



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, November 20, 2025

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Sue Blankenship
(Vice Chair)

Cindy Bishop

Kent Hafemann

Ed Maurer

John Dobmeier

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

ABSENT: Commissioner, John Dobmeier

Also present were Matt Steer, Development Services Administrator; Mindi Hurley, Director of Community Development; Luay Rahil, Assistant Director of Community Development; Jacqueline Nivens, Senior Administrative Assistant; Cole Baker, Graduate Engineer; Aaron Tainter, Assistant Director of Public Works; Bob Hager, City Attorney; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppel, Texas, met on Thursday, November 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 p.m.

2. Work Session (Open to the Public)**a. Discussion of agenda items.**

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 October 16, 2025, Planning and Zoning meeting minutes.

A motion was made by Commissioner Bishop, seconded by Commissioner Vice Chair, to approve the minutes of the October 16, 2025, Planning and Zoning meeting. The motion was approved 4-0, with Commissioner Maurer abstaining.

6. PUBLIC HEARING:

Consider approval of Special Use Permit-1270-Light Industrial (S-1270-LI) & Industrial Special District Land Use Plan Amendment, a special use permit request for a Concrete Batch Plant and land use 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.

STAFF REP.: Matthew Steer

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending denial of the future land use amendment and the rezoning request to Special Use Permit-1270-Light Industrial. If the Commission recommends approval, the following conditions are recommended:

1. The property be platted and waiver to the public road frontage requirement of the Subdivision Ordinance be obtained.
2. A 24' fire lane/mutual access easement be obtained and constructed across the neighboring properties giving proper access to a public road.
3. Complete construction plans have not been reviewed. Detailed engineering review to occur at time of engineering permit submittal.
4. The proposed water line location which has not been reviewed in detail and may or may not be feasible. Chairman Haas opened the Public Hearing and stated that no one signed up to speak. Chairman Haas closed the Public Hearing.

- a. At a minimum, the east-west water line north of the railroad tracks will need to be located outside of the railroad right-of-way, and the water lines crossing the railroad must be in casing pipe the full width of the railroad right-of-way.
5. The northern fire hydrant exceeds 150 ft dead end.
6. The private domestic water system as shown would only require one point of connection to the proposed public water system loop, with one meter adjacent to proposed public line. Looped system only required for fire service.
7. TRA sewer line is not shown in the correct location. Line is located on the southern portion of the subject property.
8. Any work within the floodplain limits would need to comply with the relevant floodplain management requirements

Phil Flink, Estrada Ready Mix Concrete, LLC, 650 Sky Line Dr, Hutchins, TX, requested a continuance of the public hearing to the next Planning and Zoning Commission meeting on December 18, 2025.

Chairman Haas opened the public hearing and advised that no one signed up to speak.

A motion was made by Chairman Haas, seconded by Commissioner Hafemann, to re-open the public hearing. The motion passed unanimously, 5-0.

After discussion by the commission, applicant Phil Flink, Estrada Ready Mix Concrete, LLC, requested to WITHDRAW the case.

7.

PUBLIC HEARING:

Consider approval of Planned Development-221 Revision 4 Revised-Light Industrial (PD-221R4R-LI) and Industrial Special District Land Use Plan Amendment, a zoning change request from PD-221R4-HC to PD-221R4R-LI, to allow for the Conceptual Planned Development of a 439,689 square foot Office and Distribution Center and land use plan amendment from Freeway Special District to Industrial Special District, on approximately 25.4 acres located at the southwest corner of Point West Boulevard and Dividend Drive, at the request of Jin Song, Natterra, being represented by Bobby Pross, Pross Design Group Incorporated.

STAFF REP.: Matthew Steer

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending denial of PD-221R4R-LI and Industrial Special District Land Use Plan Amendment. If the recommendation of the Planning and Zoning Commission is for approval, staff would add the following conditions:

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.

Mark Pross, Pross Design Group, architect, 5310 Harvest Hill Road, Suite 180, Dallas, TX, was present to answer questions of the commission.

Jon Song, CEO of Natterra International, 601 Fritz Dr., Coppell, TX, gave a presentation and was present to answer questions of the commission.

Jerrold Mahan, Capital Commercial Investments, land owner, 800 Brazos St, Ste 600, Austin, TX, was present to answer questions of the commission.

Dan Gallagher, Kimly-Horn, 2600 North Central Expressway, Richardson, TX, was present to answer questions of the commission regarding traffic and design.

Peter Song, CEO of Beauty Manufacturing Solutions Corp. Natera, 601 Fritz Dr., Coppell, TX, was present to answer questions regarding traffic and hours of operation.

Jin Song, founder of Beauty Manufacturing Solutions Corp. and Naterra, was present to answer questions of the commission.

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

1.) Scott Schwob 259 Stanton Court, Coppell, TX, stated they were in favor of the request.

Chairman Haas closed the public hearing.

Mindi Hurley, Director of Community Development, City of Coppell, was present to answer questions of the commission.

Cole Baker, Traffic Engineer, City of Coppell, was present to answer questions regarding traffic.

A motion was made by Commissioner Maurer, seconded by Commission Hafemann, to approve the agenda item subject to staff conditions and adding a condition stating that a Detailed Site Plan be submitted for approval by the Planning and Zoning Commission and City Council. The motion passed unanimously, 5-0.

8. Update on City Council items.

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

9. Adjournment

There being no further business before the Commission, Chairman Haas adjourned the meeting at 7:58 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary

