shall require staff approval and shall be in place prior to the issuance of a CO for the building.
 - e. A Detailed Site Plan shall be required for the development of future lots.

Chairman Haas opened the Public Hearing.

Grayson Hughes, Civil Engineer, WGI Inc., 8144 Walnut Hill Lane, Ste. 903, Dallas, TX, was present to answer questions regarding the detail site plan.

Mick Granlund, Architect, O'Brien Architects, 5310 Harvest Hill Rd, Dallas, TX, was present to answer questions regarding the building material and design of the building.

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

A motion was made by Chairman Haas, seconded by Commissioner Blankenship, to approve the request with staff conditions as presented and to

add conditions to include the specific glass percentages on item 4a., to include the addition of sidewalks to promote better walkability between the sites and the future hotel, and to add a review process by staff and City Council of the language for the artwork. The motion passed unanimously, (6-0).

7. Consider approval of Dave and Buster's Addition, Lots 1 & 2, Block A, Minor Plat being a Final Plat creating two lots, containing 16.72 acres of land located at the southeast corner of Dividend Drive and Belt Line Road, at the request of Beltline Properties, LLC, being represented by WGI Inc.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of Dave and Buster's Addition, Lots 1 and 2, Block A, Minor Plat, subject to the following conditions:

1. There may be additional comments at the time of Engineering Review and Building Permit.
2. Tree mitigation fees shall be paid at time of tree removal permit.

A motion was made by Commissioners Walker, seconded by Commissioner Guerra, to approve the request with staff conditions as presented. The motion passed unanimously, (6-0).

8. Update on City Council items.

Chairman Haas stated that the Commission was updated on the Special Called Council meeting held on March 18, 2020 during Work Session.

9. Adjournment

There being no further business before Planning & Zoning Commission, the meeting was adjourned at 7:06pm.

Edmund Haas, Chair

Kami McGee, Planning Secretary