



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, May 15, 2025

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Sue Blankenship
(Vice Chair)

Cindy Bishop

Freddie Guerra

Kent Hafemann

Ed Maurer

John Dobmeier

Notice is hereby given that the Planning and Zoning Commission of the City of Coppel, Texas, will meet on Thursday, May 15, 2025, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session at 6:30 p.m., at Town Center, 255 Parkway Boulevard, Coppel, 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 Coppel 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.

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

The purpose of this meeting is to consider the following items:

Regular Session (Open to the Public)

1. Call To Order

Work Session (Open to the Public)

3. Regular Session (Open to the Public)
4. Citizens Appearance

Provide an opportunity for citizens to address the Planning and Zoning Commission on any matter. Anyone wishing to address the commission should register prior to the start of the meeting. There is a three (3) minute time limit for each citizen to speak however, additional time may be granted by the commissioners.

The Planning and Zoning Commission is not permitted to take action on any subject raised by a speaker during Citizens' Appearance.

5. Consider approval of the March 20, 2025, Planning and Zoning meeting minutes.

Attachments: [Planning & Zoning Meeting Minutes - March 20, 2025.pdf](#)

6. Consider approval of O'Neal Painting Office/Warehouse, Site Plan, Lot 1, Block A, O'Neal Painting Addition, a request to allow the construction of a 10,080-square-foot office warehouse use on 1.809 acres, located on the east side of S. Freeport Parkway; approximately 1,350 feet south of W. Sandy Lake Rd, represented by Greg Frnka of GPF Architects at the request of Justin O'Neal, the property owner.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan and Tree Mitigation.pdf](#)

[Building Elevations, Floor Plan, and Rendering.pdf](#)

[Material Board.pdf](#)

[Trip Generation Chart.pdf](#)

7. Consider approval of O'Neal Painting Addition, Lots 1 and 2, Block A, Minor Plat, a request to establish a two lots of record, adding associated easements and fire lanes as required on s on 2.808 acres, located on the east side of S. Freeport Parkway; approximately 1,350 feet south of W. Sandy Lake Rd, represented by Greg Frnka of GPF Architects at the request of Justin O'Neal, the property owner.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Minor Plat](#)

8. **Update on City Council items**

9. **Adjournment**

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE

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).

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Coppell, Texas on this 9th day of May, 2025, at _____.

Kami McGee, Board Secretary