



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, March 11, 2025

5:30 PM

Council Chambers

WES MAYS
Mayor

KEVIN NEVELS
Mayor Pro Tem

JIM WALKER
Place 1

RAMESH PREMKUMAR
Place 5

BRIANNA HINOJOSA-SMITH
Place 2

BIJU MATHEW
Place 6

DON CARROLL
Place 3

MARK HILL
Place 7

MIKE LAND
City Manager

Notice is hereby given that the City Council of the City of Coppell, Texas will meet in Regular Called Session at 5:30 p.m. for Executive Session, Work Session will follow immediately thereafter, and Regular Session will begin at 7:30 p.m., to be held at Town Center, 255 E. 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.

As authorized by Section 551.127, of the Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology.

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.

The purpose of the meeting is to consider the following items:

1. Call to Order
2. Executive Session (Closed to the Public) 1st Floor Conference Room

Section 551.071, Texas Government Code - Consultation with City Attorney.

Seek legal advice from City Attorney regarding the Texas Open Meetings Act and City Council meeting procedures.

3. Work Session (Open to the Public) 1st Floor Conference Room
Citizen comments will not be heard during the Work Session, but will be heard during the Regular Session under Citizens' Appearance.

- A. Discussion regarding agenda items.
- B. Update from Discover Coppell campaign.
- C. Discussion regarding e-bike regulations.
- D. Report from City Council Wellness Sub-Committee.
- E. Presentation of Water Conservation Dashboard.

Attachments: [Discover Coppell Memo.pdf](#)

[E-Bike Memo.pdf](#)

[Wellness Memo.pdf](#)

[Dashboard Memo.pdf](#)

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

Presentations

6. Presentation by New Tech High School Students - Water Sustainability Project.

7. Citizens' Appearance

8. Consent Agenda

A. Consider approval of the Minutes: January 25, 2025 (Retreat), and February 25, 2025.

Attachments: [CM 2025-01-25 \(Retreat\).pdf](#)

[CM 2025-02-25.pdf](#)

B. Consider approval to purchase four (4) Ford F250 Pickup Trucks from Sam Pack's Ford; through BuyBoard #724-23; for replacement of existing vehicles; in the amount of \$282,104.55; as provided for in the Capital Replacement Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Traffic \(1\) F250 Quote.pdf](#)

[Parks \(3\) F250 Quote.pdf](#)

- C. Consider approval to purchase one (1) Toyota Tacoma Pickup Truck from Silsbee Toyota; through TIPS #240901; for replacement of an existing vehicle, in the amount of \$42,285.25; as provided for in the Capital Replacement Fund; and authorizing the City Manager to sign any necessary documents.
Attachments: [Memo.pdf](#)
[Quote.pdf](#)
- D. Consider approval to purchase one (1) Toro Rotary Mower from Professional Turf Products; through BuyBoard #706-23; for replacement of existing mower; in the amount of \$96,383.07; as provided for in the Capital Replacement Fund; and authorizing the City Manager to sign any necessary documents.
Attachments: [Memo.pdf](#)
[Quote.pdf](#)
- E. Consider approval of a purchase for new play features and plaster resurfacing from Sunbelt Pools for the indoor pool play area at The CORE, in the amount of \$107,192.00, as budgeted in the Coppell Recreation Development Corporation (CRDC) fund, with contract pricing through Buy Board Contract No 679-22; and authorizing the City Manager to sign any necessary documents.
Attachments: [Memo.pdf](#)
[Scope of Services.pdf](#)
- F. Consider award of Bid No. Q-0125-01 to Fast General Contracting LLC. for the site portion of the Veterans Memorial project, in the amount of \$715,041.67, as provided for in the Coppell Recreation Development Corporation (CRDC) assigned fund balance; and authorizing the City Manager to sign any necessary documents.
Attachments: [Memo.pdf](#)
[Bid Summary.pdf](#)
[Bid Tabulation.pdf](#)
- G. Consider award of a proposal to FM Constructors, LLC, for the towers portion of the Veterans Memorial project, in the amount of \$1,372,396.33, as provided for in the Coppell Recreation Development Corporation (CRDC) assigned fund balance; and authorizing the City Manager to sign any necessary documents.
Attachments: [Memo.pdf](#)
[Proposal.pdf](#)
- H. Consider approval of a Resolution amending Resolution No. 010996.3, amending the Master Fee Schedule for Credit Card Fees specifically for Municipal Court transactions to 3.95%; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)
[Resolution.pdf](#)

End of Consent Agenda

9. PUBLIC HEARING:
Consider approval of PD-317R-C, a zoning change request from C (Commercial) to PD-317R-C (Planned Development 317 Revised-Commercial) to approve a new Detail Site Plan for an 1,800-sf office building on 0.23 acres of property located at 192 Southwestern Blvd., at the request of Danny Didyk, Graystone Construction, being represented by Macatee Engineering, LLC.

Attachments: [Memo.pdf](#)
[PZ Staff Report.pdf](#)
[Detail Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Building Elevations and Signage.pdf](#)
[Floor Plan.pdf](#)
[Applicant's Letter.pdf](#)

10. PUBLIC HEARING:
Consider approval of PD-323-HC, Coppell Entertainment Plaza, Lot 1, Block A, a zoning change request from HC (Highway Commercial) to PD-323-HC (Planned Development 323-Highway Commercial) to allow for a Detail Site Plan for a building containing five (5) pickleball courts (13,000-sf) with a speculative restaurant (2,485-sf) and retail space (2,170-sf), totaling 17,655-sf on 1.6 acres of property, located on the north side of State Highway 121, approximately 940 feet west of N Denton Tap Road, being developed by Coppell PKB LLC, and being represented by Lindsey Mayer, Dynamic Engineering Consultants, PC.

Attachments: [Memo.pdf](#)
[Staff Report.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Elevations, Details & Rendering.pdf](#)
[Floor Plan.pdf](#)
[Photometric Plan.pdf](#)

11. PUBLIC HEARING:
Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 42, Special Definitions, to add definitions for “showroom”, “warehouse”, “distribution center”, “fulfillment center”, and “retail center”; and, to amend Article 25, Light Industrial District, of said chapter to add said new definitions to permitted uses; and, to amend

Article 31 of said chapter to allow conversion of dock areas to additional parking, to allow “warehouse”, “distribution center” and “fulfillment center” as defined herein to require not less than one (1) parking space per 2,000 square feet, “showroom” as defined herein to require not less than one (1) parking space per 1,000 square feet; to allow the Director of Community Development to approve up to a 10% reduction in parking required for retail centers with buildings greater than 10,000 square feet.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Redlined Sec 12-25-1 Use Regulations.pdf](#)

[Redlined Sec 12-31-6 Parking Requirements Based on Use.pdf](#)

[Redlined Sec 12-31-7 Rules for Computing Number of Parking Spaces.pdf](#)

[Redlined Sec. 12-31-3 Off Street Loading Space All Districts.pdf](#)

[Relined Sec 12-42-1 Definitions.pdf](#)

12. Consider approval of an Ordinance amending Chapter 9 of the Code of Ordinances by amending Chapter 9 ‘General Regulations’, to add Article 9-30, Charity House or Transitional Housing; providing for regulations for the registration and use of charity or transitional housing; providing for definitions; providing for inspections; providing for restrictions; providing for neighborhood notification; providing for violations and penalties; providing fees; providing a repealing clause; providing a severability clause; providing a savings clause; providing for an effective date; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

13. **City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
14. **Mayor and Council Reports on Recent and Upcoming Events.**
15. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**
Report on Metrocrest Services - Councilmember Biju Mathew
16. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
17. **Necessary Action from Executive Session**
18. **Adjournment**

Wes Mays, Mayor

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 7th day of March, 2025, at _____.

Ashley Owens, City 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).

This publication can be made available in alternative formats, such as Braille or large print, by contacting Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).