



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, December 12, 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 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 551.071, Texas Government Code - Consultation with City Attorney.

- A. City Council shall convene into closed executive session pursuant to Section 551.071(1) of the Texas Government Code to seek legal advice from the City Attorney regarding City of Camden, et al. v. El DuPont De Nnemours and Company, Case Number 2:23-cv-03230-RMG; and, City of Camden, et al. 3M Company, Case No. 2:23-cv-03147-RMG, Case Number 2:23-cv-03147-RMG.

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

- B. Discussion regarding real property located south of Bethel Road and east of Freeport Parkway.

Section 551.076, Texas Government Code - Deliberation regarding Security Devices.

- C. Discussion regarding security assessments or deployments relating to municipal buildings.

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. Discussion regarding proposed Veterans Memorial.
C. Discussion regarding the election and appointment of members to the Board of Directors of the Dallas and Denton Central Appraisal District.

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

[Dallas and Denton CAD Board of Directors Memo.pdf](#)

Regular Session

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

5. **Pledge of Allegiance**

Presentations

6. Recognition of Outgoing Boards and Commissions members.

7. **Citizens' Appearance**

8. **Consent Agenda**

- A. Consider approval of the Minutes: November 14, 2023.

Attachments: [CM 2023-11-14.pdf](#)

- B. Consider approval of an Ordinance for PD-213R7-H, Live/Work, a zoning change request from PD-213R6-H (Planned Development-213 Revision 6

- Historic) to PD-213R7-H (Planned Development-213 Revision 7 - Historic)) to revise the Detail Site Plan for the five, two-story live/work buildings by enclosing the outdoor alcove area (70-sf); allowing up to 800-sf of retail use for each building; and allowing the west porches for buildings A, C, and E to have a covered gabled roof, 0.71 acres for property located at the northeast corner of S. Coppell Road and Heath Lane, and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

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

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

[Exhibit C - Revised Elevations.pdf](#)

- C.** Consider approval of an Ordinance for PD-312-HC, Lovett Coppell Business Park, a zoning change request from HC (Highway Commercial) to PD-312-HC (Planned Development-312-Highway Commercial) to allow the Conceptual Plan for a 14,100-sf, 2-story office building and a 18,200-sf, 2-story office/retail building and a Detail Plan for a retention pond and a 257,600 square foot office/warehouse on approximately 17.7 acres of property located at the northeast corner of SH 121 and Business 121 and an amendment to the 2030 Comprehensive Master Plan from Freeway Commercial to Industrial Special District on the 13.2 acre office/warehouse portion, and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

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

[Exhibit B - 2030 Comprehensive Master Plan Change.pdf](#)

[Exhibit C - Concept Plan \(Lots 1-3\).pdf](#)

[Exhibit D - Detail Site Plan \(Lot 1\).pdf](#)

[Exhibit E - Landscape Plan.pdf](#)

[Exhibit F - Tree Preservation Plan.pdf](#)

[Exhibit G - Elevations & Renderings - Detail Office - Warehouse Lot 1.pdf](#)

[Exhibit H - Elevations - Conceptual Office Lot 2.pdf](#)

[Exhibit I - Elevations - Conceptual Office - Retail Lot 3.pdf.pdf](#)

[Exhibit J - Color Renderings.pdf](#)

- D.** Consider approval of a Resolution approving a Tax Abatement Agreement by and between the City of Coppell and Welbilt FSG US Holding, LLC; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Resolution.pdf](#)

[Agreement.pdf](#)

- E.** Consider approval of an Economic Development Incentive Agreement by and between the City of Coppell and Welbilt FSG US Holding, LLC; and authorizing the Mayor to sign.
Attachments: [Memo.pdf](#)
[Agreement.pdf](#)
- F.** Consider approval for award of a design contract to Walter P. Moore; for construction plans of stabilization measures for two sections of streambank along Tributary G-1 of Grapevine Creek, and hydraulic modeling of the creek for a Federal Emergency Management Agency (FEMA) Letter of Map Revision (LOMR) floodplain update; in the amount of \$178,840; as budgeted in the Drainage Utility District Fund (DUD Fund), and authorizing the City Manager to sign necessary documents.
Attachments: [Memo.pdf](#)
[Exhibit.pdf](#)
[Scope and Proposal.pdf](#)
- G.** Consider approval of awarding a contract with C&J's Design Solutions of East Texas, LLC (TIPS # 22010701); for the construction of a sidewalk along E. Sandy Lake Road; in the amount of \$244,706.10; as provided for in the Infrastructure Maintenance Fund's Fund Balance; and authorizing the City Manager to sign any necessary documents.
Attachments: [Memo.pdf](#)
[Exhibit.pdf](#)
[Quote.pdf](#)
- H.** Consider approval to enter into a design contract with Parkhill; for the Schematic Design (SD) architectural design of the City of Coppell Justice Center improvements; in the amount of \$319,874.00; funded from the Crime Control and Prevention District Fund; and authorizing the City Manager to sign any necessary documents.
Attachments: [Memo.pdf](#)
[Contract.pdf](#)
- I.** Consider approval of awarding a contract to Next Gen Construction, LLC (TIPS #23010402); for the replacement of the internal Gutter System at the Cozby Library and Community Commons; in the amount of \$140,000.00; as budgeted in Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.
Attachments: [Memo.pdf](#)
[Quote.pdf](#)
- J.** Consider award for approval of a design contract change order with Parkhill; for the final architectural design of the City of Coppell Service Center Improvements; in the amount of \$590,949.18; funded from

undesignated fund balance of the General Fund, then reimbursed in accordance with the Reimbursement Resolution approved on April 12, 2022; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Agreement.pdf](#)

- K.** Consider approval of awarding Bid #Q-1124-02 to Custard Construction; for the remodel of 500 Southwestern Blvd.; in the amount of \$227,112.53; as provided for in the General Fund assigned fund balance for Infrastructure Maintenance Fund (IMF) Traffic and Facility Projects; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Bid Tabulation.pdf](#)

- L.** Consider approval to purchase five (5) John Deere mowers and one (1) John Deere Gator from United Ag & Turf through Sourcewell 031121-DAC; for replacement of existing equipment; in the amount of \$107,892.27; with \$14,768.47 budgeted in the General Fund and \$93,123.80 budgeted in the Capital Replacement Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Mowers Quote.pdf](#)

[Gator Quote.pdf](#)

- M.** Consider approval to purchase eight (8) Ford Police Interceptor Hybrid vehicles from Sam Pack's Five Star Ford; through BuyBoard #601-19; in the amount of \$446,710.31; as designated in the Crime Control and Prevention District's Fund Balance; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

- N.** Consider approval to purchase three (3) Toyota RAV4 vehicles from Silsbee Toyota through TIPS #210907; for replacement of existing Building Inspection vehicles; in the amount of \$95,781.90; as provided for in the Capital Replacement Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

- O.** Consider approval to purchase two (2) Toyota Tacoma vehicles from Silsbee Toyota through TIPS #210907; for replacement of existing Public Works vehicles; in the amount of \$82,203.70; as provided for in the Capital Replacement Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)
[Toyota Silsbee Quote \(1\).pdf](#)
[Toyota Silsbee Quote \(2\).pdf](#)

- P.** Consider approval to purchase two (2) Toyota Tacoma vehicles from Silsbee Toyota through TIPS #210907; for replacement of existing Parks Operation vehicles, in the amount of \$81,948.70; as provided for in the Capital Replacement Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)
[Toyota Silsbee \(Parks\) Quote 1.pdf](#)
[Toyota Silsbee \(Parks\) Quote 2.pdf](#)

- Q.** Consider approval of Change Order #1 with C&J's Designs and Solutions of East Texas, LLC; for the additional work for the construction of a sidewalk along Canyon Drive; in the amount of \$37,014.75; as provided for in the Infrastructure Maintenance Fund's Fund Balance; and authorizing the City Manager to sign any necessary documents.

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

- R.** Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Solid Waste Collection Fees per the contract with Republic Services, amending Chapter 12, Coppel City Code - Special Use permit, amending Chapter 13, Coppel City Code (Subdivision Regulations), and amending Chapter 3, Sections 3-1-15 and 3-2-4 Tapping City Water Mains and Tapping City Sewer Mains, respectively; and authorizing the Mayor to sign.

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

- S.** Consider approval of an Ordinance amending the Code of Ordinances to correct a clerical error by repealing in its entirety Chapter 9 of the Code of Ordinances by amending Chapter 9 'General Regulations', Article 9-29, Short Term Rentals, to amend any reference to short term rentals and replacing it with the term lodging houses in said article in Sections 9-29-1 to 9-29-3; and by adding the definition of lodging houses; and replacing it with new Chapter 9 'General Regulations', Article 9-29, Lodging Houses; and authorizing the Mayor to sign.

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

End of Consent Agenda

9. CONTINUED PUBLIC HEARING:
Consider approval of a zoning change request from C to PD-313-MF-2 (Planned Development 313-Multifamily-2) to allow a 120 unit, four (4) story, age restricted 55+ senior living apartment complex on approximately 4.4 acres located on the east side of S Belt Line Road and west side of Sanders Loop, approximately 660 feet south of E Belt Line Road and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Tree Survey & Mitigation Plans.pdf](#)

[Building & Carport Elevations and Material Board.pdf](#)

[Floor Plan.pdf](#)

[Applicant's Statement.pdf](#)

[Traffic Study.pdf](#)

10. PUBLIC HEARING:
Consider approval of a zoning change request from PD-311-LI (Planned Development- 311- Light Industrial) to PD-311R-LI (Planned Development- 311 Revised- Light Industrial) to allow an overhead tank line from the accessory tank farm structure to the existing office warehouse on approximately 8 acres on a portion of Lot 3R1, Block 8 located at 508 Wrangler Drive.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Pipe Rack Design and Renderings.pdf](#)

[Landscape Plan.pdf](#)

[Applicant's Statement.pdf](#)

[Parking Memo.pdf](#)

11. PUBLIC HEARING:
Consider approval of PD-250R26R-H, Old Town Main Street (767 West Main St), a zoning change request from PD-250R26-H (Planned Development-250 Revision 26 - Historic) to PD-250R26R-H (Planned Development-250 Revision 26 Revised- Historic) to allow for a 775 square-foot ice cream shop and 2,359 square feet of speculative restaurant uses on approximately 0.25 acres of property located at 767 West Main Street, at the request of Diana Ahmad.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Site Plan.pdf](#)

[Floor Plan with Hours of Operation.pdf](#)

[Sign Plan.pdf](#)

12. 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: [Memo.pdf](#)

[Ordinance.pdf](#)

13. Consider approval of a Resolution casting a vote for the Board of Directors for the Dallas and Denton Central Appraisal Districts; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Dallas CAD Resolution.pdf](#)

[Dallas CAD Correspondence and Biographies.pdf](#)

[Denton CAD Resolution.pdf](#)

[Denton CAD Correspondence and Biographies.pdf](#)

14. Consider approval of a Resolution declaring a vacancy for City Council Place 5 and ordering a Special Election on May 4, 2024, to fill the unexpired term; and, authorizing the Mayor to sign and execute a Joint Election Agreement with Dallas and Denton Counties.

Considerar la aprobación de una Resolución que declare una vacante para el Puesto 5 del Concejo Municipal y ordene una Elección Especial el 4 de mayo de 2024, para cubrir el mandato restante; y autorizar al alcalde a firmar y ejecutar un acuerdo electoral conjunto con los condados de Dallas y Denton.

NGHỊ QUYẾT CỦA HỘI ĐỒNG THÀNH PHỐ COPPELL, TEXAS, TUYÊN BỐ VỊ TRÍ CÒN TRỐNG VÀ BAN LỆNH TỔ CHỨC MỘT CUỘC BẦU CỬ ĐẶC BIỆT CHO ỦY VIÊN HỘI ĐỒNG VỊ TRÍ 5 CỦA HỘI ĐỒNG THÀNH PHỐ COPPELL TEXAS ĐỂ BỔ SUNG VỊ TRÍ CÒN TRỐNG CỦA NHIỆM KỲ CHƯA HẾT HẠN; QUY ĐỊNH VIỆC QUẢN LÝ BỞI CÁC NHÀ ĐIỀU HÀNH BẦU CỬ QUẬN DALLAS VÀ DENTON; QUY ĐỊNH GIÁM KHẢO CHỦ TRÌ BẦU CỬ VÀ GIÁM KHẢO CHỦ TRÌ THAY THẾ; QUY ĐỊNH BỎ PHIẾU SỚM; CUNG CẤP ĐƠN XIN LÁ PHIẾU BẦU QUA THƯ; CUNG CẤP ĐIỀU KHOẢN CÓ HIỆU LỰC VÀ CUNG CẤP NGÀY CÓ HIỆU LỰC.

Attachments: [Memo.pdf](#)

[Resolution-English.pdf](#)

[Resolution-Spanish.pdf](#)

[Resolution-Vietnamese.pdf](#)

15. **City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
16. **Mayor and Council Reports on Recent and Upcoming Events.**
17. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
18. **Necessary Action from Executive Session**
19. **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 8th day of December, 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).