



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, April 14, 2020

7:00 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**MARK HILL**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BRIANNA HINOJOSA-SMITH**  
Place 2

**NANCY YINGLING**  
Place 5

**WES MAYS**  
Place 3

**BIJU MATHEW**  
Place 6

**MIKE LAND**  
City Manager

As authorized by Section 418.016(e) of the Texas Government Code, on March 16, 2020, Governor Greg Abbott suspended various provisions that require government officials and members of the public to be physically present at a specified meeting location.

The following requirements have been suspended by the governor:

1. A quorum of the city council need not be present at one physical location. Id. § 551.127(b).
2. In light of (1), above, the meeting notice need not specify where the quorum of the city council will be physically present and the intent to have a quorum present. Id. § 551.127(e).
3. In light of (1) above, the meeting held by videoconference call is not required to be open to the public at a location where council is present. Id. § 551.127(f).
4. The audio and video are not required to meet minimum standards established by Texas Department of Information Resources (DIR) rules, the video doesn't have to be sufficient that a member of the public can observe the demeanor of the participants, the members faces don't have to be clearly visible at all times, and the meeting can continue even if a connection is lost, so long as a quorum is still present. Id. § 551.127(a-3); (h); (i); (j).

Notice is hereby given that the City Council of the City of Coppell, Texas will meet in Regular Called Session at 7:00 p.m. for Work Session, and Regular Session will begin at 7:30 p.m., to be held at Town Center, 255 E. Parkway Boulevard, Coppell, 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 Coppell 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) Council Chambers

- A. Discussion regarding agenda items.
- B. Discussion regarding DART.

Attachments: [DART Memo.pdf](#)

#### Regular Session

3. Invocation 7:30 p.m.
4. Pledge of Allegiance
5. Citizens' Appearance
6. Consider approval of a Proclamation naming April 19-25, 2020, as "National Library Week"; and authorizing the Mayor to sign.  
Attachments: [National Library Week 2020.pdf](#)
7. Consent Agenda
  - A. Consider approval of the minutes: March 18 and 24, 2020.  
Attachments: [Minutes 2020-03-18 \(Special\).pdf](#)  
[Minutes 2020-03-24.pdf](#)
  - B. Consider award of a bid through BuyBoard State Contract #601-19 with Longhorn Harley-Davidson, in the amount of \$132,451.88 as budgeted in the Capital Replacement Fund; for the purchase of four (4) 2020 FLHP

Harley Davidson Road King Motorcycles for the Coppell Police Department; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Harley Davidson Motorcycle Memo.pdf](#)

[Coppell 2020 FLHP BuyBoard Whelen TP LHD.pdf](#)

[Vehicle Award Report.pdf](#)

- C. Consider approval of a temporary amendment to the City of Coppell Investment Policy.

**Attachments:** [COVID-19 Investment Policy Amendment April 2020.pdf](#)

- D. Consider approval of Civil Case No. SA-19-CV-1033-OLG Stipulation and Settlement Agreement and Hold Harmless Agreement, and to enter into Final Judgement with the United States of America; and authorizing the City Manager and City Attorney to sign any necessary documents.

**Attachments:** [Memo Civil No. SA-19-CV-1033-OLG.pdf](#)

[Final Motion - Settlement Agreement.pdf](#)

[Settlement Agmt - Appendix A.pdf](#)

[Flyer Business Email Compromise.pdf](#)

- E. Consider approval of a contract with Texas City Services, LLP, for Sales Tax Audit Services; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Sales Tax Audit Memo.pdf](#)

[Sales Tax Agreement.pdf](#)

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

8. PUBLIC HEARING:

Consider approval of PD-213R5-H Lost Creek - Live/Work, Lot 26R, Block 1, a zoning change request from PD-213R4-H (Planned Development-213 Revision 4-Historic), to PD-213R5-H (Planned Development-213 Revision 5-Historic), to revise the Detail Site Plan and approve a wooden fence in lieu of a masonry screening wall between the live/work property and residential property, on 0.344 acres of property located at 564-568 S. Coppell Road, at the request of Haas Rose at Lost Creek, LLC.

**Attachments:** [Council Cover Memo.pdf](#)

[PZ Staff Report.pdf](#)

[Detail Site Plan \(AO\).pdf](#)

[Screening Fence Detail \(AF\).pdf](#)

[Approved Landscape Plan.pdf](#)

[Letter of Support.pdf](#)

[Appeal Letter.pdf](#)

9. PUBLIC HEARING:  
Consider approval of PD-301R-HC, Beltline Properties (Dave and Busters), a zoning change request from A (Agriculture) to PD-301R-HC (Planned Development-301R-Highway Commercial), to approve a Conceptual Site Plan for four office buildings and a Detail Site Plan for an approximate 78,400-square-foot office building on 16.72 acres of land located at the southeast corner of Dividend Drive and S. Belt Line Road, at the request of Beltline Properties, LLC, being represented by WGI Inc.

**Attachments:** [City Council Memo.pdf](#)  
[Staff Report.pdf](#)  
[Concept Site Plan.pdf](#)  
[Detail Site Plan.pdf](#)  
[Detail Landscape Plan.pdf](#)  
[Overall Landscape Plan and Mitigation Plan.pdf](#)  
[Elevations and Building Perspectives.pdf](#)  
[Dumpster and Signage.pdf](#)

10. PUBLIC HEARING:  
Discuss and receive input regarding proposed amendments to Land Use Assumption; Capital Improvement Plans; and Water, Wastewater and Roadway Impact Fees, in accordance with Chapter 395 of the Local Government Code.

**Attachments:** [Impact Fee Amendment Process Memo.pdf](#)  
[Coppell Water WW Roadway Impact Fee.pdf](#)  
[CIAC Impact Fee Program Update Recommendation Memo.pdf](#)  
[CIAC Minutes.pdf](#)

11. Consider approval to enter into an Interlocal Cooperation Contract with the University of Texas at Arlington; for the inspection and analysis of 150,000 feet of sanitary sewer system; in the amount of \$895,150.00; as provided for in 2018 Bond Issue; and authorizing the Mayor to sign any necessary documents.

**Attachments:** [I&I Interlocal Memo.pdf](#)  
[I&I Interlocal Cooperation Contract UTA.pdf](#)

12. **City Manager Reports - Project Updates and Future Agendas**

Report by the City Manager on Texas Administrative Code Rule 3.334, concerning local sales and use taxes.

Report by the City Manager regarding COVID-19 virus.

13. **Mayor and Council Reports**

A. Report by Mayor Hunt on Buy In Coppell and initiatives to support local

businesses.

B. Report by Mayor Hunt on Metrocrest and other social service providers in Coppell.

- 14. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.
- 15. Necessary Action from Executive Session
- 16. Adjournment

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Karen Selbo Hunt, 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 10th day of April, 2020, at \_\_\_\_\_.

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Ashley Owens, Deputy City Secretary

#### **PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY LEGISLATION**

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 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).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.