



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

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Tuesday, August 12, 2025

6:30 PM

Council Chambers

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### AMENDED AGENDA

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

**Absent** 1 - Jim Walker

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

The City Council of the City of Coppell met in Regular Session on Tuesday, August 12, 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 Work Session at 6:30 p.m.

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

- A. Discussion of Agenda Items.
- B. Presentation on Board and Commission Application Process.

**Presented in Work Session**

**Regular Session**

Mayor Wes Mays recessed the Work Session at 7:25 p.m. and convened into the Regular Session at 7:31 p.m.

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

Melodi Rouhani with Allies Interfaith Group gave the invocation.

**4. Pledge of Allegiance**

Mayor Wes Mays led the audience in the Pledge of Allegiance.

**Proclamations**

**5. Presentation of a Proclamation designating August 12, 2025, as "Barbara Jean Lee Day."**

Mayor Wes Mays read the Proclamation into the record and presented the same to Barbara Lee and her family.

**6. Citizens' Appearance**

Mayor Wes Mays asked for those who signed up to speak:

1) Mercedes Hall, 483 Grace Lane, spoke in regard to Kiwanis Club of Coppel.

**7. Consent Agenda**

**A. Consider approval of the minutes: July 22, 2025, and July 28, 2025.**

A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through J be approved. The motion passed by unanimous vote.

**B. Consider approval to utilize Hilltop Securities Asset Management LLC as the investment manager for the City; and authorizing the City Manager to sign any necessary documents.**

A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through J be approved. The motion passed by unanimous vote.

**C. Consider approval of an Ordinance for 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; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through J be approved. The motion passed by unanimous vote.**

Enactment No: ORD 91500-A-827

- D.** Consider approval of an Ordinance for 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 St. and MacArthur Blvd; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through J be approved. The motion passed by unanimous vote.**

Enactment No: ORD 91500-A-826

- E.** Consider approval to enter into a Project Specific Agreement with Dallas County; for maintenance and improvements to portions of Hidden Valley Drive, Sandy Oak Lane, Oakbrook Drive, Hunter Ridge Road and Oakcrest Lane; in the amount of \$343,028.08; as provided for in the ¼ cent Sales Tax Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through J be approved. The motion passed by unanimous vote.**

- F.** Consider approval for the purchase and install of three (3) 18" GA Industries model 250DS/625DS AWWA C508 Sewage Surge Check Unit Valves with Felix Construction; to replace existing check valves at the Deforest Lift Station; in the amount of \$182,437.83; as provided for in the Utility Operations FY25 budget; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through J be approved. The motion passed by unanimous vote.**

- G.** Consider approval to purchase three (3) 5500sc Ammonia Monochloramine Analyzers from HACH; utilizing an interlocal agreement between the City of Coppell and Grand Prairie; for installation at Village Parkway Pump Station, Southwestern EST and Wagon Wheel EST as part of the Chemical Analyzer Project approved by Council on July 22, 2025; in the amount of \$115,820.60; as provided for in the Utility Operations FY25 budget; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through J be approved. The motion passed by unanimous vote.**

- H.** Consider approval of contract amendment #2 with Teague Nall and Perkins, Inc.; for additional design services related to the Dog Park Reconstruction project; in the amount of \$9,500; as provided for in the Coppell Recreation Development Corporation (CRDC) assigned fund balance; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through J be approved. The motion passed by unanimous vote.**

- I.** Consider approval of an Interlocal Agreement, with the City of Grapevine, for detention services; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through J be approved. The motion passed by unanimous vote.**

- J.** Consider approval of an Ordinance amending Chapter 9, General Regulations, Article 9-17, Curfew Hours for Minors, by repealing in its entirety and reserving for future use; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through J be approved. The motion passed by unanimous vote.**

Enactment No: ORD 2025-1634

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

- 8.** Consider approval of an Ordinance amending Chapter 1, "Administration," Article 1-10, "Rules, Time, and Procedures for Conducting City Council Meetings", Section 1-10-6 "Order of Business," to repeal and replace said Section of such Article and Chapter in its entirety and adding a new Section 1-10-6.3.3 "Presentations by Citizens," providing a public comment decorum during Citizens' Appearances; and authorizing the Mayor to sign.

**City Attorney Bob Hager was present to answer questions of City Council.**

**A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Brianna Hinojosa-Smith, to approve this agenda item.**

**The motion passed by the following vote:**

**Aye - 4: Councilmember Brianna Hinojosa-Smith, Councilmember Kevin Nevels, Councilmember Mark Hill.**

**Mayor Wes Mays provided the tie-breaking vote of aye.**

**Nay - 3: Councilmember Don Carroll, Councilmember Ramesh Premkumar, Councilmember Biju Mathew**

Enactment No: ORD 2025-1633

- 9.** Consider approval of a Resolution designating Frost Bank as the City Depository for a period of five years; and authorizing the Mayor to sign.

**Mayor Pro Tem Don Carroll recused himself during the discussion and vote in regard to Item 9.**

**Assistant Director of Strategic Financial Engagement Vanessa Tarver gave a presentation to City Council.**

**A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, to approve this agenda item.**

**The motion passed by unanimous vote.**

Enactment No: RE 2025-0812.1

- 10.** Consider approval of a maximum proposed tax rate of \$0.444976 for the 2025 tax year and to set the Public Hearings on the budget and proposed tax rate for the regularly scheduled City Council Meeting on August 26, 2025, at 7:30 p.m.

**Director of Strategic Financial Engagement Kim Tiehen gave a presentation to City Council.**

**A motion was made by Mayor Pro Tem Don Carroll, seconded by Councilmember Kevin Nevels, to approve this agenda item.**

**The motion passed by unanimous vote.**

- 11.** PUBLIC HEARING: To receive public comment on the proposed 2025-26 Budget for the Coppell Crime Control and Prevention District.

**Director of Strategic Financial Engagement Kim Tiehen gave a presentation to City Council.**

**Police Chief Danny Barton 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 Mayor Pro Tem Don Carroll, seconded by Councilmember Ramesh Premkumar, to close the Public Hearing and approve this agenda item.**

**The motion passed by unanimous vote.**

- 12.** PUBLIC HEARING: Consider approval of S-1269-LI, a special use permit to allow an indoor commercial amusement use in an office

building located at 1199 S Belt Line, Suite 160 at the northwest corner of Wrangler and S Belt Line at the request of Christopher Merrill, GolfTRK-Coppell.

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

Christopher Merrill of GolfTRK-Coppell 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 Councilmember Ramesh Premkumar, to close the Public Hearing and approve this agenda item with no outstanding conditions.

The motion passed by unanimous vote.

13.

PUBLIC HEARING: Consider approval of PD-198-SF-7, for Lot 23A, to remove the Commercial District Zoning and Special Use Permit from the rear portion of the lot to remove property previously used as parking for the Dickey's Barbeque Restaurant on 0.35 acres of land located at 804 Bullock Drive, at the request of the property owner, Mohammed Jafer Haneef.

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

Mohammed Jafar Haneef, the applicant, 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 Ramesh Premkumar 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 Building review.
2. PD Conditions:
  - a. Approve the wood fence in lieu of a brick wall adjacent to the Commercially zoned property.
  - b. Require the existing paved parking lot be demolished prior to a building permit being issued.

The motion passed by unanimous vote.

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

Deputy City Manager Traci Leach gave the following report:

Public Hearings on budget and tax rate along with the vote on the budget and tax rate will be considered at the next Council meeting on August 26. If you

are unable to attend but have budget-related questions or comments, please email us at [budgetinput@coppelltx.gov](mailto:budgetinput@coppelltx.gov).

One Coppel – Our August 21st Together We Dine event filled up in less than 24 hours! Our next event is September 24. Registration details to come.

Vision 2040 Refresh – We are in the process of a Vision 2040 Refresh project, a citywide effort to gather community input and ensure that our long-term strategic plan continues to reflect community's the values, needs, and aspirations. There are multiple opportunities for you to participate:

Visit the refresh webpage to complete our short survey or add your thoughts to the ideas wall. Those who complete the survey are eligible to pick up a free Coppel t-shirt.

Host a meeting with your neighborhood or network with a meeting in a box. Materials can be picked up from Town Center, Cozby Library, and other locations.

There will be pop-up input events and community forums in the near future.

Service Center – Work is continuing to progress. The roof installation has started, the exterior waterproofing is almost complete, and they will begin exterior masonry.

Veterans Plaza – The contractor is working on the electrical and irrigation.

Coppel Emergency Water Interconnects – Tellus Services has completed 2 of the 3 tie ins and will begin working on the 3rd one.

Dog Park – The contractor completed the demolition and are constructing the perimeter fence and has also started the grading work.

Freeport / Northwestern – Traffic Signal poles and mast arms have been installed. They will complete the installation the week of the 18th.

Magnolia Park – The contractor is working to finish pouring the trail by the end of this week and will begin building the fence.

Woodridge Channel – This project is to repair the erosion in the channel in front of St. Josephs Village along Sandy Lake Road. The contractor will begin the week of August 18th.

## **15. Mayor and Council Reports on Recent and Upcoming Events.**

Mayor Wes Mays gave the following report:

Boards and Commissions – Participate in local government and give back to the community by serving on one of the City of Coppel's boards or commissions. The City is seeking passionate individuals to be a part of the boards and commissions that help guide development, future needs, regulations, and more for Coppel. Applications are now open! More information is on the City's website and social media.

School starts tomorrow - A friendly reminder to our community: please be cautious and slow down in active school zones and be mindful of the increase

in both pedestrian and vehicle traffic. We wish our educators, students, and parents the best of luck as they work towards another successful school year.

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

Councilmember Kevin Nevels provided announcements about a safety rail along a section of North Denton Tap, Coppell ISD's vote to close the NTECC campus and relocate the program to another campus, and the upcoming Coppell ISD meetings where discussions will be held concerning the closure of additional campuses.

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

Mayor Wes Mays recessed the Regular Session at 8:48 p.m. and reconvened into the Work Session at 8:51 p.m.

A. Discussion of Agenda Items.

B. Presentation on Board and Commission Application Process.

Presented in Work Session

**Regular Session**

Mayor Wes Mays adjourned the Work Session at 9:10 p.m. and reconvened into the Regular Session at 9:11 p.m.

**17. Adjournment**

There being no further business before this Council, the meeting adjourned at 9:11 p.m.

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Wes Mays, Mayor

ATTEST:

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Phoebe Stell, Interim City Secretary