



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, April 28, 2026

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

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, April 28, 2026, 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 551.074, Texas Government Code - Personnel Matters.

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

Discussed under Executive Session

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

Mayor Wes Mays recessed the Executive Session at 6:49 p.m. and convened into the Work Session at 6:53 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding Vision 2040 Prioritization.
- C. Presentation and discussion regarding an Artificial Intelligence (AI) Strategy and Roadmap.
- D. Discussion regarding One Coppell.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:26 p.m. and convened into the Regular Session at 7:33 p.m.

4. Invocation 7:30 p.m.

Reverend Caleb Brimmage, Associate Pastor 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 designating April 28, 2026, as “Coppell High School Cheer” Day.

Presentation of this proclamation was postponed to the May 12, 2026 City Council meeting.

B. Presentation of a Proclamation designating the month of April “Volunteer Month” in the City of Coppell.

Mayor Wes Mays read the Proclamation into the record and presented to the City of Coppell volunteers.

7. Presentations

A. Smart City Board Recommendations Presentation.

Members of the Smart City Board, Deepak Jayavant, Lucia Rushton, and Michael Cash, gave the presentation and answered questions of City Council.

8. Citizens' Appearance

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

9. Consent Agenda

Mayor Wes Mays advised that Councilmember Jim Walker requested Consent Agenda Item C be pulled and considered separately for postponement to the May 26, 2026 City Council agenda.

A. Consider approval of the Minutes: April 14, 2026.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through B and D through E be approved. The motion passed by unanimous vote. Consent Agenda Item C was pulled for consideration separately.

B. Consider approval to purchase Microsoft Enterprise Licensing from SHI, DIR Contract # DIR-CPO-5237 in the amount of \$297,245.13; as provided for in the General Fund Budget; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through B and D through E be approved. The motion passed by unanimous vote. Consent Agenda Item C was pulled for consideration separately.

C. Consider award of City of Coppell Request for Proposal (RFP) #220 and approval of a contract to Innocity Partners LLC., for the Smart Cities Master Plan in the amount of \$115,000.00 as provided for in the General Fund budget; and authorizing the City Manager to sign any necessary documents.

This Item was pulled for consideration separately from the Consent Agenda. Mayor Wes Mays advised that Councilmember Jim Walker requested this item be postponed until the May 26, 2026 City Council agenda.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items C be postponed to the May 26, 2026 City Council agenda. The motion passed by unanimous vote.

D. Consider approval to purchase Network & Collaboration Managed Support and Engineering Services from Driven Tech Inc., National Cooperative Purchasing Alliance (NCPA) contract #01-137 for Managed Services as provided in the Enterprise Solutions Replacement Fund in the amount of \$269,532.20; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through B and D through E be approved. The motion passed by unanimous vote. Consent Agenda Item C was pulled for consideration separately.

- E.** Consider approval of a purchase for the installation of spectator shade structures at the Andrew Brown Park West Soccer Game Fields, from The PlayWell Group, in the amount of \$231,638.43 as provided for the Coppell Recreation Development Corporation (CRDC) fund, with contract pricing through BuyBoard, Contract No. 781-25; and authorizing the City Manager to sign.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through B and D through E be approved. The motion passed by unanimous vote. Consent Agenda Item C was pulled for consideration separately.

End of Consent Agenda

- 10.** Consider approval of an Ordinance authorizing the issuance of “City of Coppell, Texas, General Obligation Refunding Bonds” in one or more series, establishing sale parameters, providing for the security for and payment of said bonds; and enacting other provisions related to the subject.

Director of Strategic Financial Engagement Kim Tiehen introduced Jason Hughes, Senior Managing Director of Hilltop Securities, Inc., who gave a presentation to City Council.

Discussion was held.

A motion was made by Councilmember Ramesh Premkumar, seconded by Councilmember Biju Mathew, to adopt the ordinance authorizing the issuance and sale of City of Coppell, Texas, General Obligation Refunding Bonds, Series 2026 with maximum savings of 5% and approving all other matters related thereto.

A motion to amend the underlying motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Ramesh Premkumar, to require a maximum TIC rate of 2.75%.

Aye - 4: Mayor Pro Tem Don Carroll, Councilmember Brianna Hinojosa-Smith, Councilmember Ramesh Premkumar, Councilmember Biju Mathew, and Councilmember Mark Hill

No - 1: Councilmember Kevin Nevels

Absent - 1: Councilmember Jim Walker

Motion passed.

Mayor Wes Mays called the vote on the original motion as amended.

Aye - 4: Mayor Pro Tem Carroll, Councilmember Brianna Hinojosa-Smith, Councilmember Ramesh Premkumar, and Councilmember Biju Mathew

No - 2: Councilmember Kevin Nevels and Councilmember Mark Hill

Absent - 1: Councilmember Jim Walker

Motion passed.

Enactment No: 2026-1646

11.

CONTINUED PUBLIC HEARING: Hold a public hearing and consider approval of Special Use Permit-1271-Light Industrial (S-1271-LI) & Industrial Special District Land Use Plan Amendment, a special use permit request for a Concrete Batch Plant for a duration of 5 years and future land use map amendment from Urban Residential Neighborhood to Industrial Special District on 4.47 acres of property located on the north side of East Belt Line Road north of the DART right of way, approximately 1,200 feet west of the City limit line, at the request of Phil Flink, Estrada Ready Mix Concrete, LLC, being represented by Steve Maglisceau.

Development Services Administrator Matt Steer gave a presentation to City Council. This Public Hearing was continued from the March 10, 2026 City Council meeting.

Phil Flink, 650 Skyline, Hutchins, Steve Maglisceau, 928 Falcon Lane, Coppell, representatives of the applicant, Estrada Ready Mix, and Jason Gutshall, Atwell LLC, 2600 Network Boulevard, Frisco, gave a presentation and were present to answer any questions of City Council.

Councilmember Brianna Hinojosa-Smith requested an Executive Session under Texas Government Code 551.071 to consult with the City Attorney to seek legal advice on this item at 9:03 p.m. Mayor and Council convened in Executive Session at 9:05 p.m. in the Work Session room. The Executive Session adjourned at 9:11 p.m.

There was no action resulting from Executive Session.

Mayor Wes Mays reconvened the Regular Session at 9:13 p.m.

Discussion was held.

Mayor Wes Mays advised the Public Hearing was still open and that no one signed up to speak.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Ramesh Premkumar, to close the Public Hearing and approve this agenda item with the following conditions:

- 1. The property be platted and waiver be obtained to the public road frontage and utility requirement of the Subdivision Ordinance.**
- 2. A 24' fire lane/mutual access easement be obtained and constructed across the neighboring properties giving proper access to a public road.**
- 3. Any work within the floodplain limits would need to comply with the relevant floodplain management requirement.**
- 4. There may be additional comments at time of Building Permit and Detail Engineering review.**

5. Batch plant will be removed and the property restored to the predevelopment conditions after 5 years from the effective date of ordinance.

Aye - 3: Councilmember Kevin Nevels, Councilmember Ramesh Premkumar, and Councilmember Mark Hill

No - 3: Mayor Pro Tem Don Carroll, Councilmember Brianna Hinojosa-Smith, and Councilmember Biju Mathew

Absent - 1: Councilmember Jim Walker

The motion failed.

12.

CONTINUED PUBLIC HEARING: Hold a public hearing and consider approval of Planned Development- 214 Revision 10- Commercial (PD-214R10-C), a zoning change request from PD-214R2- C (Planned Development-214 Revision 2- Commercial) to PD-214R10-C (Planned Development-214 Revision 10- Commercial) to allow for the Detail Planned Development of a 14,480 square foot commercial center, and patio area on approximately 2.03 acres located at the south side of Sandy Lake Road, approximately 560-ft west of Denton Tap Road.

Mayor Wes Mays recused himself from this Item.

Senior Planner Mary Paron-Boswell gave a presentation to City Council.

Tyler Allen, 552 Bassett Place, Dallas, representing the applicant, gave a presentation and answered questions of City Council.

Mayor Pro Tem Don Carroll advised the Public Hearing was still open and asked for those who signed up to speak:

- 1) Vishy Subramanyam, 126 Wild Plum Drive, spoke against the zoning change request.
- 2) Nilesh Pagare, 140 Juniper Drive, spoke against the zoning change request.
- 3) Dimukh Gejee, 148 Amberwood Drive, spoke against the zoning change request.
- 4) Genevieve Mulcherjee, 148 Amberwood Drive, spoke against the zoning change request.
- 5) Meyyappan Arunachalam, 125 Wild Plum Drive, spoke against the zoning change request.
- 6) Daniel Robicheaux, 143 Juniper Court, spoke regarding the zoning change request.

Discussion was held.

Councilmember Ramesh Premkumar requested an Executive Session under Texas Government Code Section 551.071 to consult with the City Attorney to seek legal advice on this Item at 10:42 p.m. Council convened in Executive Session at 10:43 p.m. in the Work Session room. The Executive Session adjourned at 11:03 p.m.

There was no action resulting from Executive Session.

Mayor Pro Tem Don Carroll reconvened the Regular Session at 11:07 p.m.

Additional discussion was held.

A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve this agenda item with the following conditions:

1. Detailed Engineering review will occur at the time of full engineering submittal.
2. To allow 500-square foot patio area per lot within the existing parking count. Additional patio space will require parking at 1:100-square foot.
3. The downstream drainage analysis will need to be updated to address Staff comments.
4. All signage to meet City requirements.
5. To meet the photometric requirements at time of permitting.
6. Staff to take a detail look at traffic.

A motion was made by Councilmember Kevin Nevels to amend the underlying motion by adding the following condition:

Trash pick up timeframe is limited to the hours of 8:00 a.m. through 6:00 p.m.

The motion died for lack of a second.

Councilmember Kevin Nevels renewed his motion, seconded by Councilmember Brianna Hinojosa-Smith, to amend the underlying motion by adding the following condition:

Trash pick up timeframe is limited to the hours of 8:00 a.m. through 6:00 p.m.

Discussion was held.

The vote was called on the motion to amend the underlying motion:

Aye 4 - Councilmember Brianna Hinojosa-Smith, Councilmember Kevin Nevels, Councilmember Biju Mathew, and Councilmember Mark Hill

No 2 - Mayor Pro Tem Don Carroll and Councilmember Ramesh Premkumar

Absent 1 - Councilmember Jim Walker

Motion passed.

The vote was called on the underlying motion as amended:

Aye 3 - Mayor Pro Tem Don Carroll, Councilmember Brianna Hinojosa-Smith, and Councilmember Kevin Nevels

No 3 - Councilmember Ramesh Premkumar, Councilmember Biju Mathew, and Councilmember Mark Hill

Absent 1 - Councilmember Jim Walker

Motion Failed.

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

- **Hunterwood Park Bank Stabilization** – The contractor is continuing to work on the bank stabilization.
- **Bullock and Howell**- The utility installations are complete. The contractor is planning to start pouring concrete on Howell this week.
- **Arbor Brook Drainage Channel** – The contractor is working on the sanitary sewer line installation.
- **Royal Lane Reconstruction** – The contractor swapped traffic and began removing concrete on the southbound lanes.
- **Service Center** – The interior finishes are underway with substantial completion in mid May and a move in date for 6/1/26.
- **Justice Center** – The metal roof deck has been installed and the concrete roof deck will be poured this week.

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

- **Volunteer Appreciation** – We were planning to welcome our volunteers to come join us on April 30 for an appreciation event however, due to the weather, this event will possibly be rescheduled. We are excited to celebrate our volunteers and their service to the community.
- **Old Town Party on the Lawn** – This Friday night, May 1, starting at 7:00 p.m. please join us at the Old Town Party on the Lawn to enjoy an evening of great tunes and treat times. There will be fun for the whole family including a live band (Limelight), food trucks, and the Main Street Interactive Fountain will be running for the children’s enjoyment. As this and the Volunteer Appreciation events are outdoor events, staff are watching the weather and will advise of necessary changes to the events on the City’s website.
- **Voting** – While there are no contested City Council seats resulting in City of Coppel’s General Election being cancelled, there is still an election for the Coppel ISD. The polls will be open this Saturday, May 2, 2026 from 7:00 a.m. until 7:00 p.m.

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

- A. Report on Carrollton Farmers Branch ISD and Lewisville ISD - Councilmember Mark Hill
- B. Report on Coppel ISD - Councilmember Kevin Nevels
- C. Report on Coppel Seniors - Councilmember Kevin Nevels

Councilmember Mark Hill gave his report on Carrollton Farmers Branch ISD and Lewisville ISD.

Councilmember Kevin Nevels requested his reports on Coppel ISD and Coppel Seniors be deferred to the May 12, 2026 City Council agenda.

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

Mayor Wes Mays advised the 5th Annual Neighbor's Helping Neighbors was successful with 250 volunteers and 54 projects. Mayor Mays also advised that the Sheehan Family playground dedication had a tremendous turnout. Finally, Mayor Mays shared that resident company, The Ballet Academy of Texas, celebrated it's 25th Anniversary with a Cinderella showing.

Mayor Pro Tem Don Carroll congratulated Mayor Mays on being the first recipient of the Mayor Mays Boy Scout award from the Circle 10 Council and further acknowledged Mayor Mays for how active he is in the community.

Councilmember Kevin Nevels gave special recognition to City Manager Mike Land, Director of Community Experiences Jessica Carpenter, and staff for their care and leadership.

Councilmember Ramesh Premkumar thanked Councilmember Mark Hill for his participation in the Kiwanis of Coppell Leadership Series event.

17. Necessary Action from Executive Session

Mayor Wes Mays reconvened the Council into Executive Session at 11:48 p.m. to continue the discussion as noted in Item 2.A.

The Executive Session adjourned at 12:11 a.m. on April 29, 2026.

There was no action resulting from Executive Session.

18. Adjournment

There being no further business before this Council, the meeting adjourned at 12:11 a.m. on April 29, 2026.

Wes Mays, Mayor

ATTEST:

Lauren Thoden, City Secretary