



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, October 9, 2018

6:30 PM

Council Chambers

KAREN HUNT
Mayor

CLIFF LONG
Mayor Pro Tem

BRIANNA HINOJOSA-SMITH
Place 2

NANCY YINGLING
Place 5

WES MAYS
Place 3

BIJU MATHEW
Place 6

GARY RODEN
Place 4

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 6:30 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, 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 551.072, Texas Government Code - Deliberation regarding Real Property.

Discussion regarding real property south of Bethel Rd. and west of S. Coppel Rd.

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

- A. Discussion regarding the Citizen Survey.
- B. Discussion of agenda items.

Attachments: [Memo Citizen Survey.pdf](#)

[DRAFT City of Coppell 2018 Community Survey.pdf](#)

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Consider approval of a proclamation naming the month of October, "National Breast Cancer Awareness Month," and authorize the Mayor to sign.

Attachments: [2018 National Breast Cancer Awareness Proclamation.pdf](#)

7. Consider approval of a proclamation naming the week of October 7-13, 2017 as "Fire Prevention Week," and authorizing the Mayor to sign.

Attachments: [Fire Prevention Week Proclamation 2018.pdf](#)

8. Citizens' Appearance

9. Consent Agenda

A. Consider approval of the minutes: September 25, 2018.

Attachments: [CM 2018-09-25.pdf](#)

B. Consider approval of an Ordinance for PD-217R3-C, Doggie's Wonderland, a zoning change from PD-217R2-C (Planned Development District-217 Revision-2-Commercial) to PD-217R3-C (Planned Development District Revision-3-Commercial) to amend and expand the Detail Site Plan to allow the construction of an approximate 4,590 square foot building for a new Doggie's Wonderland (dog boarding, daycare, grooming services) on Lot 5; convert the existing building into a dog kennel (rescue) and pet wash Lot 4R; and to establish a Concept Plan for future development on Lot 6, for a total of 1.479 acres of land located on the east side of Denton Tap Road, between E. Bethel School Road and Vanbebber Drive, (120 E. Bethel School Road and 400 S. Denton Tap Road), and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)

[Ordinance.pdf](#)

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

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

[Exhibit C - Landscape Plan & Tree Survey.pdf](#)

[Exhibit D - Elevations & Rendering.pdf](#)

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

- C. Consider approval of an Ordinance for PD-250R24-H, Coppell Arts Center (Old Town Addition, Lot 1R-1, Block G), a zoning change from PD-250R8-H (Planned Development District- 250 Revision 8 - Historic) to PD-250R24-H (Planned Development District- 250 Revision 24 - Historic) to allow the development of an approximate 32,370 square-foot Coppell Arts Center on 3.044 acres of property located on the south side of Travis Street, east of Hammond Street; and authorizing the Mayor to sign.

Attachments: [Council 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](#)

[Exhibit E - Typical Elevations.pdf](#)

[Exhibit F - Old Town Parking Plan.pdf](#)

- D. Consider approval to award Bid # Q-0918-01 "Residential & Commercial Water Meter Lids and Boxes" to Core and Main LP, in the amount of \$271,550.00; and authorizing the City Manager to sign any necessary documents.

Attachments: [1 Meter lids and boxes memo.pdf](#)

[2 Bid and Contract.pdf](#)

- E. Consider approval of a Resolution of the City of Coppell, Texas finding that Texas-New Mexico Power Company's (TNMP) application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the Company and legal counsel; and authorizing the Mayor to sign.

Attachments: [Memo - TNMP Denial.pdf](#)

[Resolution Denying TNMP's application.pdf](#)

- F. Consider approval of an Ordinance of the City of Coppell, Texas, amending the Code of Ordinances by repealing Chapter 1 "Administration", Article 1-14, "Hotel Occupancy Tax" in its entirety, and replacing it with a new chapter 1 "Administration", article 1-14 "Hotel Occupancy Tax; providing for collection; providing for delinquency; providing for audit; providing a repealing clause; providing a severability clause; providing for a savings clause; providing a penalty of fine not to exceed the sum of five hundred (\$500.00) for each offense; and providing an effective date.

Attachments: [Memo HOT ordinance updated for STR.pdf](#)
[Ordinance Repeal and Replace Article 1-14 Hotel Occupancy Tax.pdf](#)

End of Consent Agenda

10. CONTINUED PUBLIC HEARING:
Consider approval of PD-259R-SF-7&9, Blackberry Farm, being a zoning change request from PD-259-SF-7&9 (Planned Development 259-Single Family-7 & 9) to PD-259R-SF-7&9 (Planned Development Revised 259-Single Family-7 & 9), to revise the Detail Site Plan and Conditions, to permit the development of 74 single-family lots and nine (9) common area lots on 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 Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.
- Attachments:** [Council cover memo.pdf](#)
[Request to Table until November.pdf](#)
[Staff Report PD-259R SF-7 & 9.pdf](#)
[Detail Site Plan.pdf](#)
[Exhibit A - PD Conditions.pdf](#)
11. PUBLIC HEARING:
Consider approval of PD-285R2-C, Andy's Frozen Custard, to attach a Detail Site Plan for a 1,160 sq. ft. drive-through and walk up restaurant, with no indoor seating, on 1.21 acres of property located on Sandy Lake Road, west of Denton Tap (180 W. Sandy Lake Road), at the request of LG 214 Woodside Coppell LLC, being represented by Stephen McGuirk, Leon Capital Group.
- Attachments:** [Council Cover Memo.pdf](#)
[Staff Report.pdf](#)
[Pictures of Existing Andy's.pdf](#)
[Initial Elevations Submitted.pdf](#)
[Location Exhibit.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan & Tree Survey.pdf](#)
[Building Elevations.pdf](#)
12. PUBLIC HEARING:
Consider approval of PD-221R9R2-HC, Homewood Suites, a zoning change request from PD-221R9R-HC (Planned Development-221 Revision 9 Revised-Highway Commercial) to PD-221R9R2-HC (Planned Development-205 Revision 9 Revision 2 -Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 129-room suite (residence) hotel on 3.024 acres of property located on Point West

Boulevard, approximately 100 feet south of Dividend Drive at the request of Trophy Lodging, LTD, being represented by Travis Bousquet, the Bousquet Group.

Attachments: [Council Cover Memo](#)
[Staff Report](#)
[Homewood Suites Guests - Coppell](#)
[Homewood Suites Information](#)
[Sign Package](#)
[Overall Site Plan](#)
[Detail Plan](#)
[Landscape Plan](#)
[First Floor Plan](#)
[Typical 2nd-5th Floor Plan](#)
[Building Elevations](#)

13.

PUBLIC HEARING:

Consider approval of PD-214R8-C, Arbor Manors Office - 3 Denton Tap, LLC, a zoning change request from PD-214R2-C (Planned Development-214 Revision 2 - Commercial) to attach a Detail Site Plan for a 3,035-square foot building on 0.701 acres of land (Lot 3), located on Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; at the request of 3 Denton Tap, LLC; being represented by Cates-Clark & Associates, LLC.

Attachments: [Council cover memo.pdf](#)
[Staff Report.pdf](#)
[PD Conditions Letter.pdf](#)
[Detail Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Developable Area Exhibit.pdf](#)
[Elevations.pdf](#)
[Screening Wall Photos.pdf](#)

14.

PUBLIC HEARING:

Consider approval of PD-205R3-HC, Vista Ridge Addition, Lot 3R, Block D (The Plaza), a zoning change request from PD-205R2-HC (Planned Development-205 Revision 2-Highway Commercial) to PD-205R3-HC (Planned Development-205 Revision 3-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 6,520-square-foot medical building on 1.39 acres of property located north of the northwest corner of S.H. 121 and Plaza Blvd, at the request of George Mitchell (Questcare Clinic) represented by Elaine Pickering, Baird Hampton & Brown, Inc.

Attachments: [Council cover memo.pdf](#)

[Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan and Tree Survey.pdf](#)

[Photometrics.pdf](#)

[Elevations.pdf](#)

[Signage.pdf](#)

[Renderings.pdf](#)

15. PUBLIC HEARING:
Consider approval of a Resolution granting a variance of twenty feet (20') feet to JC's Burger Bar Coppell from the 300-foot prohibited requirement for the sale of alcoholic beverages for on premise consumption, with a business address being 160 W. Sandy Lake Road, Suite 100; and authorizing the Mayor to sign.

Attachments: [JC's Burger Bar Memo.pdf](#)

[Notice of Public Hearing JC's Burger.pdf](#)

[Variance Application Packet.pdf](#)

[Variance Resolution\(JC's Burger Bar\).pdf](#)

16. Consider approval to award Bid #Q-0818-03 "Hunterwood Park Bank Stabilization/Trail Project" to Joel Brown Co.; in the amount of \$964,047.00; as designated in CRDC fund balance; and authorizing the City Manager to sign any necessary documents.

Attachments: [1 Hunterwood park memo.pdf](#)

[2 Location Exhibit.pdf](#)

[3 Bid and contract.pdf](#)

17. Consider approval to enter into an agreement with Gallagher Construction to provide for Program Manager Services for the construction of Fire Station 4; the relocation of Fire Station 1 and the Fire Resource Storage Facility; in the amount of \$403,000.00; and authorizing the City Manager to sign.

Attachments: [Program Manager Services Contract - Staff Memo.pdf](#)

[Project Manager Services Contract.pdf](#)

[Gallagher Construction Project Manager Services Quote.pdf](#)

18. **City Manager Reports - Project Updates and Future Agendas**

19. **Mayor and Council Reports**

- A. Report by the City Council on upcoming events.
- B. Report by Councilmember Mays on North Central Texas Council of Governments.

20. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
21. **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 5th day of October, 2018, 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 Kori Konon, 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.