



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning and Zoning Commission

Thursday, July 16, 2026

6:00 PM

255 Parkway Blvd.

Edmund Haas Sue Blankenship
(Chair) (Vice Chair)

Cindy Bishop Kent Hafemann

Ed Maurer John Dobmeier

Samit Patel

Notice is hereby given that the Planning and Zoning Commission of the City of Coppel, Texas, will meet on Thursday, July 16, 2026, 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 May 21, 2026 Planning and Zoning meeting minutes.
Attachments: [May 21, 2026, Planning and Zoning Meeting Minutes.pdf](#)

6. Consider approval of Ready Mix Addition Lot 1, Block A, Minor Plat to plat the property and associated easements with a variance to the required public street frontage and the required public utilities extended to the site 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 Steve Maglisceau, Estrada Ready Mix Concrete, LLC.
STAFF REP.: Matthew Steer
Attachments: [Staff Report.pdf](#)
[Minor Plat.pdf](#)

7. PUBLIC HEARING:
Consider approval of PD- 214R11-C, The Shops at Sandy Lake, a zoning change request from PD-214R2-C to PD-214R11-C, to allow for the Detail Planned Development of a 14,480 square foot commercial center with retail and medical uses, on approximately 2.03 acres located at the south side of Sandy Lake Road, approximately 560-ft west of Denton Tap Road, at the request of Peak Coppell, LLC., being represented by D.R. Rankin, PLLC.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Building Elevations and Material Board.pdf](#)
[Monument Sign and Trash Enclosure](#)

8. Consider approval of The Shops at Sandy Lake Addition, Lot 1, Block A, Replat, a replat to revise the current plat and associated easements and fire lane configuration, on 2.03 acres of property located at the south side of Sandy Lake Road, approximately 560-ft west of Denton Tap Road, at the request of Peak Coppell, LLC., being represented by Spooner and Associates.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Replat.pdf](#)

9. Update on City Council items.

10. 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 10th day of July, 2026, at _____.

Kami McGee, Board Secretary