



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes City Council

Tuesday, February 11, 2025

6:30 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

Also present were Deputy City Managers Traci Leach and Kent Collins, City Attorney Bob Hager, and City Secretary Ashley Owens.

The City Council of the City of Coppel met in Regular Session on Tuesday, February 11, 2025, at 6:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, 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 6:30 p.m.

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

Section 551.072, Texas Government Code - Deliberation regarding Real Property.

Discussion regarding property south of Sandy Lake Road and east of Denton Tap Road.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 6:35 p.m. and convened

into the Work Session at 6:38 p.m.

- A. Discussion regarding agenda items.
- B. Receive a legislative update.
- C. Briefing on elected officials endorsing political candidates.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:03 p.m. and convened into the Regular Session at 7:30 p.m.

4. Invocation 7:30 p.m.

Sumesh Jacob, with First United Methodist Church, 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) Thomas Burrows, 138 Wynnpage, spoke in regards to code compliance.
- 2) Shyni Varghese, 834 Chalfont Place, spoke in regards to vandalism at her home.
- 3) Carol Varghese, 834 Chalfont Place, spoke in regards to vandalism at her home.
- 4) Pastor Manoj Varghese, 843 Chalfont Place, spoke in regards to vandalism at his home.

7. Consent Agenda

A. Consider approval of the Minutes: January 28, 2025.

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

B. Consider approval of an Ordinance for PD-157R9-C (Planned Development 157-Revision 9-Commercial) to allow the operation of a 1,167-square-foot restaurant located at 817 S. MacArthur along the west side of S. MacArthur Blvd.; south of E. Belt Line Road; and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-821

- C. Consider approval of an Ordinance for PD-320-TC, a zoning change request from TC (Town Center) to PD-320-TC (Planned Development 320- Town Center) to allow the operation of a 4,618 square-foot drive-through restaurant located along the east side of Denton Tap Road; north of Town Center Blvd. at 240 N. Denton Tap Road; and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-822

- D. Consider approval of an amended and restated to the Interlocal Agreement between the City of Coppell and the City of Lewisville, to add Feather Smash Addition, Lot 2, Block A, to the agreement, to allow for the continued use of the sanitary sewer allowing the construction of 12 pickleball courts and a clubhouse of Lot 2, Block A; and authorizing the Mayor to sign.

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

- E. Consider approval of Coppell Recreation Development Corporation appointment of officers.

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

- F. Consider accepting the resignation of Vinay Gudur from the Board of Adjustment.

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

End of Consent Agenda

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

City Manager Mike Land gave the following updates:

Magnolia Park Trail – The contractor is continuing to work on the gabion basket installation.

Woodhurst – The contractor is finishing up punch list items.

DART – The contractor is continuing to work on completing sidewalks and asphalt repairs at several of the intersections.

Fire Station #5 – The building is expected to be dried in (enclosed) by Friday.

Service Center – The contractor is continuing the subgrade prep for the foundation of the new building.

635 U-turn – TXDOT is continuing work on the U-turn bridge.

9. Mayor and Council Reports on Recent and Upcoming Events.

Connect with your neighbors, meet city officials, and learn how to strengthen your community at the Regional Neighborhood Summit on Saturday, February 15th from 8 AM to 12:30 PM at the Flower Mound Senior Center.

Hosted by the City of Coppell, the Town of Flower Mound, and the City of Lewisville, the event will feature a variety of information sessions presented by local leaders and industry professionals. Topics include neighborhood safety, tree care 101, and The 8 Door Challenge, a program that teaches participants easy ways to get to know their neighbors. Registration and more information can be found at flowermound.gov/neighborhoodsummit.

The Coppell Chamber of Commerce is hosting the Annual Mayor's Luncheon on Tuesday, February 25th beginning at 11 AM, at the Coppell Arts Center. Be there for a fun and informative Q&A Style presentation between City Manager Mike Land and me. The event will offer an invaluable opportunity to hear insights on the city's current economic landscape, upcoming initiatives, and vision for the business community.

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

The Coppell Chamber of Commerce is holding their annual awards and community Gala beginning at 6:00 p.m. at the Embassy Suites in Grapevine. Tickets are still available for purchase at coppellchamber.org.

11. Necessary Action from Executive Session

A motion was made by Councilmember Jim Walker, seconded by Councilmember Don Carroll, to approve an agreement by and between the City of Coppell and the Episcopal Diocese of Dallas c/o Church of the Apostles to purchase 2.015 + acres of real property from said Diocese located on Starleaf Street, within the City of Coppell, Dallas County, Texas, in an amount not to exceed \$790,000 Dollars, US, plus reasonable closing costs and filling fees, if any; and to authorize the City Manager and Mayor to execute any and all necessary documents after approval as to form by the City Attorney. The motion passed by an unanimous vote.

12. Adjournment

There being no further business before this Council, the meeting adjourned at 7:54 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary