



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

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

PRESENT: Chairman, Edmund Haas; Vice Chair, Sue Blankenship; Commissioner, Cindy Bishop; Commissioner, Ed Maurer; Commissioner, Kent Hafemann; and Commissioner, John Dobmeier

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Cole Baker, Graduate Engineer; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met 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, Coppell, 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 Coppell 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)

Chairman Haas called the

1. Call To Order

Chairman Haas called the meeting to order at 6 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 July 17, 2025, Planning and Zoning meeting minutes.

A motion was made by Commissioner Maurer, seconded by Vice Chair Blankenship, to approve the minutes of the July 17, 2025, Planning and Zoning meeting. The motion was approved unanimously, 5-0 with Commissioner Hafemann abstaining.

6. Public Hearing:

Consider approval of PD-223R2-C, for Lot 12R, to amend the Detailed Planned Development to allow for a warehouse and distribution center, for 100% of the floor area without any retail use, 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.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits stating that staff is Staff is recommending denial of the request. If the Planning and Zoning Commission were to recommend approval of the request, staff would recommend the following PD conditions:

1. There may be additional comments during the Detail Building review.

2. PD Conditions:

a. No outside storage of donations allowed.

b. No trailers/storage containers or the like allowed.

c. Signs must comply with ordinance requirements.

Chairman Haas opened the Public Hearing and stated that no one signed up to speak. Chairman Haas closed the Public Hearing.

Alen Hinkley, applicant, 12300 Park Central Dr., Dallas, TX, 75251, was present to answer questions of the commission.

Tim Heis, President and CEO Goodwill Dallas, 3020 Westmoreland Rd., Dallas, TX, 75212, was present to answer questions of the commission.

A motion was made by Commissioner Hafemann, seconded by Vice Chair Blankenship, to deny the request. The motion passed, 4-2, and was therefore denied with the following vote:

Aye: Vice Chair Blankenship, Chairman Haas, Commissioner Hafemann,

Commissioner Bishop

Nay: Commissioner Dobmeier, Commissioner Maurer

7.

Public Hearing:

Consider approval of PD-286R-R, a zoning change request from PD-286-R to PD-286R-R 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 property located on the northeast corner of S. Denton Tap Road and the DART R.O.W.

Mary Paron-Boswell presented the case with exhibits stating that staff recommending approval of the request subject to the following conditions:

- 1. There may be additional comments during the Detail Engineering review.**
- 2. The plat must be filed required prior to permitting.**
- 3. A tree removal permit is required.**
- 4. PD Conditions:**
 - a. All building signage shall comply with City regulations at time of permitting.**
 - b. To allow the landscaping as presented.**
 - c. To allow patios under 500-sf per building to not require additional parking.**
 - d. To allow the metal awnings.**

Costa MaZidji, Mazidji Group Engineering, 11105 Fernald Ave., Dallas, Texas 75218, was present to answer questions of the commission and stated they were in agreement with staff conditions.

Chairman Haas opened the Public Hearing and asked for those who signed up to speak.

- 1. Emre Turer, 145 Glendale Dr., spoke against the request.**
- 2. David Flesher, 4424 St. Andrews Blvd. spoke in favor of the request.**

Chairman Haas closed the Public Hearing.

Shayma Bairuty, 5236 Runnin River Dr., Plano, TX 75093 was present to answer questions regarding the restaurants.

A motion was made by Chairman Haas, seconded by Vice Chair, Blankenship, to approve the agenda item with staff conditions and added two additional conditions stating that the hours of operation be 7 a.m. to 10 p.m. and that the lighting and drainage be addressed during the Detail Engineering Review. The motion passed, 5-1 with the following vote:

Aye: Vice Chair Blankenship, Chairman Haas, Commissioner Maurer, Commissioner Hafemann, Commissioner Bishop

Nay: Commissioner Dobmeier

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

Mary Paron-Boswell presented the case with exhibits stating that staff recommending approval of the request subject to the following conditions

1. There may be additional comments during the Detail Engineering review.
2. The plat must be filed required prior to permitting.

Costa MaZidji, Mazidji Group Engineering, 11105 Fernald Ave., was present to answer questions of the commission and stated they were in agreement with staff conditions.

Chairman Haas opened the Public Hearing and asked for those who signed up to speak.

1. David Flesher, 4424 St. Andrews Blvd. spoke in favor of the request.
2. Costa MaZidji, 11105 Fernald Ave., Dallas, Texas 75218, spoke in favor of the request.
3. Maher Awad, 1129 Long Isle Ln., Lewisville, TX, 75056, was in favor of the request.

Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Maurer, seconded by Vice Chair Blankenship, to approve the agenda item. The motion passed, 5-1 with the following vote:

Aye: Vice Chair Blankenship, Chairman Haas, Commissioner Maurer,
Commissioner Hafemann, Commissioner Bishop
Nay: Commissioner Dobmeier

9.

Public Hearing:

Consider approval of PD-324-SF-7, a zoning change request from MF-2 to PD-324-SF-7, to approve a Detail Plan to build a 21,054-sf one-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.

Mary Paron-Boswell presented the case with exhibits stating that staff recommending approval of the request subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A final plat will be required to show the fire lane.
3. PD Conditions:
 - a. All signage shall comply with City regulations, unless specifically requested and granted.
 - b. To allow the existing fencing to remain in lieu of a masonry wall along parts of Oakwood Lane where the school abuts residential property.
 - c. Allow the existing head-to-head parking to remain as 9'x18' spaces.

Robert Howman, Glenn Engineering, 4500 Fuller Dr. Ste. 220 Irving, TX, 75063, was present to answer questions of the commission.

Doug Williams, CISD Interim Superintendent, 356 Marble Creek Ct, Sunnyvale, TX, 75182, was present to answer questions regarding traffic.

Chairman Haas opened the Public Hearing and asked for those who signed up to speak.

1. Ryan Knight, 1030 Forestwood Ln, Coppell, TX 75019, spoke in favor of the request.

2. Julie Waters, 252 E. Bethel School Rd., Coppell, TX 75019, spoke in favor of the request.

Chairman Haas closed the Public Hearing.

A motion was made by Chairman Haas, seconded by Commissioner Maurer, to approve the agenda item with staff conditions and adding an additional condition that a traffic impact assessment and management plan be developed and that any defined required mitigation be implemented as part of the renovation of the school site. The motion passed unanimously, 6-0.

10.

Public Hearing:

Consider approval of PD-301R7-HC, a zoning change request from PD-301R5-HC to PD-301R7-HC a new Detail Planned Development revising the current concept plan 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.

Mary Paron-Boswell presented the case with exhibits stating that staff recommending approval of the request subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.

2. A replat is required prior to permitting.

3. PD Conditions:

a. All building signage shall comply with City regulations at time of permitting.

b. Plans for the linear park on the east portion of the site shall require staff approval.

4. All PD Conditions from the Conceptual PD shall apply, unless specifically amended within these plans.

Chairman Haas opened the Public Hearing and stated that no one signed up to speak. Chairman Haas closed the Public Hearing.

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

Chairman Haas, recessed the meeting for a short break at 8:31 p.m.

Chairman Haas reconvened the meeting at 8:35 p.m.

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

Matt Steer, Development Services Administrator, present the case with exhibits stating that staff is recommending approval of Gateway Business Park No. 2, Lot 2R, Block A, (Fulgent

Therapeutics) Site Plan Amendment, subject to the following conditions:

1. There may be additional comments at the time of Detail Engineering Review

and Building Permit.

2. A tree removal permit shall be required.

3. The replat will need to be filed prior to a building permit being issued.

Que Kim, Triangle Engineering, LLC., 1782 W McDermott Dr , Allen TX 75013, was present to answer questions of the commission

Jason Bonaventura, Operations Manager, 2792 Morningside dr. Little Elm, TX, 75068, was present to answer questions of the commission regarding operations.

Chairman Haas opened the Public Hearing and stated that no one signed up to speak. Chairman Haas closed the Public Hearing.

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

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

Matt Steer, Development Services Administrator, present the case with exhibits stating that staff is recommending approval Gateway Business Park No. 2, Lot 2R, Block A (Fulgent Therapeutics)

Replat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.

Chairman Haas opened the Public Hearing and stated that no one signed up to speak. Chairman Haas closed the Public Hearing.

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

13. Update on City Council items.

Chairman Haas stated that the commission was updated on City Council items during Work Session. Chairman Haas also stated that Commissioner Freddie Guerra has resigned from the Planning and Zoning Commission because he is moving out of Coppell and that applications for all Boards and Commissions are now open for the upcoming calendar year.

14. Adjournment

There being no further business before the Commission, Chairman Haas adjourned the meeting at 8:46 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary