



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, August 8, 2023

6:00 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 6:00 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 551.087, Texas Government Code - Economic Development Negotiations.

Discussion regarding economic development prospects north of Sandy Lake Road and west of Freeport Parkway.

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 City Council committee and community liaison assignments.
Attachments: [Memo.pdf](#)

Regular Session

4. **Invocation 7:30 p.m.**
5. **Pledge of Allegiance**

Proclamation

6. Presentation of a Proclamation celebrating the 20th anniversary of the Friends of Coppell Nature Park.
Attachments: [Proclamation.pdf](#)

7. **Citizens' Appearance**

8. **Consent Agenda**

- A. Consider approval of the Minutes: July 25, 2023 and July 27, 2023.
Attachments: [CM 2023-07-25.pdf](#)
[CM 2023-07-27 \(Budget WKS\).pdf](#)
- B. Consider approval of an Ordinance for PD-295R4-HC, Popeyes, a zoning change request from PD-295-HC, to approve a Detail Site Plan for a Popeyes restaurant and double drive-thru on 0.97 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern Drive; and authorizing the Mayor to sign.
Attachments: [Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibiti A - Legal Description.pdf](#)
[Exhibit B - Detail Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Signage.pdf](#)

- C. Consider approval of an Ordinance for PD-295R5-HC, Tim Hortons, a zoning change request from PD-295-HC, to approve a Detail Site Plan for a Tim Hortons restaurant and double drive-thru on 0.76 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern 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 Plans.pdf](#)

[Exhibit D - Building Elevations.pdf](#)

[Exhibit E - Signage.pdf](#)

- D. Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 35, Accessory Structure Regulations by adding new Section 12-35-5 'Garages and Carports' to same Chapter and Article; approving an Ordinance for the same; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

- E. Consider approval of a purchase for weight machine equipment from Advanced Exercise for Life Fitness for The CORE, in the amount of \$154,089.04 as provided for in the Coppell Recreation Development Corporation fund, with contract pricing through Buy Board, Contract No 665-22; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

- F. Consider approval of an Interlocal Agreement with the City of Lewisville, for property located at the southeast corner of Business 121 and Vista Ridge Mall Drive, to provide for permitting and jurisdictional responsibilities for various municipal services for a new development that spans both cities; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Interlocal Agreement.pdf](#)

[Concept Plan.pdf](#)

End of Consent Agenda

9. Consider approval of a maximum proposed tax rate of \$0.491818 for the 2023 tax year and to set the Public Hearings on the budget and proposed tax rate for the regularly scheduled City Council Meeting on August 22, 2023, at 7:30 p.m.

Attachments: [Memo.pdf](#)

[NOTICE OF VOTE-7-29-23 \(Rambler\).pdf](#)

[NOTICE OF VOTE-7-30-23 \(Gazette\).pdf](#)

10. PUBLIC HEARING:
Consider approval of a Resolution granting a distance variance of two hundred and forty-one (241') feet to St. Ann's Catholic Parish for a temporary event, from the 300-foot prohibited requirement, for the on-premise sale of alcoholic beverages, with an address being 180 Samuel Boulevard; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Resolution.pdf](#)

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

[300ft Map.pdf](#)

11. **City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
12. **Mayor and Council Reports on Recent and Upcoming Events.**
13. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
14. **Necessary Action from Executive Session**
15. **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 Coppel, Texas on this 4th day of August, 2023, at _____.

Sara Egan, Deputy 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).