



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas 75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, March 20, 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

**PRESENT:** Chairman, Edmund Haas; Vice Chair, Sue Blankenship; Commissioner, Ed Maurer; Commissioner, Kent Hafemann; Commissioner, Cindy Bishop via Zoom; and Commissioner, Freddie Guerra via Zoom.

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Cole Baker, E.I.T., Graduate Engineer; Robert Hager, City Attorney; Jacqueline Nivens, Senior Administrative Assistant; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppel, Texas, met on Thursday, March 20, 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 was to consider the following items:

Regular Session (Open to the Public)

#### 1. Call To Order

Chairman Haas called the meeting to order at 6:31 p.m.

**2. Work Session (Open to the Public)**

The Planning and Zoning Commission was briefed on each posted agenda item, no vote was taken on any item discussed.

**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 February 20, 2025, Planning and Zoning meeting minutes.**

A motion was made by Commissioner Maurer, seconded by Vice Chair Blankenship, to approve the minutes of the February 20, 2025, Planning and Zoning meeting. The motion was approved 5-0 with Commissioner Bishop abstaining.

**6. CONTINUED PUBLIC HEARING:**

Consider approval of PD-322-A, Carrollton Farmers Branch ISD Ag Barn, a zoning change request from A (Agricultural) to PD-322-A (Planned Development-322-Agricultural), to allow the construction of a new 14,000-sf educational building, and an approximate 21,800-sf metal barn, butterfly station and education stations on 41.673 acres located along the north side of Sandy Lake Road, abutting the Elm Fork Trinity River to the east at the City limits; at the request of Ben Sanchez of Parkhill, representing Carrollton Farmers Branch ISD. STAFF REP.: Mary Paron-Boswell

Chairman has stated that the applicant withdrew their application.

**7. Consider approval of Carrollton Farmers Branch I.S.D. Ag Barn Addition, Lot 1, Block A, Minor Plat, to plat the property into one lot, for the construction of a new educational building, on 41.96 acres located along the north side of Sandy Lake Road abutting the Elm Fork Trinity River to the east at the city limits; at the request of Ben Sanchez of Parkhill, representing Carrollton Farmers Branch ISD. STAFF REP.: Mary Paron-Boswell**

Chairman has stated that the applicant withdrew their application.

**8. PUBLIC HEARING:**

Consider approval of PD-313R2-MF-2, Lake Breeze Condominiums, a zoning change request from C (Commercial) to PD-313R2-MF-2 (Planned Development 313- Revision 2 -Multi-Family 2) to approve a Detailed Site Plan for a 71-unit, four (4) story condominium apartment

complex on approximately 4.4 acres located on the east side of S. Belt Line Road and west side of Sanders Loop, approximately 660 feet south of E. Belt Line Road and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood, at the request of Coppell Lake Breeze, LLC., being represented by Vijay Borra, the property owner. STAFF REP.: Mary Paron-Boswell

Mary Paron Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending denial of the request. If the Planning and Zoning Commission were to recommend approval, staff would request it be subject to the following PD Conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat will be required.
3. The installation of a southbound left turn deceleration lane on Belt Line Road at the existing median opening serving this site.
4. Building elevations be approved as presented, however building must provide for noise attenuation for all the windows on the building as well as all exterior walls include continuous insulation on the outside of the studs with a minimum of R-19 insulation.
5. Site lighting shall meet City of Coppell requirements.
6. To allow for parking as shown on the plans.
7. To allow for four stories and a height up to 60-ft
8. To not restrict the number of three-bedroom units.
9. The Future Land Use Plan would need to be amended to Urban Residential Neighborhood.
10. To require HOA documents prior to filing the plat.

Chairman Haas requested to convene into Executive Session for the purpose of seeking legal advice. The time was 6:49 p.m.

Chairman Haas reconvened Regular Session at 7:14 p.m

Vijay Borra, 924 S. Belt Line Rd., Coppell, TX, owner, presented the case and was present to answer questions of the commission.

Chairman Haas opened the Public Hearing and asked for those who signed up to speak.

1. Ramakrishna Korada, 1123 Valley Vista Dr., spoke in favor of the request.
2. Shrini Gutavali, 911 Cypress Waters Blvd., spoke in favor of the request.

Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Maurer, seconded by Commissioner Hafemann, to approve the application as submitted. The motion was denied with the following vote (4-2):

Aye – Chairman Haas, Commissioner Bishop  
Nay - Vice Chair Blankenship, Commissioner Guerra, Commissioner Maurer,

Commissioner Hafemann

**9. Update on City Council items.**

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

**10. Adjournment**

There being no further business before the Commission, Chairman Haas adjourned the meeting at 7:49 p.m.

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Edmund Haas, Chair

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Kami McGee, Board Secretary