



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, July 17, 2025

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Sue Blankenship
(Vice Chair)

Cindy Bishop

Freddie Guerra

Kent Hafemann

Ed Maurer

John Dobmeier

PRESENT: Chairman, Edmund Haas; Vice Chair, Sue Blankenship; Commissioner, John Dobmeier; Commissioner, Ed Maurer; and Commissioner, Cindy Bishop; virtually via Zoom.

ABSENT: Commissioner, Kent Hafemann and Commissioner, Freddie Guerra

Also present were Matt Steer, Development Services Administrator; Mary Paron-Boswell, Senior Planner; Luay Rahil, Assistant Director of Community Development; Cole Baker, E.I.T., Graduate Engineer; Robert Hager, City Attorney; Jacqueline Nivens, Senior Administrative Assistant; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, July 17, 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)

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.

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 June 18, 2025, Planning and Zoning meeting minutes.

A motion was made by Vice Chair Blankenship, seconded by Commissioner Maurer to approve the minutes of the June 18, 2025, Planning and Zoning meeting. The motion passed unanimously, 4-0 with Commissioner Maurer abstaining.

6. 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

Chairman Haas stated that the applicant withdrew their application. A motion was made by Chairman Haas, seconded by Commissioner Maurer to accept the withdrawal. The motion passed unanimously, 5-0.

7. 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

Chairman Haas stated that the applicant withdrew their application. A motion was made by Chairman Haas, seconded by Commissioner Maurer to accept the withdrawal. The motion passed unanimously, 5-0.

8.

PUBLIC HEARING:

Consider approval of PD-198R-SF-7, North Lake Estates Rev, Lot 23A, A zoning change request from PD-198-SF-7 (Planned Development 198-SF-7, C (Commercial) and SUP (Special Use Permit) to PD-198R-SF-7 (Planned Development-198 Revised-Single-Family-7), for Lot 23A, to remove the Commercial District Zoning and Special Use Permit from the rear portion of the lot to remove property previously used as parking for the Dickey's Barbeque Restaurant on 0.35 acres of land located at 804 Bullock Drive, at the request of the property owner, Mohammed Jafer Haneef.

STAFF REP.: Mary Paron-Boswell

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

- 1. There may be additional comments during the Detail Building review.**
- 2. PD Conditions:**
 - a. Approve the wood fence in lieu of a brick wall adjacent to the Commercially zoned property.**
 - b. Require the existing paved parking lot be demolished prior to a building permit being issued.**

Mohammed Jaer Haneef, 4528 Biruni St., Irving, TX 75062, was present to answer questions of the commission.

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

- 1. Angelita Dias, 816 Bullock St., spoke in favor of the request.**

Chairman Haas closed the Public Hearing.

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

9.

PUBLIC HEARING:

Consider approval of S-1269-LI, Park West Commerce Center Lot 2R, Block 5 (Golf TRK), a special use permit to allow an indoor commercial amusement use in an office building located at 1199 S Belt Line, Suite

160, on the northwest corner of S Belt Line Road and Wrangler Drive at the request of the property owner 1199 S Belt Line, Inc, and Christopher Merrill, owner of GolfTRK-Coppell.

STAFF REP.: Matthew Steer

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending approval of S-1269-LI, with no outstanding conditions.

Christopher Merrill, 351 Westlake Dr., Coppell, TX 75019, was present to answer questions of the commission.

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 Maurer, seconded by Vice Chair Blankenship, to approve the request. The motion passed unanimously, 5,0.

10. Update on City Council items.

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

11. Adjournment

There being no further business before the Planning and Zoning Commission, Chairman Haas adjourned the meeting at 6:59 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary