



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, May 13, 2025

6:00 PM

Council Chambers

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**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 Coppel, Texas will meet in Regular Called Session at 6:00 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. Executive Session (Closed to the Public) 1st Floor Conference Room

Section 551.074, Texas Government Code - Personnel Matters.

To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Annual Evaluation of City Manager.

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. Discussion regarding Mayor Pro Tem.
- C. Discussion regarding City Council Committee Liaisons.

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

#### **Regular Session**

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

5. **Pledge of Allegiance**

#### **Proclamations**

6. Presentation of a Proclamation designating May 13, 2025, as "Coppell Cowgirls Golf Day".  
**Attachments:** [Proclamation.pdf](#)
7. Presentation of a Proclamation designating the week of May 18-24, 2025, as "Emergency Medical Services Week".  
**Attachments:** [Proclamation.pdf](#)
8. Presentation of a Proclamation designating the month of May 2025 as "National Water Safety Month".  
**Attachments:** [Proclamation.pdf](#)
9. Presentation of a Proclamation designating the week of May 18-24, 2025 as "National Public Works Week".  
**Attachments:** [Proclamation.pdf](#)

10. **Citizens' Appearance**

11. **Consent Agenda**

- A. Consider approval of the Minutes: April 22, 2025 and May 6, 2025.

**Attachments:** [CM 2025-04-22.pdf](#)  
[CM 2025-05-06 \(WKS\).pdf](#)

- B. Consider approval of two Amended and Restated Civic Center

Development Agreements by and between the City of Coppell and Dividend Hospitality, Ltd., and authorizing the Mayor to sign.

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

[Homewood Agreement.pdf](#)

[Hilton Agreement.pdf](#)

- C.** Consider approval of a purchase for the replacement of the Automatic Materials Handler (AMH) to Bibliotheca, in the amount of \$129,705.60 as budgeted in the General Fund; with contract pricing through Buyboard, Contract No. 739-24 and authorizing the City Manager to sign any necessary documents.

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

[Quote.pdf](#)

- D.** Consider approval of an award of TIPS Contract #241001 with Custard Construction in the amount of \$197,869.58 for the remodel of an Open-Air Greenroom and Staff Breakroom at the Coppell Arts Center, as provided for in the Coppell Recreation Development Corporation (CRDC) Fund; and authorizing the City Manager to sign any necessary documents.

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

[Quote.pdf](#)

[Floorplan.pdf](#)

- E.** Consider approval of a payment to Coppell Independent School District in the amount of \$232,660.00, as budgeted in the Coppell Recreation Development Corporation (CRDC) fund, to replace the synthetic field turf at Coppell Middle School North per the Interlocal Cooperation Agreement and License and Use Agreement between the Coppell Independent School District and the City of Coppell; and authorizing the City Manager to sign any necessary documents.

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

[Interlocal Agreement.pdf](#)

[Invoice.pdf](#)

- F.** Consider approval and adoption of the 2025 Community Experiences Master Plan.

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

[Community Experiences 2025 Master Plan.pdf](#)

- G.** Consider award of a professional services agreement with Teague Nall and Perkins, Inc. for the design of Andrew Brown East Park Pond Restoration, in the amount of \$93,730.00, as budgeted in the Coppell Recreation & Development Corporation (CRDC) fund; and authorizing the City Manager to sign any necessary documents.

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

[Proposal.pdf](#)

#### End of Consent Agenda

12. CONTINUED PUBLIC HEARING:  
Consider approval of PD-313R2-MF-2, a zoning change request from C (Commercial) to PD-313R2-MF-2 (Planned Development 313- Revision 2 -Multi-Family 2) to approve a Detailed Site Plan for a 71-unit, four (4) story condominium apartment complex on approximately 4.4 acres located on the east side of S. Belt Line Road and west side of Sanders Loop, approximately 660 feet south of E. Belt Line Road and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood.  
**Attachments:** [Memo.pdf](#)  
[Withdrawal Letter.pdf](#)
13. Consider appointment of Mayor Pro Tem as required by Section 3.05 of the Home Rule Charter.
14. **City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
15. **Mayor and Council Reports on Recent and Upcoming Events.**
16. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
17. **Necessary Action from Executive Session**
18. **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 Coppel, Texas on this 9th day of May, 2025, at \_\_\_\_\_.

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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).