



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning and Zoning Commission

Thursday, May 21, 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, Ed Maurer; and Commissioner, Kent Hafemann

ABSENT: Commissioner Cindy Bishop; and Commissioner, John Dobmeier

Also present were Mary Paron-Boswell, Senior Planner; Cole Baker, Civil Engineer; Bob Hager, City Attorney; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, May 21, 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)**
 - a. Discussion of agenda items.
- 3. **Regular Session (Open to the Public)**
- 4. **Citizens Appearance**

Chairman Haas advised that no one signed up to speak at Citizens Appearance.

- 5. Consider approval of the April 16, 2026, Planning and Zoning meeting minutes.

A motion was made by Commissioner Patel, seconded by Commissioner Maurer, to approve the minutes of the April 16, 2026, Planning and Zoning meeting. The motion passed unanimously, 5-0.

- 6. CONTINUED PUBLIC HEARING:
Consider approval of S-1113R3-SF-7, Saint Constantine School, Lot 1, Block A Corp of Episcopal Diocese Dallas, a special use permit revision to increase the allowable maximum enrollment from 100 students to 130 students at the Church of the Apostles located at 322 S. MacArthur Boulevard, at the southeast corner of Starleaf Street and MacArthur Boulevard, at the request of Catharine Clayton of the Saint Constantine School.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits stating that staff is recommending approval S-1113R3-SF-7, subject to the following conditions:

- 1. There may be additional comments generated during detail engineering review.
- 2. This charter school shall be licensed and maintained in accordance with state law and may provide instruction for PreKindergarten-3 through Twelfth (12th) grade.
- 3. The student enrollment capacity under this Special Use Permit shall not exceed 130 students.

Catherine Clayton, 2717 Vista Bluff Boulevard, Lewisville, TX 76075, was present to answer questions of the commission.

Chairman Haas opened the Public Hearing and advised that no one signed up to speak. A motion was made by Vice Chair Blankenship, seconded by Commissioner Hafemann to close the Public Hearing. The motion was approved, 5-0. Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Maurer, seconded by Vice Chair Blankenship, to the approve the agenda item with staff conditions. The motion was approved unanimously, 5-0.

7. Update on City Council items.

Chairman Haas stated that the commission was updated on City Council items during Work Session.

8. Adjournment

There being no further business before the Commission, Chairman Haas adjourned the meeting at 6 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary