



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, October 14, 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

The City Council shall convene into a closed Executive Session based on the topics and exceptions as follows:

Section 551.074, Texas Government Code - Personnel Matters: To deliberate the duties and employment of the City Attorney.

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 Arts Center Operations updates.
 - C. Discussion regarding Boards and Commissions appointments.
 - D. Discussion regarding naming of municipal owned facilities other than park dedicated facilities.
 - E. Discussion regarding Denton Central Appraisal District Board of Directors nominations.
- Attachments:** [Arts Center Update](#)
 [Memo Denton Central Appraisal District Nomination](#)
 [Board and Commission Appointment Memo](#)
 [Naming Rights Memo](#)
 [Section 9 Procedures and Guidelines for Naming Park Lands and Facilities](#)

Regular Session

4. **Invocation 7:30 p.m.**
5. **Pledge of Allegiance**
6. **Proclamations**
- Presentation of a Proclamation naming "Arbor Day" on Tuesday, October 14, 2025; providing for City Council support and endorsement of Arbor Day festivities.
- Attachments:** [Proclamation](#)
7. **Citizens' Appearance**
8. **Consent Agenda**
- A. Consider approval of the Minutes: September 23, 2025.
- Attachments:** [City Council Meeting Minutes 2025-09-23](#)
- B. Consider approval of a Resolution nominating representative(s) to serve on the Denton Central Appraisal District Board of Directors; and authorizing the Mayor to sign.

Attachments: [Memo](#)

[Memo from Denton Central Appraisal District](#)

[Resolution](#)

- C.** Consider approval of an Ordinance amending the Code of Ordinances, Chapter 1, Article 1-4, Section 1-4-2(T) entitled “Street Name Changes” by adding paragraph “W” to rename Town Center Boulevard in its entirety to Veterans Way, from its intersection with Parkway Boulevard southbound to the southern terminus of the street at the north entrance to the Town Center Addition Lot 1, Block 2; and authorizing the Mayor to sign.

Attachments: [Memo](#)

[Town Center Boulevard Exhibit](#)

[Ordinance](#)

- D.** Consider approval of a Resolution finding that Oncor Electric Delivery Company LLC’s Application to Change Rates within the City shall be Denied; that the City’s Reasonable Rate Case expenses should be reimbursed by Oncor; that this Meeting is Open to the Public as Required by Law; requiring notice to Oncor and to Legal Counsel; and authorizing the Mayor to Sign all Documents.

Attachments: [Memo](#)

[Resolution](#)

- E.** Consider approval of an Ordinance amending Ordinance No. 2024-1613, the budget for Fiscal Year October 1, 2024, through September 30, 2025; and authorizing the Mayor to sign.

Attachments: [Memo](#)

[Budget Amendment Ordinance Final 2025](#)

- F.** Consider approval of revisions to the written Fund Balance Policy of the City of Coppell, Texas; to include amending Section 5, Funding Level, minimum ending fund balance level for the Self-Funded Health Fund.

Attachments: [Memo](#)

[Fund Balance Policy 2025](#)

- G.** Consider approval of a Resolution amending the Authorized Representatives with the Texas Local Government Investment Pool (TexPool); and authorizing the Mayor to sign.

Attachments: [Memo](#)

[Resolution](#)

- H.** Consider approval of a Resolution amending the Authorized Representatives with the public funds investment pool known as Texas Short Term Asset Reserve (TexSTAR) Fund; and authorizing the Mayor to sign.

Attachments: [Memo](#)

[Resolution](#)

- I. Consider approval of an ordinance for PD-286R-R, a zoning change to adopt Detail Planned Development, to allow 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; and authorizing the Mayor to sign.

Attachments: [Memo](#)

[Ordinance](#)

[Exhibit A - Plat](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Landscape Plan](#)

[Exhibit D - Building Elevations](#)

- J. Consider approval of an ordinance for PD-301R7-HC revising and providing for a Detail Planned Development to allow a 10,540 square foot building for retail and restaurant uses with a single drive-through on 1.70 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive; and authorizing the Mayor to sign.

Attachments: [Memo](#)

[Ordinance](#)

[Exhibit A - Plat](#)

[Exhibit B - Site Plan](#)

[Exhibit C -Landscape Plan](#)

[Exhibit D - Building Elevations](#)

[Exhibit E - Concept Plan](#)

- K. Consider approval of an ordinance for PD-324-SF-7, a zoning change request from MF-2 to PD-324-SF-7, to adopt a Detail Site Plan to build a 21,054 square foot one-story addition onto the existing elementary school on 10 acres of property located on the northeast corner of MacArthur Boulevard and Village Parkway; and authorizing the Mayor to sign.

Attachments: [Memo](#)

[Ordinance](#)

[Exhibit A - Plat](#)

[Exhibit B - Site Plan](#)

[Exhibit C - Landscape Plan](#)

[Exhibit D - Building Elevations and Signage Plan](#)

- L. Consider approval of Crack & Joint Sealing from C&J's Design Solutions of East Texas, LLC; utilizing the TIPS contract # 22010701; in the amount of \$99,994.95; as budgeted in Streets Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo](#)

[Crack Seal Quote](#)

- M.** Consider approval to award Bid #Q-0925-01 to Tiseo Paving Co.; for the reconstruction of South Royal Lane; in the amount of \$19,974,280.20; with a maximum potential incentive of \$600,000.00; for a total award amount of \$20,574,280.20; as provided by series 2024 bond funds; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo](#)

[Reconstruction Exhibit](#)

[Bid Tabulation](#)

[Recommendation of Award](#)

- N.** Consider approval of a Professional Services Agreement with Alliance Geotechnical Group; for geotechnical materials testing services associated with the reconstruction of South Royal Lane; in the amount of \$257,882.50; as provided by series 2024 bond funds; and authorizing the City Manager to sign all necessary documents.

Attachments: [Memo](#)

[Exhibit](#)

[Alliance Geotechnical Group Proposal](#)

- O.** Consider approval of a Resolution of the City Council, casting its vote for a Director of Region 13 of the Texas Municipal League (TML); and authorizing the Mayor to sign and submit such ballot.

Attachments: [Memo](#)

[Resolution](#)

- P.** Consider approval of the cancellation of the October 28, 2025 Regular City Council Meeting.

Attachments: [Memo](#)

- Q.** Consider adoption of the Fiscal Year 2026 Work Plan.

Attachments: [Memo](#)

[Fiscal Year 2026 Work Plan](#)

End of Consent Agenda

- 9.** PUBLIC HEARING:
Consider approval of PD-221R3R6, 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, at the request of DK Patel of Whitestone Hospitality Management, being represented by Alek Strimple

with Quiddity Engineering, LLC.

Attachments: [Memo](#)

[Planning Staff Report](#)

[Letter](#)

[Site Plan](#)

[Landscape Plan](#)

[Floor Plan](#)

[Elevations](#)

[Renderings](#)

10.

PUBLIC HEARING:

Consider approval of 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 on the southwest quadrant of Sandy Lake Road and Denton Tap Road, at 125 S. Denton Tap Road.

Attachments: [Memo](#)

[Planning Staff Report](#)

[Detail Site Plan](#)

[Landscape Plan](#)

[Building Elevations](#)

[Floor Plan](#)

[Monument Sign](#)

11.

PUBLIC HEARING:

Consider approval of a Resolution granting a variance of two hundred ninety-seven feet (297') from the 1000-foot requirement to AAKIVA LLC for 7-Eleven Convenience Store #27658B for the sale of alcoholic beverages for off premise consumption, including required notification of the applicable private school, with the business address being 100 W. Sandy Lake Road; and authorizing the Mayor to sign.

Attachments: [Memo](#)

[Resolution](#)

[Distance Requirements Memo](#)

[Distance Requirements Map](#)

[Notice of Public Hearing](#)

[Applicant Notice to School](#)

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 Carrollton/Farmers Branch ISD and Lewisville ISD - Councilmember Mark Hill
 - B. Report on Coppell ISD - Councilmember Kevin Nevels
 - C. Report on Coppell Seniors - Councilmember Kevin Nevels
 - D. Report on Coppell Arts Center Foundation - Councilmember Jim Walker
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 Coppell, Texas on this 8th day of October, 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).