



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, July 11, 2023

5:30 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 Coppell, Texas will meet in Regular Called Session at 5:30 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. Discussion regarding a proposed veteran's memorial.

- C. Discover Coppell funding proposal presentation.
- D. Budget Process and Tax Rate Calculation presentation.
- E. Discussion regarding inflationary impacts to the budget and planning.

Attachments: [Veterans Memorial Memo.pdf](#)

[Budget Process Memo.pdf](#)

[Discover Coppell Memo.pdf](#)

[Discover Coppell 2023-2024 Funding Proposal.pdf](#)

[Budget Planning Memo.pdf](#)

[Economic Information.pdf](#)

[Municipal Cost Index.pdf](#)

Regular Session

3. Invocation 7:30 p.m.

4. Pledge of Allegiance

Presentations

5. Presentation of a Proclamation designating June 21, 2023, as “Yoga Day”.

Attachments: [Proclamation.pdf](#)

6. City Manager report and de-brief on Village Parkway Pump Station.

Attachments: [Memo.pdf](#)

7. Citizens’ Appearance

8. Consent Agenda

A. Consider approval of the minutes: June 13, 2023, and June 16, 2023.

Attachments: [CM 2023-06-13.pdf](#)

[CM 2023-06-16 \(Retreat\).pdf](#)

B. Consider appointment of Kent Hafemann to the Planning and Zoning Commission for a term expiring December 31, 2024.

Attachments: [Memo.pdf](#)

C. Consider accepting the resignation of Lisa Reynolds from the Ethics Review Panel.

Attachments: [Memo.pdf](#)

D. Consider approval of an Ordinance for PD-308-C, Kroger Fuel Station, a zoning change request from S-1098R2-C (Special Use Permit-1098

Revision 2-Commercial) to PD-308-C (Planned Development-308-Commercial), to allow a new fuel service station with 5 fuel pumps located at 950 E. Sandy Lake Road; and authorizing the Mayor to sign.

Attachments: [Memo.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 - Photometric Plan.pdf](#)

End of Consent Agenda

9.

PUBLIC HEARING:

Consider approval of a zoning change request from PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R4-HC (Planned Development-295 Revision 4-Highway Commercial), to approve a Detail Site Plan for a Popeyes Chicken sit down/drive-thru restaurant on 0.97 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern Drive.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations.pdf](#)

[Signs.pdf](#)

10.

PUBLIC HEARING:

Consider approval of a zoning change request from PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R5-HC (Planned Development-295 Revision 5-Highway Commercial), to approve a Detail Site Plan for a Tim Hortons restaurant and drive-thru on 0.76 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern Drive, southwest of the QT.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plans.pdf](#)

[Building Elevations.pdf](#)

[Signage.pdf](#)

11. PUBLIC HEARING:
Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 35, Accessory Structure Regulations; removing the verbiage of required materials and exception thereto; allowing for pool cabanas with a $\frac{3}{4}$ bath (toilet, sink & shower), workshops with a $\frac{1}{2}$ bath (toilet, sink), and other accessory structures with a utility sink or $\frac{3}{4}$ bath; specifically prohibiting sleeping chambers in all accessory buildings; amending the minimum setbacks and maximum heights of accessory structures; amending verbiage from pool “liner” to pool “shell”; and revising carport regulations; approving an Ordinance for the same; and authorizing the Mayor to sign.
- Attachments:** [Memo.pdf](#)
[PZ Staff Report.pdf](#)
[Ordinance Changes \(redlined\).pdf](#)
[Comparison City Research.pdf](#)
[Ordinance.pdf](#)
12. PUBLIC HEARING:
Consider text change amendments to the Code of Ordinances, Chapter 12, Article 31-3(2) (Off-street loading spaces all districts); amending the off-street parking requirements for kindergartens, day schools, and similar child training and care establishments; allowing for 3 parking spaces in lieu of the required circular drive; approving an Ordinance for the same, and authorizing the Mayor to sign.
- Attachments:** [Memo.pdf](#)
[Ordinance Changes \(redlined\).pdf](#)
[Ordinance.pdf](#)
13. PUBLIC HEARING:
Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 29(B)(ii), Provisions for Business Zoning Districts, increasing the maximum allowable attached building sign area from 0.5 sq. ft. to 1 sq. ft. per aggregate linear foot of frontage for tenants with multiple facades that face two public streets, approving an Ordinance for the same; and authorizing the Mayor to sign.
- Attachments:** [Memo.pdf](#)
[PZ Staff Report.pdf](#)
[Ordinance Changes \(Redlined\).pdf](#)
[Ordinance.pdf](#)
14. Consider approval of text change amendments to the Code of Ordinances - Amending Chapter 6 ‘Business Regulations’, Article 6-15 ‘Temporary Signs’, by amending Section 6-15-6 ‘Provisions for Temporary (On-Premises) Signs by amending Section 2, Subsections (A)(ii), (B) (ii) and (E) and by amending Section 3, reducing the setback from 15 feet to 10 feet; approving an Ordinance for the same; and

authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance Changes \(Redlined\).pdf](#)

[Ordinance.pdf](#)

15. Consider approval of text change amendments to the Code of Ordinances, Chapter 3 'City Departments', Article 3-5 'Solid Waste Recyclable Materials and Yard Trimming Program', Section 3-5-9 'Location for city program collection at residential properties', to distinguish the collection location and container removal regulations for residential properties that receive pick-up on the street-side or alley-side of the home.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

16. Consider award of RFQ #193 Architectural Services Fire Station 5 to PGAL Inc. Corporation, including architectural and engineering services related to the design, construction documents and administration in the amount of \$875,000.00; and authorizing the City Manager to sign all necessary documents.

Attachments: [Memo.pdf](#)

[Owner-Architect Agreement.pdf](#)

17. **City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
18. **Mayor and Council Reports on Recent and Upcoming Events.**
19. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
20. **Necessary Action from Executive Session.**
21. **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 7th day of July, 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).