



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, August 19, 2021

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

Jim Walker

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

ABSENT: Vice Chair, Glenn Portman;

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Michael Garza, Assistant Director of Public Works, Cole Baker, E.I.T., Graduate Engineer; 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.

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 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 videoconference call is not required to be open to the public at a location where the 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).

Notice was 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, August 19, 2021, in the Council Chambers at Town Center, 255 Parkway Boulevard, Coppell, 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 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.

Any citizen of the city or other party of interest may express his or her opinion concerning this request in person, at 255 Parkway Blvd., Coppell, TX, during the meeting, or in writing, prior to the meeting. Letters and emails will be read into the record during the public hearing 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. This meeting will also be live streamed on the city's website at www.copPELLTX.gov

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 6:37 p.m.

4. Citizens' Appearance.

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

5. Consider approval of the June 17, 2021 Planning & Zoning meeting minutes.

A motion was made by Commissioner Blankenship, seconded by Commissioner Guerra, to approve the minutes of the June 17, 2021 Planning and Zoning meeting minutes. The motion passed unanimously, (6-0).

6. PUBLIC HEARING:

Consider approval of a zoning change request from PD-217R3-C

(Planned Development-217 Revision 3-Commercial) to PD-217R4-C (Planned Development-217 Revision 4-Commercial) to approve a Conceptual Site Plan for the vacant Lot 5R and a Detail Site Plan for the conversion of the existing Doggie Wonderland into a Chess Club and learning center with additional parking spaces proposed located on 1.13 acres of land between Vanbebber Drive and Bethel School Road, approximately 300-ft west of Denton Tap Road, being represented by Daniel Parrish, DP Designs & Development, LLC.

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

1. A replat will be required to subdivide the lots and to provide any necessary easements.
2. Submit draft dumpster agreement for City Attorney review. This shall be filed with the plat.
3. All proposed signage shall comply with ordinance requirements.
4. Revise all plans to reflect the basketball court remaining and update the landscape calculations accordingly.
5. Revise the plans to show access to the dumpster for the adjoining lots.
6. Revise the landscape plans to add a note that all required landscaping shall be irrigated.

Mrs. Paron-Boswell stated that Staff received two responses for the agenda item, but the concerns were not directed at the proposal, but external to the site.

Suresh Suruliraj, 7268 Ridgepoint Dr., Irving, TX 75063, Owner, was present to answer questions regarding the Chess Club.

Nithya Marimuthu, 7268 Ridgepoint Dr., Irving, TX 75063, Owner, was present to answer questions regarding class and tournament sizes.

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 Guerra, seconded by Commissioner Maurer, to approve the agenda item subject to staff conditions. The motion passed unanimously, (6-0).

7.

PUBLIC HEARING:

Consider approval of the Northlake Woodland Center Addition, Lots 4R-1 & 5R, Block A, Replat, being a Replat to of Lot 4R and 5, Block A, to allow for additional acreage for lot 4R to construct additional parking for a proposed chess club and learning center in the existing building, on 1.13 acres of land located east of S. Denton Tap Road, between Vanbebber Drive and E. Bethel School Road as requested by Coppell Realty Investment and Ganesan LLC, the property owners being represented by McAdams Company.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and

stated that staff is recommending approval of the Northlake Woodland Center Addition, Lots 4R-1 and 5R, Block A, subject to the following conditions:

1. There may be additional comments generated at the time of Building Permit.
2. Plat shall not be filed until zoning is approved.
3. A shared dumpster agreement will be required to be filed along with the plat.

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 Maurer, seconded by Commissioner Blankenship, to approve the agenda item subject to staff conditions. The motion passed unanimously, (6-0).

8.

PUBLIC HEARING:

Consider approval of PD-213R6-H, Live/Work, Lost Creek Addition, Lot 27, Block 1, a zoning change request from PD-213R2-H (Planned Development-213 Revision 2 - Historic) to PD-213R6-H (Planned Development-213 Revision 6 - Historic) to attach a Detail Site Plan for five, two-story 4,500-square-foot (3,000 square foot air conditioned) live/work buildings and a common parking area on 0.71 acres of property located at the northeast corner of S. Coppel Road and Heath Lane, at the request of Chris Collins, being represented by Greg Frnka, GPF Architects LLC.

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

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat will be required to subdivide the lots and to provide easements.
3. Note on Site Plan that the HOA shall be responsible for maintenance of the common area lot, the landscape islands on Coppel Road and the perimeter fencing.
4. Submit draft HOA documents for City Attorney review. These shall be filed with the plat.
5. All proposed signage shall comply with ordinance requirements.
6. Add required/provided parking data to the Site Data table.
7. Add an overstory tree to the southernmost and northernmost landscape islands and include more detail on the plans for these areas
8. Extend the proposed fire lane/mutual access easement to incorporate the western 25' turning radius.
9. Revise all plans to reflect the correct property lines as depicted on the Site Plan.
10. Include more details on the elevations related to the doors and windows to ensure compliance with the Historic District Design Guidelines.
11. An exception be granted to allow an eight-foot wood fence in lieu of a six-foot brick wall on the eastern property line.
12. An exception be granted to allow 1' perimeter landscaping on the east property line and 5' on the northern property line.

Mr. Steer stated that staff received 3 responses in opposition from property

owners within 200ft and 8 responses in opposition from property owners within 800ft.

Chris Collins, 564 S. Coppell Road, Owner, was present to answer questions of the Commission.

Greg Frnka, GPF Architects, LLC., 549 E. Sandy Lake Rd. Ste. 100, Coppell, TX was present to answer questions of the Commission regarding parking, fence height, and trash.

Chairman Haas opened the Public Hearing.

518 Heath Lane, Owner, stated concerns in opposition of the proposed agenda item.

Kay Smith, 526 Mobley Way, stated concerns in opposition of the proposed agenda item.

Teddie Hamilton, 518 Mobley Way, stated concerns in opposition of the proposed agenda item.

Debbie Elliot, 542 Mobley Way, stated concerns in opposition of the proposed agenda item.

Don Walker, 522 Mobley Way, stated concerns in opposition of the proposed agenda item.

Christi Green, 351 SH 121 Bypass, Unit 411, stated she was in favor of the proposed agenda item.

Randall Ingall, 554 Village Green Drive, stated he was in favor of the proposed agenda item.

Chairman Haas closed the Public Hearing.

Michael Garza, Assistant Director of Public Works, was present to answer questions of the Commission regarding site visibility issues.

Chris Collins, 564 S. Coppell Road, Owner, stated he would agree to additional language to help control unintended consequences.

A motion was made by Chairman Haas, seconded by Commissioner Maurer, to approve the agenda item subject to staff conditions and to include additional requirements that the southernmost parking space on Coppell Rd. be converted into a landscape island to help with visibility, no more than one unit shall be a high parking generator used by medical, dental, or veterinarian practices, the garage space may not be used as work space, and to install a screen lattice wall on the second floor balcony to help reduce the site line to neighboring properties. The motion passed unanimously, (6-0).

9. Update on City Council Items.

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

10. Adjournment.

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 8:55 p.m.

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY LEGISLATION

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 make 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).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Edmund Haas, Chair

Kami McGee, Board Secretary