



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

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Tuesday, June 11, 2024

5:45 PM

Council Chambers

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**WES MAYS**  
Mayor

**KEVIN NEVELS**  
Mayor Pro Tem

**JIM WALKER**  
Place 1

**RAMESH PREMKUMAR**  
Place 5

**BRIANNA HINOJOSA-SMITH**  
Place 2

**BIJU MATHEW**  
Place 6

**DON CARROLL**  
Place 3

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

**Present** 7 - Wes Mays; Jim Walker; Don Carroll; Kevin Nevels; Ramesh Premkumar; Biju Mathew and Mark Hill  
**Absent** 1 - Brianna Hinojosa-Smith

Also present were Deputy City Manager Traci Leach, City Attorney Bob Hager, and Deputy City Secretary Phoebe Stell.

The City Council of the City of Coppell met in Regular Session on Tuesday, June 11, 2024, at 5:45 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 5:56 p.m.

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

Section 551.087, Texas Government Code - Economic Development Negotiations.

- A. Discussion regarding economic development prospects south of Bethel Road and east of Freeport Parkway.  
Discussed under Executive Session

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.**

Mayor Wes Mays adjourned the Executive Session at 6:58 p.m. and convened into the Work Session at 7:02 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding generators in residential areas.

**Presented in Work Session**

**Regular Session**

Mayor Wes Mays adjourned the Work Session at 7:22 p.m. and convened into the Regular Session at 7:31 p.m.

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

Andrea Solka with Allies 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 asked for those who signed up to speak:

- 1) Nafeisa Shukaix-Farley, 780 Crestview Court, spoke in regards to code violation reports.
- 2) Josiah Hawkins, 474 Harris Street, spoke in regards to traffic violations in his neighborhood.
- 3) Jeff Moses, 204 Whilshire, spoke in regards to noise violations near the Riverchase Golf Course.

7. **Consent Agenda**

- A. Consider approval of the Minutes: May 28, 2024.

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

- B. Consider approval of an Ordinance for PD-183R2-C, a zoning change request from PD-183R-C (Planned Development-183 Revised-Commercial), to allow for a 46,265 sq. ft. Fine Arts Building, a 4,600 sq. ft. Tennis Building and field equipment/event areas on 63.478 acres of property located at 185 W. Parkway Blvd. and authorizing the Mayor to sign.

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

Enactment No: 91500-A-816

- C.** Consider approval of awarding contract to Visionality, for the Municipal Court AV System upgrade, utilizing DIR contract number DIR CPO 5092, in the amount of \$90,744.57, and available in the Municipal Court Building Security Fund; and authorizing the City Manager to sign any necessary documents.

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

#### **End of Consent Agenda**

- 8.** PUBLIC HEARING:  
Consider approval of a zoning change request from PD-297R-LI (Planned Development- 297 Revised- Light Industrial) to PD-297R2-LI (Planned Development- 297 Revision 2- Light Industrial), to approve a new Detail Site Plan to add a canopy structure with an attached sign within the required front yard setback and to add a monument sign, a canopy at the northern entry, and mechanical equipment for an office warehouse building, on 9.01 acres of property, located at 1010 W. Sandy Lake Rd., at the request of Welbilt Inc., being represented by Half Associates, Inc.

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

**Representatives of Welbilt were 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 Mark Hill, seconded by Councilmember Biju Mathew, 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. File the Final Plat showing the revised fire lane and easements.**
- 3. To allow the landscaping as proposed.**
- 4. Approve the Site Plan as presented.**

**The motion passed by an unanimous vote.**

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

**City Manager Mike Land gave the following report:**

S. Belt Line – All lanes are open. The contractor is continuing to work on punch list items.

DART – continuing to work on franchise relocations at Freeport and the storm drain installation across Freeport.

Woodhurst – The contractor is continuing to install utilities and pour paving.

Andy Brown Park West Streambank Repair – The temporary repair to the bank failure is complete and a temporary fence around the trail has been installed.

Fire Station 5 – The contractor began the site civil work.

Reminder that there will be no second City Council meeting in June. The next regularly called City Council meeting will be July 9, 2024.

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

Mayor Wes Mays gave the following report:

Celebrate Coppell – Party in the Park will be held June 29th in Andrew Brown Park East starting at 6pm; Parade Down Parkway will be held July 4th starting at 9am, the parade will begin at Samuel Blvd and Sandy Lake Rd., travel north on Samuel to Parkway Blvd., then head west to Town Center.

The Coppell Arts Center has been once again nominated by the Dallas Morning News' Best in DFW in multiple categories. You can get more information and the link to cast your vote by going to [CoppellArtsCenter.org](http://CoppellArtsCenter.org)

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

Mayor Pro Tem Kevin Nevels and the City Council commended the Community Development Department for working tirelessly on the storm cleanup.

**12. Necessary Action from Executive Session**

There was no action resulting from Executive Session.

**13. Adjournment**

There being no further business before this Council, the meeting adjourned at 8:01 p.m.

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**Wes Mays, Mayor**

**ATTEST:**

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**Ashley Owens, City Secretary**