



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: August 25, 2026

Reference: Consider approval of a professional services agreement with Kimley-Horn, in the amount of \$459,000.00, as provided for in 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.

2040: Sustainable Government

Introduction:

The purpose of this agenda item is to consider approval to enter into a professional services agreement with Kimley-Horn for the development of the Coppell 2040 Comprehensive Master Plan, including the update of the Future Land Use Map.

Background:

The existing 2030 Comprehensive Master Plan was adopted in 2011 and last updated in July 2016. The major goals and objectives of that plan have either been completed or are due for reevaluation to align with current and future community needs since Coppell is now almost fully developed. The focus should be on upholding community standards, resilience planning, and how to be successful in the redevelopment opportunities ahead. The Coppell 2040 Comprehensive Master Plan will guide the next period of Coppell's future land use, transportation and public facilities. The comprehensive plan will ultimately guide us in updating our zoning ordinance and development regulations.

The City of Coppell Procurement Division advertised a Request for Proposals (RFP) for the Coppell 2040 Comprehensive Plan in December of 2025. One proposal was received. Due to the large scope and impact of this project, the RFP was put out for bid a second time in January of 2026. With this second bid, five proposals were received. Of these five, three were chosen to move ahead to participate in the interview portion of the process. An assessment panel was created to conduct the interviews. The panel consisted of the Chairman of the Planning and Zoning Commission and City staff members including the Director of Community Development, the Senior Planner, the Development Services Administrator, the Civil Engineer and the Community Experiences Manager. Three consultants were interviewed: Kimley-Horn, Design Workshop and Able City.

The assessment panel unanimously selected Kimley-Horn as the recommended consultant for the Coppel 2040 Comprehensive Master Plan based on the following criteria:

- Project Approach
- Project Team
- Past Project Experience and References
- Project Schedule
- Presentation of Proposal

Kimley-Horn was founded in 1967 and is a full-service planning, engineering and environmental consulting firm with nearly 10,000 employees in 150 offices across the United States and Canada. They have experience serving over 100 cities throughout the region. With over 1,000 professionals across 12 DFW-area offices, their team brings deep local knowledge and a broad range of expertise. They provided substantial experience in developing Comprehensive Plans and had the most experience in dealing with North Texas cities. Kimley Horn has done work in Coppel before as well and are familiar with the city. The additional cost for this item relative to the other proposals is due to the increased public involvement/input meetings and opportunities that the Department prioritized. This proposal includes several opportunities for public input meetings, charrettes, a public input survey, and community engagement at a City special event to provide the community multiple opportunities to express their wants and desires.

Benefit to the Community:

The Coppel 2040 Comprehensive Master Plan will strive to align with the community's visions, needs and desires while helping to guide the City's future growth, resiliency, development and redevelopment.

Legal Review:

This item does not require legal review at this time.

Fiscal Impact:

The fiscal impact of this item is \$459,000.00, is included in the assigned fund balance of the General Fund, and will be included in the final fiscal year 2026 budget amendment.

Recommendation:

The Community Development Department recommends approval of this item.