



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

Tuesday, December 10, 2024

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

**Absent** 1 - Biju Mathew

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 Coppell met in Regular Session on Tuesday, December 10, 2024, 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 Work Session at 5:30 p.m.

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

A. Discussion regarding agenda items.

Presented in Work Session

Mayor Wes Mays adjourned the Work Session at 5:42 p.m. and convened into the Executive Session at 5:43 p.m.

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

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

- A.** Consultation with City Attorney and special legal counsel, regarding City of Coppell, et. al. vs. Glenn Hegar, Texas Comptroller of Public Accounts.

**Discussed under Executive Session**

- B.** Seek Legal Advice from City Attorney regarding zoning ordinance and accessory structures.

**Discussed under Executive Session**

**Section 551.076, Texas Government Code - Deliberation regarding Security Devices.**

- C.** Discussion regarding cyber security measures for municipal information system and infrastructure.

**Discussed under Executive Session**

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

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

**Discussed under Executive Session**

**Mayor Wes Mays adjourned the Executive Session at 5:42 p.m. and convened into the Regular Session at 7:30 p.m.**

**Regular Session**

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

**Anahita Sidhwa, with Allies Interfaith Group, gave the Invocation.**

**5. Pledge of Allegiance**

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

**6. Recognition of outgoing Boards and Commissions members.**

**Mayor Wes Mays presented certificates of appreciation to outgoing board members.**

**7. Citizens' Appearance**

**Mayor Wes Mays advised that no one signed up to speak.**

**8. Consent Agenda**

**At the request of Councilmember Mark Hill, this item was pulled from the Consent Agenda and was presented to City Council by Calie Willis, Chief of Strategic Relationships.**

- A.** Consider approval of the Minutes: November 12, 2024.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

- B.** Consider approval to purchase touch screen time clocks with biometric and proximity readers from Tyler Technologies in the amount of \$68,592.00 as budgeted; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

- C.** Consider approval to purchase Managed Extended Detection and Response from Freelt, DIR contract #DIR-TSO-4288 in the amount of \$103,584.00 as budgeted; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

- D.** Consider approval of an Ordinance for PD-318-LI, a zoning change request from Light Industrial (LI) and Special Use Permit (LI & S-1132) to PD-318-LI (Planned Development- 318- Light Industrial), to approve a new Detail Site Plan to add a 186,143-sf industrial building and associated parking on 13.05 acres of property located on Freeport Parkway; and authorizing the Mayor to sign.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-818

- E.** Consider approval of an Ordinance for PD-301R5-HC, a zoning change request from PD-301R3-HC (Planned Development 301-Revision 3-Highway Commercial) to PD-301R5-HC (Planned Development 301-Revision 5-Highway Commercial) to revise the Concept Plan for the overall development of the site and allow for a combination of retail,

restaurant with and without drive- throughs, and a Hotel on 11 lots totaling approximately 16.77 acres of property; and Detail Site Plans for Lots 2, 3, 4 and 8, Block A, on property located at the southeast quadrant of S. Belt Line Road and Dividend Drive., and authorizing the Mayor to sign.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-819

- F.** Consider accepting the resignation of Glenn Portman from the Planning and Zoning Commission.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

- G.** Consider accepting the resignation of Bruce Akerly from the Board of Adjustment.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

- H.** Consider accepting the resignation of Craig Creason from the Future Oriented Approach to Residential Development (FOARD) Task Force.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

- I.** Consider approval of appointing Reyna Damle and Amelia Menezes to a one-year term as Youth Advisors to the Smart City Board beginning January 1, 2025.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

- J.** Consider approval to purchase replacement Fire Personal Protective Ensembles, Bunker Gear, for Structural Fire Fighting (coat, pants, escape belt/harness, and suspenders) from North American Fire Equipment Company through Buy Board contract #698-23 in the amount of \$89,100.00 as budgeted; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K,**

**Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

- K.** Consider approval of a Resolution executing the “Texas Settlement Subdivision Participation and Release Form”, to become a participating Texas political subdivision in order to obtain and in consideration for, benefits pursuant to the Kroger Texas Settlement agreement, authorizing the City Manager to execute said agreement; and authorizing the Mayor to sign.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2024-1210.1

- L.** Consider approval of the 2025 Legislative Agenda Priorities for the upcoming 89th Legislative Session.

**At the request of Councilmember Mark Hill, this item was pulled from the Consent Agenda and discussed.**

**A motion was made by Councilmember Mark Hill to approve Agenda Item L with the amendment to remove support for repealing HB 2439 from the Legislative Agenda. The motion failed due to lack of a second.**

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Agenda Item L be approved as presented.**

**A motion to amend the main motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Jim Walker, to add "The City of Coppell supports fully funding education." to the Public Education section of the Legislative Agenda. The amendment to the motion passed by an unanimous vote.**

**The main motion as amended was passed by an unanimous vote.**

- M.** Consider approval of a Lease Agreement authorizing the City of Grapevine to lease a jail transport van from the City of Coppell to offset transport costs at the Grapevine Jail; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

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

- 9.** Consider approval of an Ordinance for PD-134R4-SF-7, a zoning change request from PD-134R-SF-7 (Planned Development 134

Revised- Single-Family -7) to PD- 134R4-SF-7 (Planned Development 134 Revision 4- Single-Family -7) to approve a short-term rental for one room, on 0.17 acres of property located at 134 Turnberry Lane; and authorizing the Mayor to sign.

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through K, Item M, and Item No. 9 on the Regular Agenda be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-820

11.

**PUBLIC HEARING:**

Consider approval of PD-319-SF-12, Lot 18, Block 4, North Lake Woodlands 3, a zoning change request from SF-12 (Single-Family-12) to PD-319-SF-12 (Planned Development 319- Single-Family-12) to approve an existing carport encroaching within the required side setback, located at 552 Arbor Brook Lane, at the request of Derric Bonnot, the property owner.

**The applicant requested to continue the Public Hearing to the January 14, 2025, City Council Meeting.**

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Ramesh Premkumar, to continue the Public Hearing to the January 14, 2025, City Council meeting. The motion passed by an unanimous vote.**

10.

**PUBLIC HEARING:**

Consider approval of PD-313R-MF-2, Lake Breeze Condominiums, a zoning change request from C (Commercial) to PD-313R-MF-2 (Planned Development 313- Revised -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 the 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, at the request of Coppell Lake Breeze, LLC, being represented by Greg Frnka of GPF Architects, LLC.

**Mayor Wes Mays opened the Public Hearing. Councilmember Don Carroll requested an Executive Session to seek legal advice from City Attorney at 7:59 p.m.**

**City Council adjourned Executive Session and reconvened the Public Hearing at 8:13 p.m.**

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

**The applicant, being represented by Greg Frnka of GPF Architects, was present to answer questions from City Council.**

Mayor Wes Mays called on those who signed up to speak during the Public Hearing:

1) Nicolas Erlinger, 1720 W. Virginia Street, McKinney, TX, spoke on behalf of the applicant and the proposed zoning change.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Don Carroll, to close the Public Hearing and approve this agenda item subject to the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat will be required.
3. The installation of a southbound left turn deceleration lane on Belt Line Road at the existing median opening serving this site.
4. Building elevations be approved as presented, however building must provide for noise attenuation for all the windows on the building as well as all exterior walls include continuous insulation on the outside of the studs with a minimum of R-19 insulation.
5. Site lighting shall meet City of Coppell requirements.
6. To allow for parking as shown on the plans.
7. To allow for four stories and a height up to 60-ft
8. To not restrict the number of three-bedroom units.
9. Amend the Future Land Use Plan to Urban Residential Neighborhood.
10. To require HOA (Condominium Association) documents prior to filing the plat.
11. Added Condition related to Fire Lane.

The motion failed by the following vote (1-5):

Aye (1) - Councilmember Ramesh Premkumar

Nay (5) - Mayor Pro Tem Kevin Nevels, Councilmember Jim Walker, Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Mark Hill

12.

PUBLIC HEARING:

Consider approval of the reauthorization of building permit fees for construction, renovation, or remodeling of a structure.

Chief Building Official Stephen Schubert 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 Brianna Hinojosa-Smith, to close the Public Hearing and approve the agenda item. The motion passed by an unanimous vote.

13.

Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Solid Waste Collection Fees per the contract with Republic, amending Chapter 15, Coppell City Code (Buildings) of the Master Fee Schedule, respectively; and authorizing the Mayor to sign.

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

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Mark Hill, that this agenda item be approved. The motion passed by an unanimous vote.

Enactment No: RE 2024-1210.2

14. Consider approval of Resolutions casting votes for the Board of Directors for the Dallas Central Appraisal District and the Denton Central Appraisal District; and authorizing the Mayor to sign.

A motion was made by Councilmember Don Carroll, seconded by Mayor Pro Tem Kevin Nevels, to elect Clyde C. Hairston to the Dallas Central Appraisal District Board of Directors. The motion passed by an unanimous vote.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Mark Hill, to elect Raymond Martin to the Denton Central Appraisal District Board of Directors. The motion passed by an unanimous vote.

Enactment No: RE 2024-1210.3 and RE 2024-1210.4

15. Report on City's response to cyber security event.

Enterprise Solutions Director Josh Littrell gave a presentation to City Council regarding the recent cyber security event.

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

City Manager Mike Land gave the following project updates:

**Magnolia Park Trail** – The contractor has completed the access road to the work site and is continuing to work on dewatering the pond.

**Woodhurst** – The contractor is working on the sidewalk construction, irrigation repairs and final landscaping. The project will be completed by the end of the month.

**DART** – The contractor will begin painting the bridge over S. Belt Line this week with daily lane closures.

**Fire Station #5** – The roof decking is almost complete.

**Service Center** – The new parking lot and new asphalt paving will be completed within the next week. The new building construction will start this month.

**635/Belt Line U-Turn** – TxDOT will finish the last of the overnight closures of 635 this week for bridge work.

**Freeport/Northwestern Traffic Signal** – The contractor is installing the underground conduit for the signal.



S. Belt Line – The foundation for the electronic sign is installed. The sign is expected to be installed within the next couple of weeks.

Make a Child Smile - This year we were able to provide gifts to 277 children in our community. Thank you to the community members that adopted children and provided gifts to these families. Another thank you to the Coppell businesses that also adopted families, hosted toy and clothing drives, and are delivering the gifts later this week. This program would not be successful without a large shared effort between the community members, businesses, and City of Coppell staff!

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

This year’s parade was cancelled due to weather, but the Tree Lighting and Drone Show have been rescheduled to December 11 from 6 to 8 p.m. Activities will include:

- Tree lighting
- Drone show
- Train rides
- Petting Farm
- Santa visits
- Letters to Santa
- DJ playing holiday music
- Food vendors: DonutNV and Mama Moore’s Popcorn (and possibly more!)

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

There were no public service announcements.

**19. Necessary Action from Executive Session**

There was no necessary action from Executive Session.

**20. Adjournment**

There being no further business before this Council, the meeting adjourned at 9:02 p.m.

\_\_\_\_\_  
Wes Mays, Mayor

ATTEST:

\_\_\_\_\_  
Ashley Owens, City Secretary