



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, November 12, 2024

5:30 PM

Council Chambers

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**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

Notice is hereby given that the City Council of the City of Coppell, 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 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. Executive Session (Closed to the Public) 1st Floor Conference Room

Section 551.087, Texas Government Code - Economic Development Negotiations.

Discussion regarding economic development prospects located north of Sandy Lake Blvd. and west of S. MacArthur Blvd.

**3. 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 regarding agenda items.
- B. Discussion of placing power lines underground.
- C. Presentation on Cooperative Contracts.

**Attachments:** [Oncor Memo.pdf](#)  
[Cooperative Contracts Memo.pdf](#)

**Regular Session**

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

**5. Pledge of Allegiance**

**6. Citizens' Appearance**

**7. Consent Agenda**

**A.** Consider approval of the Minutes: October 22, 2024, and October 29, 2024.

**Attachments:** [CM 2024-10-22.pdf](#)  
[CM 2024-10-29 \(5th Tuesday\).pdf](#)

**B.** Consider approval of awarding a contract to TDIndustries; an Omnia Partners contract #R200403-TX-310466; for city wide HV/AC repair and maintenance; in the amount of \$395,686.00; as budgeted in the Facilities general fund; and authorizing the City Manager to sign any necessary documents.

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

**C.** Consider approval of Pavement Leveling (mud-jacking) with KKE, Inc. Concrete Lifting; utilizing the TIPS contract #23010401; in the amount of \$99,997.40; as budgeted in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Memo.pdf](#)  
[Quote.pdf](#)

**D.** Consider approval to award contract with Custard Construction Services; to supply and build a storage building at 500 Southwestern Blvd.; utilizing TIPS Contract #211001; in the amount of \$346,289.70; as provided for in

Facilities Infrastructure Maintenance Fund Strategic Reserve Fund Balance; and authorizing the City Manager to sign any necessary documents.

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

[Proposal.pdf](#)

- E.** Consider approval of a purchase for cardio machines from Marathon Fitness for The Senior and Community Center, in the amount of \$75,353.20 as provided for in the Coppell Recreation Development Corporation (CRDC) fund, with contract pricing through Buy Board, Contract No 665-22; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Memo.pdf](#)
- [Quote.pdf](#)
- F.** Consider approval of a purchase for the replacement of tables and chairs in the Andrew Brown Park East Grand and Boardwalk pavilions, from The PlayWell Group, Inc. in the amount of \$87,057.22, as budgeted for in the Coppell Recreation Development Corporation (CRDC) fund, with contract pricing through BuyBoard, Contract No. 679-22; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Memo.pdf](#)
- [Quote.pdf](#)
- G.** Consider approval of a purchase for the replacement of six (6) basketball goals and bases in the Andrew Brown Park West facility from CORE Construction in the amount of \$119,615.00 as budgeted in the Coppell Recreation Development Corporation (CRDC) fund, with contract pricing through TIPS, Contract No. 230104-02; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Memo.pdf](#)
- [Proposal.pdf](#)
- H.** Consider approval of a purchase for the replacement of eight (8) batting cage nets and 10,500 square feet of artificial turf at the Wagon Wheel Park Field 6 Baseball and Softball batting cages, from Pioneer Athletics, in the amount of \$54,929.61 as budgeted for in the Coppell Recreation Development Corporation (CRDC) fund, with contract pricing through BuyBoard, Contract No. 665-22; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Memo.pdf](#)
- [Quote.pdf](#)
- I.** Consider approval of awarding Bid No. Q-0924-01 to Sports King of Texas for resurfacing of Wagon Wheel Tennis & Pickleball Center Courts, in the amount of \$56,784.00, as budgeted in the Coppell Recreation

Development Corporation (CRDC) fund; and authorizing the City Manager to sign any necessary documents.

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

[Bid Tabulation.pdf](#)

- J. Consider approval of an Ordinance to amend the Code of Ordinances by repealing Chapter 11, "Industrial Waste and Sewer Use Regulation," in its entirety and replacing it with a new Chapter 11, "Industrial Waste and Pollution Ordinance," and authorizing the Mayor to sign.

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

[Industrial Waste Ordinance.pdf](#)

- K. Consider approval to purchase Access Control Software/Hardware from Entech Sales and Service, LLC, BuyBoard contract #654-21 in the amount of \$349,978.00 as provided through American Rescue Plan Act (ARPA) funds; and authorizing the City Manager to sign any necessary documents.

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

[Quote.pdf](#)

- L. Consider approval of appointments with terms beginning January 1, 2025, to the City's Boards and Commissions.

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

[Appointment List 2024.pdf](#)

### End of Consent Agenda

8. PUBLIC HEARING:  
Consider approval of 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.

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

[PZ Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations and Renderings.pdf](#)

[Southern Retaining Wall.pdf](#)

[Site Line Exhibits.pdf](#)

[CLOMR Variance Request Letter.pdf](#)

9. PUBLIC HEARING:  
Consider approval of 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 consider allowing a short-term rental for one room, on property located at 134 Turnberry Lane.

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

[PZ Staff Report.pdf](#)

[Site Plan.pdf](#)

[Parking Plan.pdf](#)

[Floorplan for Room Rental.pdf](#)

[Photos.pdf](#)

**10.**

**PUBLIC HEARING:**

Consider approval of 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; which incorporates a Detail Site Plan to allow a 16,510-sf multi-tenant building with restaurant and retail uses with a drive-through on Lot 3, Block A, on approximately 2.17 acres; a Detail Site Plan for a 16,780-sf multi-tenant building with restaurant and retail uses on Lot 4, Block A, on approximately 2.24 acres of land; a Detail Site Plan for a 9,095-sf building with restaurant and retail uses with a drive-through on Lot 2, Block A, on approximately 1.70 acres; and a Detail Site Plan for a 79,202-sf five-story hotel on Lot 8, Block A, on approximately 2.96 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive.

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

[PZ Staff Report.pdf](#)

[Revised Concept Plan.pdf](#)

[Phasing Plan.pdf](#)

[Lot 2 - Detail Site Plan\\_Landscaping\\_Elevations.pdf](#)

[Lot 3 - Detail Site Plan\\_Landscaping\\_Elevations.pdf](#)

[Lot 4 - Detail Site Plan\\_Landscaping\\_Elevations.pdf](#)

[Lot 8 - Detail Site Plan\\_Landscaping\\_Elevations.pdf](#)

[Overall Landscape Plan.pdf](#)

- 11. City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
- 12. Mayor and Council Reports on Recent and Upcoming Events.**
- 13. Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**

- A. Report on Dallas Regional Mobility Coalition - Councilmember Don Carroll
  - B. Report on Woven Health Clinic - Councilmember Mark Hill
  - C. Report on Metrocrest Services - Councilmember Biju Mathew
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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**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 November, 2024, at \_\_\_\_\_.

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**Ashley Owens, 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).