



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes

Planning and Zoning Commission

Thursday, March 19, 2026

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Sue Blankenship
(Vice Chair)

Cindy Bishop

Kent Hafemann

Ed Maurer

John Dobmeier

Samit Patel

PRESENT: Chairman, Edmund Haas; Vice Chair, Sue Blankenship; Commissioner, Samit Patel; Commissioner, John Dobmeier; Commissioner, Kent Hafemann; and Commissioner Cindy Bishop (virtually).

ABSENT: Commissioner, Ed Maurer

Also present were Mary Paron-Boswell, Senior Planner, Matt Steer, Development Services Administrator; Cole Baker, Civil 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, 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, 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

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 February 19, 2026, Planning and Zoning meeting minutes.

A motion was made by Commissioner Dobmeier, seconded by Commissioner Patel, to approve the minutes of the February 19, 2026, Planning and Zoning meeting.

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

Chairman Haas stated that agenda items 6 and 7 were going to be presented together.

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending approval of Lot 1, Block A, Benge Legacy Site Plan, subject to the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. A tree removal permit is required prior to the removal of any trees.
3. Signage shall comply with the sign ordinance.
4. Submission of the location and type of the lighting facilities, security lighting, screening and glare shades will be required at the time of Building Permit, to ensure compliance with glare and lighting ordinance.

Greg Frka, 721 Dove Circle, Coppell, TX, was present to answer questions of the commission and stated the applicant was in agreement with staff conditions

A motion was made by Commissioner Dobmeier, seconded by Vice Chair

Blankenship, to approve the request of both the site plan and minor plat for Lot 1, Block A, Bengé Legacy. The motion passed unanimously, 6-0.

7. Consider approval of Bengé 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 Bengé, being represented by Greg Frnka of GPF Architects, LLC.
STAFF REP.: Matthew Steer

Chairman Haas stated that agenda items 6 and 7 were going to be presented together.

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending approval of Lot 1, Block A, Bengé Legacy Site Plan, subject to the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. A tree removal permit is required prior to the removal of any trees.
3. Signage shall comply with the sign ordinance.
4. Submission of the location and type of the lighting facilities, security lighting, screening and glare shades will be required at the time of Building Permit, to ensure compliance with glare and lighting ordinance.

Greg Frka, 721 Dove Circle, Coppell, TX, was present to answer questions of the commission and stated the applicant was in agreement with staff conditions

A motion was made by Commissioner Dobmeier, seconded by Vice Chair Blankenship, to approve the request of both the site plan and minor plat for Lot 1, Block A, Bengé Legacy. The motion passed unanimously, 6-0.

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

Mary Paron-Boswell, Senior Planner, 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 building permit and detailed engineering review.
2. The applicant replace any missing landscaping and allow staff to administratively approve any changes related to the landscaping.

Nazanin Javan, 8901 Abbington Pl., McKinney, TX 75075, was present to

answer questions of the commission.

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

- 1.) Pete Superak, 131 Clover Meadow Ln., spoke in opposition of the request.
- 2.) Sarah Sanders, 237 Beechwood Ln., spoke in opposition of the request.
- 3.) Landon Goss, 139 Clover Meadow Ln., spoke in opposition of the request.
- 4.) Vickie Rice, 136 Fitness Ct., spoke in opposition of the request.
- 5.) Darla Mann, 165 Shadydale Ln., spoke in opposition of the request.
- 6.) Xiangyue Wu, 127 Clover Meadow Ln., spoke in opposition of the request.
- 7.) Shay Feeney, 411 Woodhurst Dr., spoke in opposition of the request.
- 8.) Dawn Superak, 131 Clover Meadow Ln., spoke in opposition of the request.

Chairman Haas closed the public hearing.

A motion was made by Commissioner Hafemann, seconded by Commission Dobmeier, to approve the request. The motion failed 3-3 with the following:

Aye: Commissioner Dobmeier, Commissioner Hafemann, Commissioner Patel
Nay: Vice Chair Blankenship, Chairman Haas, Commissioner Bishop

A motion was made by Vice Chair Blankenship, seconded by Chairman Haas, to deny the request. The motion failed 3-3 with the following:

Aye: Vice Chair Blankenship, Chairman Haas, Commissioner Bishop
Nay: Commissioner Dobmeier, Commissioner Hafemann, Commissioner Patel

The motion did not receive a majority vote and was therefore denied.

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

Chairman Haas stated that agenda items 9 and 10 were going to be presented together.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of the request subject to the following conditions:

1. There may be additional comments during the building permit and detailed

engineering review.

2. A replat is required to be approved prior to engineering review and recorded prior to building permit.

3. If tree mitigation fees are not waived, that the mitigation fees be paid prior to plat recordation.

4. Allow staff to administratively approve any changes related to the landscaping in the 30-ft gas easement.

5. All signage must comply with City ordinances.

6. A downstream drainage analysis will be required in order to determine whether storm water detention is needed.

Greg Yancy, 1201 Creekview Dr., Coppell, TX 75109, was present to answer questions of the commission.

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

Chairman Haas closed the public hearing.

A motion was made by Commissioner Patel, seconded by Vice Chair Blankenship, to approve agenda items 9 and 10 with staff conditions. The motion passed unanimously, 6-0.

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

Chairman Haas stated that agenda items 9 and 10 were going to be presented together.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of the request subject to the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.

2. A replat is required to be approved prior to engineering review and recorded prior to building permit.

3. If tree mitigation fees are not waived, that the mitigation fees be paid prior to plat recordation.

4. Allow staff to administratively approve any changes related to the landscaping in the 30-ft gas easement.

5. All signage must comply with City ordinances.

6. A downstream drainage analysis will be required in order to determine whether storm water detention is needed.

Greg Yancy, 1201 Creekview Dr., Coppell, TX 75109, was present to answer questions of the commission.

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

Chairman Haas closed the public hearing.

A motion was made by Commissioner Patel, seconded by Vice Chair Blankenship, to approve agenda items 9 and 10 with staff conditions. The motion passed unanimously, 6-0.

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

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is unable to support the request and is recommending denial.

Diana Ahmad, 137 Kingsridge Dr., Coppell, TX 75019, was present to answer questions of the commission.

Chairman Haas recessed the Regular Session to convene into Executive Session at 8:35pm.

Chairman Haas reconvened into Regular Session at 8:54pm.

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 Vice Chair Blankenship, seconded by Commissioner Patel, to deny the request. The motion passed 5-1 with the following vote:

Aye: Commissioner Dobmeier, Vice Chair Blankenship, Chairman Haas, Commissioner Patel, Commissioner Bishop

Nay: Commissioner Hafemann

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

Chairman Haas stated that agenda items 12 and 13 were going to be presented together.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of the request subject to the following conditions:

1. Detailed Engineering review will occur at the time of full engineering submittal.
2. To allow 500-sf patio area per lot within the existing parking count. Additional patio space will require parking at 1:100-sf.
3. The downstream drainage analysis will need to be updated to address Staff comments.
4. All signage to meet City requirements.
5. To meet the photometric requirements at time of permitting.

Tyler Alley, 952 Basset Place, Dallas, TX, was present to answer questions of the commission.

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

- 1.) Vishy Subramanyam, 126 Wild Plum Dr., spoke in opposition to the request.
 - 2.) Shanthi Subramanyam, 126 Wild Plum Dr., spoke in opposition to the request.
 - 3.) Uma Alagappan, 125 Wild Plum Dr., spoke in opposition to the request.
 - 4.) Rama R., 129 Wild Plum Dr., spoke in opposition to the request.
 - 5.) Jaya Pria Ramasany, 130 Wild Plum Dr., spoke in opposition to the request.
 - 6.) Ramasany Narayan, 130 Wild Plum Dr., spoke in opposition to the request.
 - 7.) Atin Kulkarni, 122 Wild Plum Dr., spoke in opposition to the request.
- Chairman Haas closed the public hearing.

Cole Baker, Traffic Engineer, City of Coppell, was present to answer questions regarding traffic.

A motion was made by Commissioner Dobmeier, seconded by Commissioner Hafemann, to approve the request of agenda items 12 and 13 with staff conditions, including a detailed review of traffic on Sandy Lake Road. The motion passed unanimously, 6-0.

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

Chairman Haas stated that agenda items 12 and 13 were going to be presented together.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of The Shops at Sandy Lake Addition, Lot 1, Block A, Replat, subject to the following conditions:

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

Tyler Alley, 952 Basset Place, Dallas, TX, was present to answer questions of the commission.

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

1.) Vishy Subramanyam, 126 Wild Plum Dr., spoke in opposition to the request.

2.) Shanthi Subramanyam, 126 Wild Plum Dr., spoke in opposition to the request.

3.) Uma Alagappan, 125 Wild Plum Dr., spoke in opposition to the request.

4.) Rama R., 129 Wild Plum Dr., spoke in opposition to the request.

5.) Jaya Pria Ramasany, 130 Wild Plum Dr., spoke in opposition to the request.

6.) Ramasany Narayan, 130 Wild Plum Dr., spoke in opposition to the request.

7.) Atin Kulkarni, 122 Wild Plum Dr., spoke in opposition to the request.

Chairman Haas closed the public hearing.

Cole Baker, Traffic Engineer, City of Coppell, was present to answer questions regarding traffic.

A motion was made by Commissioner Dobmeier, seconded by Commissioner Hafemann, to approve the request of agenda items 12 and 13 with staff conditions, including a detailed review of traffic on Sandy Lake Road. The motion passed unanimously, 6-0.

14. Update on City Council items.

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

15. Adjournment

There being no further business before the Commission, Chairman Haas adjourned the meeting at 10:15 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary