



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, November 20, 2025

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Sue Blankenship
(Vice Chair)

Cindy Bishop

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, November 20, 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
2. Work Session (Open to the Public)
 - a. Discussion of agenda items.
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 October 16, 2025, Planning and Zoning meeting minutes.

Attachments: [October 16, 2025, Planning and Zoning Meeting Minutes.pdf](#)

6. PUBLIC HEARING:

Consider approval of Special Use Permit-1270-Light Industrial (S-1270-LI) & Industrial Special District Land Use Plan Amendment, a special use permit request for a Concrete Batch Plant and land use amendment from Urban Residential Neighborhood to Industrial Special District on 4.47 acres of property located on the north side of East Belt Line Road north of the DART right of way, approximately 1,200 feet west of the city limit line, at the request of Phil Flink, Estrada Ready Mix Concrete, LLC.

STAFF REP.: Matthew Steer

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Landscape Plan.pdf](#)

[3. Tree Survey.pdf](#)

[4. Elevations.pdf](#)

[5. Easement Agreement Letter.pdf](#)

7. PUBLIC HEARING:

Consider approval of Planned Development-221 Revision 4 Revised-Light Industrial (PD-221R4R-LI) and Industrial Special District Land Use Plan Amendment, a zoning change request from PD-221R4-HC to PD-221R4R-LI, to allow for the Conceptual Planned Development of a 439,689 square foot Office and Distribution Center and land use plan amendment from Freeway Special District to Industrial Special District, on approximately 25.4 acres located at the southwest corner of Point West Boulevard and Dividend Drive, at the request of Jin Song, Naterra, being represented by Bobby Pross, Pross Design Group Incorporated.

STAFF REP.: Matthew Steer

Attachments: [Staff Report.pdf](#)

[1. Narrative.pdf](#)

[2. Concept Site Plan.pdf](#)

[3. Conceptual Landscape Plan.pdf](#)

[4. Elevations.pdf](#)

[5. Rendering.pdf](#)

[6. Material Board.pdf](#)

[7. Traffic Impact Analysis.pdf](#)

[8. Property Owner's Association Letter.pdf](#)

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 14th day of November, 2025, at _____.

Kami McGee, Board Secretary