



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, February 25, 2021

6:00 PM

Zoom

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

Jim Walker

PRESENT: Chairman, Edmund Haas; Vice Chair, Glenn Portman; Commissioner, Sue Blankenship; Commissioner, Cindy Bishop; Commissioner, Freddie Guerra; Commissioner, Ed Maurer; and Commissioner, Jim Walker.

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Mike Garza, Public Works Assistant Director; Cole Baker, E.I.T., Graduate Engineer; 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, February 25, 2021, 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 will be 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 6:00 p.m.

2. Work Session (Open to the Public)
3. Discussion regarding agenda items.

Regular Session (Open to the Public)

Chairman Haas called the Regular Session to order at 6:38 p.m.

4. Citizens' Appearance.

Mary Paron-Boswell, Senior Planner, stated that staff received comments for agenda item 7, PD-305-C, Smoothie King; and agenda item 10, PD-184-SF-ED, 748 Deforest Rd. Comments were read into the record by staff during the agenda item presentation.

5. Consider approval of the December 17, 2020 Planning and Zoning

meeting minutes.

A motion was made by Vice Chairman Portman, seconded by Commissioner Blankenship, to approve the minutes of the December 17, 2020 Planning and Zoning meeting. Commissioner Maurer and Commissioner Bishop abstained from voting. The motion passed unanimously, (5-0).

6. Election of officers.

A motion was made by Commissioner Walker, seconded by Commissioner Blankenship, to nominate Edmund Haas as Chair of the Planning and Zoning Commission. The motion passed unanimously, (7-0).

A motion was made by Chairman Haas, seconded by Commissioner Blankenship, to nominate Glenn Portman as Vice Chair of the Planning and Zoning Commission. The motion passed unanimously, (7-0).

7. PUBLIC HEARING:

Consider approval of a zoning change request from C (Commercial) to PD-305-C (Planned Development- 305- Commercial), to amend the Detail Site Plan to allow for a 1,400-square-foot proposed Smoothie King drive thru and the existing 875-square-foot Donut City restaurant with 2 future parking spaces on 0.842 acres of land, located at 205 N. Denton Tap Rd. at the request of the property owner Mahesh Nasta, being represented by Greg Frnka of GPF Architects, LLC.

Matt Steer, Development Services Administrator, presented the case with exhibits and stated that staff is recommending approval of PD-305-C, Smoothie King, subject to the following conditions:

1. Allowing the two restaurant uses (Donut City and drive-through Smoothie King) abutting residential zoning.
2. Hours of operation shall not to exceed the following: The proposed Smoothie King - 10 am to 8 pm on Sunday, 7 am to 9 pm Monday-Friday and 8 am to 9 pm on Saturday and the existing Donut City - 6 am to 12 pm Tuesday-Sunday, (closed Monday).
3. Signage shall be as indicated on the rendering or in compliance with the Signage Section of the Zoning Ordinance.
4. Menu board shall be located as shown on the Site Plan and granted an exception to the 80% masonry requirement.
5. A construction development permit through the Public Works Department shall be required for the future parking. This shall be constructed if needed or when the change in tenant mix necessitates more parking under the current Zoning Ordinance.

Greg Frnka, GPF Architects, LLC., 413 W. Bethel Road, Coppell, TX 75019, was present to answer questions by the commission. Mr. Frnka stated he was in agreement with staff conditions and that no additional lighting would be added.

Chairman Haas opened the Public Hearing.

Catherine Cheng, 192 Diamond Ridge Dr., Coppell, TX 75019, stated her concerns regarding noise, lighting and the dumpster.

Chairman Haas closed the Public Hearing.

Mr. Frnka stated there was no change to the current lighting or dumpster and that he was open to the idea of adding a shield to the menu board speaker to deflect noise away from the residential area.

A motion was made by Chairman Haas, seconded by Commissioner Walker, to approve the agenda item with staff conditions and to include an additional condition stating that a shield will be installed to the menu board speaker that deflects the sound away from the residential area and to add to condition number 5 that if additional lighting is installed, it is in compliance with city code. The motion passed unanimously, (7-0).

8.

PUBLIC HEARING:

Consider approval of Hollows @ Northlake Woodlands, Lots 1R-1, 1R-2, 1R-3 AND 2RX, Block C, Replat, being a replat of Hollows @ Northlake Woodlands, Lots 1 and 2, Block C into three residential and one common area lot containing 2.094 acres of land in total, located at the northeast corner of Mockingbird Lane and Crestview Drive, at the request of Southwest Frontenis, LLC and Riverchase HOA, being represented by Sam Hassan.

STAFF REP.: Matt Steer

Matt Steer, Development Services Administrator, presented the case with exhibits and stated that staff is recommending approval of Lots 1R1 to 1R-3 & Lot 2RX, Block C, Hollows at Northlake Woodlands Replat with no outstanding conditions.

1. Construction Development Permit with engineering review will be required for utility connections and grading.
2. Surface runoff must drain from an individual lot to a public right-of-way or to an underground drainage system contained in a public easement and will not be allowed to surface drain onto another lot.
3. Provide a plan showing where sewer services will run for each lot. This is needed to determine if the abandonment of the sewer easement can take place.
4. Park Fees are \$1,285 per new residential unit (one existing, two new).
5. Roadway impact fees due prior to plat recordation.
6. Water, and wastewater impact fees due prior to building permit.

Hassan (Sam) Naser, 1525 Flowers Drive, Carrollton, TX 75007, was present to answer questions by the commission and 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 Chairman Haas, seconded by Commissioner Guerra, to approve the agenda item with the conditions presented by staff and to include an additional condition stating that the owner of Lot 1R-3 would maintain the easement area adjacent to Crestview Dr. The motion passed unanimously, (7-0).

9.

Consider approval of Prologis Park One Twenty One, Lots 2R-2R & 3R

Block B, Replat, being a replat of Prologis Park One Twenty One, Lots 2R-2 and 3, Block B, containing 6.441 acres of land located at the northeast corner of SH 121 and Northwestern Drive, at the request of Archway 121 Coppell, Ltd, being represented by Winkelmann and Associates Inc.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of Prologis Park One Twenty One Addition, Lots 2R-2R and 3R, Block B, Replat, subject to the following conditions:

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

A motion was made by Vice Chair Portman, seconded by Commissioner Blankenship, to approve the agenda item with the conditions presented by staff. The motion passed unanimously, (7-0).

10.

PUBLIC HEARING:

Consider approval of a zoning change request from PD-184-SF-ED (Planned Development-184 - Single-Family Residential- Estate District) to PD-184R2-SF-ED (Planned Development-184 Revision Two- Single-Family Residential- Estate District) to incorporate the existing carriage house as a part of the Planned Development District and to allow the addition of a guest suite, pool pavilion, game room, greenhouse, porch, and new entry gate to an existing residential unit located on 5.067 acres of land located at 748 Deforest Road., at the request of Marek Architecture on behalf of the property owner Parker Coble.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of PD-184R2-SF-ED, subject to the following conditions:

- 1. There may be additional comments at the time of Building Permit and Detail Engineering Review.**
- 2. Building permits shall be required for all proposed buildings, structures, paving and fences.**
- 3. The City shall not be responsible for any repairs to the driveway for responding to calls at this address.**
- 4. Gate to be equipped with GTT Opticom sensor for emergency apparatus to open the gate and Knox override in the event of malfunction.**
- 5. All new structures to be equipped with NFPA-13R fire sprinkler systems and shall provide complete coverage including small rooms.**
- 6. To allow the existing garage/carriage house as shown on the plans.**
- 7. To allow for proposed accessory buildings to be taller than 12 feet in height, as shown on the plans.**
- 8. To allow for accessory structures with a bedroom, kitchen and bathroom plumbing as shown on the plans.**
- 9. The accessory units shall not be rented or leased out.**

Ms. Paron-Boswell stated that staff received 15 responses to the Public Hearing

Notices within the 200ft parameter and read them into the record. Ms. Boswell stated the comments received referenced drainage concerns and clarification on this property becoming a short-term rental or a multi-family residential home.

Scott Marek, 5115 McKinney Ave. Suite E, Dallas, TX 75205, was present to answer questions of the commission regarding drainage.

Mike Garza, Assistant Director of Public Works, stated that there are low points on this existing property that are causing self contained draining issues but there is no drainage onto other surrounding properties.

Jen Mauldin, representative of the owner, stated the owner does not want standing water on the property and has began the process to address it.

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

Mr. Marek stated that he was in agreement with conditions by staff.

A motion was made by Vice Chair Portman, seconded by Commissioner Maurer, to approve the agenda item with the conditions presented by staff with a revision to condition 9 to read the accessory units shall not be rented or leased out separate from the main residence. The motion passed unanimously, (7-0).

11. Update on City Council.

Mary Paron-Boswell stated there were no Planning and Zoning items discussed at the City Council meeting.

12. Adjournment.

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 8:18 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