



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, August 21, 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, August 21, 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)
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 July 17, 2025, Planning and Zoning meeting minutes.

Attachments: [July 17, 2025, Planning and Zoning Meeting Minutes.pdf](#)

6. PUBLIC HEARING:

Consider approval of PD-223R2-C, Lot 12R, Kimbel Addition, Goodwill, amending the Detailed Planned Development to allow for up to 100 percent warehouse and distribution of the floor area for 1090 E. Sandy Lake Road, for a Goodwill Donation Drop-Off only with a drive through facility, located at 1090 E. Sandy Lake Road, at the request of the property owner.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Narrative.pdf](#)

[2. Floor Plan.pdf](#)

7. PUBLIC HEARING:

Consider approval of PD-286R-R, Pecan Creek Shopping Center Lot 2A-R, Block A, a new Detail Planned Development revising the current Planned Development-286-Retail, to allow a detail plan for two retail/restaurant buildings totaling 16,755 sf on 2.45 acres of land located on the northeast corner of S. Denton Tap Road and the DART right-of-way, at the request of Biladi Investments LLC, being represented by Costa Mazidji, Mazidji Group Engineering.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Detail Site Plan.pdf](#)

[2. Landscape Plan.pdf](#)

[3. Building Elevations.pdf](#)

8. PUBLIC HEARING:

Consider approval of Pecan Creek Shopping Center Lot 2A-R, Block A, Replat, a replat to revise the current plat and associated easements and fire lane configuration, on 2.45 acres of property located on the northeast corner of S. Denton Tap Road and the DART right-of-way, at the request of Biladi Investments LLC, being represented by Costa Mazidji, Mazidji Group Engineering.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Replat.pdf](#)

9.

PUBLIC HEARING:

Consider approval of PD-324-SF-7, Lakeside Elementary Expansion, Kimbel Addition, Lot 1, Block A, Site Plan, a Site Plan request to build a 21,054-sf two-story addition onto the existing elementary school on 10 acres of property located on the northeast corner of MacArthur Blvd and Village Parkway, at the request of Coppell ISD, being represented by Robert Howman, Glenn Engineering.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Landscape Plan.pdf](#)

[3. Elevations and Signage.pdf](#)

10.

PUBLIC HEARING:

Consider approval of PD-301R7-HC, Victory Coppell Retail S, Lot 2, Block A, a new Detail Planned Development revising the current concept plan of Planned Development-301 Revision 5 -Highway Commercial, to allow a 10,540-sf building for retail and restaurant uses with a single drive-through on 1.70 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive, at the request of Victory Retail Coppell, LLC, being represented by Kirkman Engineering, LLC.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Detail Site Plan.pdf](#)

[2. Landscape Plan.pdf](#)

[3. Elevations.pdf](#)

[4. Overall Concept Plan](#)

11.

Consider approval of Gateway Business Park No. 2, Lot 2R, Block A (Fulgent Therapeutics) Site Plan Amendment, a Site Plan Amendment to allow a two story, 10,020 square-foot expansion to the existing two story, 101,770 square-foot office building on 6.83 acres of land located at 1111 S. Freeport Parkway, at the request of Fulgent Therapeutics, being represented by Kiew Kam with Triangle Engineering.

STAFF REP.: Matthew Steer

Attachments: [Staff Report.pdf](#)

[1. Fulgent Email.pdf](#)

[2. Site Plan.pdf](#)

[3. Landscape Plan.pdf](#)

[4. Tree Preservation Plan.pdf](#)

[5. Building Elevations.pdf](#)

12. PUBLIC HEARING:
Consider approval of Gateway Business Park No. 2, Lot 2R, Block A (Fulgent Therapeutics) Replat, a replat to revise the current plat and associated easements and fire lane configuration on 6.83 acres of land located at 1111 S. Freeport Parkway, at the request of Fulgent Therapeutics, being represented by Kiew Kam with Triangle Engineering.
STAFF REP.: Matthew Steer
Attachments: [Staff Report.pdf](#)
[Replat.pdf](#)

13. Update on City Council items.

14. 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 15th day of August, 2025, at _____.

Kami McGee, Board Secretary