



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, August 12, 2025

6:30 PM

Council Chambers

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

Notice is hereby given that the City Council of the City of Coppel, Texas will meet in Regular Called Session at 6:30 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. 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 of Agenda Items.
- B. Presentation on Board and Commission Application Process.

Attachments: [Board and Commission Memo.pdf](#)

Regular Session

- 3. Invocation 7:30 p.m.
- 4. Pledge of Allegiance

Proclamations

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

Attachments: [Proclamation.pdf](#)

- 6. Citizens' Appearance

- 7. Consent Agenda

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

Attachments: [CM 2025-07-22.pdf](#)

[CM 2025-07-28 \(Budget WKS\).pdf](#)

- 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.

Attachments: [Investment Manager Memorandum.pdf](#)

[HSAM Investment Advisory Contract-Coppell TX August 2025 Final.pdf](#)

- C. Consider approval of an Ordinance for PD-301R6-HC, Victory Coppell 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.

Attachments: [Council Memo.pdf](#)

[Ordinance.pdf](#)

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

[Exhibit B - Concept Site Plan Lot 6R2.pdf](#)

[Exhibit C - Detail Site Plan Lot 7R2.pdf](#)

[Exhibit D - Detail Landscape Plan Lot 7R2.pdf](#)

[Exhibit E - Floor Plan Lot 7R2.pdf](#)

[Exhibit F - Elevations Lot 7R2.pdf](#)

- 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.

Attachments: [Council Memo.pdf](#)

[Ordinance.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

[Exhibit C.pdf](#)

[Exhibit D.pdf](#)

- 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.

Attachments: [Dallas County PSA Memo.pdf](#)

[PSA for Various Type E Streets.pdf](#)

- 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.

Attachments: [Deforest LS Rehab Valve Replacement Memo.pdf](#)

[Felix Change Order.pdf](#)

- 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.

Attachments: [Chemical Analyzer Equipment Memo.pdf](#)

[Chemical Analyzer Cost Estimate.pdf](#)

- 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.

Attachments: [Dog Park Design Amendment Memo.pdf](#)
[Dog Park Design Amendment Proposal.pdf](#)

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

Attachments: [Memo.pdf](#)
[Agreement.pdf](#)

- 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.

Attachments: [Curfew Ordinance Memo.pdf](#)
[Ordinance.pdf](#)

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.

Attachments: [Citizen Comment Memo.pdf](#)
[Ordinance- Citizen Comments.pdf](#)

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.

Attachments: [Memorandum for Depository Services.pdf](#)
[Resolution.pdf](#)
[Public Fund Agreements-City of Coppell.pdf](#)

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.

Attachments: [Updated Memo for Proposed Rate 2025_26 after received Certified Values.pdf](#)
[NOTICE OF VOTE-8-01-25 publish-\(Gazette\).pdf](#)
[NOTICE OF VOTE-8-02-25 publish \(Rambler\).pdf](#)

11. PUBLIC HEARING: To receive public comment on the proposed

2025-26 Budget for the Coppell Crime Control and Prevention District.

Attachments: [CCPD PH Council Memo.pdf](#)

[04-\(CCPD\) Crime Prevention Fund 2026.pdf](#)

[8-01-25 Notice of Public Hearing \(2nd Notice\) Crime Control 25-26 \(Gazette\).pd](#)

[8-02-25 Notice of Public Hearing \(2nd Notice\) Crime Control 25-26 \(Rambler\).px](#)

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.

Attachments: [Council Memo.pdf](#)

[Staff Report.pdf](#)

[Applicant Letter.pdf](#)

[Site Plan.pdf](#)

[Floor Plan.pdf](#)

[Parking Analysis.pdf](#)

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.

Attachments: [Council Memo.pdf](#)

[PZ Staff Report.pdf](#)

[Survey Exhibits.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. **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 8th day of August, 2025, at _____.

Phoebe Stell, Interim 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).