



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Wednesday, June 18, 2025

6:00 PM

255 Parkway Blvd.

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Edmund Haas  
(Chair)

Sue Blankenship  
(Vice Chair)

Cindy Bishop

Freddie Guerra

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 Wednesday, June 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, 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 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)
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 May 15, 2025, Planning and Zoning meeting minutes.

**Attachments:** [May 15, 2025, Planning & Zoning Meeting Minutes.pdf](#)

6. PUBLIC HEARING:

Consider approval of S-1113R2-SF-7, St Constantine School, Lot 1, Block A Corp of Episcopal Diocese Dallas, a special use permit revision to allow a school with the maximum enrollment of 100 students to operate at the Church of the Apostles located at 322 S. MacArthur Blvd, at the southeast corner of Starleaf and MacArthur, at the request of Catharine Clayton of the Saint Constantine School.

STAFF REP.: Matthew Steer

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

[1. Narrative.pdf](#)

[2. Site Plan.pdf](#)

[3. Floor Plan.pdf](#)

[4. Traffic Study & Circulation Plan.pdf](#)

7. Consider approval of Victory at Coppell Addition, Lots 1R-11R, Block A, Replat, a replat to create 11 commercial lots and associated easements and fire lane configuration from the previously platted 10 lots, on 16.77 acres of property located at the on the east side of S. Belt Line Road, between Dividend Drive and Hackberry Road at the request of Beltline Properties, LLC, being represented by Kirkman Engineering.

STAFF REP.: Matthew Steer

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

[Replat.pdf](#)

8. PUBLIC HEARING:

Consider approval of PD-301R6-HC, Victory Coppell Retail, Lot 6R2 & 7R2, Block A, a new Detail Planned Development revising the current concept plan of Planned Development-301 Revision 5-Highway Commercial, to allow a five story, 76,346-sf hotel, with 131 rooms, combining Lot 7R and a portion of Lot 6R, Block A, on 2.46 acres, and revising the concept plan for the remaining portion of Lot 6R, Block A, on .88 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive, at the request of Victory Retail Coppell, LLC., being represented by Kirkman Engineering, LLC.

STAFF REP.: Matthew Steer

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

- [1. Concept Plan \(Revisions to Lot 6R2 & 7R2\).pdf](#)
- [2. Detail Site Plan Lot 7R2 \(TownePlace Suites\).pdf](#)
- [3. Detail Landscape Plan Lot 7R2 \(TownePlace Suites\).pdf](#)
- [4. Floor Plan Lot 7R2 \(TownePlace Suites\).pdf](#)
- [5. Elevations Lot 7R2 \(TownePlace Suites\).pdf](#)
- [6. Letter from Applicant Dev. Justification & Economic Impact.pdf](#)
- [7. Letter from Applicant Parking Exception Justification.pdf](#)
- [8. Trip Generation Comparisons \(June 2025\).pdf](#)

9. Update on City Council items.

10. 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 June, 2025, at \_\_\_\_\_.

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Kami McGee, Board Secretary