



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, December 18, 2025

6:00 PM

255 Parkway Blvd.

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Edmund Haas  
(Chair)

Sue Blankenship  
(Vice Chair)

Cindy Bishop

Kent Hafemann

Ed Maurer

John Dobmeier

Notice is hereby given that the Planning and Zoning Commission of the City of Coppel, Texas, will meet on Thursday, December 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 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 November 20, 2025, Planning and Zoning meeting minutes.

**Attachments:** [November 20, 2025, Planning and Zoning Meeting Minutes.pdf](#)

6. PUBLIC HEARING:  
Consider approval of PD-160R2-MF-2, Mansions by the Lake, Lot 1, Block 1 (Lakeside Apartments), a zoning change request from PD-160R-MF-2 (Planned Development-160 Revised - Multifamily-2) to PD-160R2-MF-2 (Planned Development-160 Revision 2 - Multifamily-2) to allow conversion of 1,254 square feet of the 2nd floor of the clubhouse building to a residential unit on 34.75 acres of property located along the east side of North Coppell Road, approximately 967 feet north of Parkway Boulevard, at the request of STAR Lakeside, LLC, being represented by Haley Schnetzer, IRT Legal Department.  
STAFF REP.: Matthew Steer

**Attachments:** [Staff Report.pdf](#)

[1. Narrative.pdf](#)

[2. Site Plan.pdf](#)

[3. Elevations.pdf](#)

[4. Existing Floor Plan.pdf](#)

[5. Proposed Floor Plan.pdf](#)

7. 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

**Attachments:** [Staff Report.pdf](#)

[Site Plan.pdf](#)

8. Update on City Council items.

9. 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 12th day of December, 2025, at \_\_\_\_\_.

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Kami McGee, Board Secretary