



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas 75019-9478

Minutes 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

Present 8 - Wes Mays; Jim Walker; Brianna Hinojosa-Smith; Don Carroll; Kevin Nevels; Ramesh Premkumar; Biju Mathew and Mark Hill

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

The City Council of the City of Coppell met in Regular Session on Tuesday, April 8, 2025, at 5:30 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 Executive Session at 5:30 p.m.

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.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 6:16 p.m. and convened into the Work Session at 6:20 p.m.

- 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.

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 7:30 p.m.

4. Invocation 7:30 p.m.

Melodi Cardenas with Allies Interfaith Group gave the Invocation.

5. Pledge of Allegiance

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

Proclamations**6. Presentation of a Proclamation designating the month of April 2025, as "Volunteer Month".**

Mayor Wes Mays read the Proclamation into the record and presented the same to community volunteers.

7. Presentation of a Proclamation designating the week of April 6-12, 2025, as "National Library Week".

Mayor Wes Mays read the Proclamation into the record and presented the same to Library Manager Alexis Wellborn, Library Board members, and Friends of the Coppell Library members.

8. Citizens' Appearance

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

- 1) Alan Marker, 321 Plantation Drive, spoke in regards to Rolling Oaks Memorial Cemetery.**
- 2) Felicia Raphael, 620 N Coppell Road, spoke in regards to Rolling Oaks Memorial Cemetery.**
- 3) Kamille Grey, 5121 Meadowlark Drive, spoke in regards to Rolling Oaks Memorial Cemetery.**

9. Consent Agenda

- A.** Consider approval of the Minutes: March 25, 2025.

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

- 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.

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

Enactment No: OR 91500-A-823

- 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.

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

Enactment No: OR 91500-A-824

- D.** Consider approval of an Ordinance amending the Comprehensive Zoning Ordinance and map of the City of Coppel, 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.

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

Enactment No: OR 91500-A-825

- 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.

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

- 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.

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

- 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.

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

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.

Assistant Director of Community Experiences Adam Richter gave a presentation to City Council.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Brianna Hinojosa-Smith, to approve this agenda item. The motion passed by an unanimous vote.

- 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.

Daniel Weyandt, Recreation Coordinator, gave a presentation to 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 Kevin Nevels, seconded by Councilmember Ramesh Premkumar, to close the Public Hearing and approve this agenda item. The motion passed by an unanimous vote.

Enactment No: OR 2025-1625

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.

Matt Steer, Development Services Administrator, gave a presentation to 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 Jim Walker, seconded by Councilmember Mark Hill, to close the Public Hearing and approve this agenda item. The motion carried by the following vote (6-1):

Aye (6) - Mayor Pro Tem Kevin Nevels, Councilmember Jim Walker, Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Biju Mathew, Councilmember Mark Hill

Nay (1) - Councilmember Ramesh Premkumar

Enactment No: OR 2025-1626

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.

Mayor Wes Mays opened the Public Hearing and stated the applicant requested

to continue the Public Hearing to the May 13, 2025, City Council Meeting.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Ramesh Premkumar, to continue the Public Hearing to the May 13, 2025, City Council meeting.

The motion carried by the following vote (4-3):

Aye (4) - Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Ramesh Premkumar, Councilmember Biju Mathew

Nay (3) - Mayor Pro Tem Kevin Nevels, Councilmember Jim Walker, Councilmember Mark Hill

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

City Manager Mike Land gave the following project updates:

Mark your calendar and join us at the Budget Town Hall Meeting on April 10 – What matters most to you in Coppell? Whether it's parks, public safety, community programs, or infrastructure, your input helps guide how we prioritize projects and services. Join us for the annual Budget Town Hall meeting at 6 pm on Thursday, April 10th, at the Cozby Library to share your thoughts and learn more about how City funding decisions are made.

Magnolia Park Trail – The contractor completed the lower gabion basket and is working on the gabion mattress.

FS #5 – Continuing the interior work. Landscape and hardscape will start this week. The job trailer will be pulled off site this week.

Service Center –Underground plumbing and storm drain has started.

DART – Continue to work on punch list items at all the Railroad crossings.

TxDOT project at the Belt Line bridge over IH 635- Last week TxDOT's contractor was able to finish their full closure-required items before the rain hit. They will be continuing with individual lane closures, but there will be no more full closures of the Belt Line bridge over IH 635 for this project.

Veterans Plaza- Groundbreaking ceremony scheduled for Friday 4/11 at 10:00 am behind Town Center.

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

Neighbors Helping Neighbors is this Saturday, April 12. The kick-off is at Town Center from 8 – 9 a.m. Breakfast will be provided. We appreciate all of our volunteers that give back to their fellow neighbors, and we are looking forward to another successful event.

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

Councilmember Ramesh Premkumar invited the community to a Blood Drive

on April 12th, 2025, from 10 AM to 3 PM at Shreenathdham Haveli, 517 E Sandy Lake Rd.

17. Necessary Action from Executive Session

A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Don Carroll, to accept the recommendation of Special Counsel to not refer the matter to a hearing panel and consider the matter closed. The motion carried by unanimous vote. Mayor Pro Tem Kevin Nevels and Councilmember Ramesh Premkumar were excused from voting on the matter.

18. Adjournment

There being no further business before the Council, the meeting adjourned at 8:35 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary