City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

City Council

Tuesday, April 14, 2026 | **5:30 PM** | **Council Chambers**

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

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

Councilmember Brianna Hinojosa-Smith arrived at 6:02 p.m. Also present were City Attorney Bob Hager and City Secretary Lauren Thoden.

The City Council of the City of Coppell met in Regular Session on Tuesday, April 14, 2026, 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 Work Session at 5:30 p.m.

2. Work Session (Open to the Public) 1st Floor Conference Room
Mayor Wes Mays convened into the Work Session at 5:31 p.m.

A. Discussion regarding agenda items.
B. Presentation and discussion regarding Discover Coppell.
C. Presentation and discussion regarding Volley Drive Quiet Zone DART Crossing.

Presented in Work Session

3. Regular Session

Mayor Wes Mays adjourned the Work Session at 6:12 p.m. and convened into the Regular Session at 7:30 p.m.

4. Invocation 7:30 p.m.

Jacob Hager with Church of Jesus Christ of Latter-Day Saints gave the invocation.

5. Pledge of Allegiance

Mayor Wes Mays led the audience in the Pledge of Allegiance

6. Proclamations

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

Mayor Wes Mays read the Proclamation into the record and presented the same to supporters, citizen volunteers, and staff of the Cozby Library and Community Center.

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

Mayor Wes Mays read the Proclamation into the record and presented the same to Jenna Schrader of the American Red Cross.

7. Citizens’ Appearance

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

1) Todd Landrum, 1416 Kingsmill Court, thanked the City for the Quiet Zone.

8. Consent Agenda

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

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be approved. The motion passed by unanimous vote.

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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be approved. The motion passed by unanimous vote.

Enactment No: 2026-1643

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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be approved. The motion passed by unanimous vote.

Enactment No: RE2026-0414.1

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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be approved. The motion passed by unanimous vote.

Enactment No: 2026-1644

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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be approved. The motion passed by unanimous vote.

Enactment No: 91500-A-841

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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be approved. The motion passed by unanimous vote.

Enactment No: 91500-A-842

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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be approved. The motion passed by unanimous vote.

Enactment No: 91500-A-843

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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be approved. The motion passed by unanimous vote.

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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be approved. The motion passed by unanimous vote.

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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be

approved. The motion passed by unanimous vote.

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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be approved. The motion passed by unanimous vote.

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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that Consent Agenda Items A through L be approved. The motion passed by unanimous vote.

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.

Recreation Coordinator Daniel Weyandt 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 Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve the Ordinance as presented. The motion passed by unanimous vote.

Enactment No: 2026-1645

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.

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.

Diana Ahmed, 137 Kings Ridge Dr, Coppell, the property owner, gave a presentation to and answered questions of City Council.

Councilmember Brianna Hinojosa-Smith requested an Executive Session under Texas Government Code Section 551.071 to consult with the City Attorney at 8:23 p.m. Mayor and Council convened in Executive Session at 8:25 p.m. in the Work Session room. The Executive Session adjourned at 8:44 p.m.

There was no action resulting from Executive Session.

Mayor Wes Mays reconvened the Regular Meeting at 8:46 p.m.

A motion was made by Councilmember Jim Walker, seconded by Mayor Pro Tem Don Carroll, to close the Public Hearing and approve the agenda item.

Discussion was held.

Aye – 3: Mayor Pro Tem Don Carroll, Councilmember Jim Walker and Councilmember Biju Mathew

Nay - 4: Councilmember Brianna Hinojosa-Smith, Councilmember Kevin Nevels, Councilmember Ramesh Premkumar, and Councilmember Mark Hill

Motion failed.

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.

Mayor Wes Mays recused himself from this Item.

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

Tyler Allen, 552 Bassett Place, Dallas, representing the applicant, answered questions of City Council.

Mayor Pro Tem Don Carroll opened the Public Hearing and asked for those who signed up to speak:

1) Atin Kulkarni, 122 Wild Plum Drive, spoke about requiring additional conditions to protect property owners.
2) Chris Bowers, 1316 Village Creek Drive, Plano, spoke against the zoning change request.
3) Vishy Subramanyam, 126 Wild Plum Drive, spoke against the zoning change

request.
4) Shanthi Subramanyam, 126 Wild Plum Drive, spoke against the zoning change request.
5) Monica Panda, 114 Arbor Manors Drive, spoke against the zoning change request.
6) Rana Ravi, 133 Wild Plum Drive, spoke against the zoning change request.
7) Nilesh Pagare, 140 Juniper Drive, spoke against the zoning change request.
8) Genevieve Mulcherjee, 148 Amberwood Drive, spoke against the zoning change request.
9) Priyadarsan Briswal, 139 W Braewood Drive, spoke against the zoning change request.
10) Mohammad Hussain, 138 Wild Plum Drive, spoke against the zoning change request.
11) Dimukh Gejee, 148 Amberwood Drive, spoke against the zoning change request.
12) Shanthi Subramanyam, 126 Wild Plum Drive, spoke against the zoning change request.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Mark Hill, to continue the public hearing until May 12, 2026.

Discussion was held.

Councilmember Brianna Hinojosa-Smith requested an Executive Session under Texas Government Code Section 551.071 to consult with the City Attorney at 10:36 p.m. Council convened in Executive Session at 10:41 p.m. in the Work Session room. The Executive Session adjourned at 11:11p.m.

There was no action resulting from Executive Session.

Mayor Pro Tem Don Carroll reconvened the Regular Meeting at 11:12 p.m.

Councilmember Mark Hill withdrew his second of Councilmember Biju Mathew's Motion.

Councilmember Biju Mathew restated the motion to hold the Public Hearing open and continue it until April 28, 2026. Councilmember Mark Hill seconded the motion. The motion passed by unanimous vote.

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.

Mayor Wes Mays returned to Council Chambers.

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

Greg Yancey, P.O. Box 1790, representing the applicant, gave a presentation to and answered 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 Jim Walker, seconded by Councilmember Mark Hill to close the Public Hearing, approve the Item subject to conditions 1-2 and 4-6,with approval to remove the ash tree in question, and waive the tree mitigation fees with the conditions outlined as follows:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat is required to be approved prior to engineering review and recorded prior to building permit.
3. If tree mitigation fees are not waived, that the mitigation fees be paid prior to plat recordation.
4. Allow staff to administratively approve any changes related to the landscaping in the 30 foot gas easement.
5. All signage must comply with City ordinances.
6. A downstream drainage analysis will be required in order to determine whether stormwater detention is needed.

A motion to amend the underlying motion was made by Councilmember Ramesh Premkumar, seconded by Mayor Pro Tem Don Carroll, to amend the underlying motion by permitting removal of the tree in question and to assess the tree mitigation fees.

Aye – 5: Councilmember Brianna Hinojosa-Smith, Mayor Pro Tem Don Carroll, Councilmember Kevin Nevels, Councilmember Ramesh Premkumar, and Councilmember Biju Mathew

No – 2: Councilmember Jim Walker and Councilmember Mark Hill

The motion amending the underlying motion to assess the tree mitigation fees passed.

Mayor Wes Mays called the vote on the original motion as amended.

Aye – 5: Councilmember Brianna Hinojosa-Smith, Mayor Pro Tem Don Carroll, Councilmember Kevin Nevels, Councilmember Ramesh Premkumar, and Councilmember Biju Mathew

No – 2: Councilmember Jim Walker and Councilmember Mark Hill

Motion passed.

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.

Director of Strategic Financial Engagement Kim Tiehen gave a presentation to City Council.

A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Kevin Nevels, to approve the Resolution as presented. The motion passed by unanimous vote.

Enactment No: RE2026-0414.2

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.

This Item was considered with Item 15

Capital Improvement Program Administrator Jamie Brierton gave a presentation to City Council.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Briana Hinojosa-Smith, to approve the Resolution in this Item and Item 15 as presented. The motion passed by unanimous vote.

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.

This Item was considered with Item 14

Capital Improvement Program Administrator Jamie Brierton gave a presentation to City Council.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Briana Hinojosa-Smith, to approve the Resolution in Item 14 and this Item as presented. The motion passed by unanimous vote.

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

- **Hunterwood Park Bank Stabilization – The contractor is finishing up the sanitary sewer installation and will begin the bank stabilization**

- **Bullock and Howell – The utility installations are complete, and paving operations will begin this week depending on the weather.**

• Arbor Brook Drainage Channel – The contractor is working on clearing the area and the sanitary sewer line installation will begin this week depending on the weather.

• Royal Lane Reconstruction – The contractor has installed the temporary traffic control and is switching traffic to the northbound lanes began today.

• Service Center – The interior finishes are underway with substantial completion in mid May and a move in date for 6/1/26.
• Justice Center – The storm shelter has been installed. Structural steel is being installed with the roof deck to begin within the next week.

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

• Sheehan Family Playground – Join us on Friday, April 24th at 5PM as we celebrate the grand opening of Sheehan Family Playground with a ribbon cutting. We hope you can join us as we commemorate the playground's opening and celebrate this exciting addition with the community.

• Fun, Food and Grooves – Come out to enjoy live music and food from a variety of food trucks at Fun, Food and Grooves in Old Town Coppell on Friday, May 8th and Friday, May 15th. The event will take place from 5:00 – 8:00 p.m. both Fridays. We look forward to seeing you out there.

• Earthfest and Kid Fish – Coppell's Community Experiences Team and Police Department are excited to bring Earthfest to life this Saturday, April 18 from 9:00 – 11:00 a.m at Andrew Brown Park East to celebrate green initiatives, sustainability, conservation efforts, and environmental education. Bring your fishing pole to fish and connect with our Coppell Police Officers and parks staff!

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

Councilmember Brianna Hinojosa-Smith gave her report on the North Central Texas Council of Governments.

Councilmember Ramesh Premkumer gave his report on the North Central Commission.

Councilmember Biju Mathew gave his report on the Historical Society.

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

Mayor Wes Mays advised the trip to Washington, D.C. with the North Texas Commission was a very good and valuable advocacy trip on behalf of the needs of the City of Coppell. Mayor Mays tips his hat to the Coppell Chamber of Commerce for changing the venue and the vibe of Crave Coppell, highlighting

that it was a good social time had by all in attendance. Finally, Mayor Mays reflected on the how very well attended Graduation Bash was on April 11 and what a great time it was celebrating Coppell's youth graduates.

20. Adjournment

There being no further business before this Council, the meeting adjourned at 11:59 p.m.

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Wes Mays, Mayor

ATTEST:

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Lauren Thoden, City Secretary