



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, July 8, 2025

6:30 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 6:30 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

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

Consultation with the City Attorney regarding the Open Meetings Act.

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

Attachments: [Legislative Update Memo.pdf](#)

Regular Session

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

5. **Pledge of Allegiance**

6. **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.

Attachments: [CM 2025-06-23 \(Special\).pdf](#)

[CM 2025-06-23 \(Budget WKS\).pdf](#)

[CM 2025-06-24 \(Special\).pdf](#)

- 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.

Attachments: [Oncor Resolution Memo.pdf](#)

[Oncor 2025 RC Suspension Resolution.pdf](#)

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 Coppell, LLC, being represented by Kirkman Engineering, LLC.

Attachments: [Council Memo.pdf](#)

[1. PZ Staff Report.pdf](#)

[2. Concept Plan \(Revisions to Lot 6R2 & 7R2\).pdf](#)

[3. Detail Site Plan Lot 7R2 \(TownePlace Suites\).pdf](#)

[4. Detail Landscape Plan Lot 7R2 \(TownePlace Suites\).pdf](#)

[5. Floor Plan Lot 7R2 \(TownePlace Suites\).pdf](#)

[6. Elevations Lot 7R2 \(TownePlace Suites\).pdf](#)

[7. Letter from Applicant Dev. Justification & Economic Impact.pdf](#)

[8. Letter from Applicant Parking Exception Justification.pdf](#)

[9. Trip Generation Comparisons \(June 2025\).pdf](#)

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.

Attachments: [St Constantine Council Memo.pdf](#)

[1. PZ Staff Report.pdf](#)

[2. Narrative.pdf](#)

[3. Site Plan.pdf](#)

[4. Floor Plan.pdf](#)

[5. Traffic Study & Circulation Plan.pdf](#)

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.

Attachments: [Solid Waste Memo - 2025.pdf](#)

[Solid Waste Restated Agreement July 8 2025.pdf](#)

[Oct 1 2026 Rate Sheet.pdf](#)

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

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

- 13. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.
- 14. Necessary Action from Executive Session
- 15. 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 3rd day of July, 2025, at _____.

Phoebe Stell, Interim 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).