



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, July 17, 2025

6:00 PM

255 Parkway Blvd.

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 Thursday, July 17, 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)
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 June 18, 2025, Planning and Zoning meeting minutes.

Attachments: [June 18, 2025, Planning and Zoning Meeting Minutes.pdf](#)

6. PUBLIC HEARING:

Consider approval of PD-286R-R, Pecan Creek Shopping Center Lot 2A-R, Block A, a new Detail Planned Development revising the current Planned Development-286-Retail, to allow a detail plan for two retail/restaurant buildings totaling 16,755 sf on 2.45 acres of land located on the northeast corner of S. Denton Tap Road and the DART right-of-way, at the request of Biladi Investments LLC, being represented by Costa Mazidji, Mazidji Group Engineering.

STAFF REP.: Mary Paron-Boswell

Attachments: [Withdrawal Memo.pdf](#)

[Withdrawal Letter.pdf](#)

7. PUBLIC HEARING:

Consider approval of Pecan Creek Shopping Center Lot 2A-R, Block A, Replat, a replat to revise the current plat and associated easements and fire lane configuration, on 2.45 acres of property located on the northeast corner of S. Denton Tap Road and the DART right-of-way, at the request of Biladi Investments LLC, being represented by Costa Mazidji, Mazidji Group Engineering

STAFF REP.: Mary Paron-Boswell

Attachments: [Withdrawal Memo.pdf](#)

[Withdrawal Letter.pdf](#)

8. PUBLIC HEARING:

Consider approval of PD-198R-SF-7, North Lake Estates Rev, Lot 23A, A zoning change request from PD-198-SF-7 (Planned Development 198-SF-7, C (Commercial) and SUP (Special Use Permit) to PD-198R-SF-7 (Planned Development-198 Revised-Single-Family-7), for Lot 23A, to remove the Commercial District Zoning and Special Use Permit from the rear portion of the lot to remove property previously used as parking for the Dickey's Barbeque Restaurant on 0.35 acres of land located at 804 Bullock Drive, at the request of the property owner, Mohammed Jafer Haneef.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Survey Exhibits.pdf](#)

9.

PUBLIC HEARING:

Consider approval of S-1269-LI, Park West Commerce Center Lot 2R, Block 5 (Golf TRK), a special use permit to allow an indoor commercial amusement use in an office building located at 1199 S Belt Line, Suite 160, on the northwest corner of S Belt Line Road and Wrangler Drive at the request of the property owner 1199 S Belt Line, Inc, and Christopher Merrill, owner of GolfTRK-Coppell.

STAFF REP.: Matthew Steer

Attachments: [Staff Report.pdf](#)

[1. Narrative.pdf](#)[2. Site Plan.pdf](#)[3. Floor Plan.pdf](#)[4. Parking Analysis.pdf](#)

10. Update on City Council items.

11. 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 11th day of July, 2025, at _____.

Kami McGee, Board Secretary