



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, March 10, 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

Notice is hereby given that the City Council of the City of Coppell, 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, Coppell, 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 Coppell 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

Sections 551.071 and 551.076, Texas Government Code - Consultation with City Attorney and Deliberation regarding Security Devices.

- A. Discussion with the City Attorney to seek legal advice and deliberate regarding critical infrastructure agreements and future improvements to the deployment of municipal fiber optic network and security systems information as described by Section 2059.055(b).

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

- B. Discussion with the City Attorney to seek legal advice concerning a drainage stormwater detention facility.
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. Update and discussion regarding solid waste service enhancements effective October 1, 2026.
C. Update and discussion regarding city-wide infrastructure planning.
D. Update and discussion regarding the City's water conservation impacts.

Attachments: [Solid Waste Service Enhancements Memo.pdf](#)

[Infrastructure Planning Memo.pdf](#)

[Water Conservation Memo.pdf](#)

Regular Session

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

5. **Pledge of Allegiance**

6. **Citizens' Appearance**

7. **Consent Agenda**

- A. Consider approval of the Minutes: February 24, 2026.

Attachments: [CM 2026-02-24.pdf](#)

- B. Consider approval to award Bid Number Q-0226-02 to Landscape Professionals of Texas for the Mowing and Landscape Services Contract in the amount of \$405,672.00, as budgeted; and authorizing the City Manager to sign all necessary documents.

Attachments: [Memo.pdf](#)

[Bid Tabulation.pdf](#)

- C. Consider approval of Coppel Recreation Development Corporation appointment of officers.

Attachments: [Memo.pdf](#)

- D. Consider approval of an addendum to a contract with Illumination Fireworks, LP to provide an expanded show at Celebrate Coppell 2026, for a total cost of \$59,999, as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[2026 Illumination Contract.pdf](#)

[Addendum.pdf](#)

- E. Consider approval of the annual Street and Alley Maintenance contract with F&F Concrete LLC; in the amount of \$1,500,000.00 as provided for in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Bid Tabulation.pdf](#)

- F. Consider approval to purchase seven (7) vehicles from Sam Pack's Ford for replacement of existing vehicles utilizing BuyBoard #724-23 and H-GAC VE05-24, as provided for in the Capital Replacement Fund in the amount of \$391,423.56, and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

[Units For Replacement.pdf](#)

- G. Consider approval to purchase computer equipment from GTS Technology Solutions Inc., DIR contract # DIR CPO-5792-R for replacement of existing computer equipment as provided in the Enterprise Solutions Replacement Fund in the amount of \$239,964.64; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

- H. Consider adoption of an Ordinance of the City Council of the City of Coppell, Texas to correct a scrivener's error for PD-286R-R a new Detail Planned Development, to allow a detail plan for two retail/restaurant buildings totaling 16,755 square feet on 2.45 acres of property located on the northeast corner of S. Denton Tap Road and the DART Right Of Way (R.O.W.); and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Revised Ordinance.pdf](#)

[Original Ordinance 91500-A-830.pdf](#)

[Exhibit A - Plat.pdf](#)

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

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

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

- I. Consider approval of a Resolution of the City Council of the City of Coppel, Texas finding that the Texas-New Mexico Power Company's Application to change its rates within the City should be Denied; that the City's reasonable rate case expenses shall be reimbursed by the Company; that this meeting is open to the Public as required by law; and authorizing the Mayor to sign necessary documents.

Attachments: [Memo.pdf](#)

[Resolution.pdf](#)

End of Consent Agenda

8. Public Hearing: Hold a Public Hearing and consider approval of a zoning change request (PD-221R4R2-LI) from PD-221R4R-LI to PD-221R4R2-LI, to allow for the Detail Planned Development of a 439,689 square foot Office and Distribution Center, on approximately 25.4 acres located at the southwest corner of Point West Boulevard and Dividend Drive, at the request of Jin Song, Naterra, being represented by Rob Pennington, Kimley-Horn.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Detail Landscape Plan.pdf](#)

[Elevations.pdf](#)

[Renderings.pdf](#)

[Material Board.pdf](#)

9. Public Hearing: Hold a Public Hearing and consider approval of PD-295R6-HC, Prologis Park One Twenty One Lot 2R-2R3, Block B (Tru Hotel), a new Detail Planned Development revising the current concept plan of Planned Development-295-Highway Commercial, to allow a detail plan for a four story, 46,226 square foot hotel, with 100 rooms in lieu of the original office concept on 2.05 acres of land located on the northwest side of Northwestern, southwest of Freeport Parkway, at the request of Sharif Choudhury, being represented by Will Winkelmann, Winkelmann Associates.

Attachments: [Memo.doc](#)

[Staff Report.pdf](#)

[Concept Plan.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan & Tree Survey.pdf](#)

[Elevations and Details.pdf](#)

[Floor Plan \(1st - 4th\).pdf](#)

[Renderings.pdf](#)

10. 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.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Tree Survey.pdf](#)

[Elevations.pdf](#)

[20' Access Easement.pdf](#)

[Access Easement Exhibit.pdf](#)

[Preliminary Drainage Plan.pdf](#)

11. Public Hearing: Hold a Public Hearing and consider approval of PD-213R8-H, Lost Creek (Live/Work) Addition, Lots 1-5, 6X, Block A, a zoning change request from PD-213R7-H (Planned Development-213 Revision 7 - Historic) to PD-213R8-H (Planned Development-213 Revision 8 - Historic) to revise the Detail Site Plan for the five, two-story live/work buildings allowing for single family residential use for each unit in addition to the live/work use on 0.71 acres for property located at the northeast corner of S. Coppell Road and Heath Lane, at the request of Chris Collins, being represented by Greg Frnka, GPF Architects LLC.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Revised Site Plan.pdf](#)

12. Public Hearing: Hold a Public Hearing and consider approval of Planned Development 326-Multi-Family-2 (PD-326-MF-2), a zoning change request from Highway Commercial (HC) to Planned Development 326-Multi-Family-2 (PD-326-MF-2) and future land use map amendment from Freeway Special District to Residential Urban Neighborhood to allow a 225-unit, four (4) story, age restricted 55+ apartment complex on approximately 9.9 acres located on the west side of North Coppell Road and north of Canyon Drive.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Narrative.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations, Renderings and Material Board.pdf](#)

[Floor Plans and Amenities.pdf](#)

[Carport and Trash Enclosure.pdf](#)

[Monument Sign.pdf](#)

[Perimeter Fence.pdf](#)

[Future Land Use Map Amendment.pdf](#)

[Traffic Impact Analysis Memo.pdf](#)

13. Public Hearing: Hold a Public Hearing and consider approval of Planned Development 210 Revision 2 Revised - Single-Family 9 (PD-210R2R-SF-9), a zoning change request from Planned Development 210 Revision 2- Single-Family 9 (PD-210R2-SF-9) to Planned Development 210 Revision 2 Revised - Single-Family 9 (PD-210R2R-SF-9) to remove the short-term rental (STR) for one room, on 0.22 acres of property located at 416 Kaye Street, at the request of Lorna Bell, the property owner.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Site Plan.pdf](#)

14. Consider adoption of an Ordinance of the City Council of the City of Coppell, Texas for PD-210R2R-SF-9, a zoning change request from PD-210R2-SF-9, to revoke the short-term rental use on 0.22 acres of property located at 416 Kaye Street and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

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

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

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

16. **Mayor and Council Reports on Recent and Upcoming Events.**

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

A. Report on Metrocrest Services - Councilmember Biju Mathew

18. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
19. **Necessary Action from Executive Session**
20. **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 4th day of March, 2026, 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).