



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, November 11, 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

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. Consultation with City Attorney and special legal counsel, regarding City of Coppell, et. al. vs. Glenn Hegar, Texas Comptroller of Public Accounts.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B. Discussion regarding economic development prospects north of Southwestern Boulevard and west South Denton Tap Road.

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. Discussion of Agenda Items.

Veterans' Plaza Ribbon Cutting 6:00 p.m. (Meeting Break)

Join the City of Coppell as the Veterans' Memorial is revealed to honor our veterans. This memorial is located behind Town Center located at 255 East Parkway Boulevard, Coppell, Texas.

Regular Session

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

5. **Pledge of Allegiance**

6. **Proclamations**

- A. Presentation of a Proclamation proclaiming the month of November as "Cliff Long Appreciation Month".

Attachments: [Proclamation.pdf](#)

7. **Citizens' Appearance**

8. **Consent Agenda**

- A. Consider approval of the Minutes: October 14, 2025.

Attachments: [City Council Meeting Minutes 2025-10-14.pdf](#)

- B. Consider approval of an Ordinance for PD-325-R, a zoning change request from R (Retail) to PD-325-R (Planned Development 325- Retail) to approve a Detail Site Plan for a new McDonalds restaurant building totaling 4,180 sf on the existing McDonalds site totaling 0.897 acres of land located at 125 S. Denton Tap Road, and authorizing the Mayor to sign.

Attachments: [Council Memo.pdf](#)
[Ordinance.pdf](#)

[Exhibit A - Plat.pdf](#)

[Exhibit B - Detail Site Plan.pdf](#)

[Exhibit C - Landscape Plan.pdf](#)

[Exhibit D - Building Elevations.pdf](#)

[Exhibit E - Monument Sign.pdf](#)

- C. Consider approval of an ordinance for Planned Development-221 Revision 3 Revised 6-Highway Commercial (PD-221R3R6-HC), AC Hotel by Marriott, Lot 1R-8R, Block C, Duke Lesley Addition, a new Detail Planned Development, amending the currently approved hotel plans by adding 402-sf and four rooms to the hotel layout on 2.66 acres of land located on the northwest quadrant of I-635 and S. Belt Line Road, and authorizing the Mayor to sign.

Attachments: [Council Memo.pdf](#)

[Ordinance.pdf](#)

[Exhibit A - Legal Description.pdf](#)

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Floor Plan.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

[Exhibit E - Elevations.pdf](#)

- D. Consider approval to purchase replacement Fire Personal Protective Ensembles, Bunker Gear, for Structural Fire Fighting (coat, pants, escape belt/harness, and suspenders) from North American Fire Equipment Company through Buy Board contract #698-23 in the amount of \$88,550.00 as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[North American Fire Equipment Company Quote.pdf](#)

- E. Consider approval to award a Professional Services Agreement with Kimley-Horn Associates; for the Water Condition Assessment Improvements Design project; for the design of improvements to the City's critical water transmission lines to be able to perform water system condition assessments; in the amount of \$224,100; as budgeted in the Water/Sewer fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Water Condition Assessment Improvements Design Memo.pdf](#)

[Water Condition Assessment Exhibit.pdf](#)

[Water Condition Assessment Scope.pdf](#)

- F. Consider approval to award Bid #Q-106-01 and authorize Public Works contract with Cole Construction, Inc.; for the Hunterwood Park Streambank Stabilization; in the amount of \$1,437,204; as provided for in the Drainage

Utility District (DUD) fund, fund balance; and authorizing the City Manager to sign any necessary documents.

Attachments: [Hunterwood Construction Memo.pdf](#)

[Hunterwood Exhibit.pdf](#)

[Hunterwood Letter of Reference.pdf](#)

[Hunterwood Bid Tab.pdf](#)

- G.** Consider approval of an Ordinance abandoning a utility easement, as described in Exhibit "A" attached hereto; providing for the furnishing of a certified copy of this ordinance for recording in the real property records of Dallas County, Texas as a Quitclaim Deed; and authorizing the Mayor to sign any necessary documents.

Attachments: [Freeport Easement Abandonment Memo.pdf](#)

[Freeport Easement Abandonment Exhibit.pdf](#)

[Freeport Easement Abandonment Ordinance.pdf](#)

End of Consent Agenda

- 9.** Public Hearing: Consider approval of Planned Development 322-Agricultural (PD-322-A), a zoning change request from A (Agricultural) to PD-322-A (Planned Development 322- Agricultural) 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.

Attachments: [Council Memo.doc](#)

[PZ Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations and Signage.pdf](#)

[Renderings.pdf](#)

- 10.** Public Hearing: Consider approval of Planned Development 134 Revision 5- Single-Family -7 (PD-134R5-SF-7), a zoning change request from Planned Development 134 Revision 4- Single-Family -7 (PD-134R4-SF-7) to Planned Development 134 Revision 5- Single-Family -7 (PD-134R5-SF-7) to remove the short-term rental (STR) for one room, on 0.17 acres of property located at 134 Turnberry Lane, at the request of Aditi Kharel, the property owner.

Attachments: [Council Memo.pdf](#)

[PZ Staff Report.pdf](#)

[Site Plan.pdf](#)

- 11.** Consider approval of appointments with terms beginning January 1, 2026,

to the City's Boards and Commissions.

Attachments: [Appointment List 2025.pdf](#)
[Memo.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 the Dallas Regional Mobility Committee - Mayor Pro Tem Don Carroll
 - B. Report on Woven Health Clinic - Councilmember Mark Hill
 - C. Report on Metrocrest Services - Councilmember Biju Mathew
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 5th day of November, 2025 at _____.

Lauren Thoden, City Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE

The City of Coppell 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 Coppell 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).