



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, April 8, 2025

5:30 PM

Council Chambers

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

Notice is hereby given that the City Council of the City of Coppel, Texas will meet in Regular Called Session at 5:30 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 551.074, Texas Government Code - Personnel Matters.

To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal in reference to a councilmember.

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 regarding agenda items.
 B. Discussion regarding future operations of Rolling Oaks Memorial Center.
 C. Discussion regarding the International Building Code, 2024 Edition and Chapter 15 of the City of Coppell Code of Ordinances.
- Attachments: [Memo - ROMC.pdf](#)
 [Memo - Building Codes.pdf](#)
 [Combined Code Adoptions and Explanations.pdf](#)

Regular Session

4. **Invocation 7:30 p.m.**
5. **Pledge of Allegiance**

Proclamations

6. Presentation of a Proclamation designating the month of April 2025, as "Volunteer Month".
- Attachments: [Proclamation.pdf](#)
7. Presentation of a Proclamation designating the week of April 6-12, 2025, as "National Library Week".
- Attachments: [Proclamation.pdf](#)

8. Citizens' Appearance

9. Consent Agenda

- A. Consider approval of the Minutes: March 25, 2025.
- Attachments: [CM 2025-03-25.pdf](#)
- B. Consider approval of an Ordinance for PD-317R-C, a zoning change request from C (Commercial) to PD-317R-C (Planned Development 317 Revised- Commercial) to approve a new Detail Site Plan for an 1,800-sf office building on 0.23 acres of property located at 192 Southwestern Blvd.; and authorizing the Mayor to sign.
- Attachments: [Memo.pdf](#)
 [Ordinance.pdf](#)

[Exhibit A - Plat.pdf](#)

[Exhibit B - Detail Site Plan.pdf](#)

[Exhibit C - Landscape Plan.pdf](#)

[Exhibit D - Building Elevations and Signage.pdf](#)

[Exhibit E - Floor Plan.pdf](#)

- C.** Consider approval of an Ordinance for text change amendments to the Code of Ordinances, Chapter 12, Article 42, Special Definitions to add definitions for “showroom”, “warehouse”, “distribution center”, “fulfillment center”, and “retail center”; and, to amend Article 25, Light Industrial District, of said chapter to add said new definitions to permitted uses; and, to amend Article 31 of said chapter to allow conversion of dock areas to additional parking, to allow “warehouse”, “distribution center” and “fulfillment center” as defined herein to require not less than one (1) parking space per 2,000 square feet, “showroom” as defined herein to require not less than one (1) parking space per 1,000 square feet; to allow the Director of Community Development to approve up to a 10% reduction in parking for retail centers with buildings greater than 10,000 square feet; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

- D.** Consider approval of an Ordinance amending the Comprehensive Zoning Ordinance and map of the City of Coppell, Texas, as heretofore amended, by granting a change in zoning from HC (Highway Commercial) to PD-323-HC (Planned Development 323-Highway Commercial) to allow for a commercial indoor recreational facility Detail Site Plan for a building containing five (5) pickleball courts (13,000-sf) with a speculative restaurant (2,485-sf) and retail space (2,170-sf), totaling 17,655-sf on 1.6 acres of property located on the north side of SH 121, approximately 940 feet west of Denton Tap Road; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

[Exhibit A - Legal Description.pdf](#)

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Landscape Plan.pdf](#)

[Exhibit D - Tree Survey.pdf](#)

[Exhibit E - Floor Plan.pdf](#)

[Exhibit F - Building Elevations.pdf](#)

[Exhibit G - Details.pdf](#)

[Exhibit H - Rendering.pdf](#)

- E.** Consider approval to award bid #Q-0325-03 to C. Green Scaping, LP; for the construction of the Woodridge Channel Streambank Stabilization

Project; in the amount of \$1,716,996; as budgeted in the Drainage Utility District (DUD) Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Project Map.pdf](#)

[Bid Tabulation.pdf](#)

- F.** Consider award of a professional services agreement with Teague Nall and Perkins, Inc. for median design on East Sandy Lake Road, in the amount of \$112,270.00, as provided for in the General Fund assigned fund balance; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Scope of Services.pdf](#)

- G.** Consider approval of Request for Proposal #215 MacArthur Park Inclusive Playground to The PlayWell Group, Inc., in the amount of \$343,232.78, as budgeted in the Coppell Recreation Development Corporation (CRDC) fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Evaluation Summary.pdf](#)

[Proposal.pdf](#)

End of Consent Agenda

- 10.** Consider approval of award of Bid No. Q-0325-01 to Cole Construction, Inc. for the construction of the Dog Park Reconstruction project, in the amount of \$1,932,114.00 as provided for in the Coppell Recreation Development Corporation (CRDC) fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Bid Tabulation.pdf](#)

- 11.** PUBLIC HEARING:
Consider approval of an Ordinance of the City of Coppell, Texas, readopting, ratifying, republishing and extending Chapter 9 of the Code of Ordinances, Article 9-19, Youth Camp Programs Standards of Care; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

[2025 Standards of Care.pdf](#)

- 12.** PUBLIC HEARING:
Consider text change amendments to the Code of Ordinances, Chapter 12, Article 12-29-6 (Nonconforming Signs) to allow signs, excluding pole

signs, built prior to 1990 to be rebuilt in the same location with the same height and width, provided they are architecturally compatible with the main structure on site; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

13.

PUBLIC HEARING:

Consider approval of PD-313R2-MF-2, a zoning change request from C (Commercial) to PD-313R2-MF-2 (Planned Development 313- Revision 2 -Multi-Family 2) to approve a Detailed Site Plan for a 71-unit, four (4) story condominium apartment complex on approximately 4.4 acres located on the east side of S. Belt Line Road and west side of Sanders Loop, approximately 660 feet south of E. Belt Line Road and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood.

Attachments: [Memo.pdf](#)

[PZ Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Tree Survey and Mitigation Plan.pdf](#)

[Building Elevations, Fencing, Rendering and Material Board.pdf](#)

[Floor Plan.pdf](#)

[Narrative from Applicant.pdf](#)

- 14. City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
- 15. Mayor and Council Reports on Recent and Upcoming Events.**
- 16. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
- 17. Necessary Action from Executive Session**
- 18. 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 4th day of April, 2025, at _____.

Ashley Owens, 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).