



Minutes
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

Present 8 - Wes Mays; Jim Walker; Brianna Hinojosa-Smith; Don Carroll; Kevin Nevels; Ramesh Premkumar; Biju Mathew and Mark Hill

Also present were Deputy City Manager Kent Collins, City Attorney Bob Hager, and Administrative Services Manager Phoebe Stell.

The City Council of the City of Coppell met in Regular Session on Tuesday, March 11, 2025, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

1. Call to Order

Mayor Wes Mays called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:30 p.m.

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.

Discussed under Executive Session

3. Work Session (Open to the Public) 1st Floor Conference Room

Mayor Wes Mays adjourned the Executive Session at 6:05 p.m. and convened into the Work Session at 6:10 p.m.

- 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.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:30 p.m. and reconvened into the Regular Session at 7:37 p.m.

4. Invocation 7:30 p.m.

Jataveda Dasgupta, with the Allies Interfaith Group, gave the Invocation.

5. Pledge of Allegiance

Mayor Wes Mays led the audience in the Pledge of Allegiance.

Presentations

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

Jerry Young, Strategic Financial Engagement Business Analyst, introduced the New Tech High School students.

Students Rebecca McKay, Sarayu Velkur, and Anaya Pilla, gave a presentation to City Council.

7. Citizens' Appearance

Mayor Wes Mays asked for those who signed up to speak:

- 1) David Schauf, 215 Westwind, spoke in regards to the Citizens' Appearance agenda item.**

8. Consent Agenda

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

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Don Carroll, that Consent Agenda Items A through H be approved. The motion passed by an unanimous vote.

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.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Don Carroll, that Consent Agenda Items A through H be approved. The motion passed by an unanimous vote.

- 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.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Don Carroll, that Consent Agenda Items A through H be approved. The motion passed by an unanimous vote.

- 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.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Don Carroll, that Consent Agenda Items A through H be approved. The motion passed by an unanimous vote.

- E.** Consider approval of funding the purchase of new play features and plaster resurfacing for the indoor pool play area at The CORE, in the amount of \$107,192.00.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Don Carroll, that Consent Agenda Items A through H be approved. The motion passed by an unanimous vote.

- F.** Consider approval of funding the site construction portion of the Veterans Memorial project, in the amount of \$715,041.67.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Don Carroll, that Consent Agenda Items A through H be approved. The motion passed by an unanimous vote.

- G.** Consider approval of funding the construction of the six (6) towers of the Veterans Memorial project, in the amount of \$1,372,396.33.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Don Carroll, that Consent Agenda Items A through H be approved. The motion passed by an unanimous vote.

- 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.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Don Carroll, that Consent Agenda Items A through H be approved. The motion passed by an unanimous vote.

Enactment No: RE 2025-0311.1

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.

Senior Planner Mary Paron-Boswell gave a presentation to City Council.

Representatives of Graystone Construction were present to answer any questions of City Council.

Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, to close the Public Hearing and approve this agenda item subject to the following conditions:

- 1. There may be additional comments during the Detail Engineering review.**
- 2. PD Conditions:**
 - a. Approve the reduced setbacks.**
 - b. To allow the landscaping areas as proposed.**
 - c. To allow the glazing of the building as shown.**
 - d. Allow parking as shown.**

The Planning and Zoning Commission added the three additional conditions:

- 3. To move the garage door entrance off of Howell Drive and place it interior to the site on the southern elevation.**
- 4. To remove the existing driveway that is currently used to access the garage door off Howell Drive and have only the proposed driveway from Howell Drive into the new parking lot.**
- 5. To convert the driveway to be removed into a head-on parking spot with access from the new driveway.**

The motion passed by an unanimous vote.

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.

Development Services Administrator Matt Steer gave a presentation to City Council.

Owner, Jinting Chen, with Coppell PKB LLC, were present to answer any questions of City Council.

Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak.

A motion was made by Councilmember Ramesh Premkumar, seconded by Mayor Pro Tem Kevin Nevels, to close the Public Hearing and approve this agenda item subject to the following conditions:

- 1. TxDOT will be required to approve the tie-in to their stormwater system.**
- 2. There will be additional comments at the time of Detail Engineering Review and Building Permit.**
- 3. A plat will be required to be filed of record prior to permitting.**
- 4. All attached building signage shall comply with the Sign Section of the Zoning Ordinance.**
- 5. The six-foot screening wall will be required to be constructed prior to the buildings going vertical.**
- 6. Allow for an access point to the Coppell Greens common area, subject to the applicant and the HOA working out an access agreement.**

The motion passed by an unanimous vote.

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.

Development Services Administrator Matt Steer gave a presentation to City Council.

Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Don Carroll, to close the Public Hearing and approve this agenda item subject to the following conditions:

1. TxDOT will be required to approve the tie-in to their stormwater system.
2. There will be additional comments at the time of Detail Engineering Review and Building Permit.
3. A plat will be required to be filed of record prior to permitting.
4. All attached building signage shall comply with the Sign Section of the Zoning Ordinance.
5. The six-foot screening wall will be required to be constructed prior to the buildings going vertical.
6. Allow for an access point to the Coppell Greens common area, subject to the applicant and the HOA working out an access agreement.

The motion passed by an unanimous vote.

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.

Development Services Administrator Matt Steer gave a presentation to City Council.

Discussion ensued between City Council and staff.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Mark Hill, to approve this agenda item. The motion passed by an unanimous vote.

Enactment No: OR 2025-1623

13. **City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**

City Manager Mike Land gave the following project updates:

Upcoming temporary traffic impacts through next week's CISD spring break:

Signal work at MacArthur Boulevard and E. Belt Line/DART railroad:
Tomorrow, Wednesday, March 12, 9:00am-3:00pm

Daytime Full Closure of Freeport Parkway at DART railroad:
Tuesday, March 18, 7:00am-9:00pm

Daytime Full Closure of Royal Lane at DART railroad:
Thursday, March 20, 7:00am-9:00pm

**Daytime Full Closure of MacArthur Boulevard at DART railroad:
Saturday, March 22, 7:00am-9:00pm**

**Nighttime Full Closure of S. Belt Line Road bridge over IH 635:
TxDOT anticipates 3 overnight closures later next week, 9:00pm-5:00am,
specific nights to be confirmed with TxDOT at least a week in advance of the
closures.**

**Magnolia Park Trail – The contractor is continuing to work on the gabion
basket installation.**

**Fire Station #5 – Continuing the interior work. The generator will be delivered
this week (via crane).**

**Service Center – Continuing installation of the foundation piers. Water and
sewer utilities have been installed, they are performing hydrostatic and Bac-T
testing on the installed utilities.**

**Woodridge Channel Streambank Stabilization Project – The Woodridge
Channel Streambank Stabilization project is currently out to bid.**

**Coppell Village Collective Survey - In an effort to support our senior residents,
we are excited to introduce the Coppell Village Collective — an online resource
that will help you age in place with confidence, guidance, and a strong sense
of community. We are designing this program with the needs and wants of
residents 50+ in mind, and we want to hear from you! Please take a few
minutes to complete our brief survey, which can be found on our website, and
let us know how this new initiative can best support you. Your responses will
help assess interest level and need for certain services the Coppell Village
Collective may provide.**

14. Mayor and Council Reports on Recent and Upcoming Events.

The City of Coppell will be hosting a community blood drive on March 18th from 9:30 a.m. to 3 p.m at the Fire Training Room at Fire Station #3. Sign up at greatpartners.org. Everyone who gives blood will receive a 30-ounce black camouflage tumbler as a free gift.

15. Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.

Report on Metrocrest Services - Councilmember Biju Mathew

Read and Filed

16. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.

Councilmember Jim Walker congratulated Coppell's own Solomon Thomas as being the newest addition to the Dallas Cowboys.

17. Necessary Action from Executive Session

There was no action resulting from Executive Session.

18. Adjournment

There being no further business before this Council, the meeting adjourned at 8:58 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary