



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, October 16, 2025

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Sue Blankenship
(Vice Chair)

Cindy Bishop

Kent Hafemann

Ed Maurer

John Dobmeier

PRESENT: Vice Chair, Sue Blankenship; Commissioner, Cindy Bishop; Commissioner, Kent Hafemann; and Commissioner, John Dobmeier.

ABSENT: Chairman, Edmund Haas; and Commissioner, Ed Maurer

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

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, October 16, 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

Vice Chair Blankenship 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

Vice Chair Blankenship advised that no one signed up to speak at Citizens Appearance.

5. Consider approval of the September 18, 2025, Planning and Zoning meeting minutes.

A motion was made by Commissioner Bishop, seconded by Commissioner Dobmeier, to approve the minutes of the September 18, 2025, Planning and Zoning meeting. The motion was approved unanimously, 4-0.

6. PUBLIC HEARING:

Consider approval of PD-134R5-SF-7, 134 Turnberry Lane (STR), a zoning change request from PD-134R4-SF-7 (Planned Development-134 Revision 4- Single-Family-7) to PD-134R5-SF-7 (Planned Development- 134 Revision 5- Single-Family-7) to remove the short-term rental for one room, on 0.17 acres of property located at 134 Turnberry Lane, at the request of Aditi Kharel, the property owner.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits stating that staff is recommending approval of this request, with the property being subject to the original PD conditions for the subdivision.

Aditi Kharel, 134 Turnberry Lane, Coppell, TX 75019, was present to answer questions of the commission.

Vice Chair Blankenship opened the Public Hearing and stated that no one signed up to speak. Vice Chair Blankenship closed the Public Hearing.

A motion was made by Commissioner Hafemann, seconded by Commissioner Bishop, to approve the agenda item. The motion passed unanimously, 4-0.

7. PUBLIC HEARING:

Consider approval of PD-322-A, Carrollton Farmers Branch ISD Ag Barn, a zoning change request from Agricultural (Agricultural) to PD-322-A (Planned Development-322-Agricultural) to allow the construction of a new 14,000-sf educational building, 13,350-sf arena, and education stations, on approximately 42 acres located along the north side of Sandy Lake Road, abutting the Elm Fork Trinity River to the

east at the City limits; at the request of Ben Sanchez of Parkhill, representing Carrollton Farmers Branch ISD.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of the Planned Development subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.
2. To approve the landscape plans as shown.
3. A maintenance agreement is required for CFBISD District to maintain the sanitary sewer force main within the city right-of-way before construction begins,
4. A CLOMR and CDC permit are required prior to the start of construction in the floodplain, and a LOMR is required prior to the issuance of a certificate of occupancy.
5. To allow a portion of the parking lot below the base flood elevation.
6. To allow the fencing as shown.
7. Trailers must be stored/screened behind the Ag Barn or within the building.

Ben Sanchez, Parkhill Engineer, 3000 Internet Blvd., Ste. 550, Frisco, TX 75034, was present to answer questions of the commission and stated that he was in agreement with staff conditions.

Vice Chair Blankenship opened the Public Hearing and stated that no one signed up to speak. Vice Chair Blankenship 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, 4-0.

8. Consider approval of Carrollton Farmers Branch I.S.D. Ag Barn Addition, Lot 1, Block A, Minor Plat, to plat the property into one lot, for the construction of a new barn/educational building, arena and educational stations, on approximately 42 acres located along the north side of Sandy Lake Road abutting the Elm Fork Trinity River to the east at the City limits; at the request of Ben Sanchez of Parkhill, representing Carrollton Farmers Branch ISD.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits stating that staff is recommending approval of the Minor Plat subject to the following conditions:

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

Ben Sanchez, Parkhill Engineer, 3000 Internet Blvd., Ste. 550, Frisco, TX 75034, was present to answer questions of the commission.

Vice Chair Blankenship opened the Public Hearing and stated that no one signed up to speak. Vice Chair Blankenship closed the Public Hearing.

A motion was made by Commissioner Hafemann, seconded by Commissioner

Dobmeier, to approve the agenda item with staff conditions. The motion passed unanimously, 4-0.

9. Update on City Council items.

Vice Chair Blankenship stated that the commission was updated on City Council items during Work Session.

10. Adjournment

There being no further business before the Planning and Zoning Commission, Vice Chair Blankenship adjourned the meeting at 6:58 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary