



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, September 18, 2025

6:00 PM

255 Parkway Blvd.

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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, September 18, 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 August 21, 2025, Planning and Zoning meeting minutes.

**Attachments:** [August 21, 2025 Planning and Zoning Meeting Minutes.pdf](#)

6. PUBLIC HEARING:

Consider approval of PD-221R3R6, AC Hotel by Marriott, Lot 1R-8R, Block C, Duke Lesley Addition, a new Detail Planned Development, amending the currently approved hotel plans by adding 402 sq. ft. and four rooms to the hotel layout on 2.66 acres of land located on the northwest quadrant of IH-635 and S. Belt Line Road, at the request of DK Patel of Whitestone Hospitality Management, being represented by Alek Strimple with Quiddity Engineering, LLC..

STAFF REP.: Matt Steer

**Attachments:** [Staff Report.pdf](#)

[Letter.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Floor Plan.pdf](#)

[Elevations.pdf](#)

[Renderings.pdf](#)

7. PUBLIC HEARING:

Consider approval of PD-325-R, McDonalds, Lot 1, Block A, M.P. McDonalds Addition, a new Detail Planned Development, to allow a new McDonalds restaurant building totaling 4,180 sf on 0.897 acres of land located on the southwest quadrant of Sandy Lake Road and Denton Tap Road, at 125 S. Denton Tap Road, at the request of McDonalds, being represented by Langan Engineering.

STAFF REP.: Mary Paron-Boswell

**Attachments:** [Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations.pdf](#)

[Floor Plan.pdf](#)

[Monument Sign.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 12th day of September, 2025, at \_\_\_\_\_.

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Kami McGee, Board Secretary