



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, August 25, 2026

5:30 PM

Council Chambers

WES MAYS

Mayor

DON CARROLL

Place 3

JIM WALKER

Mayor Pro Tem

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. Executive Session (Closed to the Public) 1st Floor Conference Room

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

A. To seek legal advice from the City Attorney regarding agenda Item number

8 Planned Development- 214 Revision 11- Commercial (PD-214R11-C), a zoning change request from PD-214R2- C (Planned Development-214 Revision 2- Commercial) to PD-214R11-C (Planned Development-214 Revision 11- Commercial).

Section 551.087, Texas Government Code - Economic Development Negotiations.

Deliberation regarding economic development prospects south of East Sandy Lake Road and east of South MacArthur Boulevard.

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. Deliberation regarding agenda items.
- B. Deliberation regarding the Coppell Arts Center.
- C. Deliberation regarding the Non-Park Building Naming Policy

Attachments: [Coppell Arts Center Memo.pdf](#)
[Non-Park Building Naming Policy Memo.pdf](#)
[Non-Park Naming Policy Draft.pdf](#)

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Citizens' Appearance

7. Consent Agenda

- A.** Consider approval of the Minutes: August 4, 2026 and August 11, 2026.

Attachments: [CM 2026-08-04.pdf](#)
[CM 2026-08-11.pdf](#)

- B.** Consider adoption of an Ordinance of the City Council of the City of Coppell, Texas, adopting of the 2026 National Electric Code and updating the City of Coppell Electrical Ordinance; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)
[Exhibit A - Proposed Changes.pdf](#)
[Ordinance.pdf](#)

- C.** Consider approval of RFP #223, a professional services agreement with Kimley-Horn, in the amount of \$459,000.00, as provided for in the assigned fund balance of the General Fund, to prepare the Coppell 2040 Comprehensive Master Plan and Future Land Use Map; and authorizing

the City Manager to sign all necessary documents.

Attachments: [Memo.pdf](#)

[2040 Comprehensive Master Plan - Scope of Services.pdf](#)

- D. Consider approval of award to enter a contract with Nema 3 Electric; for the installation of a generator at the Cozby Library; in the amount of \$79,154.98; funding provided by the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Installation Proposal.pdf](#)

- E. Consider approval to award contract with Loftin Equipment; for the purchase of a generator and automatic transfer switch for the Coppell Senior and Community Center; utilizing Buy Board #657-21; in the amount of \$75,969.00; funding provided by the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign all necessary documents.

Attachments: [Memo.pdf](#)

[Generator Proposal.pdf](#)

- F. Consider approval to enter into an agreement with Gulf Coast Underground, LLC (GCU) utilizing HGAC ID:14510-TP07-25; for condition assessment services for 6.3 miles of 24-inch bar wrapped pipeline (BWP), 2.2 miles of 30 inch BWP, as well as approximately 2,500 ft of ductile iron pipe (DIP) as part of the Water Condition Assessment Improvements Design project; in the amount of \$771,865.87; provided by the Water/Sewer Fund assigned retained earnings; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Proposal.pdf](#)

- G. Consider approval for the purchase of streetlight poles from JB Electric; for the Royal Lane Reconstruction project for Roadway Illumination; in the amount of \$177,137.00; as provided by the Series 2024 Certificate of Obligation Bonds; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

- H. Consider approval of the Seventh Amended and Restated Interlocal Cooperations Agreement by and between the City of Coppell and Denton County Transportation Authority to provide transportation services for Coppell businesses; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Agreement.pdf](#)

- I. Consider approval of an interlocal agreement renewal between the City of Coppell and SPAN, Inc., for the provision of transit services for older persons, persons with disabilities, and veterans; authorizing the Mayor to sign and the City Manager to execute any necessary documents.

Attachments: [Memo.pdf](#)

[Interlocal Agreement.pdf](#)

[Exhibit A: Span Incorporated Service Area.pdf](#)

[Exhibit B: Span Incorporated Policy and Procedures.pdf](#)

- J. Consider approval of an award to EliteTrax Sports Surfaces for the repair, resurfacing, and renovation of pickleball courts 5-12 at Wagon Wheel Tennis & Pickleball Center; in the amount of \$94,220.00; as provided for in the Coppell Recreation and Development (CRDC) fund, and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Proposal.pdf](#)

- K. Consider approval of a Resolution of the City Council of the City of Coppell, Texas, amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Solid Waste Collection Fees per the contract with Republic; implement Tyler Payments credit card fee for Utility Billing and simple payments of 3.75% and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Resolution.pdf](#)

- L. Consider approval of a Resolution of the City Council of the City of Coppell, Texas, authorizing the Mayor to execute an Interlocal Agreement (ILA) between NCTCOG and the City of Coppell, and the local match funding of \$250,000 (Phase 3a) from the City of Coppell; for construction of 1.5 miles of the Cotton Belt Trail Phase 3a within the City of Coppell along Southwestern Blvd and E. Belt Line Road from Freeport Parkway to Mockingbird Lane; and authorizing the Mayor to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Cotton Belt Trail Exhibit.pdf](#)

[Resolution.pdf](#)

[Interlocal Agreement.pdf](#)

End of Consent Agenda

8. CONTINUED PUBLIC HEARING:
Hold a Continued Public Hearing and consider approval of Planned Development- 214 Revision 11- Commercial (PD-214R11-C), a zoning

change request from PD-214R2- C (Planned Development-214 Revision 2- Commercial) to PD-214R11-C (Planned Development-214 Revision 11- Commercial) to allow for the Detail Planned Development of a 14,480 square foot commercial center, for retail and medical uses on approximately 2.03 acres located at the south side of Sandy Lake Road, approximately 560-ft 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](#)

9.

PUBLIC HEARING:

Hold a Public Hearing and consider adoption of an Ordinance of the City Council of the City of Coppell, Texas, establishing the City's participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code as revised, identifying available tax incentives, designating a liaison for communication with interested parties, and nominating Dave & Buster's I, L.P. located at 1221 S. Belt Line Road, Coppell, Texas, to the Office of the Governor, Economic Development and Tourism (EDT) through an Economic Development Bank as a Texas Enterprise Zone Project, providing for an effective date and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

[Public Hearing Notice.pdf](#)

10.

Consider approval of a maximum proposed tax rate of \$0.441166 for the 2026 tax year and to set the Public Hearings on the budget and proposed tax rate for the regularly scheduled City Council Meeting on September 8, 2026, at 7:30 p.m.

Taxpayer Impact Statement:

Fiscal Year (FY)- (Tax Year (TY))	Median-Valued Homestead	Tax Rate Per \$100 of Value	Estimated Property Tax Bill
FY 2025-2026 (TY 2025)	\$585,944	Adopted 2025 Tax Rate: .444976	\$2,607.31
FY 2026-2027 (TY 2026)	\$605,309	2026 No New Revenue Tax Rate:	\$2,553.68

.421881

FY 2026-2027
(TY 2026)

\$605,309

Proposed 2026 tax
rate based on the \$2,670.42
proposed budget for
FY 2026-27:
.441166

Attachments: [Memo.pdf](#)

[Legal Notice 08.14.2026.pdf](#)

[Legal Notice 08.15.2026.pdf](#)

11. Consider approving authorization to submit proposed Legislation to the 90th Texas State Regular Legislative Session for Creation of a Special District for a portion of Old Town District and adjacent Commercial and Industrial zoned areas for Entertainment and Economic Development; providing for creation of the District, providing for the creation of a Board of Directors and Governance; providing for Powers and Duties; providing for Annexation or Disannexation to the District; providing for No Additional Taxes or Assessments; providing for Dissolution; Authorizing City Manager or designee to coordinate with City's Legislative Representation in the Texas House and Senate to assist and support the passage and adoption.

Attachments: [Memo.pdf](#)

[Special District Local Laws Code Title 4.pdf](#)

[Proposed Boundary Map.pdf](#)

12. **City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
13. **Mayor and Council Reports on Recent and Upcoming Events.**
14. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**
- A. Report on Dallas Regional Mobility Coalition - Councilmember Don Carroll
15. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
16. **Necessary Action from Executive Session**
17. **Adjournment**

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 19th day of August, 2026, at ____ p.m.

Lauren Thoden, City Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE

The City of Coppel 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 Coppel 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).