



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, December 10, 2024

5:30 PM

Council Chambers

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**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 Work Session, Executive 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. 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.

**3. 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 551.076, Texas Government Code - Deliberation regarding Security Devices.**

- C. Discussion regarding cyber security measures for municipal information system and infrastructure.

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

- D. Discussion regarding property south of Sandy Lake Road and east of Denton Tap Road.

**Regular Session**

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Recognition of outgoing Boards and Commissions members.

7. Citizens' Appearance

8. Consent Agenda

A. Consider approval of the Minutes: November 12, 2024.

Attachments: [CM 2024-11-12.pdf](#)

B. Consider approval to purchase touch screen time clocks with biometric and proximity readers from Tyler Technologies in the amount of \$68,592.00 as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

C. Consider approval to purchase Managed Extended Detection and Response from Freelt, DIR contract #DIR-TSO-4288 in the amount of \$103,584.00 as budgeted; and authorizing the City Manager to sign any

necessary documents.

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

[Quote.pdf](#)

- D.** Consider approval of an Ordinance for PD-318-LI, a zoning change request from Light Industrial (LI) and Special Use Permit (LI & S-1132) to PD-318-LI (Planned Development- 318- Light Industrial), to approve a new Detail Site Plan to add a 186,143-sf industrial building and associated parking on 13.05 acres of property located on Freeport Parkway; and authorizing the Mayor to sign.

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

[Ordinance.pdf](#)

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

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

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

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

[Exhibit E - Southern Retaining Wall.pdf](#)

- E.** Consider approval of an Ordinance for PD-301R5-HC, a zoning change request from PD-301R3-HC (Planned Development 301-Revision 3-Highway Commercial) to PD-301R5-HC (Planned Development 301-Revision 5-Highway Commercial) to revise the Concept Plan for the overall development of the site and allow for a combination of retail, restaurant with and without drive- throughs, and a Hotel on 11 lots totaling approximately 16.77 acres of property; and Detail Site Plans for Lots 2, 3, 4 and 8, Block A, on property located at the southeast quadrant of S. Belt Line Road and Dividend Drive., and authorizing the Mayor to sign.

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

[Ordinance.pdf](#)

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

[Exhibit B - Revised Concept Plan.pdf](#)

[Exhibit C - Conceptual Landscape Plan.pdf](#)

[Exhibit D - Phasing Plan.pdf](#)

[Exhibit E - Lot 2 Plans.pdf](#)

[Exhibit F - Lot 3 Plans.pdf](#)

[Exhibit G - Lot 4 Plans.pdf](#)

[Exhibit H - Lot 8 Plans.pdf](#)

- F.** Consider accepting the resignation of Glenn Portman from the Planning and Zoning Commission.

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

[Resignation Letter.pdf](#)

- G.** Consider accepting the resignation of Bruce Akerly from the Board of Adjustment.  
**Attachments:** [Memo.pdf](#)  
[Resignation Letter.pdf](#)
- H.** Consider accepting the resignation of Craig Creason from the Future Oriented Approach to Residential Development (FOARD) Task Force.  
**Attachments:** [Memo.pdf](#)  
[Resignation Letter.pdf](#)
- I.** Consider approval of appointing Reyna Damle and Amelia Menezes to a one-year term as Youth Advisors to the Smart City Board beginning January 1, 2025.  
**Attachments:** [Memo.pdf](#)
- J.** Consider approval to purchase replacement Fire Personal Protective Ensembles, Bunker Gear, for Structural Fire Fighting (coat, pants, escape belt/harness, and suspenders) from North American Fire Equipment Company through Buy Board contract #698-23 in the amount of \$89,100.00 as budgeted; and authorizing the City Manager to sign any necessary documents.  
**Attachments:** [Memo.pdf](#)  
[Quote.pdf](#)
- K.** Consider approval of a Resolution executing the “Texas Settlement Subdivision Participation and Release Form”, to become a participating Texas political subdivision in order to obtain and in consideration for, benefits pursuant to the Kroger Texas Settlement agreement, authorizing the City Manager to execute said agreement; and authorizing the Mayor to sign.  
**Attachments:** [Memo.pdf](#)  
[Resolution.pdf](#)
- L.** Consider approval of the 2025 Legislative Agenda Priorities for the upcoming 89th Legislative Session.  
**Attachments:** [Memo.pdf](#)  
[Legislative Priorities 2025.pdf](#)
- M.** Consider approval of a Lease Agreement authorizing the City of Grapevine to lease a jail transport van from the City of Coppell to offset transport costs at the Grapevine Jail; and authorizing the City Manager to sign any necessary documents.  
**Attachments:** [Memo.pdf](#)  
[Lease Agreement.pdf](#)

**End of Consent Agenda**

9. Consider approval of an Ordinance for PD-134R4-SF-7, a zoning change request from PD-134R-SF-7 (Planned Development 134 Revised-Single-Family -7) to PD- 134R4-SF-7 (Planned Development 134 Revision 4- Single-Family -7) to approve a short-term rental for one room, on 0.17 acres of property located at 134 Turnberry Lane; and authorizing the Mayor to sign.

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

[Ordinance.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

[Exhibit C.pdf](#)

[Exhibit D.pdf](#)

- 10.

**PUBLIC HEARING:**

Consider approval of PD-313R-MF-2, Lake Breeze Condominiums, a zoning change request from C (Commercial) to PD-313R-MF-2 (Planned Development 313- Revised -Multi-Family 2) to approve a Detailed Site Plan for a 71-unit, four(4) story condominium apartment complex on approximately 4.4 acres located on the east side of S. Belt Line Road and the 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, at the request of Coppell Lake Breeze, LLC, being represented by Greg Frnka of GPF Architects, LLC.

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

[PZ Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plans.pdf](#)

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

[Building Elevations Fencing Rendering and Material Board.pdf](#)

[Floor Plan.pdf](#)

[Letter from Applicant.pdf](#)

- 11.

**PUBLIC HEARING:**

Consider approval of PD-319-SF-12, Lot 18, Block 4, North Lake Woodlands 3, 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, at the request of Derric Bonnot, the property owner.

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

[Appeal Request.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 Photos.pdf](#)

[Applicants Presentation.pdf](#)

[Petition.pdf](#)

12. PUBLIC HEARING:  
Consider approval of the reauthorization of building permit fees for construction, renovation, or remodeling of a structure.  
**Attachments:** [Memo.pdf](#)  
[Proposed Fees.pdf](#)  
[Newspaper Notice.pdf](#)
13. 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, amending Chapter 15, Coppell City Code (Buildings) of the Master Fee Schedule, respectively; and authorizing the Mayor to sign.  
**Attachments:** [Memo.pdf](#)  
[Resolution.pdf](#)
14. Consider approval of Resolutions casting votes for the Board of Directors for the Dallas Central Appraisal District and the Denton Central Appraisal District; and authorizing the Mayor to sign.  
**Attachments:** [Dallas and Denton CAD Memo.pdf](#)  
[Dallas CAD Election Letter.pdf](#)  
[Dallas CAD Ballot \(Resolution\).pdf](#)  
[Dallas CAD Candidacy Letter - B. Franks.pdf](#)  
[Dallas CAD Candidacy Letter - C. Hairston.pdf](#)  
[Dallas CAD Candidate Withdrawal.pdf](#)  
[Denton CAD Election Letter.pdf](#)  
[Denton CAD Ballot \(Resolution\).pdf](#)
15. Report on City's response to cyber security event.  
**Attachments:** [Memo.pdf](#)
16. **City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
17. **Mayor and Council Reports on Recent and Upcoming Events.**

18. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
19. **Necessary Action from Executive Session**
20. **Adjournment**

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**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 6th day of December, 2024, at \_\_\_\_\_.

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**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).