



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, September 16, 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; Vice Chair, Glenn Portman; Commissioner, Sue Blankenship; Commissioner, Cindy Bishop; Commissioner, Freddie Guerra; and Commissioner, Ed Maurer.

ABSENT: Commissioner, Jim Walker.

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.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, September 16, 2021, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session will begin at 6:30 p.m., to be held 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.

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 6:31p.m.

4. Citizens' Appearance.

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

5. Consider approval of the August 19, 2021, Planning and Zoning meeting minutes.

A motion was made by Commissioner Guerra, seconded by Commissioner Blankenship, to approve the minutes of the August 19, 2021, Planning and Zoning meeting. The motion passed unanimously, (6-0).

6. Consider approval of Northwest Gateway Plaza, Site Plan, site plan approval for 6 office and retail buildings totaling 39,130 square feet, (Building 1- 11,500 sq. ft., Building 2- 6,760 sq. ft., Building 3- 7,420 sq. ft., Building 4- 4,480 sq. ft., Building 5- 4,480 sq. ft., and Building 6- 4,490 sq. ft.) on 4.05 acres of property located on the north side of SH 121, approximately 2,500 feet west of Denton Tap Road, at the request of Musdha Ventures, LLC, being represented by Steven Homeyer, P.E., Homeyer Engineering.

STAFF REP.: Matt Steer

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

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. A plat will be required to be filed of record prior to permitting.
3. All attached building signage shall comply with the Sign Section of the Zoning Ordinance.
4. Submission of the Photometric Study and Lighting Plan will be required at the time of Building Permit, to ensure compliance with Glare and Lighting Standards of the Zoning Ordinance.
5. The 6' screening wall will be required to be constructed prior to the buildings going vertical.
6. TxDOT approval is required for the driveway off the SH 121 frontage road.
7. Collaborate with Coppell Greens HOA related to wall placement and access.

Steven Homeyer, PE, Homeyer Engineering, 205 Elm Street, Ste. 105, Lewisville, TX 75029, was present to answer questions of the commission.

A motion was made by Vice Chairman Portman, seconded by Commissioner

Blankenship, to approve the agenda item subject to staff conditions. 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 and Zoning Commission, the meeting was adjourned at 6:45 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).

Edmund Haas, Chair

Kami McGee, Board Secretary