



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, September 17, 2020

6:00 PM

ZOOM Meeting

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Sue Blankenship

Freddie Guerra

Ed Maurer

Doug Robinson

Jim Walker

PRESENT: Chairman Edmund Haas, Commissioner Sue Blankenship, Commissioner Ed Maurer, Commissioner Doug Robinson, Commissioner Freddie Guerra, 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; Julian Coleman, Audio Video Technician; and Kami McGee, Planning Secretary.

As authorized by Section 418.016(e) of the Texas Government Code, on March 16, 2020, Governor Greg Abbott suspended various provisions that require government officials and members of the public to be physically present at a specified meeting location.

Notice is hereby given that the Planning and Zoning Commission of the City of Coppell, Texas, met in Regular Called Session at 6:00 p.m. on Thursday, September 17, 2020, via Zoom Meeting.

As authorized by Section 551.127, of the Texas Government Code, one or more Commission members or employees may attend this meeting remotely using videoconferencing technology.

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 Coppell 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 following requirements have been suspended by the governor:

1. A quorum of the Planning and Zoning Commission need not be present at one physical location. Id. § 551.127(b).
2. In light of (1), above, the meeting notice need not specify where the quorum of the Planning and Zoning Commission will be physically present and the intent to have a quorum present. Id. § 551.127(e).
3. In light of (1) above, the meeting held by video conference call is not required to be open to the public at a location where commission is present. Id. § 551.127(f).
4. The audio and video are not required to meet minimum standards established by Texas Department of Information Resources (DIR) rules, the video doesn't have to be sufficient that a member of the public can observe the demeanor of the participants, the members faces don't have to be clearly visible at all times, and the meeting can continue even if a connection is lost, so long as a quorum is still present. Id. § 551.127(a-3); (h); (i); (j).

This meeting is closed to in person attendance by the public to reduce the spread of COVID-19. A temporary suspension of the Open Meetings Act to allow telephone or video conference of public meetings has been granted by Texas Governor Greg Abbott. Letters and emails may be submitted by any citizen of the City or other party of interest to express his or her opinion concerning this agenda or other general comments to the Commission. Comments were read into the record during the Citizens Appearance portion of the meeting. Letters may be addressed to the City of Coppell Planning Division, 255 Parkway Boulevard, Coppell, TX 75019, by email to planning@coppelltx.gov, or by calling the Planning Division at 972-304-3678.

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 Work Session at 6:01 p.m.

2. Work Session (Open to the Public)**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 August 20, 2020 Planning & Zoning minutes.

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

6. PUBLIC HEARING:

Consider approval of PD-214R9R-C, 151 Coffee, a zoning change request from PD-214R9-C (Planned Development-214-Revision 9-Commercial) to PD-214R9R-C (Planned Development-214-Revision 9 Revised - Commercial), to revise the Detail Site Plan to allow for a larger building (857-sf), outdoor patio area, revised drive thru configuration, landscaping and elevations 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 151 Coffee, being represented by Danny Giesbrecht.

Mary Paron-Boswell, presented the case with exhibits and stated that Staff is recommending approval of PD-214R9R-C, subject to the following conditions:

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. Tree Removal Permit required prior to start of construction.
3. 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.
4. Allow two 60-square-foot building signs as depicted on the Sign Plan.
5. Allow an exception to the interior (parking lot), perimeter and overall 30% landscape area requirements as shown on the Landscape Plan.
6. Change the dumpster gate material to solid metal and paint the same grey color as the brick.
7. Allow four menu boards without masonry construction.
8. Hours of operation 5 a.m. to 10 p.m. Sunday-Saturday.
9. Speakers must face east towards Denton Tap Road and volume not to disturb the neighbors.
10. Lighting on Channel lettering to be white bulb and not red.

Chairman Hass inquired about a set time frame for the music playing. Mrs. Paron-Boswell stated that it was previously approved to play from 7:30am - 8pm and this will remain the time frame.

Commissioner Robinson asked if the modified parking spaces along Denton Tap would remain consistent along the frontage road with the surrounding businesses. Mrs. Paron-Boswell stated that one space will be taken out for additional landscaping.

Commissioner Walker asked about adding the hours of operation for playing music to the staff conditions. Mrs. Paron-Boswell stated she would add the condition.

Mark Wattles, 2801 Brazos Blvd., Euless, TX 76039, was present to answer questions by the commission regarding the speakers. Mr. Wattles stated that they agreed to placing the speakers in the front of the building and to face the speakers towards Denton Tap Rd. to keep the sound away from the residential area.

Mr. Wattles stated that he was in agreement with staff conditions.

Chairman Haas opened the Public Hearing and advised that no one wished to speak. Chairman Haas closed the public hearing.

A motion was made by Commissioner Robinson, seconded by Commissioner Blankenship, to approve the agenda item with the 10 conditions outlined by staff, including the one removed, and adding one to include the approved hours of operation for playing music to be 7:30am - 8pm. The motion passed unanimously, (6-0).

7. Update on City Council items

Chairman Haas stated that the Commission was updated on City Council items during Work Session.

8. Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:09 p.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 seventy-two (72) hours – three (3) business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).

Edmund Haas, Chair

Kami McGee, Secretary