



Minutes

Planning & Zoning Commission

Thursday, December 18, 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, John Dobmeier; Commissioner, Ed Maurer; and Commissioner, Kent Hafemann.

ABSENT: Commissioner, Cindy Bishop Commissioner

Also present were Matt Steer, Development Services Administrator; Luay Rahil, Assistant Director of Community Development; Bob Hager, City Attorney (virtually); and Kami McGee, Board Secretary.

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

1. Call To Order

Chairman Haas called the meeting to order at 6 p.m.

- 2. **Work Session (Open to the Public)**
 - a. **Discussion of agenda items.**

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 November 20, 2025, Planning and Zoning meeting minutes.

A motion was made by Commissioner Maurer, seconded by Commissioner Hafemann, to approve the minutes of the December 18, 2025, Planning and Zoning meeting. The motion was approved unanimously, 5-0.

- 6. PUBLIC HEARING:
Consider approval of PD-160R2-MF-2, Mansions by the Lake, Lot 1, Block 1 (Lakeside Apartments), a zoning change request from PD-160R-MF-2 (Planned Development-160 Revised - Multifamily-2) to PD-160R2-MF-2 (Planned Development-160 Revision 2 - Multifamily-2) to allow conversion of 1,254 square feet of the 2nd floor of the clubhouse building to a residential unit on 34.75 acres of property located along the east side of North Coppell Road, approximately 967 feet north of Parkway Boulevard, at the request of STAR Lakeside, LLC, being represented by Haley Schnetzer, IRT Legal Department.

STAFF REP.: Matthew Steer

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending approval of the request with the following conditions:

- 1. There may be additional comments during the building permit review.

Hayley Schnetzer, IRT 1835 Market Street, Ste. 2601, Philadelphia, Pennsylvania 19103, was present to answer questions of the commission.

Chairman Haas opened the public hearing and advised that no one signed up to speak.

A motion was made by Commissioner Hafemann, seconded by Commissioner Maurer, to approve the request. The motion passed unanimously, 5-0.

- 7. PUBLIC HEARING:
Consider approval of PD-213R8-H, Lost Creek (Live/Work) Addition, Lots 1-5, 6X, Block A, a zoning change request from PD-213R7-H

(Planned Development-213 Revision 7 - Historic) to PD-213R8-H (Planned Development-213 Revision 8 - Historic) to revise the Detail Site Plan for the five, two-story live/work buildings allowing for single family residential use for each unit in addition to the live/work use on 0.71 acres for property located at the northeast corner of S. Coppel Road and Heath Lane, at the request of Chris Collins, being represented by Greg Frnka, GPF Architects LLC.
 STAFF REP.: Matthew Steer

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending denial of PD-213R8-H. If the recommendation is for approval, staff would add the following PD conditions: 1. Submit amended HOA documents for City Attorney review prior to new building permits.

Chris Collins, 217 Glenwood, Coppel, TX, 75019, presented his case and answered questions of the commission.

Chairman Haas opened the public hearing and asked for those who signed up to speak.

Michael Elliot, 542 Mobley Way Ct., Coppel, TX 75019, spoke in favor of the request.

Chairman Haas closed the public hearing.

A motion was made by Chairman Haas, seconded by Commissioner Hafemann to table the agenda item to the February 19th Planning and Zoning meeting and to re-open the public hearing for final dialog and discussion. The motion passed unanimously, 5-0.

8. Update on City Council items.

Chairman Haas stated that the commission was updated on City Council items during Work Session.

9. Adjournment

There being no further business before the Commission, Chairman Haas adjourned the meeting at 7:42p.m.

 Edmund Haas, Chair

 Kami McGee, Board Secretary

