



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes 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

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 Coppel met in Regular Session on Tuesday, March 10, 2026, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, 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

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).

Discussed under Executive Session

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.

Discussed under Executive Session

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

Mayor Wes Mays recessed the Executive Session at 6:18 p.m. and convened into the Work Session at 6:20 p.m.

- 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.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:10 p.m. and convened into the Regular Session at 7:30 p.m.

4. Invocation 7:30 p.m.

Jataveda Dasgupta of Allied Interfaith Group gave the invocation.

5. Pledge of Allegiance

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

6. Citizens' Appearance

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

7. Consent Agenda

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

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A through I be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A through I be approved. The motion passed by unanimous vote.

- C.** Consider approval of Coppell Recreation Development Corporation appointment of officers.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A through I be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A through I be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A through I be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A through I be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A through I be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A through I be approved. The motion passed by unanimous vote.

Enactment No: 91500-A-839

- I. Consider approval of a Resolution of the City Council of the City of Coppell, 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.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A through I be approved. The motion passed by unanimous vote.

Enactment No: RE 2025-0310.1

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.

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

Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak. No 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 subject to additional comments being generated at the time of Building Permit and Detail Engineering Review.

The motion passed by unanimous vote.

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.

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

Mayor Wes Mays opened the Public Hearing and asked for those who had signed up to speak:

- 1) Will Winkelmann, 6750 Hillcrest Plaze Dr, Suite 218, was representing the applicant and answered questions of Council.**
- 2) Eric Hawk, 8390 LBJ Freeway, Dallas, was representing the applicant and answered questions of Council.**

Discussion was held.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Biju Mathew, to close the Public Hearing and approve this agenda item subject to the following conditions:

- 1. The room count be allowed to be 100 rooms as opposed to the 125 rooms as required by ordinance.**
- 2. To allow the 21,927 square foot total landscape area and 2,742 square foot enhanced pavement on the sidewalk around the building in lieu of the required 24,669 square foot total landscape area.**
- 3. Tree removal permit required. \$1,800 due at that time.**
- 4. There may be additional comments at the time of Building Permit and Detail Engineering Review.**
- 5. The property shall be platted to provide required mutual access, fire lanes and easements prior to development.**
- 6. A cross-parking agreement is needed with the adjacent property to the southwest for the shared parking.**
- 7. The Community Development Director is eligible to administratively approve the plans for the focal point.**
- 8. Signs shall comply with City Ordinances.**

The motion passed by unanimous vote.

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.

Development Services Administrator Matt Steer gave a presentation to City

Council.

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

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

Discussion was held.

Mayor Mays offered the applicant a continuance of the Public Hearing by holding the Public Hearing open and adjourning it to the April 28, 2026 City Council Meeting. The applicant was in agreement with the adjournment.

A motion was made by Councilmember Kevin Nevels, seconded by Mayor Pro Tem Don Carroll, to adjourn the item and hold the Public Hearing open to be continued and heard at the April 28, 2026 City Council meeting.

The motion passed by unanimous vote.

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.

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

Councilmember Jim Walker requested an Executive Session at 8:41 p.m. Mayor and Council convened in Executive Session at 8:42 p.m. in the Work Session room. The Executive Session recessed at 9:18 p.m.

Mayor Wes Mays reconvened the Regular Meeting at 9:24 p.m.

Chris Collins, 217 Glenwood, Coppell, the applicant, gave a presentation and was present to answer any questions of City Council.

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

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

- 1) Submit amended HOA documents for City Attorney review prior to new building permits.
- 2) All buildings may be residential use with a home-based business as defined

below:

For purposes of this Planned Development, home-based business shall mean a use within a residence which would consist of service-oriented uses. The use may have customers/clients and or employees coming to and from the residence. The use SHALL be visible from the exterior. No outside activity related to the home-based business shall be allowed. Garages shall not be used for the home-based business.

3) A Certificate of Occupancy shall be required by the homeowner/commercial business owner of the property.

Mayor Mays called for a vote on the motion.

Aye – 5: Mayor Pro Tem Don Carroll, Councilmember Jim Walker, Councilmember Kevin Nevels, Councilmember Biju Mathew, and Councilmember Mark Hill

Nay - 2: Councilmember Brianna Hinojosa-Smith and Councilmember Ramesh Premkumar

The motion passed.

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.

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

Nick LaDuca, 1000 North Lamar Boulevard, Austin, and Kurt Goll, 7701 North Lamar Boulevard, Austin, representatives of the applicant, provided a presentation and were present to answer any questions of City Council.

Mayor Wes Mays opened the Public Hearing and asked for those who signed up to speak:

- 1) Scott Schwob, 259 Stanton Court, landowner of the property that is the subject of the application, spoke in favor of the zoning change request.
- 2) Joel Henry, 510 Westminster Way, spoke in favor of the zoning change request.

A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve the agenda item subject to the conditions presented.

Discussion was held.

Mayor Mays called for a vote on the motion.

Aye – 3: Mayor Pro Tem Don Carroll, Councilmember Ramesh Premkumar, and Councilmember Biju Mathew

Nay - 4: Councilmember Jim Walker, Councilmember Brianna Hinojosa-Smith, Councilmember Kevin Nevels, and Councilmember Mark Hill

The motion failed.

- 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.

This Item was considered with Item 14.

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

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

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Ramesh Premkumar, to close the Public Hearing and approve agenda items 13 and 14.

The motion was passed by unanimous vote.

- 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.

This Item was considered with Item 13.

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

No discussion was held.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Ramesh Premkumar, to close the Public Hearing and approve agenda items 13 and 14.

The motion was passed by unanimous vote.

Enactment No: 91500-A-840

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

City Manager Mike Land gave the following report:

- **Woodridge Channel Bank Stabilization – The contractor is continuing to make progress on the bank stabilization.**

- **Service Center** – The remodel is making progress; walls are going up and completion is on schedule for early summer.
- **Justice Center** – Walls went vertical this week and the remodel is continuing. Completion is on schedule for late summer.
- **Arbor Brook Drainage Channel** – A neighborhood meeting was held last night and construction is scheduled to start 3/16.
- **Hunterwood Park Bank Stabilization** – The contractor has completed the bore for the sanitary sewer line.
- **Bullock and Howell** - The utilities are being installed.

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

Mayor Wes Mays gave the following report:

- **A reminder that the March 24 City Council Meeting is cancelled** as members of the City Council will be traveling to Washington, D.C. to advocate for the City of Coppel and the North Texas Region with our colleagues in the North Texas Commission.
- **Tri-City Summit** – Connect with your neighbors, meet city officials, and learn how to strengthen your community at the Regional Tri-City Neighborhood Summit on Saturday, March 28. Hosted by the City of Coppel, the Town of Flower Mound, and the City of Lewisville, the event will feature a variety of information sessions presented by local leaders and industry professionals. This year's summit will take place at the Coppel Arts Center from 8 a.m. to noon.
- **Pooch's Bark Park Ribbon Cutting** – It's time to unleash the fun! Join us on Saturday, March 28th at 11AM for the ribbon cutting and grand opening of Pooch's Bark Park!
- **Graduation Bash** – The first annual Graduation Bash will take place at the Square in Old Town Coppel on April 11th from 5 p.m. to 8 p.m. This event is for the entire community but will honor our graduating seniors. Come enjoy food trucks, games and music from Jukebox Heroes.
- **Neighbors Helping Neighbors** – Come participate in our 5th annual Neighbors Helping Neighbors. This one-day event seeks to connect volunteers with Coppel residents who need assistance with home maintenance and repairs. It all takes place on April 25th from 8 a.m. to noon. The deadline to submit a project request is March 23, and the deadline to sign-up to volunteer is April 1. Together we can build a stronger community through acts of service and opportunities to build relationships with our neighbors.
- **St. Patrick's Day** - Wishing everyone a happy St. Patrick's Day and a special congratulations to the Coppel High School Band which will be traveling to Ireland to march in Dublin's St. Patrick's Day.

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

A. Report on Metrocrest Services - Councilmember Biju Mathew

Councilmember Biju Mathew gave his report on Metrocrest Services.

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

No announcements were made.

19. Necessary Action from Executive Session

As a result of the Executive Session wherein critical infrastructure was discussed, the City Attorney asked the Council to approve a motion to approve a license and service and use agreement by and between Astound Communications and the City of Coppell to access the City of Coppell Conduit System and to provide the City of Coppell fiberoptic cabling and maintenance support for the entire City and for its dark fiber needs for a ten year term with a ten year renewal, and authorize the City Manager to sign.

A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve this motion.

The motion approved by unanimous vote.

20. Adjournment

There being no further business before this Council, the meeting adjourned at 10:44 p.m.

Wes Mays, Mayor

ATTEST:

Lauren Thoden, City Secretary