



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, November 14, 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.

Seek legal advice from the City Attorney concerning city operations.

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. Presentation by The Salvation Army regarding the Red Kettle Campaign.
- C. Discussion regarding Water Sewer Rate Study.

Attachments: [The Salvation Army Memo.pdf](#)
[Water Sewer Rate Study Memo.pdf](#)

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

Proclamations

6. Presentation of a Proclamation designating November 6-10, 2023, as "Municipal Court Week".

Attachments: [Proclamation.pdf](#)

7. Citizens' Appearance

8. Consent Agenda

A. Consider approval of the Minutes: October 24, 2023.

Attachments: [CM 2023-10-24.pdf](#)

B. Consider approval of an Ordinance for PD-309-SF-12 & C, a zoning change request from C (Commercial) to PD-309-SF-12 & C (Planned Development-309-Single Family-12 & Commercial), to allow the development of a residence and professional office building on two lots totaling 2.05 acres of property located on the west side of S. Denton Tap Road approximately 450 feet north of W Bethel Road; 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](#)

- C. Consider approval of an Ordinance for PD-259R3-SF7/9, 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); and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

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

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

[Exhibit C - Community Entry Plan.pdf](#)

[Exhibit D - Entry Gates, Walls & Signs.pdf](#)

[Exhibit E - Community Entry Planting.pdf](#)

- D. Consider approval of an Ordinance for S-1266-SF-7, 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 Drive; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

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

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

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

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

- E. Consider approval of an Ordinance for PD-134R2-SF-7, Coppell Greens Lot 11, Block F, 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; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

[Exhibit A - Legal.pdf](#)

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

[Exhibit C - Survey.pdf](#)

- F. Consider approval of renewing the Professional Services Agreement with Marathon Health, LLC, as budgeted in the Self-funded Health Fund, in the amount of \$240,320.00; and authorizing the City Manager to sign all necessary documents.

Attachments: [Memo.pdf](#)

[Agreement.pdf](#)

- G. Consider approval of appointments with terms beginning January 1, 2024, to the City's Boards and Commissions.

Attachments: [Memo.pdf](#)

[Appointment List 2023.pdf](#)

End of Consent Agenda

9. 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 and Mitigation.pdf](#)

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

[Floor Plan.pdf](#)

[Narrative.pdf](#)

[Traffic Study.pdf](#)

10. PUBLIC HEARING:
Consider approval of 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. Coppel Road and Heath Lane.

Attachments: [Memo.pdf](#)

[PZ Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Revised Elevations.pdf](#)

11. PUBLIC HEARING:
Consider approval of PD-312-HC, Lovett Coppel 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 on the 13.2 acre office/warehouse portion, at the request of Lovett Industrial, LLC, being represented by Dan Gallagher, Kimley-Horn and Associates, Inc.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Proposed PD Conditions.pdf](#)

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

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

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

[Landscape Plan.pdf](#)

[Tree Preservation Plan.pdf](#)

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

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

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

[Color Renderings.pdf](#)

[Landscape Plan - Color \(Lots 1-3\).pdf](#)

[Lot Lines and Area Plan.pdf](#)

[Traffic Impact Analysis.pdf](#)

[Letter of Intent.pdf](#)

[Sight Line Studies.pdf](#)

12. City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session

13. Mayor and Council Reports on Recent and Upcoming Events.

14. Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.

A. Report on Dallas Regional Mobility Coalition - Councilmember Don Carroll

15. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.

16. Necessary Action from Executive Session

17. 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 10th day of November, 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).