



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, November 11, 2025

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 7 - Wes Mays; Jim Walker; Don Carroll; Kevin Nevels; Ramesh Premkumar; Biju Mathew and Mark Hill
Absent 1 - Brianna Hinojosa-Smith

Also present were Deputy City Managers Traci Leach and Kent Collins, City Attorney Bob Hager, and City Secretary Lauren Thoden.

The City Council of the City of Coppell met in Regular Session on Tuesday, November 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.

- A.** Consultation with City Attorney and special legal counsel, regarding City of Coppell, et. al. vs. Glenn Hegar, Texas Comptroller of Public Accounts.
Discussed under Executive Session

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B.** Discussion regarding economic development prospects north of Southwestern Boulevard and west South Denton Tap Road.

Discussed under Executive Session

Mayor Wes Mays recessed the Executive Session at 5:48 p.m. The Mayor and Council proceeded to Veterans' Plaza for the Ribbon Cutting Ceremony and Veterans' Day Celebration.

After the Celebration, Mayor Wes Mays reconvened the Executive Session at 7:10 p.m.

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

Work Session was not held.

A. Discussion of Agenda Items.

Pulled

Veterans' Plaza Ribbon Cutting 6:00 p.m. (Meeting Break)

The City of Coppell held the Veterans' Memorial Plaza Ribbon Cutting event.

Mayor Wes Mays reconvened the Executive Session at 7:10 p.m.**Regular Session**

Mayor Wes Mays recessed the Executive Session at 7:28 p.m. and convened into Regular Session at 7:30 p.m.

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

Reverend Doctor Owen Ross of First United Methodist Church Coppell 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 proclaiming the month of November as "Cliff Long Appreciation Month".

Mayor Wes Mays read the Proclamation into the record and presented the same to Cliff Long.

7. Citizens' Appearance

Mayor Wes Mays advised that no one signed up to speak.

8. Consent Agenda

A motion was made by Councilmember James Walker, seconded by Mayor Pro Tem Don Carroll, that Consent Agenda Items A through G be approved. The motion passed by unanimous vote.

A. Consider approval of the Minutes: October 14, 2025.

A motion was made by Councilmember James Walker, seconded by Mayor Pro Tem Don Carroll, that Consent Agenda Items A through G be approved. The motion passed by unanimous vote.

B. Consider approval of an Ordinance for PD-325-R, a zoning change request from R (Retail) to PD-325-R (Planned Development 325- Retail) to approve a Detail Site Plan for a new McDonalds restaurant building totaling 4,180 sf on the existing McDonalds site totaling 0.897 acres of land located at 125 S. Denton Tap Road, and authorizing the Mayor to sign.

A motion was made by Councilmember James Walker, seconded by Mayor Pro Tem Don Carroll, that Consent Agenda Items A through G be approved. The motion passed by unanimous vote.

Enactment No: OR 91500-A-833

C. Consider approval of an ordinance for Planned Development-221 Revision 3 Revised 6-Highway Commercial (PD-221R3R6-HC), AC Hotel by Marriott, Lot 1R-8R, Block C, Duke Lesley Addition, a new Detail Planned Development, amending the currently approved hotel plans by adding 402-sf and four rooms to the hotel layout on 2.66 acres of land located on the northwest quadrant of I-635 and S. Belt Line Road, and authorizing the Mayor to sign.

A motion was made by Councilmember James Walker, seconded by Mayor Pro Tem Don Carroll, that Consent Agenda Items A through G be approved. The motion passed by unanimous vote.

Enactment No: OR 91500-A-834

D. Consider approval to purchase replacement Fire Personal Protective Ensembles, Bunker Gear, for Structural Fire Fighting (coat, pants, escape belt/harness, and suspenders) from North American Fire Equipment Company through Buy Board contract #698-23 in the amount of \$88,550.00 as budgeted; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember James Walker, seconded by Mayor Pro

Tem Don Carroll, that Consent Agenda Items A through G be approved. The motion passed by unanimous vote.

- E.** Consider approval to award a Professional Services Agreement with Kimley-Horn Associates; for the Water Condition Assessment Improvements Design project; for the design of improvements to the City's critical water transmission lines to be able to perform water system condition assessments; in the amount of \$224,100; as budgeted in the Water/Sewer fund; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember James Walker, seconded by Mayor Pro Tem Don Carroll, that Consent Agenda Items A through G be approved. The motion passed by unanimous vote.

- F.** Consider approval to award Bid #Q-106-01 and authorize Public Works contract with Cole Construction, Inc.; for the Hunterwood Park Streambank Stabilization; in the amount of \$1,437,204; as provided for in the Drainage Utility District (DUD) fund, fund balance; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember James Walker, seconded by Mayor Pro Tem Don Carroll, that Consent Agenda Items A through G be approved. The motion passed by unanimous vote.

- G.** Consider approval of an Ordinance abandoning a utility easement, as described in Exhibit "A" attached hereto; providing for the furnishing of a certified copy of this ordinance for recording in the real property records of Dallas County, Texas as a Quitclaim Deed; and authorizing the Mayor to sign any necessary documents.

A motion was made by Councilmember James Walker, seconded by Mayor Pro Tem Don Carroll, that Consent Agenda Items A through G be approved. The motion passed by unanimous vote.

Enactment No: OR 2025-1641

End of Consent Agenda

- 9.** Public Hearing: Consider approval of Planned Development 322-Agricultural (PD-322-A), a zoning change request from A (Agricultural) to PD-322-A (Planned Development 322- Agricultural) to approve a Detail Site Plan for the construction of a new 14,000-square foot educational building, 13,350-square foot arena, and education stations, on a site of approximately 42 acres of land located on the eastern portion of Sandy Lake Road, at 1600 East Sandy Lake Road.

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 Councilmember Mark Hill, seconded by Councilmember Biju Mathew, to close the Public Hearing and approve this agenda item with the following conditions:

1. Additional comments may be generated upon detailed engineering permit reviews.
2. To approve the landscape plans as shown.
3. A maintenance agreement is required for CFBISD to maintain the sanitary sewer force main within the city right-of-way before construction begins.
4. A CLOMR and CDC permit are required prior to the state of construction in the floodplain, and a LOMR is required prior to the issuance of a certificate of occupancy.
5. To allow a portion of the parking lot below the base flood elevation.
6. To allow the fencing as shown.
7. Trailers must be stored/screened behind the Ag Barn or within the building.

The motion passed by an unanimous vote.

10.

Public Hearing: Consider approval of Planned Development 134 Revision 5- Single-Family -7 (PD-134R5-SF-7), a zoning change request from Planned Development 134 Revision 4- Single-Family -7 (PD-134R4-SF-7) to Planned Development 134 Revision 5- Single-Family -7 (PD-134R5-SF-7) to remove the short-term rental (STR) for one room, on 0.17 acres of property located at 134 Turnberry Lane, at the request of Aditi Kharel, the property owner.

Councilmember Biju Mathew recused himself due to the 200 foot distance from the applicant's property and left the room.

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 Councilmember Ramesh Premkumar, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve this agenda item removing the Short Term Rental from the allowable uses on the property and subjecting it to the original Planned Development conditions for the subdivision.

The motion passed by an unanimous vote.

11.

Consider approval of appointments with terms beginning January 1, 2026, to the City's Boards and Commissions.

City Secretary Lauren Thoden gave a presentation to City Council.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew that this agenda item be approved. The motion passed by an unanimous vote.

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

City Manager Mike Land gave the following report:

Make a Child Smile holiday gift donation program is begun! Community member that would like to participate can adopt a child or family, donate items from our new Amazon wish list, or donate wrapping supplies and gift cards. To learn more about how to be involved with Make a Child Smile, please visit the City's website.

Visit Old Town Coppell on December 6th from 9 a.m. to noon to enjoy the activities at Vintage Christmas. Participating businesses will have activities for kids including face painting, pictures with Santa, letters to Santa, ornament and cookie decorating, a train, live reindeer and more. There will also be a craft fair for the adults to enjoy. Come kick-off the holiday seasons in Old Town Coppell.

Coppell Emergency Water Interconnects – All the tie-ins are complete and samples are being tested today.

Woodridge Channel – The contractor has installed the concrete footing in the area in front of St. Joe's and will be installing the Redi Rock retaining wall system.

Dog Park – The Storm drain installations are complete. Concrete pads for the different features are being constructed. Fence installation continues.

Dart / Silverline – AWH continue to work on punch list items at RR Crossing.

Service Center – The Interior finishes are underway to meet the January substantial completion for new building. Work will shift to existing building following.

Justice Center – The contractor has begun work on the interior demolition.

Magnolia Park – The contractor is nearing completion of punch list items. The trail is open.

Veterans' Memorial Plaza - Thank you to Mike Garza and Jessica Carpenter and their teams for their work on the Plaza and the event.

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

Mayor Wes Mays gave the following report:

Special thank you to everyone that turned out to support our veterans today as the City unveiled a special plaza today. Thanks to the City Council and the citizens for supporting the memorial.

Congratulations to Mike Land, City Manager on his swearing in as the president of the International City/County Managers' Association, a tremendous organization for our City Manager to be leading.

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

A. Report on the Dallas Regional Mobility Committee - Mayor Pro Tem Don Carroll

B. Report on Woven Health Clinic - Councilmember Mark Hill

C. Report on Metrocrest Services - Councilmember Biju Mathew

Mayor Pro Tem Don Carroll gave his report on the Dallas regional Mobility Coalition.

Councilmember Mark Hill gave his report on Woven Health Clinic.

Councilmember Biju Mathew gave his report on Metrocrest Services.

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

Councilmember Biju Mathew acknowledged the importance of the Veterans' Memorial Plaza, thanked former Councilmember John Jun for the role he played in creating the memorial, and expressed gratitude to all service members.

Councilmember Jim Walker expressed thanks for all of the citizens that applied to service on a board or commission and expressed gratitude for the level of civic engagement of the citizens of Coppell.

Councilmember Kevin Nevels expressed thanks the City staff for their efforts on the Veterans' Memorial Plaza and the Ribbon Cutting event.

Councilmember Ramesh Premkumar expressed thanks to the citizen who applied to service as a volunteer on the City's boards and commissions, congratulated those that were appointed, and offered encouragement to those who were not selected. Councilmember Premkumar also Kiwanis is active in Coppell and raised awareness for participation.

16. Necessary Action from Executive Session

Mayor Wes Mays recessed the Regular Meeting to reconvene into Executive Session at 8:39 p.m. Executive Session adjourned at 10:18 p.m.

There was no action resulting from Executive Session.

Mayor Wes Mays reconvened the Regular Session at 10:18 p.m.

17. Adjournment

There being no further business before the Council, the meeting adjourned at 10:19 p.m.

Wes Mays, Mayor

ATTEST:

Lauren Thoden, City Secretary