



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes - Draft

### City Council

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Tuesday, July 8, 2025

6:30 PM

Council Chambers

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**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

Also present were City Manager Mike Land, Deputy City Managers Traci Leach and Kent Collins, and Christel Tristan as Acting City Secretary.

The City Council of the City of Coppell met in Regular Session on Tuesday, July 8, 2025, at 6:30 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 6:31 p.m.

**2. Executive Session (Closed to the Public) 1st Floor Conference Room**

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

Consultation with the City Attorney regarding the Open Meetings Act.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 7:22 p.m. and convened into the Work Session at 7:24 p.m.

- A. Discussion of agenda items.
- B. Legislative Update by Jennifer Rodriguez.

**Presented in Work Session**

The City Council asked questions of the agenda. The Legislative Update Presentation was rescheduled for a future meeting.

**Regular Session**

Mayor Wes Mays adjourned the Work Session at 7:29 p.m. and convened into the Regular Session at 7:35 p.m..

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

Stephanie Syphus with 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. Citizens' Appearance**

Mayor Wes Mays advised no one signed up to speak during Citizens' Appearance.

**7. Consent Agenda**

- A.** Consider approval of the minutes: June 23, 2025, for the Special Called Council Meeting, June 23, 2025, for the Budget Work Session, and June 24, 2025, for the Special Called Council Meeting.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A and B be approved. The motion passed by an unanimous vote.**

- B.** Consider approval of a Resolution suspending the July 31, 2025 Effective Date of Oncor Electric Delivery Company's (The Company) requested Rate Change to permit the City time to study the Request and to Establish Reasonable Rates; Approving cooperation with the Steering Committee of Cities Served by Oncor to hire Legal and Consulting Services and to Negotiate with the Company and Direct any necessary Litigation and Appeals; Finding that the Meeting at which the Resolution is passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and to Legal Counsel for the Steering Committee; and authorizing the Mayor to sign.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A and B be approved. The motion passed by an unanimous vote.**

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Enactment No: RE 2025-0708.1

## End of Consent Agenda

8. **PUBLIC HEARING:** Consider approval of PD-301R6-HC, Victory Coppel Retail, Lot 6R2&7R2, Block A, a new Detail Planned Development revising the current concept plan of Planned Development-301 Revision 5-Highway Commercial, to allow a five story, 76,346-sf hotel, with 131 rooms combining Lot 7R and a portion of Lot 6R, Block A, on 2.46 acres and revising the concept plan for the remaining portion of Lot 6R, Block A, on .88 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive, at the request of Victory Retail Coppel, LLC, being represented by Kirkman Engineering, LLC.

**Presentation:** Mary Paron-Boswell, Senior Planner, made a presentation to the City Council.

Hiren Desai, Managing Partner of Stonewood Hotels representing the Applicant, answered questions of the City Council.

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

A motion was made by Councilmember Ramesh Premkumar, seconded by Councilmember Mark Hill, 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. A replat is required prior to permitting.
3. PD Conditions:
  - a. Any change in building materials shall be subject to Council approval, unless consistent with the materials of the Conceptual Planned Development.
  - b. All building signage shall comply with City regulations at time of permitting.
  - c. The total required parking for the TownePlace Suites is allowed to be 132 parking spaces, as depicted on the proposed Site Plan.
  - d. Any change to the room kitchen amenities shall be subject to Council approval.
4. All PD Conditions from the Conceptual PD shall apply, unless specifically amended within these plans.

The motion passed by an unanimous vote.

9. **PUBLIC HEARING:** Consider approval of S-1113R2-SF-7, St Constantine School, Lot 1, Block A, Corp Of Episcopal Diocese Dallas, a special use permit revision to allow a private school with the maximum enrollment of 100 students to operate at the Church of the Apostles located at 322 S MacArthur Blvd, at the southeast corner of Starleaf and MacArthur at the request of

Catharine Clayton of the Saint Constantine School.

**Presentation:** Mary Paron-Boswell, Senior Planner, made a presentation to the City Council.

Catharine Clayton, 450 Denton Tap Rd., representing the Applicant, answered questions of the City Council.

Bond Palmore, 11558 Winecup Rd., Head of School, answered questions of the City Council.

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

A motion was made by Councilmember Ramesh Premkumar, seconded by Councilmember Mark Hill, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. There may additional comments generated during detail engineering review.
2. This private school shall be licensed and maintained in accordance with state law and may provide instruction for PreKindergarten-3 through Twelfth (12th) grade.
3. The student enrollment capacity under this Special Use Permit shall not exceed one hundred (100) students.

Councilmember Kevin Nevels made a motion to amend the motion by adding "verification of student enrollment on a 2/3/5 day basis each semester" to Condition 3. Councilmember Mark Hill seconded the motion to amend. The amended motion passed 4-1 with Councilmember Jim Walker voting against the motion.

An amended motion was made by Councilmember Ramesh Premkumar, seconded by Councilmember Mark Hill, to close the Public Hearing and approve this Agenda Item subject to the amended conditions. The motion passed 4-1 with Councilmember Jim Walker voting against the item.

**10.**

Consider approval of a Restated Agreement with Allied Waste Services of Fort Worth, LLC, doing business as Republic Services of Fort Worth, a Texas limited liability company, to provide Solid Waste, Recycling, and Household Hazardous Waste Collection services, effective October 1, 2026, through September 30, 2031, and authorizing the City Manager to execute any necessary documents.

**Presentation:** Luay Rahil, Assistant Director of Community Development, made a presentation to the City Council.

Jeri Harwell, Municipal Sales Manager, answered questions of the City Council and introduced the General Manager David Harwell.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Biju Mathew, that this Agenda Item be approved. The motion passed by an unanimous vote.

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

City Manager Mike Land reported that six members of the Coppell Fire Department are participating in the search and recovery efforts down in Central Texas with the recent floods.

**Project Updates included:**

**FS #5** – The fire department began taking calls today. Grand Opening event scheduled for July 29 at 9 am.

**Service Center** – The roof decking is in place and they are beginning to install the above ceiling HVAC and fire line.

**Veterans Plaza** – The contractor is continuing to install the electrical and irrigation, the contractor will be drilling piers this week for the light towers.

**Coppell Emergency Water Interconnects** – Tellus Services is about 75% complete with the Grapevine connection on Bethel and has started the Lewisville connection on Denton Tap. The schedule has them being complete at the end of August.

**DART** – Continue to work on punch list items at all the Railroad crossings.

**Dog Park** – The contractor is continuing with demolition of the existing site.

**Freeport / Northwestern** – Traffic Signal poles have been installed. They will begin installing the mast arms.

**Magnolia Trail** – The contractor has completed the gabion work and is prepping the area to begin constructing the trail.

Finally, the City of Coppell is proud to announce that Mayor Wes Mays has been selected to serve as President of the Metroplex Mayors Association, a group comprising mayors across North Texas who routinely meet to collaborate and share information for the benefit of their communities.

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

Mayor Wes Mays announced the next DART Community Meeting will be at 6pm on Thursday, July 10th, at The Sound at Cypress Waters, 3111 Olympus Blvd, Dallas.

In addition, Budget Workshop #3 will be held on Monday, July 28 at 6 pm. Council will perform a final review of the proposed budget and discuss the proposed tax rate.

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

Councilmember Biju Mathew offered his condolences and prayers for the families in Kerr County with the recent floods. With Denton Creek flowing through Coppell, Councilmember Mathew hopes the flash flood prevention efforts can be addressed at a future meeting.

Councilmember Ramesh Premkumar congratulated the residents and tremendous staff for the great turnout at Celebrate Coppell and the Fourth of July Parade. Sheer happiness was seen on everyone's faces.

Councilmember Jim Walker reported on the incredible response times by Coppell's Emergency First Responders. Neighbors and residents have expressed their gratitude and surprise at the quick response times by dispatch and emergency personnel and he thanks them for their efforts.

**14. Necessary Action from Executive Session**

There was no action from Executive Session.

**15. Adjournment**

There being no further business before this Council, the meeting was adjourned at 8:48 p.m.

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**Wes Mays, Mayor**

**ATTEST:**

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**Phoebe Stell, Interim City Secretary**