



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, September 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 (virtually); Vice Chair, Sue Blankenship; Commissioner, Cindy Bishop; Commissioner, Ed Maurer; and Commissioner, John Dobmeier.

ABSENT: Commissioner, Kent Hafemann

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 Coppel, Texas, met on Thursday, September 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, 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 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 August 21, 2025, Planning and Zoning meeting minutes.

A motion was made by Commissioner Maurer, seconded by Commissioner Bishop, to approve the minutes of the August 21, 2025, Planning and Zoning meeting. The motion was approved unanimously, 5-0.

6. PUBLIC HEARING:

Consider approval of PD-221R3R6, AC Hotel by Marriott, Lot 1R-8R, Block C, Duke Lesley Addition, a new Detail Planned Development, amending the currently approved hotel plans by adding 402 sq. ft. and four rooms to the hotel layout on 2.66 acres of land located on the northwest quadrant of IH-635 and S. Belt Line Road, at the request of DK Patel of Whitestone Hospitality Management, being represented by Alek Strimple with Quiddity Engineering, LLC..
STAFF REP.: Matt Steer

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending approval of PD-221R3R6-HC, subject to the following conditions:

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. A shuttle service shall be provided to and from DFW Airport and surrounding businesses.
3. To allow the parking as proposed - one required parking space per room and one required parking space per 450 square feet of meeting space.
4. The previously approved conditions shall be carried forward, as follows:
 - a. To allow a 5-foot landscape buffer along the southern property line.
 - b. To allow four colors and greater coverage of secondary colors to match the hotel prototype colors.
 - c. To allow for one loading zone on the west side of the building.

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

Alex Strimple, Quiddity Engineering, LLC, 2805 Dallas Parkway, Suite 600, Plano, TX 76137, was present to answer questions of the commission.

A motion was made by Commissioner Dobmeier, seconded by Commissioner Maurer, to approve the agenda item with staff conditions. The motion passed unanimously, 5-0.

7.

PUBLIC HEARING:

Consider approval of PD-325-R, McDonalds, Lot 1, Block A, M.P. McDonalds Addition, a new Detail Planned Development, to allow a new McDonalds restaurant building totaling 4,180 sf on 0.897 acres of land located on the southwest quadrant of Sandy Lake Road and Denton Tap Road, at 125 S. Denton Tap Road, at the request of McDonalds, being represented by Langan Engineering.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of PD-325-R, subject to the following PD conditions:

1. To allow for a restaurant with two drive-throughs as presented.
2. To allow for the landscaping as presented.
3. Hours of operation to remain the same; Lobby hours from 5am to 10pm and drive-through hours are 24 hours a day every day.
4. Approve the requested monument sign. All proposed building signage shall require a separate submittal and permit.

Margaret Grissom, Langan Engineering, 2999 Olympus Blvd, Dallas, TX 75019, was present to answer questions of the commission.

Larkell Ludwick, McDonalds, 125 S Denton Tap Rd., Coppell, TX 75019, was present to answer questions of the commission.

Vice Chair Blankenship opened the Public Hearing and asked for those who signed up to speak.

1. Christof Syre, 118 Arbor Manors Dr., spoke in opposition.

Vice Chair Blankenship closed the Public Hearing.

A motion was made by Commissioner Maurer, seconded by Chairman Haas, to approve the agenda item with staff conditions and two additional conditions stating the following:

5. Allow staff to administratively approve a noise reduction plan for the outdoor menu ordering board from 10pm to 7am.
6. Allow staff to administratively approve the location of the monument sign due to on-site utility easements and visibility triangles.

The motion passed unanimously, 5-0.

8. Update on City Council items.

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

9. Adjournment

There being no further business before the Commission, Vice Chair Blankenship adjourned the meeting at 7:21p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary