



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, September 12, 2023

6:00 PM

Council Chambers

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**WES MAYS**  
Mayor

**JOHN JUN**  
Mayor Pro Tem

**JIM WALKER**  
Place 1

**KEVIN NEVELS**  
Place 4

**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 6:00 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 551.072, Texas Government Code - Deliberation regarding the purchase, exchange, lease, or value of Real Property.

Discussion regarding property located north of Southwestern Boulevard and west of Freeport Parkway.

**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. Presentation of FY24 Work Plan.

**Attachments:** [Memo.pdf](#)  
[FY24 Work Plan.pdf](#)

**Regular Session**

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

**5. Pledge of Allegiance**

**Proclamations**

**6. Presentation of a Proclamation celebrating the month of September as "Senior Center Month."**

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

**7. Citizens' Appearance**

**8. Consent Agenda**

**A. Consider approval of the minutes: August 22, 2023, and August 29, 2023.**

**Attachments:** [CM 2023-08-22.pdf](#)  
[CM 2023-08-29 \(5th Tuesday\).pdf](#)

**B. Consider approval of awarding a bid to Entrust One Services for Custodial Services at the Coppell Arts Center, not to exceed budgeted annual expenses of \$75,000, as budgeted; and authorizing the City Manager to sign any necessary documents.**

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

**C. Consider approval of awarding a bid to Andy Frain Services for Security Services at the Coppell Arts Center, in an amount not to exceed \$85,000.00, as budgeted; and authorizing the City Manager to sign any necessary documents.**

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

- D. Consider approval of a professional services agreement with Dunaway, in the amount of \$159,500.00, as provided for in the general fund, to prepare a comprehensive Community Experiences Department Master Plan; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Memo.pdf](#)  
[Proposal.pdf](#)
- E. Consider approval of an award to Aquatech Solutions America Inc. for the replacement of the outdoor waterslide tower at The CORE, in the amount of \$219,000.00 as provided for in the Coppell Recreation Development Corporation (CRDC) Fund and the Recreational Programs Special Revenue Fund; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Memo.pdf](#)  
[Quote.pdf](#)
- F. Consider approval of a professional services agreement with Olsson Studio, for design services for the Veterans Memorial project in the amount of \$186,761 as provided for in the Coppell Recreation Development Corporation assigned fund balance; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Memo.pdf](#)  
[Agreement.pdf](#)
- G. Consider approval of an Interlocal Agreement renewal between the City of Coppell and SPAN, Inc., for the provision of transit services for older persons, persons with disabilities, veterans, and the general public; as provided for by the CARES Act funding as dispensed through SPAN, Inc., authorizing the Mayor to sign and the City Manager to execute any necessary documents.
- Attachments:** [Memo.pdf](#)  
[FY24 Agreement.pdf](#)  
[SPAN Report.pdf](#)
- H. Consider approval of an agreement between the City of Coppell and the Coppell Chamber of Commerce for the 2023-2024 Discover Coppell Marketing Campaign utilizing hotel occupancy tax proceeds as provided by the Hotel Occupancy Tax Special Revenue Fund; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Memo.pdf](#)  
[Agreement.pdf](#)
- I. Consider approval of the Fourth Amended and Restated Interlocal Cooperation Agreement by and between the City of Coppell and Denton County Transportation Authority to provide transportation services for Coppell businesses; and authorizing the Mayor to sign.

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

- J.** Consider approval to enter into a Developers Agreement between the City of Coppell and Victory Retail Coppell, LLC.; for the reimbursement of design, construction, and installation of infrastructure improvements with the S. Belt Line project; and authorizing the City Manager to sign necessary agreements.

**Attachments:** [Memo.pdf](#)  
[Agreement - Victory Exhibit.pdf](#)  
[Development Agreement.pdf](#)

- K.** Consider approval of TIPS contract award to C&J's Designs and Solutions of East Texas, LLC; for the construction of a sidewalk along Canyon Drive; in the amount of \$166,705.00; as provided for in the Infrastructure Maintenance Fund's Fund Balance; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Memo.pdf](#)  
[Sidewalk Exhibit.pdf](#)  
[Canyon Sidewalk Infill Bid Tab.pdf](#)

- L.** Consider approval of awarding Bid #Q-0723-01 to Reliable Paving, Inc.; for the re-construction of Woodhurst Drive; in the amount of \$4,843,494.15; as provided for in the 2020 Bond issue; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Memo.pdf](#)  
[Exhibit.pdf](#)  
[Bid Tab.pdf](#)

- M.** Consider approval to enter into a Small Government Enterprise Agreement (SGEA) with Environmental Systems Research Institute (ESRI); for Geographical Information Systems (GIS) Software Licensing and maintenance; in the amount of \$100,200.00 over a three-year period; as budgeted in the General Fund; and authorizing the City Manager to sign any necessary documents.

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

- N.** Consider approval of a Resolution of the City Council of the City of Coppell, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2023 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the settlement; approving an attachment establishing a benchmark for pensions and retiree medical benefits;

finding the rates to be set by the tariffs to be just and reasonable and in the public interest; requiring the Company to reimburse ACSC's reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; and authorizing the Mayor to sign.

**Attachments:** [Memo.pdf](#)  
[CY22 MTX RRM - Tariffs.pdf](#)  
[CY22 MTX RRM - Average Bill.pdf](#)  
[CY22 MTX RRM - Pension Benchmark.pdf](#)  
[Atmos Mid-Tex Resolution.pdf](#)

### End of Consent Agenda

9. PUBLIC HEARING:  
Consider approval of a zoning change request from PD-264-RBN5 (Planned Development-264-Residential Urban Neighborhood 5) to PD-264R-RBN5 (Planned Development-264 Revised-Residential Urban Neighborhood 5) to allow the removal of five (5) Leyland Cypress Trees on 7.1 acres of property located on Common Area Lot 1X, Block D, Easthaven (Eastlake) at the request of Easthaven HOA, being represented by affected property owner, Kristina Lowe.

**Attachments:** [Memo.pdf](#)  
[Staff Report.pdf](#)  
[Photo of Trees.pdf](#)  
[Photos of Cypress Knees at 635 Canemount.pdf](#)  
[Email from Applicant.pdf](#)

10. PUBLIC HEARING:  
Consider approval of a zoning change request from PD-308-C (Planned Development-308-Commercial) to PD-308R-C (Planned Development-308 Revised-Commercial), to allow a revised plan for a new fuel service station with five (5) fuel pumps located at 950 E. Sandy Lake Road.

**Attachments:** [Memo.pdf](#)  
[Staff Report.pdf](#)  
[Letter from Applicant.pdf](#)  
[Site Plan.pdf](#)  
[Landscape Plan.pdf](#)  
[Tree Survey.pdf](#)  
[Elevations.pdf](#)  
[Signage Plan.pdf](#)  
[Photometric Plan.pdf](#)  
[Parking Study.pdf](#)

11. PUBLIC HEARING:  
Consider approval of PD-210R2-SF-9, 416 Kaye Street (STR), a zoning change request from PD-210-SF-9 (Planned Development-210 - Single-Family-9) to PD-210R2-HC (Planned Development-210 Revision 2- Single-Family 9) to approve a Short-Term Rental (STR) on 0.22 acres of property located at 416 Kaye Street, at the request of Lorna Bell, the property owner.
- Attachments:** [Memo.pdf](#)  
[Staff Report.pdf](#)  
[Site Plan.pdf](#)  
[Parking Plan.pdf](#)  
[Room for Rent sketch.pdf](#)  
[Pamphlet.pdf](#)  
[Photos.pdf](#)  
[Airbnb Listing.pdf](#)
12. PUBLIC HEARING:  
Consider approval of PD-311-LI, AstraZeneca Tank Farm, being a portion of Lot 3R1, Block 8, Parkwest Commerce Center, a zoning change request from LI to PD-311-LI (Planned Development-311-Light Industrial) to allow the construction of a 19,893 square foot accessory tank farm structure and approximate 3,000 square foot building addition to the existing office/warehouse building on approximately 8 acres, being a portion of Lot 3R1, Block 8 located at 508 Wrangler Drive, at the request of ML Realty on behalf of AstraZeneca, being represented by Allen Hager, DPR Construction.
- Attachments:** [Memo.pdf](#)  
[Staff Report.pdf](#)  
[Detail Site Plan.pdf](#)  
[Elevation Renderings.pdf](#)  
[Floor Plan.pdf](#)  
[Landscape Plan.pdf](#)  
[Narrative.pdf](#)  
[Parking Memo.pdf](#)
13. PUBLIC HEARING:  
Consider approval of PD-309-SF-12 & C, Forest Creek, Lots 1 & 2, Block A, a zoning change request from C (Commercial) to PD-309-SF-12 & C (Planned Development-309-Single Family-12 & Commercial), to allow the development of a residence and professional office building on two lots totaling 2.05 acres of property located on the west side of S. Denton Tap Road approximately 450 feet north of W Bethel Road, at the request of Jose Fernando Teruya, FTA Design Studio, Inc.

**Attachments:** [Memo.pdf](#)  
[Staff Report.pdf](#)  
[Detail Site Plan.pdf](#)  
[Elevation Renderings and Material Exhibit.pdf](#)  
[Landscape Plan.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. **Necessary Action from Executive Session**
18. **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 September, 2023, at \_\_\_\_\_.

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Ashley Owens, 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 – 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).