



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda 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

Notice is hereby given that the Planning and Zoning Commission of the City of Coppel, 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, 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)
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. Election of officers.
6. Consider approval of the December 18, 2026, Planning and Zoning meeting minutes.
Attachments: [December 18, 2025, Planning and Zoning Meeting Minutes.pdf](#)
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
Attachments: [Staff Report](#)
 1. [Detail Site Plan.pdf](#)
 2. [Landscape Plan.pdf](#)
 3. [Building Elevations and Signage.pdf](#)
 4. [Addition Overview and Renderings.pdf](#)
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
Attachments: [Staff Report.pdf](#)
[Site Plan.pdf](#)
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
Attachments: [Staff Report.pdf](#)
 1. [Detail Site Plan.pdf](#)

[2. Detail Landscape Plan.pdf](#)

[3. Elevations.pdf](#)

[4. Renderings.pdf](#)

[5. Material Board](#)

- 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

Attachments: [Staff Report.pdf](#)

[1. Revised Site Plan.pdf](#)

- 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

Attachments: [Staff Report.pdf](#)

[1. Narrative.pdf](#)

[2. Site Plan.pdf](#)

[3. Landscape Plan.pdf](#)

[4. Building Elevations, Rendering and Material Board.pdf](#)

[5. Floor Plan and Amenities.pdf](#)

[6. Carport and Trash Enclosure.pdf](#)

[7. Monument Sign.pdf](#)

[8. Perimeter Fencing.pdf](#)

[9. Future Land Use Map Amendment.pdf](#)

[10. TIA Memo.pdf](#)

- 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

Attachments: [Staff Report.pdf](#)

[1. Concept Plan.pdf](#)

[2. Detail Site Plan.pdf](#)

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

[4. Elevations & Details.pdf](#)

[5. Floor Plan \(1st - 4th\).pdf](#)

[6. Renderings.pdf](#)

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

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Landscape Plan.pdf](#)

[3. Tree Survey.pdf](#)

[4. Elevations.pdf](#)

[5. 20' Access Easement.pdf](#)

[6. Access Easement Exhibit.pdf](#)

[7. Preliminary Drainage Plan](#)

14. Update on City Council items.

15. Adjournment

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 February, 2026, at _____.

Kami McGee, Board Secretary

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).