



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, December 9, 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 551.087, Texas Government Code - Economic Development Negotiations.

- A. Discussion regarding economic development prospects located north of S.H. 121 and west of Denton Tap Rd.
- B. Discussion regarding economic development prospects located north of Southwestern Boulevard and west South Denton Tap Road.

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

- C. Discussion regarding potential litigation regarding claim number TX0000000251789.

**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 regarding agenda items.
- B. Discussion regarding Vision 2040 Preliminary Findings and Recommendations.
- C. Discussion regarding chickens.

Attachments: [Preliminary Vision 2040 Refresh Draft Memo.pdf](#)
[Vision 2040 Report Preliminary Draft.pdf](#)
[Council Memo - Chickens.pdf](#)

Regular Session

- 4. Invocation 7:30 p.m.

- 5. Pledge of Allegiance

- 6. Presentations

Recognition of the Coppell Fire Department for achieving the Insurance Services Office's highest honor and classification, 'ISO Class 1.'

Attachments: [Memo.pdf](#)
[State Fire Marshal's Office Approval Letter.pdf](#)
[Insurance Services Office Public Protection Classification Results.pdf](#)

- 7. Citizens' Appearance

- 8. Consent Agenda

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

Attachments: [City Council Meeting Minutes 2025-11-11.pdf](#)

- B. Consider approval of resolutions casting votes for the Board of Directors for the Dallas Central Appraisal District and the Denton Central Appraisal

District; and authorizing the Mayor to sign.

Attachments: [Dallas and Denton Central Appraisal District Memo.pdf](#)
[Dallas Central Appraisal District Election Letter.pdf](#)
[Dallas Central Appraisal District 2025 Vote Tally.pdf](#)
[Dallas Central Appraisal District Ballot Resolution.pdf](#)
[Dallas Central Appraisal District Board Election Candidate Biographies.pdf](#)
[Dallas Central Appraisal District Candidacy Letter - C. Hairston.pdf](#)
[Denton Central Appraisal District Election Letter.pdf](#)
[Denton Central Appraisal District 2025 Vote Tally.pdf](#)
[Denton Central Appraisal District Ballot Resolution.pdf](#)
[Denton Central Appraisal District Board Election Candidate Biographies.pdf](#)

- C.** Consider award of RFQ #218 Architectural Services for Council Chambers Remodel; to BKV Group, including architectural and engineering services related to the design, construction documents and construction administration; in the amount of \$195,000.00, funded from the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)
[Council Chambers Scope and Proposal.pdf](#)

- D.** Consider approval of a resolution suspending the December 19, 2025 Effective Date of Texas-New Mexico Power Company's (TNMP's) Requested Rate Change to Permit the City time to Study the Request and to Establish Reasonable Rates; Approving Cooperation with other TNMP Cities; Hiring Lloyd Gosselink Attorneys and Consulting Services to Negotiate with TNMP; and Direct and Necessary Litigation and Appeals; Finding that this Meeting is Open to the Public; Requiring Notice; and authorizing the Mayor to sign any documents.

Attachments: [Memo.pdf](#)
[Resolution.pdf](#)

- E.** Consider approval of a resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Solid Waste Collection Fees per the contract with Republic; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)
[Resolution.pdf](#)

- F.** Consider approval of awarding contract to C&J's Designs and Solutions of East Texas, LLC; for sidewalk maintenance in various locations throughout the City of Coppell; utilizing TIPS contract #22010701; in the amount of \$2,499,999.25; as provided for in the ¼ Cent Infrastructure Maintenance Fund, fund balance; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)
[Sidewalk Quote.pdf](#)

- G.** Consider approval of an ordinance amending PD-134R5-SF-7 to revoke short-term rental use on 0.17 acres of property located at 134 Turnberry Lane; and, authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A.pdf](#)
[Exhibit B.pdf](#)

- H.** Consider approval of an ordinance for Planned Development 322-Agricultural (PD-322-A), a zoning change request from A (Agricultural) to PD-322-A (Planned Development 322- Agricultural) and 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, and authorizing the Mayor to sign.

Attachments: [Memo.doc](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscaping and Tree Preservation Plan.pdf](#)
[Exhibit D - Building Elevations with Signage.pdf](#)

- I.** Consider approval of a Public Works project agreement with KKE, Inc. Concrete Lifting; utilizing TIPS contract #23010401; in the amount of \$99,997.40; as budgeted in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)
[KKE Concrete Lifting, Incorporated Quote.pdf](#)

End of Consent Agenda

- 9.** Public Hearing: Hold a public hearing to consider amending the land use plan and map from Freeway Special District to Industrial Special District; and to amend the zoning of Planned Development - 221 Revision 4 Revised- Light Industrial & Industrial Special District Land Use Plan Amendment from PD-221R4R-HC to PD-221R4R-LI to allow for a 439,689 square foot Office and Distribution Center; and to consider adopting the Conceptual Planned Development on approximately 25.4 acres located at the southwest corner of Point West Boulevard and Dividend Drive
Consideration

Attachments: [Memo.pdf](#)

[PZ Staff Report.pdf](#)

[Natterra Letter of Intent.pdf](#)

[Concept Site Plan.pdf](#)

[Conceptual Landscape Plan.pdf](#)

[Elevations.pdf](#)

[Renderings.pdf](#)

[Material Board.pdf](#)

[Traffic Impact Analysis.pdf](#)

[Property Owner's Association Letter.pdf](#)

10. **City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
11. **Mayor and Council Reports on Recent and Upcoming Events.**
12. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**
 - A. Report on North Texas Commission - Councilmember Ramesh Premkumar
 - B. Report on Historical Society - Councilmember Biju Mathew
13. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
14. **Necessary Action from Executive Session**
15. **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 Coppell, Texas on this 3rd day of December, 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).