



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, October 21, 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; Commissioner, Ed Maurer; and 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; and Kami McGee, Planning Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, October 21, 2021, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session 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 6:01 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 September 16, 2021, Planning and Zoning Commission meeting minutes.

A motion was made by Commissioner Walker, seconded by Vice Chair Portman, to approve the minutes of the September 16, 2021 Planning and Zoning meeting. The motion passed unanimously, (7-0).

6. Consider approval of two Ordinances for PD-231R1A-H and PD-231R1B-H, a zoning change request from PD-231-H (Planned Development-231-Historic) to PD-231R1A-H (Planned Development-231 Revision 1A-Historic) and PD-231R1B-H (Planned Development-231 Revision 1B-Historic), to amend a Planned Development, to continue the uses as residential structures, located on three tracts of land totaling approximately 0.434 acres, located at 528 and 532 S. Coppel Road; and authorizing the Mayor to sign.

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

1. Correct the deed information on the Jean Murph Survey to reflect the correct volume and page. (Vol. 84048, Pg. 6336).

Debra Edmondson, 1730 Tuscan Ridge Circle, Southlake, Texas 76092, Edmondson Law Firm, was present to answer questions of the Commission.

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

7. PUBLIC HEARING:

Consider approval of The Avenue at Denton Tap Addition, Lot 1, Block A, Replat, a portion being a Replat of North Lake Estates, to create one lot for the construction of a mixed-use development PD-270-RBN, and to plat the fire lane and easements associated with the development on 1.766 acres of land located bounded by Bullock Drive to the west, Southwestern Blvd to the south and Denton Tap Road to the east, at the request of Dentontap881 Investment, LLC., being represented by Chris Howard of GeoNav, LLC.

STAFF REP.: Matt Steer

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

1. Additional comments may be generated upon detailed engineering review.
2. Accurately reflect the water and utility easements that are shown on the utility plans on the plat.
3. Move the vault to an unpaved area with an easement.
4. Shift the fire lane/mutual access easements slightly to reflect what is depicted on the approved Site Plan.
5. Ensure that calls c10 and c11 meet the fire lane turn radii requirement of 30'.
6. An additional fire hydrant may be required depending on the construction type and total square footage.
7. Change title block on preliminary engineering plans to reflect correct project.

Gurava Reddy Madana, 1031 Saddle Tree Trail, Irving, Texas 75063, Owner, was present to answer questions of the Commission.

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 Vice Chair Portman, seconded by Commissioner Guerra, to approve the agenda item subject to staff conditions. The motion passed unanimously, (7-0).

8.

Consider approval of an Ordinance for PD-307-LI (Planned Development-307- Light Industrial), to approve a Detail Site Plan for a new convenience store building with restaurant, approximately 4,504-sf in size with additional fuel pumps on 0.919 acres of land located on the southeast corner of S. MacArthur Blvd. and E. Belt Line Road at 1301 E. Belt Line Road; and authorizing the Mayor to sign.

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of PD-307-LI, subject to the following conditions being met:

1. Additional engineering comments will be generated upon detail engineering plan review.
2. A tree removal permit is required prior to construction.
3. This property shall be replatted prior to the issuance of any engineering or building permits

MD Mozharul Islam, 513 Melody Lane, Richardson, Texas 75081, Engineer, Civil Urban Associates, was present to answer questions of the Commission.

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 Walker, seconded by Commissioner Maurer, to approve the agenda item subject to staff conditions. The motion passed unanimously, (7-0).

9.

PUBLIC HEARING:

Consider approval of Valley Ranch Center Addition, Lot A-R1, Block 1, Replat, being a Replat of Lot A, Block 1 to allow for a new fire lane configuration and easements associated with the reconstruction of a convenience store building with a restaurant and additional fuel pumps, on 0.919 acres of land located on the southeast corner of S. MacArthur Blvd. and E. Belt Line Road at 1301 E. Belt Line Road at the request of Trinity Line Investment, LLC. being represented by Mohammad Mozharul Islam (Mozar), P.E., Civil Urban Associates, Inc.
STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of Valley Ranch Center Addition, Lot A-R1, Block 1, Replat, subject to the following conditions:

1. There may be additional comments during engineering and building permit review.
2. Approval from the Valley Ranch POA is obtained for the redevelopment of this lot.

MD Mozharul Islam, 513 Melody Lane, Richardson, Texas 75081, Engineer, Civil Urban Associates, was present to answer questions of the Commission and stated that he was in agreement with conditions outlined by Staff.

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

10.

Consider approval of an Ordinance for PD-221R9R3-HC (Planned Development-221 Revision 9 Revision 3-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow construction and maintenance of two hotels, on 5.49 acres of property, located on the southeast corner of Point West Boulevard and Dividend Drive; and authorizing the Mayor to sign.

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of PD-221R9R3-HC, Homewood Suites and Hilton Garden Inn, subject to the following conditions:

1. Additional comments will be generated at the time of Detail Engineering review and Building permit review.
2. This property will need to be platted to provide necessary easements.
3. To allow an exception for more than 50% parking in the front yard as presented.
4. To allow for the elevations as presented.
5. To allow an exception to the 22 rooms per acre as presented.
6. To allow for a shared loading area.
7. To allow for the parking area to be within 20 feet from the property line along Point West Blvd and Dividend Drive as presented.
8. Require that signs to be compliant with the provisions of the Sign Ordinance.
9. To allow the reduction of parking spaces as presented, provided a shuttle service is offered by the hotel.

Travis Bousquet, 5104 Connors Dr, Flower Mound, Texas, 75028, Engineer, The Bousquet Group, LLC., was present to answer questions of the Commission.

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, (7-0).

11.

Consider approval of an Ordinance for PD-297R-HC/LI (Planned Development-297 Revised-Highway Commercial/Light Industrial), to establish a new Concept Site Plan for hotels, an Office/Warehouse and a commercial building on 16.58 acres of property and a Detail Site Plan for two Hotels, on approximately 6.01 acres of land, and a Detail Site Plan for an Office/Warehouse building on 9.01 acres of land and an amendment to the 2030 Comprehensive Master Plan on 9.01 acres of land from Freeway Special District to Industrial Special District, located at the northeast corner of Sandy Lake Road and SH 121; and authorizing the Mayor to sign.

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of PD-297R-HC, Whitestone, subject to the following conditions:

1. Concept Plan Conditions:

- a. A Detail Site Plan in compliance with the concept plan and city ordinance can be administratively approved by the Director of Community Development.
- b. Approve the land use amendment for the 9 acres to Industrial Special District.

2. Detail Site Plans:

- a. The property will be platted into 4 lots and create the building sites, easements and fire lanes prior to any building permits being issued.
- b. There shall be a coherent architectural theme and consistent sign package for attached signs for Lots 2 and 3.
- c. There shall be a coherent architectural theme and consistent sign package for attached signs for Lots 1 and 4.
- d. The Royal Lane/Sandy Lake Road intersection improvements shall be included in the Lot 1 and Lot 4 infrastructure plans and constructed by the owner/developer prior to or concurrent with issuance of a building permit for the first building.
- e. The existing signal at the intersection of Sandy Lake Road and Royal Lane shall be modified to accommodate the new southbound leg. This will include a new traffic signal pole for the southbound directions and pedestrian signals for all legs.
- f. Final northbound Royal Lane configuration subject to current TIA requirements and any other TIA requirement.
- g. Provide for one 40-ft tall sign on Lot 2 as shown and provide for off-premise signage for all four lots as shown.
- h. Building elevations for each lot to be approved as presented.
- i. Irrigation plans to be submitted during the permit process.
- j. Site lighting shall meet City of Coppell requirements.
- k. A POA is required for the two hotel sites and a separate POA is required for the commercial and industrial sites. These POA's must be reviewed by the City

and be in place prior to filing the plat.

l. To allow for a one parking space deficit for the Element Hotel.

m. To allow for more than 50% parking in the front yard as shown on the plans.

Dave Littleton, 1201 N. Bowser Road, Richardson, Texas 75081, Engineer, Halff Associates, Inc., was present to answer questions of the Commission.

Marc Meyers, 3811 Turtle Creek Blvd, Suite 1460, Dallas, TX 75219, MCII Development Company, LLC., was present to answer questions of the Commission.

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

Commissioner Blankenship stated that this location is an entry way into Coppell and supported the hotel and retail concept previously approved and that she was not in support of this request.

A motion was made by Vice Chair Portman, seconded by Commissioner Maurer, to approve the agenda item subject to staff conditions. The motion passed with the following vote, (6-1).

12.

Consider approval of West Sandy Lake Road Addition II, Lots 1-4, Block A, Minor Plat, to create four commercial lots on 16.57 acres of land located at the northeast corner of Sandy Lake Road and SH 121; at the request of the property owner Ferguson Realty Co, being represented by Dave Littleton, Halff Associates, Inc.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of West Sandy Lake Road Addition II, Lots 1-4, Block A, Minor Plat, subject to the following conditions:

1. There may be additional comments during engineering and building permit review.
2. Approval of the Planned Development by City Council and change of the Future Land Use Map.
3. Create a Property Owners Association for Lots 2 & 3 (two hotels) and another for Lots 1 & 4 (office warehouse and future commercial lot). Submit a draft copy for City Attorney review prior to filing.

A motion was made by Vice Chair Portman, seconded by Commissioner Guerra, to approve the agenda item subject to staff conditions. The motion passed with the following vote, (6-1).

13. Update on City Council Items.

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

14. Adjournment.

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 8:21p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary