



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, May 15, 2025

6:00 PM

255 Parkway Blvd.

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Edmund Haas  
(Chair)

Sue Blankenship  
(Vice Chair)

Cindy Bishop

Freddie Guerra

Kent Hafemann

Ed Maurer

John Dobmeier

**PRESENT:** Chairman, Edmund Haas; Vice Chair, Sue Blankenship; Commissioner, Cindy Bishop; Commissioner, Freddie Guerra; Commissioner, Ed Maurer; and Commissioner, John Dobmeier

**ABSENT:** Commissioner, Kent Hafemann

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Cole Baker, E.I.T., Graduate Engineer; Robert Hager, City Attorney; and Kami McGee, Board Secretary.

Notice was hereby given that the Planning and Zoning Commission of the City of Coppel, Texas, met 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 was to consider the following items:

**Regular Session (Open to the Public)****1. Call To Order**

Chairman Haas called the meeting to order at 6:01 p.m.

**2. Work Session (Open to the Public)**

The Planning and Zoning Commission was briefed on each posted agenda item, no vote was taken on any item discussed.

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

Chairman Haas advised that no one signed up to speak at Citizens Appearance.

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

A motion was made by Commissioner Maurer, seconded by Vice Chair Blankenship, to approve the minutes of the March 20, 2025, Planning and Zoning meeting. The motion passed unanimously, 6-0.

**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**

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of the Lot 1, Block A, O'Neal Painting Site Plan, subject to the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. Signage shall comply with the sign ordinance.
3. Submission of the location and type of the lighting facilities, security lighting, screening and glare shades will be required at the time of Building Permit, to ensure compliance with glare and lighting ordinance.
4. A tree removal permit is required prior to removal of any trees on site.
5. The masonry screening wall must be in place before the building goes vertical.
6. Update the plans to show the fire lane with distance and bearings and fence tie in.
7. Add gravel to the east side of the screening wall along the alley.

Greg Frnka, GPF Architects, LLC., 721 Dove Circle, Coppell, TX, was present to answer questions of the commission.

A motion was made by Commissioner Guerra, seconded by Vice Chair Blankenship, to approve the agenda item with staff conditions. The motion passed unanimously, 6-0.

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

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of O'Neal Painting Addition, Lots 1 & 2, Block A, Minor Plat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.
2. Approval of a variance to Section 13-8-3.A.18.D.
3. Approval of a variance to Section 13-8-3.D.3.
4. Update the plat to show the fire lane with distance and bearings.

Greg Frnka, GPF Architects, LLC., 721 Dove Circle, Coppell, TX, was present to answer questions of the commission.

A motion was made by Commissioner Maurer, seconded by Commissioner Bishop, to approve the agenda item with staff conditions. The motion passed unanimously, 6-0.

8. Update on City Council items

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

9. Adjournment

There being no further business before the Planning and Zoning Commission, Chairman Haas adjourned the meeting at 6:44 p.m.

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Edmund Haas, Chair

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Kami McGee, Board Secretary

