



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, October 10, 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 Work Session, 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. 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. Overview of Code Compliance Processes.

Attachments: [Memo.pdf](#)

**Regular Session**

3. Invocation 7:30 p.m.

4. Pledge of Allegiance

**Proclamations**

5. Presentation of a Proclamation celebrating the 10-year anniversary of Pastor Tom Palmer serving at First United Methodist Church of Coppell.

Attachments: [Proclamation.pdf](#)

6. Presentation of a Proclamation designating the month of October, "National Breast Cancer Awareness Month".

Attachments: [Proclamation.pdf](#)

7. Presentation of a Proclamation designating the month of October, as "Fire Prevention Month".

Attachments: [Proclamation.pdf](#)

8. Citizens' Appearance

9. Consent Agenda

A. Consider approval of the Minutes: September 26, 2023.

Attachments: [CM 2023-09-26.pdf](#)

B. Consider approval of an Ordinance for PD-210R2-SF-9, a zoning change request from PD-210-SF-9, to approve a short-term rental on 0.22 acres of property located at 416 Kaye Street; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

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

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

[Exhibit C - Parking Plan.pdf](#)

[Exhibit D - Room for Rent Sketch.pdf](#)

C. Consider approval of an Ordinance for 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); and authorizing the Mayor to sign.

**Attachments:** [Memo.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A - Legal Description.pdf](#)  
[Exhibit B - Tree Removal Exhibit.pdf](#)

- D.** Consider approval of an Ordinance for PD-311-LI, a zoning change request from LI to allow the construction of an 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; and authorizing the Mayor to sign.

**Attachments:** [Memo.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A - Legal Description.pdf](#)  
[Exhibit B -Detail Site Plan.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Building Elevations.pdf](#)

- E.** Consider approval of an Ordinance for PD-308R-C, Kroger Fuel Station, 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 site plan for a new fuel service station with five (5) fuel pumps located at 950 E. Sandy Lake Road; and authorizing the Mayor to sign.

**Attachments:** [Memo.pdf](#)  
[Fuel Truck Route Diagram.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A - Legal Description.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Tree Survey.pdf](#)  
[Exhibit E - Elevations.pdf](#)  
[Exhibit F - Signage Plan.pdf](#)  
[Exhibit G - Photometrics.pdf](#)

- F.** Consider approval of an Ordinance of the City of Coppell, Texas amending Ordinance No. 2022-1584, the budget for Fiscal Year October 1, 2022, through September 30, 2023; and authorizing the Mayor to sign.

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

- G.** Consider approval of purchase and installation of a new LED overhead lighting system for the indoor pool area at The CORE from Nema 3, as

provided for in the Coppell Recreation Development Corporation (CRDC) Fund Balance; in the amount of \$81,868.86; and authorizing the City Manager to sign any necessary documents.

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

- H. Consider approval to purchase one (1) Ford Expedition with upfit package from Chastang Ford; through BuyBoard Purchasing Cooperative #601-19; for replacement of an existing vehicle; as provided for in the Capital Replacement Fund; in the amount of \$118,470.00; and authorizing the City Manager to sign any necessary documents.

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

- I. Consider approval of two (2) Fire Trucks from Siddons Martin Emergency Group; through BuyBoard #651-21; for replacement of existing vehicles; as provided for in the Capital Replacement Fund; in the amount of \$3,163,740.00; and authorizing the City Manager to sign any necessary documents.

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

- J. Consider approval of Bid Q-0823-02 for the Fire Department uniform contracts with Five Star Embroidery, in the amount of \$83,982.00; as budgeted; and authorizing the City Manager to sign any necessary documents.

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

- K. Consider approval to purchase replacement Fire Personal Protective Ensembles, Bunker Gear, for Structural Fire Fighting (coat, pants, escape belt/harness, and suspenders) from North American Fire Equipment Company through Buy Board contract #698-23 in the amount of \$75,264.00 as budgeted; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Memo.pdf](#)  
[NFPA1851-2020.pdf](#)  
[Quote.pdf](#)

#### End of Consent Agenda

10. PUBLIC HEARING:  
Consider approval of PD-134R2-SF-7, Coppell Greens Lot 11, Block F, a zoning change request to allow for a reduction in setbacks between a proposed pool and the existing residence on 0.17 acres of property located at 856 Mullrany Drive at the request of John Wittenberg, being

represented by Tony Martin of Robertson Pools, Inc.

**Attachments:** [Memo.pdf](#)  
[Staff Report.pdf](#)  
[Floor Plan.pdf](#)  
[Survey.pdf](#)  
[Renderings.pdf](#)  
[Construction Plan.pdf](#)

11. PUBLIC HEARING:  
Consider approval of a text change amendment to the Code of Ordinances, Subsection C of Section 12-35-3, "In-ground and Above-ground Swimming Pools and Spas," of Article 35, "Accessory Structures Regulations," of Chapter 12, "Zoning," to allow placement of swimming pools and spas within 5 feet of the main structure with engineering justification; and authorizing the Mayor to sign.
- Attachments:** [Memo.pdf](#)  
[Staff Report.pdf](#)  
[Ordinance.pdf](#)
12. PUBLIC HEARING:  
Consider approval of a zoning change request from SF-7 (Single-Family-7) to S-1266-SF-7 (Special Use Permit 1266 - Single-Family 7) to approve a short-term rental on property located at 1334 Bradford Dr., at the northwest corner of Bradford Dr. and Riverchase Dr.
- Attachments:** [Memo.pdf](#)  
[Staff Report.pdf](#)  
[Site Plan.pdf](#)  
[Parking Plan.pdf](#)  
[Floor Plan for Room Rental.pdf](#)  
[Brochure.pdf](#)  
[Photos.pdf](#)  
[Airbnb Listing.pdf](#)
13. PUBLIC HEARING:  
Consider approval of 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).
- Attachments:** [Memo.pdf](#)  
[Staff Report.pdf](#)

[Blackberry Farm Exhibit Set.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 6th day of October, 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).