



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes 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

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 Coppell met in Regular Session on Tuesday, October 14, 2025, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, 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

The City Council convened 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.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 5:43 p.m. and convened into the Work Session at 5:46 p.m.

- 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.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:01 p.m. and convened into the Regular Session at 7:30 p.m.

4. Invocation 7:30 p.m.

Eugenia Faulkner, Ward Missionary, with the Church of Jesus Christ of Latter-day Saints gave the Invocation.

5. Pledge of Allegiance

Mayor Wes Mays led the audience in the 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.

Mayor Wes Mays read the Proclamation into the record and presented the same.

7. Citizens' Appearance

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

8. Consent Agenda

A motion was made by Councilmember James Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote. Consent Agenda Item B was pulled and not considered.

A. Consider approval of the Minutes: September 23, 2025.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

- 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.

This item was pulled and not considered.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

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

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q

be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

- 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.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

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

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

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

A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A, and C through Q be approved. The motion passed by unanimous vote.

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.

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

The applicant, as represented by Zainab Al-Jumaily of Quiddity Engineering, 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 Councilmember Kevin Nevels, seconded by Mayor Pro Tem Don Carroll, to close the Public Hearing and approve this agenda item subject to the following conditions:

1. There may be additional comments at the time of building permit and detail engineering review.
2. A shuttle service shall be provided to and from DFW Airport and surrounding businesses.
3. To allow the parking as proposed - one required parking space per room and one required parking space per 450 square feet of meeting space.
4. The previously approved conditions shall be carried forward, as follows:
 - a. To allow a 5-foot landscape buffer along the southern property line.
 - b. To allow four colors and greater coverage of secondary colors to match the hotel prototype colors.
 - c. To allow for one loading zone on the west side of the building.

The motion passed by unanimous vote.

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.

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

The applicant, as represented by Margaret Grisson, was present to answer any questions of City Council.

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

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Jim Walker, to close the Public Hearing and approve this agenda item subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. To allow for a restaurant with two drive-throughs as presented.
3. To allow for the landscaping as presented.
4. Hours of operation to remain the same; Lobby hours from 5:00 am to 10:00 pm and drive-through hours are 24 hours a day every day.

5. Approve the requested five (5) foot in height monument sign. All proposed building signage shall require a separate submittal and permit.

The motion passed by unanimous vote.

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.

City Secretary Lauren Thoden gave a presentation to City Council.

The applicant was present to answer any questions of City Council.

Mayor Wes Mays opened the Public Hearing and called upon the three (3) persons that signed up to speak. The speakers were all in favor of granting the variance and all declined to speak, advising that they were present as the applicant. The list of speakers was as follows:

1. Pallaviben Munjani 100 W Sandy Lake Road
2. Vishal Parmar 100 W Sandy Lake Road
3. Ken Kieweg 5912 Quails Path Collyville

A motion was made by Councilmember Mark Hill, seconded by Councilmember Ramesh Premkumar, to close the Public Hearing and approve this agenda item.

The motion passed by unanimous vote.

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

Deputy City Manager Kent Collins gave the following report:

The City is partnering with Probolsky Research to conduct a Resident Satisfaction Survey (not to be confused with the Vision 2040 Survey we just finished!), starting on October 20. We would love to have your feedback on how we're doing to provide our core services to you! Check out our social media channels for a link and more details soon!

Veterans Day Ceremony – The community is formally invited to the Veterans Day Ceremony and Ribbon Cutting of the new Veterans Plaza on Tuesday, November 11th beginning at 6PM. Join us for a meaningful evening of remembrance, highlighted by a stunning patriotic drone show.

Veterans Plaza – Work is progressing: all piers and foundations are complete. The CMU walls are complete. The electrical work is continuing.

Freeport/Northwestern Traffic Signal – The signal will go into service on Friday October 17, 2025.

Coppell Emergency Water Interconnects – All the tie-ins are complete. The contractor is working on installing all the equipment inside the vaults.

Woodridge Channel – The contractor has begun excavation for the subgrade of the structures.

Dog Park – The contractor is continuing to build the perimeter fence, installing storm drain and performing site grading.

Dart / Silverline – AWH continue to work on punch list items at railroad crossing. Revenue service is set to begin on Saturday, October 25, 2025.

Service Center – Work is continuing to progress. Interior work is continuing. Expected completion of the new building is mid-December.

Justice Center – Utility tie-ins are being completed this week. Demolition of the interior will follow.

Magnolia Park – The contractor is nearing completion of the fence and is working on final grading.

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

Mayor Wes Mays gave the following report:

Thank you to all who participated in National Night Out. It was an incredible showing from the community.

A friendly reminder that Early voting starts on Monday October 20, 2025. Coppell Town Center will serve as an Early Voting polling location. For more information regarding additional polling locations and the full list of dates and times for voting, please visit the Dallas County Elections website at dallascountyvotes.org or the Denton County Elections website at votedenton.gov.

Please note that we will not be having a second meeting in October as Council will be present to support our City Manager Mike Land as he is sworn in as the President of the International City/County Management Association.

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

Councilmember Mark Hill gave his report on the Carrollton/Farmers Branch ISD and Lewisville ISD.

Councilmember Kevin Nevels gave his reports on Coppell ISD and the Coppell Seniors.

Councilmember Jim Walker gave his report on the Coppell Arts Center Foundation.

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

Councilmember Ramesh Premkumar wished Mayor Wes Mays and City Manager Mike Land a happy birthday.

16. Necessary Action from Executive Session

There was no action resulting from Executive Session.

17. Adjournment

There being no further business before this Council, the meeting adjourned at 8:21 p.m.

Wes Mays, Mayor

ATTEST:

Lauren Thoden, City Secretary