



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, January 13, 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 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, January 13, 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 551.087, Texas Government Code - Economic Development Negotiations.

A. Discussion regarding economic development prospects west of S. Denton Tap Road and south of W. Sandy Lake Road.

Discussed under Executive Session

- 3. **Work Session (Open to the Public) 1st Floor Conference Room**
Mayor Wes Mays adjourned the Executive Session at 6:58 p.m. and convened into the Work Session at 6:59 p.m.

- A. Discussion regarding agenda items.
 - B. Discussion regarding Resident Satisfaction Survey.
 - C. Discussion and possible direction regarding the allowance and regulation of chickens on residential properties within the city limits.
- Presented in Work Session**

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:36 p.m. and convened into the Regular Session at 7:42 p.m.

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

Reverend Abraham V. Samson with the Mar Thoma Church of Dallas gave the invocation.

- 5. **Pledge of Allegiance**

Mayor Wes Mays led the audience in the Pledge of Allegiance.

- 6. **Presentations**

Mayor Mays presented the outgoing board and commission members with certificates of appreciation.

Recognition of outgoing Boards and Commissions members.

Certificates were presented to outgoing members in attendance.

- 7. **Citizens' Appearance**

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

- 1) Clayton York, 620 N Coppell Road, spoke in regard to current events.
- 2) Mercedes Hall, 483 Grace Lane, spoke in regard to the Key Club of Coppell High School charter celebration and installation ceremony on January 27, 2026.

- 8. **Consent Agenda**

Approved on the Consent Agenda

- A. Consider approval of the Minutes: November 11, 2025 and December 9, 2025.

A motion was made by Councilmember James Walker, seconded by Mayor Pro

Tem Don Carroll, that Consent Agenda Items A through D be approved. The motion passed by unanimous vote.

- B.** Consider approval to amend existing agreement with Nema 3 Electric, Inc., to include the installation of additional trail lighting at Wagon Wheel Park in the amount of \$135,178.18 as budgeted in the Coppell Recreation Development Corporation (CRDC) fund, through the City of Coppell's electrical services contract with Nema 3 Electric, Inc.; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember James Walker, seconded by Mayor Pro Tem Don Carroll, that Consent Agenda Items A through D be approved. The motion passed by unanimous vote.

- C.** Consideration of an ordinance for Planned Development - 221 Revision 4 Revised - Light Industrial (PD-221R4R-LI) & Industrial Special District Land Use Plan Amendment, a zoning change request from PD-221R4-HC to PD-221R4R, to allow for the Conceptual Planned Development of a 439,689 square foot Office and Distribution Center and land use plan amendment from Freeway Special District to Industrial Special District, on approximately 25.4 acres located at the southwest corner of Point West Boulevard and Dividend Drive, and authorizing the mayor to sign.

A motion was made by Councilmember James Walker, seconded by Mayor Pro Tem Don Carroll, that Consent Agenda Items A through D be approved. The motion passed by unanimous vote.

Enactment No: 91500-A-837

- D.** Consider approval to enter into a Professional Services Agreement with Birkhoff, Hendricks & Carter, LLP; for engineering services for the Water and Wastewater System Master Plan Update, and the Water, Wastewater and Roadway Impact Fee Review and Update; in the amount of \$370,600; as provided by the Water/Sewer Fund retained earnings; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember James Walker, seconded by Mayor Pro Tem Don Carroll, that Consent Agenda Items A through D be approved. The motion passed by unanimous vote.

End of Consent Agenda

- 9.** Public Hearing: Consider approval of PD-160R2-MF-2, Mansions by the Lake Lot 1, Block 1 (Lakeside Apartments), a zoning amendment to allow conversion of 1,254 square feet of the 2nd floor of the clubhouse building to a residential unit on 34.75 acres of property located along the east side of Coppell Road, approximately 967 feet north of Parkway Boulevard.

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

Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Ramesh Premkumar, to close the Public Hearing and approve this agenda item subject to the following condition:

1. There may be additional comments during the Detail Engineering review.

The motion passed by unanimous vote.

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

- Coppel Emergency Water Interconnects – The project is complete.
- Magnolia Park – The project is complete.
- Woodridge Channel – The contractor is continuing to install the gabion mattress in front of St. Josephs.
- Dog Park – The contractor has completed all the concrete flat work on the project and continuing to install the sod. They will begin on the synthetic turf areas and the shade structures this week.
- Dart / Silverline – The contractor continues to work on pavement repairs along E. Belt Line.
- Service Center – Staff has moved into the new facility and the contractor is working on demolition on the inside of the older facility to begin the remodel. We plan on hosting an open house on January 26th from 2-3pm. Invitation will come out soon.
- Justice Center – The building interior is continuing. The utilities are complete.
- Bullock and Howell – The contractor has mobilized and is working on Right of Way preparation, trimming trees and will begin on the storm drain.
- Hunterwood Park Bank Stabilization – A pre-construction meeting was held, and the contractor will begin on January 26th.
- Royal Lane Reconstruction – A pre-construction meeting is scheduled for this week. The contractor will begin mobilizing in the coming weeks.
- Coming Soon – a new utility billing payment portal. The City of Coppel is launching a NEW online Utility Billing payment and account management portal designed to expand payment options and improve the overall customer experience. This upgrade supports the City's Vision 2040 Plan's focus on accessibility, service excellence, and modernizing City services. New payment methods include eCheck, autopay using a debit or credit card, and a text-to-pay option. We will guide you every step of the way and share full

details before any changes take place. Your January utility bill will contain an insert with more information.

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

- Happy New Year, I hope everyone enjoyed the holidays with their loved ones in good health.
- Last week the City of Coppell celebrated the employees who reached tenure milestones with the City including two employees who celebrated 35 years of service. Congratulations to our employees!
- Please join me on February 10 as I provide an update on the State of City Address.
- Please join the City Council as we plan for the future of the Coppell at the Council Retreat on February 6 and 7.
- Mayor Pro Tem Don Carroll will run the January 27 City Council meeting as I attend the National Conference of Mayors in Washington DC during the last week of January.

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

No Council Committee reports were provided as they will be presented at the January 27, 2026 City Council Meeting.

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

Councilmember Kevin Nevels highlighted the Coppell Chamber of Commerce Gala that will be held on Thursday, January 29, 2026.

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 8:13 p.m.

Wes Mays, Mayor

ATTEST:

Lauren Thoden, City Secretary