



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, February 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, Ed Maurer; Commissioner, Kent Hafemann; and Commissioner Cindy Bishop (virtually).

Also present were Mary Paron-Boswell, Senior Planner, Matt Steer, Development Services Administrator; Cole Baker, Civil Engineer; Aaron Tainter, Assistant Director of Public Works; Jamie Brierton, CIP Administrator; Tim Oates, Assistant Fire Chief/Marshal; Bob Hager, City Attorney; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, will meet on Thursday, February 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 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. Election of officers.

A motion was made by Commissioner Hafemann, seconded by Commissioner Maurer, to elect Edmund Haas as Chair and Sue Blankenship as Vice Chair of the Planning and Zoning Commission. The motion passed unanimously, 7-0.

6. Consider approval of the December 18, 2026, Planning and Zoning meeting minutes.

A motion was made by Commissioner Hafemann, seconded by Vice Chair Blankenship, to approve the minutes of the December 18, 2025, Planning and Zoning meeting. The motion was approved unanimously, 6-0 with Commissioner Bishop abstaining.

7. Consider approval of Site Plan, Coppell Fire Station 3, a site plan to allow for an addition and renovation for Fire Station 3, of the living quarters portion of the building for Fire Station 3, located at 133 E. Parkway Blvd, at the request of the City of Coppell, being represented by Ken Pope, of PGAL, INC.

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 no outstanding conditions.

A motion was made by Commissioner Maurer, seconded by Commissioner Hafemann, to approve the agenda item. The motion passed unanimously, 7-0.

Due to a conflict of interest, Commissioner Dobmeier excused himself at 6:52 p.m.

8.

PUBLIC HEARING:

Consider approval of PD-210R2R-SF-9, 416 Kaye Street (STR), a zoning change request from PD-210R2-SF-9 (Planned Development 210 Revision 2 - Single-Family 9) to PD-210R2R-SF-9 (Planned Development 210 Revision 2 Revised - Single-Family 9) to remove a short-term rental on 0.22 acres of property located at 416 Kaye Street, at the request of Lorna Bell, 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.

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 Hafemann, seconded by Vice Chair Blankenship, to approve the request. The motion passed unanimously, 6-0.

Commissioner Dobmeier returned to Regular Session at 6:55 p.m.

9.

PUBLIC HEARING:

Consider approval of Planned Development-221 Revision 4 Revision 2-Light Industrial (PD-221R4R2-LI) a zoning change request from PD-221R4R-LI to PD-221R4R2-LI, to allow for the Detail Planned Development of a 439,689 square foot Office and Distribution Center, on approximately 25.4 acres located at the southwest corner of Point West Boulevard and Dividend Drive, at the request of Jin Song, Naterra, being represented by Rob Pennington, Kimley-Horn.

STAFF REP.: Matthew Steer

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending approval of PD-221R4R2-LI Detail Plan subject to additional comments being generated at the time of Building Permit and Detail Engineering Review.

Rob Pennington, 5764 Creek Haven Lane, Dallas, TX 75206, Kimley-Horn, was present to answers questions of the commission.

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

A motion was made by Commissioner Hafemann, seconded by Commissioner Bishop, to approve the request. The motion passed unanimously, 7-0.

10.

CONTINUED PUBLIC HEARING:

Consider approval of PD-213R8-H, Lost Creek (Live/Work) Addition, Lots 1-5, 6X, Block A, a zoning change request from PD-213R7-H

(Planned Development-213 Revision 7 - Historic) to PD-213R8-H (Planned Development-213 Revision 8 - Historic) to revise the Detail Site Plan for the five, two-story live/work buildings allowing for single family residential use for each unit in addition to the live/work use on 0.71 acres for property located at the northeast corner of S. Coppell Road and Heath Lane, at the request of Chris Collins, being represented by Greg Frnka, GPF Architects LLC.

STAFF REP.: Matthew Steer

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is bringing back the new parameters of the request for further consideration. If the recommendation is for approval, staff would add the following PD conditions:

- 1. Submit amended HOA documents for City Attorney review prior to new building permits.
- 2. All buildings may be residential use with a home-based business as defined below:

For the purposes of this Planned Development, home-based business shall mean a use within a residence which would consist of service-oriented uses. The use may have customers/clients and or employees coming to and from the residence. The use may be visible from the exterior. No outside activity related to the home-based business shall be allowed. Garages shall not be used for the home-based business.

Chris Collins, 217 Glenwood, Coppell, TX, 75019, was present to answer questions of the commission.

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

Chairman Haas closed the public hearing.

A motion was made by Commissioner Maurer seconded by Commissioner Hafemann, to approve the request with two modifications to the staff conditions:

- 1. Amend the third sentence of the second condition so that it reads, "The use shall be visible from the exterior."
- 2. Adding a condition that a Certificate of Occupancy is required and the applicant must be the business owner that owns the property.

The motion passed 6-1 with the following vote:

Aye: Chairman Haas, Vice Chair Blankenship, Commissioner Patel, Commissioner Maurer, Commissioner Hafemann, and Commissioner Bishop

Nay: Commissioner Dobmeier

11.

PUBLIC HEARING:

Consider approval of PD-326-HC, The Residence of Coppell, Lot 2, Block 1 GTE Shared Services Center (Age 55+ Apartments), a new Detail Planned Development to allow a detail plan for a four story, 46,226 sf age restricted (55+) apartment building with 225 units on 9.89 acres of

land located on the northwest corner of Canyon Drive and North Coppell Road, and a change to the future land use map from Freeway Special District to Urban Residential Neighborhood at the request of Canyon 10, L.P. on behalf of JCI Apartments, L.P., being represented by Nick LaDuca, of Journeyman Group.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell 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. Park fees of \$1,285 per unit shall be collected prior to plat recordation.**
- 4. Site lighting shall meet City of Coppell requirements.**
- 5. To restrict the age of the residents within the development to persons aged 55 and older.**
- 6. To allow for 1.5 parking spaces per unit.**
- 7. To allow for four stories (50' maximum height), 225 dwelling units and a density of 22.7 units/acre.**
- 8. To allow for the balconies to have 8" fiber cement boards placed horizontally and with 3/4" spacing in between boards in lieu of it being completely screened from view.**
- 9. Update the tree mitigation plan to include the drainage ditch area.**
- 10. Allow staff to administratively approve any changes related to the landscaping in the Brazos easement.**
- 11. Amend the Future Land Use Plan from Freeway Special District to Urban Residential Neighborhood.**

Nick LaDuca, Journeyman Group, 1000 N. Lamar, Austin, TX 78703, was present to answer questions of the commission.

Britta Edwards, 1000 N. Lamar, Austin, TX 78703, was present to answer questions of the commission.

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

- 1. Mani Johnnalagadda, 716 Westminister Way, spoke in opposition of the request.**
- 2. Scott Schwob, 259 Stanton Ct., spoke in favor of the request.**
- 3. Alex Tatara, 708 Westminister Way, spoke in opposition of the request.**
- 4. Joel Henry, 510 Westminister Way, spoke in opposition of the request.**

Chairman Haas closed the public hearing.

A motion was made by Commissioner Maurer, seconded by Commissioner Hafemann, to approve the request. The motion passed unanimously, 7-0.

12.

PUBLIC HEARING:

Consider approval of PD-295R6-HC, Prologis Park One Twenty One Lot 2R-2R3, Block B (Tru Hotel), a new Detail Planned Development revising the current concept plan of Planned Development-295-Highway

Commercial, to allow a detail plan for a four story, 46,226 sf hotel, with 100 rooms in lieu of the original office concept on 2.05 acres of land located on the northwest side of Northwestern, southwest of Freeport Parkway, at the request of Sharif Choudhury, being represented by Will Winkelmann, Winkelmann Associates.

STAFF REP.: Matthew Steer

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending approval of the request subject to the following conditions:

- 1. The room count be allowed to be 100 rooms as opposed to the 125 rooms as required by ordinance.**
- 2. To allow the 21,927- sf total landscape area and 2,742- sf enhanced pavement on the sidewalk around the building in lieu of the required 24,669 -sf total landscape area.**
- 3. Tree removal permit required. \$1,800 due at that time.**
- 4. There may be additional comments at the time of Building Permit and Detail Engineering Review.**
- 5. The property shall be platted to provide required mutual access, fire lanes and easements prior to development.**
- 6. A cross-parking agreement is needed with the adjacent property to the southeast for the shared parking.**
- 7. The Community Development Director is eligible to administratively approve the plans for the focal point.**
- 8. Signs shall comply with City Ordinances.**

Will Winkelmann, 6750 Hillcrest Plaza Dr., Dallas, TX 75230, Engineer, 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 Maurer, seconded by Vice Chair Blankenship, to approve the request. The motion passed unanimously, 6-0.

Commissioner Bishop left the meeting at 9:07pm.

13.

PUBLIC HEARING

Consider approval of Special Use Permit-1271-Light Industrial (S-1271-LI) & Industrial Special District Land Use Plan Amendment, a special use permit request for a Concrete Batch Plant for a duration of 5 years and future land use map amendment from Urban Residential Neighborhood to Industrial Special District on 4.47 acres of property located on the north side of East Belt Line Road north of the DART right of way, approximately 1,200 feet west of the City limit line, at the request of Phil Flink, Estrada Ready Mix Concrete, LLC, being represented by Steve Maglisceau.

STAFF REP.: Matthew Steer

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending denial of an amendment to the future land use map as well as the proposed rezoning request to Special Use

Permit-1271-Light Industrial. If the Commission recommends approval, the following conditions are recommended:

1. The property be platted and waiver to the public road frontage and utility requirement of the Subdivision Ordinance be obtained.
2. A 24' fire lane/mutual access easement be obtained and constructed across the neighboring properties giving proper access to a public road.
3. Due to the drastic changes in the proposal since the original resubmittal, Staff has not had time to adequately review the plans; therefore, any significant change will require an amendment to the Special Use Permit.
4. Any work within the floodplain limits would need to comply with the relevant floodplain management requirement.
5. There may be additional comments at time of Building Permit and Detail Engineering review.

Steve Maglisceau, 928 Falcon Lane Coppell, TX 75019, gave a presentation to the commission.

Jason Gutshall, Manhard Consulting, 8144 Walnut Hill Lane, Dallas, TX 75231, was present to answer questions of the commission.

Phil Flink, 650 Skyline, Hutchins TX, 75141, 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 Maurer, seconded by Chairman Haas, to deny the zoning request and maintain the current land use plan. 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 10:12 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary