



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning and Zoning Commission

Thursday, March 19, 2026

6:00 PM

255 Parkway Blvd.

Edmund Haas Sue Blankenship
(Chair) (Vice Chair)

Cindy Bishop Kent Hafemann

Ed Maurer John Dobmeier

Samit Patel

Notice is hereby given that the Planning and Zoning Commission of the City of Coppell, Texas, will meet on Thursday, March 19, 2026, 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 is to consider the following items:

Regular Session (Open to the Public)

1. Call To Order
2. Work Session (Open to the Public)
 - a. Discussion of agenda items.
3. Regular Session (Open to the Public)
4. 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 February 19, 2026, Planning and Zoning meeting minutes.

Attachments: [February 19, 2026 Planning and Zoning Meeting Minutes.pdf](#)

6. Consider approval of the Benge Legacy Addition, Lot 1, Block A Site Plan, a site plan to allow for development of a 4,900 square foot office/warehouse, located at 428 Southwestern Boulevard, at the request of Jason Benge, being represented by Greg Frnka of GPF Architects, LLC.

STAFF REP.: Matthew Steer

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Landscape Plan & Tree Survey.pdf](#)

[3. Building Elevations.pdf](#)

[4. Rendering and Color Board.pdf](#)

7. Consider approval of Benge Legacy Addition, Lot 1, Block A Minor Plat, a minor plat to allow for development of a 4,900-sf office/warehouse, located at 428 Southwestern Boulevard, at the request of Jason Benge, being represented by Greg Frnka of GPF Architects, LLC.

STAFF REP.: Matthew Steer

Attachments: [Staff Report.pdf](#)

[1. Minor Plat.pdf](#)

8. PUBLIC HEARING:

Consider approval of PD-178R2R-C, 145 W. Town Center Dr., a zoning change request from PD-178R2-C (Planned Development-178 Revision 2 - Commercial) to PD-178R2R-C (Planned Development-178 Revision 2 Revised - Commercial) to revise the Detail Site Plan for Building "B" (145 W. Town Center) a former child daycare facility, converting it into a daycare for dogs on 2.658 acres for property located on the south side of Town Center Dr., west of N. Denton Tap Road, at the request of Realtex Ventures, LP, being represented by TerWisscha Construction Inc..

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Landscape Plan.pdf](#)

[3. Floor Plan.pdf](#)

[4. Wall Sign.pdf](#)

[5. Fencing Plan.pdf](#)

9.

PUBLIC HEARING:

Consider approval of PD-296R-LI, Samaritan's Purse Addition, Lot 1R, Block A, a zoning change request from PD-296-LI (Planned Development-296- Light Industrial) and LI (Light Industrial) to PD-296R-LI (Planned Development-296 Revised- Light Industrial) to add a parking lot south of the existing Planned Development for parking and update the existing Site Plan for a new additional 37,699 square foot 3 story professional office building on approximately 13 acres of land located on the west side of Creekview Drive, approximately 525- feet north of Bethel Road, at the request of Samaritan's Purse and Fellowship Church, F.K.A. Fellowship Las Colinas, being represented by Kelsey Campbell, Kimley-Horn & Associates.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Tree Mitigation Landscape and Pergola Plan.pdf](#)

[3. Building Elevations.pdf](#)

10.

PUBLIC HEARING:

Consider approval of Samaritan's Purse Addition, Lot 1R & 2, Block A, Replat, a plat request to create two lots. Extending Lot 1R south of the existing Planned Development to be used for additional parking and the existing gas well site on Lot 2, on approximately 27.6 acres of land located on the west side of Creekview Drive, approximately 525 feet north of Bethel Road, at the request of Fellowship Church, F.K.A. Fellowship Las Colinas, being represented by Kelsey Campbell, Kimley-Horn & Associates.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Replat.pdf](#)

11.

PUBLIC HEARING:

Consider approval of PD-250R26R2-H, Old Town Addition, Lot4R, Block D, a zoning change request from PD-250R26R-H (Planned Development-250 Revision 26 Revised - Historic) to PD-250R26R2-H (Planned Development-250 Revision 26 Revision 2 - Historic) to revise the Detail Site Plan to allow professional or medical office in addition to the retail and restaurant uses already permitted on the first floor on 0.25 acres for property located at the 767 W. Main Street, at the request of Diana Ahmad, being represented by Bill Peck, William Peck & Associates, Inc. Architects.

STAFF REP.: Matthew Steer

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

12. PUBLIC HEARING:
Consider approval of PD- 214R10-C, The Shops at Sandy Lake, a zoning change request from PD-214R2-C to PD-214R10-C, to allow for the Detail Planned Development of a 14,480 square foot commercial center, and patio area on approximately 2.03 acres located at the south side of Sandy Lake Road, approximately 560 feet west of Denton Tap Road, at the request of Peak Coppell, LLC., being represented by D.R. Rankin, PLLC.
STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Landscape Plan.pdf](#)

[3. Building Elevations & Material Board.pdf](#)

[4. Monument Sign and Trash Enclosure.pdf](#)

13. PUBLIC HEARING:
Consider approval of The Shops at Sandy Lake Addition, Lot 1, Block A, Replat, (The Shops at Sandy Lake), a replat to revise the current plat and associated easements and fire lane configuration, on 2.03 acres of property located at the south side of Sandy Lake Road, approximately 560 feet west of Denton Tap Road, at the request of Peak Coppell, LLC., being represented by being represented by Spooner and Associates.
STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report](#)

[1. Replat.pdf](#)

14. Update on City Council items.

15. Adjournment

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE

The City of Coppell acknowledges its responsibility to comply with the Americans With Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppell sponsored public programs, services and/or meetings, the city requests that individuals make requests for these services seventy-two (72) hours – three (3) business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Coppell, Texas on this 13th day of March, 2026, at 5 p.m.

Kami McGee, Board Secretary