



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, April 14, 2026

5:30 PM

Council Chambers

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**WES MAYS**  
Mayor

**DON CARROLL**  
Mayor Pro Tem

**JIM WALKER**  
Place 1

**RAMESH PREMKUMAR**  
Place 5

**BRIANNA HINOJOSA-SMITH**  
Place 2

**BIJU MATHEW**  
Place 6

**KEVIN NEVELS**  
Place 4

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

Notice is hereby given that the City Council of the City of Coppel, 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, 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.

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 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.

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

1. Call to Order
2. 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. Presentation and discussion regarding Discover Coppell.
- C. Presentation and discussion regarding Volley Drive Quiet Zone DART Crossing.

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

[Volley Drive Quiet Zone Memo.pdf](#)

**3. Regular Session**

**4. Invocation 7:30 p.m.**

**5. Pledge of Allegiance**

**6. Proclamations**

- A.** Presentation of a Proclamation designating the week of April 19-25, 2026, as “National Library Week”.

Attachments: [Proclamation.pdf](#)

- B.** Presentation of a Proclamation proclaiming March 2026 as “American Red Cross Month” in the City of Coppell.

Attachments: [Proclamation.pdf](#)

**7. Citizens’ Appearance**

**8. Consent Agenda**

- A.** Consider approval of the Minutes: March 10, 2026.

Attachments: [CM 2026-03-10.pdf](#)

- B.** Consider adoption of an Ordinance of the City Council of the City of Coppell, Texas amending the Code of Ordinances by amending Chapter 2, “Boards and Commissions”, by repealing and replacing Article 2-1, “Library Board”, Section 2-1-4 (C), “Meetings”, and Section 2-1-5 (C-H), “Powers and Duties”, for the Cozby Library and Community Commons Board; and, Providing a Severability Clause; Providing a Repealing Clause; and Providing an Effective Date.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

- C.** Consider approval of a Resolution of the City Council of the City of Coppell, Texas approving the Amended Bylaws of the Cozby Library and Community Commons Board to allow for the continuity of lawful organization within the City of Coppell; Providing a Severability Clause; Providing a Repealing Clause; and Providing an Effective Date.

Attachments: [Memo.pdf](#)

[Resolution.pdf](#)

[Exhibit A - Cozby Library and Community Commons Board Amended Bylaws.pc](#)

- D. Consider adoption of an Ordinance of the City Council of the City of Coppell, Texas amending the Code of Ordinances by Amending Chapter 2, "Boards and Commissions", Article 2-6, "Building and Standards Commission", by repealing and replacing with a new section 2-6-1, "Implementation of State Statute", and Section 2-6-2, "Creation of Building and Standards Commissions"; Providing a Severability Clause; Providing a Repealing Clause; and Providing an Effective Date.

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

[Ordinance.pdf](#)

- E. Consider adoption of an Ordinance of the City Council of the City of Coppell, Texas, for Planned Development-221-Revision 4 Revision 2 - Light Industrial (PD-221R4R2-LI), a zoning change request from PD-221R4R-LI to PD-221R4R2-LI, to allow for the Detail Planned Development of a 442,596 square foot Office and Distribution Center, on approximately 25.4 acres located at the southwest corner of Point West Boulevard and Dividend Drive, and authorizing the Mayor to sign.

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

[Ordinance.pdf](#)

[Exhibit A - Legal Description.pdf](#)

[Exhibit B - Detail Site Plan.pdf](#)

[Exhibit C - Detail Landscape Plan.pdf](#)

[Exhibit D - Elevations.pdf](#)

[Exhibit E - Renderings.pdf](#)

- F. Consider adoption of an Ordinance of the City Council of the City of Coppell, Texas, for PD-295R6-HC, Prologis Park One Twenty One Lot 2R-2R3, Block B (Tru Hotel), a new Detail Planned Development revising the current concept plan of Planned Development-295-Highway Commercial, to allow a detail plan for a four story, 46,226 sf hotel, with 100 rooms in lieu of the original office concept on 2.05 acres of land located on the northwest side of Northwestern, southwest of Freeport Parkway, and authorizing the Mayor to sign.

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

[Ordinance.pdf](#)

[Exhibit A - Legal Description.pdf](#)

[Exhibit B - Detail Site Plan.pdf](#)

[Exhibit C - Detail Landscape Plan & Tree Survey.pdf](#)

[Exhibit D - Floor Plan \(1st - 4th\).pdf](#)

[Exhibit E - Elevations & Details.pdf](#)

[Exhibit F - Renderings.pdf](#)

- G.** Consider adoption of an Ordinance of the City Council of the City of Coppell, Texas for PD-213R8-H, Lost Creek (Live/Work) Addition, Lots 1-5, 6X, Block A, a zoning change request from PD-213R7-H (Planned Development-213 Revision 7 - Historic) to PD-213R8-H (Planned Development-213 Revision 8 - Historic) to revise the Detail Site Plan for the five, two-story live/work buildings allowing for single family residential use for each unit in addition to the live/work use on 0.71 acres for property located at the northeast corner of S. Coppell Road and Heath Lane; and authorizing the Mayor to sign.

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

[Ordinance.pdf](#)

[Exhibit A - Legal Description.pdf](#)

[Exhibit B - Site Plan.pdf](#)

- H.** Consider approval of Contract Supplement No. 1 with Huitt-Zollars, Inc. for additional design services for the reconstruction of Spanish Moss Drive, Spanish Moss Court & Jeb Court in the amount of \$79,077, as budgeted in the Infrastructure Maintenance fund, and authorizing the City Manager to sign any necessary documents.

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

[Exhibit.pdf](#)

[Proposal.pdf](#)

- I.** Consider approval to enter a design contract with Parkhill for the architectural design of the City of Coppell Animal Services Facility Expansion in the amount of \$253,200.00, as included in the assigned fund balance of the Infrastructure Maintenance Fund, and authorizing the City Manager to sign all necessary documents.

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

[Design Proposal.pdf](#)

- J.** Consider approval to award contract to American Mechanical Services (AMS), utilizing TIPS #720-23, for the replacement of the four hot water boilers at the CORE in the amount of \$153,005.00, budget provided by the Infrastructure Maintenance Fund; and authorizing the City Manager to sign all necessary documents.

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

[Quote.pdf](#)

- K.** Consider approval of awarding contract to Laughley Bridge & Construction, Inc. for the emergency repair of Cottonwood Branch Creek Bridge on N. Denton Tap Rd. in the amount of \$320,000.00, as provided for in the ¼ Cent sales tax of the Infrastructure Maintenance Fund, fund balance; and authorizing the City Manager to sign any necessary documents.

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

[Quote.pdf](#)

- L. Consider approval of Pavement Panel Replacement Phase 2 with C&J's Design and Solutions of East Texas, LLC, in the amount of \$2,500,000.00, as provided for in the ¼-cent sales tax of the Infrastructure Maintenance Fund, fund balance; and authorizing the City Manager to sign any necessary documents.

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

[Bid Tabulation.pdf](#)

#### End of Consent Agenda

9. Public Hearing: Hold a Public Hearing and consider adoption of an Ordinance of the City Council of the City of Coppell, Texas, readopting, ratifying, republishing and extending Chapter 9 of the Code of Ordinances, Article 9-19, Youth Camp Programs Standards of Care; and authorizing the Mayor to sign.

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

[Ordinance.pdf](#)

[2026 Coppell Youth Camp Standards of Care.pdf](#)

10. Public Hearing: Hold a Public Hearing and consider approval of PD-250R26R2-H, Old Town Addition, Lot4R, Block D, a zoning change request from PD-250R26R-H (Planned Development-250 Revision 26 Revised - Historic) to PD-250R26R2-H (Planned Development-250 Revision 26 Revision 2 - Historic) to revise the Detail Site Plan to allow professional or medical office in addition to the retail and restaurant uses already permitted on the first floor on 0.25 acres for property located at the 767 W. Main Street.

**Attachments:** [Council Memo.pdf](#)

[Staff Report.pdf](#)

[Site Plan.pdf](#)

[Zoning Request Letter.pdf](#)

11. Public Hearing: Hold a public hearing and consider approval of Planned Development- 214 Revision 10- Commercial (PD-214R10-C), a zoning change request from PD-214R2- C (Planned Development-214 Revision 2- Commercial) to PD-214R10-C (Planned Development-214 Revision 10- Commercial) to allow for the Detail Planned Development of a 14,480 square foot commercial center and patio area on approximately 2.03 acres located at the south side of Sandy Lake Road, approximately 560-feet west of Denton Tap Road.

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

[PZ Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations and Material Board.pdf](#)

[Monument Sign and Trash Enclosure.pdf](#)

12. Public Hearing: Hold a public hearing and consider approval of Planned Development- 296 Revised-Light Industrial (PD-296R-LI), a zoning change request from PD-296-LI (Planned Development-296- Light Industrial) and LI (Light Industrial) to PD-296R-LI (Planned Development-296 Revised- Light Industrial) to add a parking lot south of the existing Planned Development and update the existing Site Plan for a new 37,699- square foot 3 story professional office building on approximately 13 acres of land located on the west side of Creekview Drive, approximately 525 feet north of Bethel Road.

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

[Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan, Tree Mitigation and Pergola Plan.pdf](#)

[Building Elevations.pdf](#)

13. Consider approval of a Resolution of the City Council of the City of Coppell, Texas, expressing official intent to reimburse expenses associated with constructing, improving and equipping public safety facilities for the fire department, including design, construction, renovation and equipment of City fire stations prior to the issuance of bonds; and authorizing the Mayor to sign.

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

[Resolution.pdf](#)

14. Consider approval of a Guaranteed Max Price Amendment to the Agreement between the City of Coppell (Owner) and Byrne Construction Services (Construction Manager) for the construction of Fire Station Number 3 in the amount of \$7,323,108.00 to be funded from the Facilities Infrastructure Maintenance Fund, assigned fund balance, then reimbursed in accordance with the approved reimbursement resolution of a proposed bond issue, and authorizing the City Manager to sign any necessary documents.

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

[Guaranteed Maximum Price Amendment with Exhibits.pdf](#)

15. Consider approval of an Amendment to the Master Agreement with Gallagher Construction Services for the construction management of Fire Station Number 3 in the amount of \$257,000.00 to be funded from the Facilities Infrastructure Maintenance Fund, assigned fund balance, then reimbursed in accordance with the approved reimbursement resolution of a proposed bond issue, and authorizing the City Manager to sign any necessary documents.

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

[Amendment to Master Agreement.pdf](#)

16. **City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
17. **Mayor and Council Reports on Recent and Upcoming Events.**
18. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**
  - A. Report on NCTCOG - Councilmember Brianna Hinojosa-Smith
  - B. Report on North Texas Commission - Councilmember Ramesh Premkumar
  - C. Report on Historical Society - Councilmember Biju Mathew
19. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
20. **Adjournment**

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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 8th day of April, 2026, at \_\_\_\_\_.

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Lauren Thoden, 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).