



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

---

Tuesday, November 14, 2017

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.

- A. Seek legal advice from city attorney and special legal counsel regarding the legal relationship of contract employees.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B. Discussion Economic Development Prospects south of Dividend and east of S. Belt Line.

**Section 551.072, Texas Government Code - Deliberation regarding Real Property.**

- C. Discussion regarding property located south of Bethel Road and west of Denton Tap Road.

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

- A. Discussion regarding the Boards and Commission process.
- B. Discussion regarding Dallas Central and Denton Central Appraisal Districts' Board of Directors.
- C. Discussion regarding the horse-drawn carriage ordinance.
- D. Discussion regarding the results of the cost of service/water sewer rate study.
- E. Presentation by the Coppell Arts Council regarding Public Art Phase II, Andy Brown Park East.
- F. Update on the Coppell Arts Center.
- G. Discussion of agenda items.

**Attachments:** [DCAD memo.pdf](#)

[Coppell Arts Council.pdf](#)

[Coppell Arts Center Update.pdf](#)

**Regular Session (Open to the Public)**

4. Invocation 7:30 p.m.

**5. Pledge of Allegiance**

6. Consider approval of a proclamation recognizing the Coppell Police Department School Resource Officer Unit and School Resource Officer Tonard Warmley as 2017 State of Texas Unit of the Year and SRO of the Year; and authorizing the Mayor to sign.

**Attachments:** [SRO Unit and Officer Of The Year.pdf](#)

**7. Citizens' Appearance**

**8. Consent Agenda**

- A. Consider approval of the minutes: October 24, 2017.

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

- B. Consider approval of an Ordinance for Case No. S-1029R-LI, Mechanical Garage (Northlake 635 Business Center, Lot 3, Block D), a rezoning from

S-1029-LI (Special Use Permit 1029-Light Industrial) to S-1029R-LI (Special Use Permit 1029 Revised-Light Industrial) to amend the SUP conditions and site plan to allow the relocation and expansion of car repair facility to a total of 8,734 square feet, to be located in Suite 160, 1203 Crestside Drive; and authorizing the Mayor to sign.

**Attachments:** [Council Cover Memo - Ordinance.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A.pdf](#)

- C.** Consider approval of an Ordinance for Case No. PD-240R4R2-HC, North Gateway Plaza, a zoning change request from PD-240R4R-HC (Planned Development-240 Revision 4 Revised-Highway Commercial) to PD-240R4R2-HC (Planned Development-240 Revision 4 Revision 2-Highway Commercial), to revise the Concept Plan for an approximate 41,000 square foot commercial development (a fitness center) on 5.3 acres of property located north of S.H. 121, approximately 420 feet west of N. Denton Tap Road; and authorizing the Mayor to sign.

**Attachments:** [Council Cover Memo - Ordinance.pdf](#)  
[Ordinance.pdf](#)  
[EXHIBIT A - LEGAL DESCRIPTION.pdf](#)  
[EXHIBIT B - CONCEPT SITE PLAN.pdf](#)  
[EXHIBIT C - CONCEPT LANDSCAPE PLAN.pdf](#)  
[EXHIBIT D - TREE SURVEY.pdf](#)  
[EXHIBIT E - CONCEPT ELEVATIONS.pdf](#)  
[EXHIBIT F - EXTERIOR ELEVATION MATERIALS.pdf](#)

- D.** Consider approval of an Ordinance for Case No. PD-157R7-C, Valley Ranch Plaza, a rezoning from PD-157-C (Planned Development 157-Commercial) and PD-157R6-C (Planned Development 157 Revision 6 - Commercial) to PD-157R7-C (Planned Development 157 Revision 7 - Commercial) to allow revisions to the site plan including the addition of a drive-through restaurant and revising the parking, circulation, landscaping and building facades on 4.6 acres of property located at the southwest corner of E. Belt Line Road and S. MacArthur Blvd; and authorizing the Mayor to sign.

**Attachments:** [Council Cover Memo - Ordinance.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A - Legal Description.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Elevations \(2 pages\).pdf](#)  
[Exhibit E - Photometric Study.pdf](#)

- E.** Consider approval of an Ordinance of the City of Coppell, Texas, amending the code of Ordinances by repealing Chapter 6 'Business Regulations', Article 6-17, "Horse-drawn Carriages", in its entirety, and replacing with a new Chapter 6 'Business Regulations', Article 6-17, 'Horse-drawn Carriages'; and authorizing the Mayor to sign.
- Attachments:** [Memo.pdf](#)  
[Ordinance.pdf](#)
- F.** Consider approval of a Resolution authorizing the Mayor of the City of Coppell, Texas to execute an Interlocal Agreement with Dallas County for maintenance and improvements to city streets; and authorizing the Mayor to sign.
- Attachments:** [Dallas County Master Ageement Memo.pdf](#)  
[Dallas County Master Agreement Resolution.pdf](#)  
[Exhibit A - Master ILA.pdf](#)
- G.** Consider approval of the revised Debt Management Policy of the City of Coppell.
- Attachments:** [Memo Debt Managment Policy.pdf](#)  
[Debt Management Policy - November 2017.pdf](#)
- H.** Consider approval of an Ordinance for Case No. PD-206R-H, Conoboy Addition (Pence), a rezoning from PD-206-H (Planned Development 206 - Historic) to PD-206R-H (Planned Development 206 Revised - Historic) to allow the demolition of the existing building and construction of a 3,345-square foot residence on Lot 1R and an 1,877-square foot office on Lot 2R; on approximately 0.34 acres of property located at 717 S. Coppell Road; authorizing the Mayor to sign.
- Attachments:** [Council Cover Memo - Ordinance.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A - Legal Description.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan \(2 Pages\).pdf](#)  
[Exhibit D -Tree Survey.pdf](#)  
[Exhibit E -Building Elevations.pdf](#)  
[Exhibit F - Rendering.pdf](#)  
[Exhibit G -Private Mutual Access Easement Agreement - Driveway.pdf](#)  
[Exhibit H - Private Use, Enjoyment, and Maintenance Easement Agreement.pdf](#)
- I.** Consider approval of an Ordinance for Case No. PD-291-H, 705 S. Coppell Road, a rezoning from H (Historic) to PD-291-H (Planned Development 291 - Historic) to allow site modifications to support conversion of a residential structure to an office use located at 705 S. Coppell Road; and authorizing the Mayor to sign.

**Attachments:** [Ordinance Cover Memo.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A - Legal Description.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan \(4 pages\).pdf](#)  
[Exhibit D - Tree Survey.pdf](#)  
[Exhibit E - Elevations.pdf](#)

## End of Consent Agenda

9.

### PUBLIC HEARING:

Consider approval of Case No. S-1262-LI, Driversselect, (Four Seasons Addition, Lot 1), a zoning change from LI (Light Industrial) to S-1262-LI (Special Use Permit-1262) to 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, at the request of MLRP 100 Royal LTD PS, being represented by Steve Hall, Driversselect.

**Attachments:** [Council Cover Memo.pdf](#)  
[Staff Report.pdf](#)  
[Applicant's Narrative](#)  
[Site Plan.pdf](#)  
[Landscape Plan.pdf](#)  
[Floor Plan.pdf](#)  
[Sign Plan.pdf](#)

10.

Consider approval of an Ordinance amending Chapter 3 of the Code of Ordinances of the City of Coppell, by amending Sections 3-1-5 and 3-2-2; adjusting monthly water rates; adjusting monthly sewer rates; and authorizing the Mayor to sign.

**Attachments:** [2018 WS Rate Memo for Council Agenda.pdf](#)  
[Ordinance.pdf](#)

11.

Consider approval of Resolutions casting votes for the Board of Directors for the Dallas Central Appraisal District and the Denton Central Appraisal District; and authorizing the Mayor to sign.

**Attachments:** [Dallas Central Appraisal District Resolution.pdf](#)  
[Dallas-Brett Franks Bio.pdf](#)  
[Dallas-Mike Howard Bio.pdf](#)  
[Denton Central Appraisal District Resolution.pdf](#)  
[Denton CAD resumes.pdf](#)

12.

Consider appointments to the City's Boards and Commissions.

13. **City Manager Reports - Project Updates and Future Agendas**
14. **Mayor and Council Reports**
- A. Reports by the City Council on recent Fall activities.
  - B. Report by Mayor Hunt on upcoming events.
15. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**
- A. Dallas Regional Mobility Coalition - Councilmember Gary Roden
  - B. Metrocrest Community Clinic - Councilmember Mark Hill
  - C. Metrocrest Services - Councilmembers Wes Mays and Marvin Franklin
16. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
17. **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 10th day of November, 2017, at \_\_\_\_\_.**

---

**Christel Pettinos, 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.