



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, October 24, 2023

6:00 PM

Council Chambers

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

Section 551.071, Texas Government Code - Consultation with City Attorney.

- A. Seek legal advice from the City Attorney regarding pending Ordinance and process for PD-309-SF-12 & C, Forest Creek.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B. Discussion regarding economic development prospects south of Bethel Road 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. Follow up discussion from September 26, 2023, Work Session, regarding the Service Center.

Attachments: [Memo.pdf](#)

Regular Session

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

Presentations

6. Update by the Coppell Sustainable Food Organization.

7. **Citizens' Appearance**

8. **Consent Agenda**

- A. Consider approval of the Minutes: October 10, 2023.

Attachments: [CM 2023-10-10.pdf](#)

- B. Consider approval to continue the AMI Service Agreement with Aqua-Metric for services related to the Advanced Water Meter System Infrastructure, Analytics Software, and Customer Portal, in the amount of \$371,472.78; and authorizing the City Manager to sign any necessary documents.

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

End of Consent Agenda

9. **PUBLIC HEARING:**
Consider approval of an Ordinance designating Welbilt FSG Holding, LLC,

Reinvestment Zone No. 115 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Public Hearing Notice.pdf](#)

[Ordinance.pdf](#)

10. CONTINUED PUBLIC HEARING:
Consider approval of PD-259R3-SF-7 & 9, Blackberry Farm, a zoning change request from PD-259R2-SF-7 & 9 (Planned Development 259-Revision 2 - Single-Family 7 & 9) to PD-259R3-SF-7 & 9 Planned Development 259-Revision 3 - Single-Family 7 & 9) to provide a new concept and detail plan that would allow for a gated community and private streets, over two phases (54 residential lots in Phase 1 and nine (9) residential lots in Phase 2 and associated common area lots) with a change in the amenities provided (a pool and pickle ball courts in lieu of gardens for Lot 2X, Block C), on approximately 54.8 acres of land located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Road (extended), at the request of Denton Creek Land Company, LTD and Blackberry Farms, LTD, being represented by Jon Dostert of Holmes Builders.

Attachments: [Memo.pdf](#)

[Blackberry Farm Exhibit Set.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 Lewisville Independent School District and Carrollton/Farmers Branch School District - Councilmember Mark Hill
 - B. Report on Coppell Independent School District - Councilmember Kevin Nevels
14. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
15. **Necessary Action from Executive Session**
16. **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 20th day of October, 2023, at _____.

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).