



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, December 9, 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 8 - Wes Mays; Jim Walker; Brianna Hinojosa-Smith; Don Carroll; Kevin Nevels; Ramesh Premkumar; Biju Mathew and Mark Hill

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, December 9, 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 551.087, Texas Government Code - Economic Development Negotiations.

A. Discussion regarding economic development prospects located north of S.H. 121 and west of Denton Tap Rd.

Discussed under Executive Session

B. Discussion regarding economic development prospects located north of

Southwestern Boulevard and west South Denton Tap Road.

Discussed under Executive Session

Section 551.071, Texas Government Code - Consultation with City Attorney.

- C. Discussion regarding potential litigation regarding claim number TX0000000251789.

Discussed under Executive Session

3. **Work Session (Open to the Public) 1st Floor Conference Room**
Mayor Wes Mays adjourned the Executive Session at 6:43 p.m. and convened into the Work Session at 6:48 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding Vision 2040 Preliminary Findings and Recommendations.
- C. Discussion regarding chickens.

Items A and B were presented in Work Session. Item C was not presented.

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:24 p.m. and convened into the Regular Session at 7:30 p.m.

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

Parvin Izadi with the Coppell Allies Interfaith Group gave the invocation.

5. **Pledge of Allegiance**

The Coppell Fire Department Honor Guard posted the colors and led the Pledge of Allegiance.

6. **Presentations**

Recognition of the Coppell Fire Department for achieving the Insurance Services Office's highest honor and classification, 'ISO Class 1.'

Coppell Fire Chief Kevin Richardson gave the presentation and answered questions of City Council.

7. **Citizens' Appearance**

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

- 1) David Moore, 338 Ashley Drive, spoke regarding the Coppell Fire Department certification, the timing of the delivery of the monthly newsletter, and street signs.

8. Consent Agenda

At the request of Mayor Pro Tem Don Carroll, Consent Agenda Item B was considered separately.

A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items C through I be approved. The motion passed by unanimous vote. Consent Agenda Item A was pulled and not considered.

- A.** Consider approval of the Minutes: December 9, 2025.

This item was pulled and not considered.

- B.** Consider approval of resolutions casting votes for the Board of Directors for the Dallas Central Appraisal District and the Denton Central Appraisal District; and authorizing the Mayor to sign.

This item was pulled from the Consent Agenda and considered individually.

A motion was made by Mayor Pro Tem Don Carroll to approve the resolution casting the City of Coppell's twelve (12) votes for Clyde Hairston in the Dallas County Central Appraisal District election. The motion was seconded by Councilmember Kevin Nevels.

The motion passed by unanimous vote.

No action or vote was taken on the Denton Central Appraisal District Election Resolution.

Enactment No: 2025-1209.1

- C.** Consider award of RFQ #218 Architectural Services for Council Chambers Remodel; to BKV Group, including architectural and engineering services related to the design, construction documents and construction administration; in the amount of \$195,000.00, funded from the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents.

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

- D.** Consider approval of a resolution suspending the December 19, 2025 Effective Date of Texas-New Mexico Power Company's (TNMP's) Requested Rate Change to Permit the City time to Study the Request and to Establish Reasonable Rates; Approving Cooperation with other TNMP Cities; Hiring Lloyd Gosselink Attorneys and Consulting Services to Negotiate with TNMP; and Direct and Necessary Litigation and Appeals; Finding that this Meeting is Open to the Public; Requiring Notice; and authorizing the Mayor to sign any documents.

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

Enactment No: 2025-1209.3

- E.** Consider approval of a resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Solid Waste Collection Fees per the contract with Republic; and authorizing the Mayor to sign.

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

Enactment No: 2025-1209.4

- F.** Consider approval of awarding contract to C&J's Designs and Solutions of East Texas, LLC; for sidewalk maintenance in various locations throughout the City of Coppell; utilizing TIPS contract #22010701; in the amount of \$2,499,999.25; as provided for in the ¼ Cent Infrastructure Maintenance Fund, fund balance; and authorizing the City Manager to sign any necessary documents.

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

- G.** Consider approval of an ordinance amending PD-134R5-SF-7 to revoke short-term rental use on 0.17 acres of property located at 134 Turnberry Lane; and, authorizing the Mayor to sign.

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

Enactment No: 91500-A-835

- H.** Consider approval of an ordinance for Planned Development 322-Agricultural (PD-322-A), a zoning change request from A (Agricultural) to PD-322-A (Planned Development 322- Agricultural) and 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, and authorizing the Mayor to sign.

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

Enactment No: 91500-A-836

- I.** Consider approval of a Public Works project agreement with KKE, Inc.

Concrete Lifting; utilizing TIPS contract #23010401; in the amount of \$99,997.40; as budgeted in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign any necessary documents.

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

End of Consent Agenda

- 9.** Public Hearing: Hold a public hearing to consider amending the land use plan and map from Freeway Special District to Industrial Special District; and to amend the zoning of Planned Development - 221 Revision 4 Revised- Light Industrial & Industrial Special District Land Use Plan Amendment from PD-221R4R-HC to PD-221R4R-LI to allow for a 439,689 square foot Office and Distribution Center; and to consider adopting the Conceptual Planned Development on approximately 25.4 acres located at the southwest corner of Point West Boulevard and Dividend Drive Consideration

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

Mayor Wes Mays opened the Public Hearing and called the following speakers:

- 1. Mark Pross, representing the applicant.**
- 2. Jon Song, applicant.**
- 3. Jerrod Mahan, 1525 Point West Boulevard representing the ownership group of the parcel spoke in favor of the application.**

A motion was made by Councilmember Jim Walker seconded by Councilmember Ramesh Premkumar, to close the Public Hearing and approve this agenda item subject to the following conditions:

- 1. There may be additional comments at the time of Building Permit and Detail Engineering Review.**
- 2. A Detail Site Plan shall be required to be brought through the public hearing process at Planning and Zoning and City Council.**

The motion passed by unanimous vote.

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

Deputy City Manager Kent Collins gave the following report:

Thank you to our community for your participation in Make A Child Smile. Through online adoptions, the Amazon Wishlist donations, monetary donations, and volunteering to deliver, we were able to ensure 116 families and 314 children in Coppell will have toys under the tree on Christmas morning.

Resident Satisfaction Survey: Huge participation on this feedback opportunity

across the community! Almost 2,000 responses. The consultant is finalizing results and will be briefing the Council in January with results available on the city's website afterwards.

Coppell Emergency Water Interconnects – The contractor is working on final punch list items.

Woodridge Channel – The contractor has installed several layers of the redi-rock system in front of St. Josephs.

Dog Park – The contractor is continuing to work on flat work, the fence installation, grading, electrical installation and irrigation.

Dart / Silverline – The contractor continues to work on punch list items.

Service Center – The interior finishes are being completed. The move in date begins December 22nd. The remodel of the existing facility will begin in early January. We plan to have an open house event of the new building in January.

Justice Center – The building interior is continuing. The water and sewer lines are complete.

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

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

Mayor Wes Mays gave the following report:

Thank you to everyone who attended and participated in Vintage Christmas in Old Town Coppell this past Saturday. It was a wonderfully successful event.

Thank you to everyone who attended and participated in the Christmas parade and tree lighting. And a special thank you to the Community Experiences team for their work in ensuring such a successful event.

Reminder that with the holidays, there is no second meeting in December. Happy holidays to all.

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

A. Report on North Texas Commission - Councilmember Ramesh Premkumar

B. Report on Historical Society - Councilmember Biju Mathew

Councilmember Ramesh Premkumar gave his report on the North Texas Commission.

Councilmember Biju Mathew gave his report on the Historical Society.

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

Councilmember Kevin Nevels gave a special thank you to Community Experiences staff that went above and beyond when mobility issues were recognized for a senior citizen, and came to his aide ensuring safe transport to his vehicle at the end of the Christmas Tree Lighting event.

Mayor Wes Mays acknowledged the passing of community activist Joe Shirley who passed away today. Details regarding services will follow on social media.

14. Necessary Action from Executive Session

There was no action resulting from Executive Session.

15. Adjournment

There being no further business before this Council, the meeting adjourned at 8:47 p.m.

Wes Mays, Mayor

ATTEST:

Lauren Thoden, City Secretary