



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, March 27, 2018

5:30 PM

Council Chambers

KAREN HUNT
Mayor

NANCY YINGLING
Mayor Pro Tem

CLIFF LONG
Place 1

GARY RODEN
Place 4

BRIANNA HINOJOSA-FLORES
Place 2

MARVIN FRANKLIN
Place 6

WES MAYS
Place 3

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 5:30 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 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.

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

Section 551.071, Texas Government Code - Consultation with City Attorney and Section 551.074, Texas Government Code - Personnel Matters.

- A. Seek legal advice and deliberate concerning a citizen complaint surrounding the duties of the City Manager.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B.** Discussion regarding economic development prospects north of Sandy Lake Boulevard and east of Freeport Parkway.
- C.** Discussion regarding economic development prospects south of Dividend and west of Point West Boulevard.

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

- A. Presentation on advanced water meter project.
- B. Discussion regarding bike sharing.
- C. Discussion regarding bicycle lanes on Moore Road, Heartz Road and Riverchase Drive.
- D. Discussion regarding the Parkway Boulevard reconstruction project.
- E. Discussion regarding rehabilitation of Water Tower #1.
- F. Discussion of agenda items.

Attachments: [SECO Work Session Memo.pdf](#)

[Bike Sharing Memo.pdf](#)

[Bicycle Lanes Memo.pdf](#)

[Water Tower Memo.pdf](#)

Regular Session**4. Invocation 7:30 p.m.****5. Pledge of Allegiance**

- 6.** Consider approval of Proclamation naming March 27, 2018, as "Ken Griffin Appreciation Day;" and authorizing the Mayor to sign.

Attachments: [Ken Griffin Proclamation.pdf](#)

- 7.** Presentation to the Coppell Fire Department on receiving the Texas Fire Chief Association, "Lone Star Achievement Award."

Attachments: [Staff Memo-Lonestar Achievement Award.pdf](#)

- 8.** Presentation to the Coppell Fire Department on receiving the Texas Fire Chief Association, "Fire Safety Award."

Attachments: [Staff Memo-LSP Fire Safety Award.pdf](#)

- 9.** Presentation by the Coppell Arts Council on the Andy Brown East Art Stroll.

10. Citizens' Appearance**11. Consent Agenda**

- A.** Consider approval of the minutes: February 27, 2018.

Attachments: [Minutes - City Council Meeting - 02-27-2018.pdf](#)

- B.** Consider approval of an Ordinance for PD-292-SF-12, Coppell Middle School East, a zoning change request from SF-12 (Single Family-12) to PD-292-SF-12 (Planned Development 292-SF-12) to allow the construction of a concession and restroom facility, bleachers, press box, parking and the addition of lighting for the existing track and football field, on 24.7 acres of property located at 400 Mockingbird Lane, at the request of Coppell Independent School District; and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)

[Ordinance for PD 292-SF12 CMSE.pdf](#)

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

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Bleachers \(C-4 and C-4a\).pdf](#)

[Exhibit D - Press Box \(C-5\).pdf](#)

[Exhibit E - Concession Building Elevations \(C-6\).pdf](#)

[Exhibit F - Field Lighting \(C-7\).pdf](#)

[Exhibit G - Photometric Study.pdf](#)

- C.** Consider approval of an Ordinance for Case No. PD-294-C, Alpine Wash, White Glove Express Addition, Lot 1R1, Block A, a zoning change request from S-1074RR-C (Special Use Permit-1074 Revision 2-Commercial) to PD-294-C (Planned Development District-294-Commercial) to amend the Detail Site Plan to allow the renovation and expansion of existing car wash facility to include self-service vacuums on 1.020 acres on property located at 250 S. Denton Tap Road; and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)

[Ordinance.pdf](#)

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

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Landcape Plan and Tree Survey.pdf](#)

[Exhibit D - Building Elevations.pdf](#)

[Exhibit E - Signage.pdf](#)

- D.** Consider approval of an Ordinance for Case No. PD-217R2-C, Doggie's Wonderland, a zoning change from C (Commercial) and PD-217R-C (Planned Development District-217 Revised-Commercial) to PD-214R2-C (Planned Development District Revision-2-Commercial) to amend and expand the Detail Site Plan for the existing 0.692 acre Doggie's Wonderland site and to allow the construction of an approximate 3,000 square foot building for a kennel (rescue), self-service pet wash and bakery use on 0.439 acres and to establish a Concept Plan for future development on the remaining 0.346 acres, for a total of 1.479 acres of land located on the east side of Denton Tap Road between E. Bethel School Road and

Vanbebber Drive, (120 E. Bethel School Road and 400 S. Denton Tap Road); and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan and Tree Survey.pdf](#)
[Exhibit D- Elevations and Rendering.pdf](#)
[Exhibit E - Floor Plan.pdf](#)

- E.** Consider award of bid and authorize a NCPA contract with Core Construction in the amount of \$200,584.34, as budgeted from the Crime Control District, for the remodel of the communication area in the Criminal Justice facility located at 130 Town Center Blvd.; and authorizing the City Manager to sign and execute any necessary documents.

Attachments: [PD Dispatch Remodel - Memo.pdf](#)
[PD Dispatch Remodel - CORE Estimate.pdf](#)

- F.** Consider approval of a professional services agreement with Kimley-Horn and Associates, Inc.; to provide professional engineering services for interim improvements for the North Lake Raw Water System; for a total of \$138,700.00; as budgeted in the Capital Improvement Program; and authorizing the City Manager to authorize any necessary documents.

Attachments: [Kimley Horn North Lake Raw Water Improvements Memo.pdf](#)
[Northlake Water Supply Study REV.pdf](#)
[North Lake Raw Water Feasibility.pdf](#)
[North Lake Raw Water Interim Improvements Contract.pdf](#)

End of Consent Agenda

- 12.** 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.

Attachments: [Memo.pdf](#)
[Standards of Care 2018.pdf](#)
[Ordinance.pdf](#)

- 13.** PUBLIC HEARING:
Consider approval of the location of a public safety building (fire station) on public owned property located at the intersection of Royal and North Point in the City of Coppell, Texas.

Attachments: [Memo - FS4 Public Hearing.pdf](#)

14. PUBLIC HEARING:
Consider a Tariff authorizing an annual Rate Review Mechanism (“RRM”) as a substitution for the annual interim rate adjustment process defined by Section 104.301 of the Texas Utilities Code, and as negotiated between ATMOS Energy Corporation, Mid-Tex Division and the steering committee of cities served by ATMOS; requiring the company to reimburse cities’ reasonable ratemaking expenses.
Attachments: [Memo - Atmos RRM.pdf](#)
[ORDINANCE.pdf](#)
[Mid-Tex RRM Tariff.pdf](#)
[ATMOS RRM Exhibit A.pdf](#)
15. PUBLIC HEARING:
Consider approval of PD-293-LI, Sherrill Acres, a zoning change request from LI (Light Industrial) to PD-293-LI (Planned Development 293 -Light Industrial) to allow the subdivision of the property into two lots, allowing the retention of the existing office on Lot 2B1 and the approval of Concept Plan for Lot 2B2 for a future office building, containing 1.44 acres of property located at 1703 East Belt Line Road, at the request of Riverchase Realty LLC, being represented by Geoff Walker.
Attachments: [Cover Memo.pdf](#)
[Staff Report.pdf](#)
[Site Plan.pdf](#)
[Tree Survey.pdf](#)
[Landscape Plan.pdf](#)
16. PUBLIC HEARING:
Consider approval of an Ordinance repealing Ordinance No. 91500-A-718 for Case No. S-1262-LI, Driversselect, to no longer allow the occupancy of the existing 153,000 square foot office/warehouse building for internet-based car sales and ancillary uses (minor car repair, car storage and offices) on approximately 8.7 acres of land located at 100 S. Royal Lane; and authorizing the Mayor to sign.
Attachments: [Cover Memo.pdf](#)
[Staff Report.pdf](#)
[Letter from ML Realty.pdf](#)
[Rescinding Ord S-1262-LI.pdf](#)
[OR 91500-A-718 Driversselect.pdf](#)
17. Consider approval of an Ordinance for Case No. S-1262R-LI, Driversselect (Fellowship of Las Colinas Addition, Lot 2R1, Block 1), a zoning change from LI (Light Industrial) to S-1262R-LI (Special Use Permit-1262 Revised) to allow for vehicle parking and staging on the existing parking lot in conjunction with S-1262-LI on approximately 7.67

acres of land located west of the terminus of Gateview Blvd; and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit B - Site Plan.pdf](#)

18. Consider approval of contract amendment number one to J. Volk Consulting, Inc. design contract for the Parkway Blvd. reconstruction project; in the amount of \$178,600; and authorizing the City Manager to sign any necessary documents.

Attachments: [Parkway - CA #1 Memo.pdf](#)
[Parkway Original Award Exhibit.pdf](#)
[Parkway CA#1 Exhibit.pdf](#)
[Parkway - OPC.pdf](#)
[Parkway Design Schedule.pdf](#)
[Parkway Geometric.pdf](#)
[Parkway - CA #1.pdf](#)

19. Consider approval of award of a professional services agreement with Kimley Horn, in the amount of \$79,500.00, to design signage and pavement markings depicting on-street bicycle lanes for Moore Road, Heartz Road and Riverchase Drive; and authorizing the City Manager to sign all necessary documents.

Attachments: [Memo.pdf](#)
[Map of Proposed Bike Lanes.pdf](#)
[Contract.pdf](#)

20. Consider approval of the modifications to the Trail Implementation Plan as recommended by the Parks and Recreation Board and; authorizing the City Manager to sign the necessary documents.

Attachments: [Memo.pdf](#)
[Trail Appendix.pdf](#)

21. Consider approval of a professional services agreement between the City of Coppell and Future iQ for professional facilitation services for the Vision 2040 Strategic Plan; and authorizing the City Manager to sign.

Attachments: [Vision2040Memo.pdf](#)
[FutureIQ Agreement.pdf](#)

22. CITIZEN'S AGENDA REQUEST:
Issues with (1) making both lanes Right-turn only thus preventing citizens from turning left on Parkway Blvd to return home from the school and causing traffic hazards by compelling these citizens to make a right and then make U-Turns and, (2) inquiring into the functionality of said traffic

control device since it's installation.

Attachments: [Memo - Venky Venkatraman.pdf](#)

[Certified ORR from City of Coppell.pdf](#)

[Email.pdf](#)

[FW_Traffic signal question.pdf](#)

23. City Manager Reports - Project Updates and Future Agendas

24. Mayor and Council Reports

A. Report by Mayor Hunt regarding upcoming Spring events.

B. Report by Mayor Hunt regarding upcoming elections.

25. Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.

A. North Texas Council of Governments - Mayor Pro Tem Nancy Yingling

B. North Texas Commission - Councilmember Marvin Franklin

C. Historical Society - Councilmember Cliff Long

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

27. Necessary Action from Executive Session

Adjournment

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 23rd day of March 2018, at _____.

Jean Dwinnell, 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 makes requests for these services forty-eight (48) hours ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Vivyon V. Bowman, 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.