



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, January 14, 2025

5:30 PM

Council Chambers

WES MAYS
Mayor

KEVIN NEVELS
Mayor Pro Tem

JIM WALKER
Place 1

RAMESH PREMKUMAR
Place 5

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. Consultation with City Attorney and special legal counsel, regarding City of Coppell, et. al. vs. Glenn Hegar, Texas Comptroller of Public Accounts.
- B. Seek Legal Advice from City Attorney regarding zoning ordinance and accessory structures.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- C. Discussion regarding economic development prospects south of Sandy Lake Road and west of Denton Tap Road.

**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 the Service Organization process.
- C. Discussion regarding the operational philosophy for Rolling Oaks Memorial Center.
- D. Discussion regarding FY24 Work Plan Close-out.

Attachments: [Service Org Memo.pdf](#)

[ROMC Memo.pdf](#)

[Work Plan Memo.pdf](#)

[FY24WorkPlanCloseout.pdf](#)

Regular Session

- 4. Invocation 7:30 p.m.

- 5. Pledge of Allegiance

- 6. Citizens' Appearance

- 7. Consent Agenda

- A. Consider approval of the Minutes: December 10, 2024.

Attachments: [CM 2024-12-10.pdf](#)

- B. Consider approval to purchase one (1) Ford F550 Aerial Bucket Truck from Altec Inc.; through Sourcewell Purchasing Cooperative #040924-ALT; for replacement of existing vehicle; in the amount of \$187,804.00; as provided for in the Capital Replacement Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

- C. Consider approval of a purchase for the replacement of seven (7) bleacher cover shade structures at the MacArthur Park Baseball Complex, from Shade Structures, Inc. DBA USA Shade, in the amount of \$75,651.46 utilizing funds in the Coppell Recreation Development Corporation (CRDC) fund, with contract pricing through BuyBoard, Contract No. 679-22; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

- D. Consider approval of an award to C&J Designs and Solutions of East Texas, LLC, for the Concrete and Seam repairs in Park Trails and Sidewalks, in the amount of \$294,383.50 as budgeted in the Coppell Recreation Development Corporation (CRDC) fund, with contract pricing through TIPS Contract No. 22010701; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

- E. Consider approval of a Resolution by the City Council of Coppell, Texas, endorsing the implementation of a continuing pretreatment program as required by 40 CFR 403 for the Central Regional Wastewater System; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Resolution.pdf](#)

- F. Consider approval for the purchase of the Fire Station Alerting System at Fire Station #5 by U.S. Digital Designs, HGAC Contract #EC07-23 in the amount of \$80,627.42, to be funded from a deductive change order from the GMP; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

- G. Consider approval or other action of a First Amendment to a Grant Agreement between the City of Coppell and Metrocrest Services for the provision of Enhanced Homeless Outreach Services, as provided in the American Rescue Plan Act Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Grant Agreement.pdf](#)

End of Consent Agenda

8. CONTINUED PUBLIC HEARING:
Consider approval of PD-319-SF-12, a zoning change request from SF-12 (Single-Family-12) to PD-319-SF-12 (Planned Development 319-

Single-Family-12) to approve an existing carport encroaching within the required side setback, located at 552 Arbor Brook Lane.

Attachments: [Memo.pdf](#)

[Appeal Letter.pdf](#)

[PZ Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[BOA Variance Memo.pdf](#)

[Building Permit Application.pdf](#)

[Floor Plan.pdf](#)

[Engineer's Letter.pdf](#)

[Site Photographs.pdf](#)

[Applicants Presentation.pdf](#)

[Petition.pdf](#)

9.

PUBLIC HEARING:

Consider approval of a zoning change request from PD-157R8-C (Planned Development-157 Revision 8-Commercial) to PD-157R9-C (Planned Development 157-Revision 9-Commercial) to allow the operation of a 1,167-square-foot restaurant located at 817 S MacArthur along the west side of S MacArthur Blvd; south of E Belt Line Road at the request of MM Valley Ranch, LLC, being represented by Mark Guest, Ebarb + Guest Architecture.

Attachments: [Memo.pdf](#)

[Site Plan.pdf](#)

[Floor Plan & Store Hours.pdf](#)

[Elevations & Sign Plan.pdf](#)

[Applicant's Narrative.pdf](#)

10.

PUBLIC HEARING:

Consider approval of PD-320-TC, a zoning change request from TC (Town Center) to PD-320-TC (Planned Development 320- Town Center) to allow the operation of a 4,618 square-foot drive-through restaurant located along the east side of Denton Tap Road; North of Town Center Blvd at 240 N. Denton Tap Road on 1.674 acres of property.

Attachments: [Memo.pdf](#)

[PZ Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations.pdf](#)

[Floor Plan.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 Coppell, Texas on this 10th day of January, 2025, at _____.

Ashley Owens, City Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE

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).

This publication can be made available in alternative formats, such as Braille or large print, by contacting Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).