



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, November 13, 2018

5:30 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 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.

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 to seek legal advice regarding the firearm and solicitors ordinances.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B. Discussion regarding economic development prospects north of Airline and west of Denton Tap.

Section 551.072, Texas Government Code - Deliberation regarding sale, purchase or exchange of Real Property.

- C. Discussion regarding real property located south of East Belt Line and east of South Belt Line.

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

- A. Discussion regarding Board and Commission Appointments.
- B. Discussion regarding possible Blue Zone assessment process.
- C. Discussion regarding Workforce Transit.
- D. Discussion regarding Arts Center Change Order #1.
- E. Discussion regarding Agenda Items.

Attachments: [Blue Zone Agenda memo.pdf](#)
[Workforce Transit memo.pdf](#)

Regular Session (Open to the Public)

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Consider approval of a proclamation naming November 30, 2018, as "Macario Tristan Appreciation Day," and authorizing the Mayor to sign.

Attachments: [Proclamation.pdf](#)

7. Citizens' Appearance

8. Consent Agenda

- A. Consider approval of the minutes: October 23, 2018.

Attachments: [CM 2018-10-23.pdf](#)

- B. Consider approval for the purchase of Thermal Imaging Cameras for each Self-Contained Breathing Apparatus "air packs" from Casco Industries, Inc., through Buyboard Contract No. 524-17, in the amount of \$51,450.00; as budgeted; and authorizing the City Manager to sign all necessary documentation.

Attachments: [Staff Memo-SCBA Thermal Imaging Cameras.pdf](#)
[Casco Industries Quote.pdf](#)

- C. Consider approval to purchase sixty-eight (68) Taser Black X2's from Axon Enterprise in the amount of \$127,731.00 as budgeted in FY 18/19 and

authorizing the City Manager to sign any necessary documents.

Attachments: [Taser X2 Memo.pdf](#)
[Taser X2 Quote.pdf](#)

- D. Consider approval of an Ordinance for PD-285R-C, Andy's Frozen Custard, to attach a Detail Site Plan for a 1,168 sq. ft. drive-through and walk up restaurant, with no indoor seating, on 1.21 acres of property located at 180 W. Sandy Lake, and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit B - Detail Site Plan.pdf](#)
[Exhibit C - Landscape Plan & Tree Survey.pdf](#)
[Exhibit D - Building Elevations and Sign Plan.pdf](#)
[Exhibit A - Legal Description.pdf](#)

- E. Consider approval of an ordinance for 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; and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Detail Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Elevations.pdf](#)

- F. Consider approval of an Ordinance for 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; and authorizing the Mayor to sign

Attachments: [Cover Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Detail Site Plan.pdf](#)
[Exhibit C - Landscape Plan and Tree Survey.pdf](#)
[Exhibit D - Elevations.pdf](#)
[Exhibit E - Signage.pdf](#)

[Exhibit F - Renderings.pdf](#)

- G.** Consider approval of an Ordinance for 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; and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)

[Ordinance.pdf](#)

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

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

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

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

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

[Exhibit F -Typical 2nd-5th Floor Plan.pdf](#)

[Exhibit G -Sign Package.pdf](#)

- H.** Consider approval to award bid # Q-1019-1, "Southwestern Water Tower Rehabilitation" to Tank Pro, Inc. in the amount of \$ 1,051,679 as provided for in the bond proceeds and authorizing the City Manager to sign necessary documents.

Attachments: [Tank Rehabilitation Award Memo.pdf](#)

[Tower 1 Rehab Exhibit.pdf](#)

[Tank Pro, Inc.pdf](#)

[Bid Tabulation Sheet - Southwestern EST Coppel.pdf](#)

[Letter of Rec Signed.pdf](#)

[Boiler Plate Construction Contract.pdf](#)

- I.** Consider approval to enter into a Project Specific Agreement with Dallas County for maintenance and improvements to roads and drainage ways in the amount of \$150,000, as budgeted in the Infrastructure Maintenance and Drainage Utility District funds; and authorizing the City Manager to execute necessary documents.

Attachments: [Dallas County PSA Memo revised.pdf](#)

[PSA City of Coppel 11 08 2018.pdf](#)

[Master Agreement.pdf](#)

- J.** Consider approval of a renewal contract with Nortex Concrete Lifting and Stabilization, Inc., to perform annual street repair/mud jacking program, in the amount of \$100,000.00 through an Interlocal agreement with the City of Grand Prairie; as budgeted in the Infrastructure Maintenance Fund; and

authorizing the City Manager to sign any necessary documents.

Attachments: [Nortex Memo 2018.pdf](#)

[16137 Pavement Leveling Services - AMEND 3 - 11_1_2018.pdf](#)

End of Consent Agenda

9.

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](#)

[Letter Requesting tabling until December.pdf](#)

[Staff Report PD-259R SF-7 & 9.pdf](#)

[Detail Site Plan.pdf](#)

[Exhibit A - PD Conditions.pdf](#)

10.

PUBLIC HEARING:

Consider approval of PD-273R2-C, 7 Eleven, a zoning change request from PD-273R-C (Planned Development-273 Revised-Commercial) to PD-273R2-C (Planned Development-273 Revision 2-Commercial) to establish a Detail Site Plan for a convenience store and gas pumps on 0.97 acres of property located at the northeast corner of S. Denton Tap and E. Belt Line Roads (890 S. Denton Tap Road), at the request of VP Fuel Mart, Inc. being represented by Matt Moore, ClayMoore Engineering.

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

[Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Elevations.pdf](#)

[Sign Package.pdf](#)

11.

PUBLIC HEARING:

Consider approval of an Ordinance designating Northpoint Hotel Group, LLC, Reinvestment Zone No. 102 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act, and authorizing the Mayor to sign.

Attachments: [Northpoint Hotel Group - PH and Ordinance Memo.pdf](#)

[Northpoint Hotel Group - Public Hearing Notice.pdf](#)

[Northpoint Hotel Group - Ordinance.pdf](#)

12. Consider approval of two Resolutions approving two Tax Abatement Agreements between the City of Coppell and Northpoint Hotel Group, LLC, and authorizing the Mayor to sign.
- Attachments:** [Northpoint Hotel Group - Resolution Memo - Aloft and Holiday Inn Express.pdf](#)
[Northpoint Hotel Group- Resolution - Aloft.pdf](#)
[Tax Abatement Agreement - Aloft.pdf](#)
[Northpoint Hotel Group- Resolution - Holiday Inn Express.pdf](#)
[Tax Abatement - Holiday Inn Express.pdf](#)
13. Consider approval of two Civic Center Agreements by and between the City of Coppell and Northpoint Hotel Group, LLC, and authorizing the City Manager to sign.
- Attachments:** [Northpoint Hotel Group-Civic Center Agreement Memo-Aloft and Holiday Inn Ex](#)
[Civic Center Agreement - Aloft.pdf](#)
[Civic Center Agreement - Holiday Inn Express.pdf](#)
14. Consider approval of an Omnibus Settlement Agreement and Release and Termination of Landscape Easement between the City of Coppell and Main Street Coppell, Ltd., et. al., and authorizing the City Manager to sign.
- Attachments:** [MSC Release Agreement - Memo.pdf](#)
[MSC Release - Omnibus Settlement Agreement and Release.pdf](#)
[Notice of Termination of 6-17-2013 License Agreement.pdf](#)
15. Consider approval of Freeport Parkway Change Order #1 with Texas Sterling Construction Company, in an amount of \$156,234.26 and authorizing the City Manager to sign all necessary documents.
- Attachments:** [Freeport CO#1 memo.pdf](#)
[Freeport - Underdrain Backup CO#1.pdf](#)
[Freeport - Inlet Throats Backup CO#1.pdf](#)
[Freeport - Change Order 1.pdf](#)
[Freeport - Line O Tie In CO#1 - Rangeline.pdf](#)
16. Consider approval renewal of the contract for two separate contractors performing a share of the ADA sidewalk repairs and annual street & alley pavement repair program in the amounts of \$900,000.00 to F&F Construction and \$600,000.00 to NPL Construction Company, respectively, totaling \$1,500,000.00; as budgeted in the Infrastructure Maintenance Fund; and authorizing the City Manager to sign all necessary documents.
- Attachments:** [Annual Street and Alley Memo 2018 Renewal 3.pdf](#)
[City Asset Repair Grid - January.pdf](#)
[Council Street Alley List 2018.pdf](#)

[NPL Renewal #1 price increase.pdf](#)

[F&F Renewal #1.pdf](#)

[NPL bid package2.pdf](#)

[F&F bid package partial.pdf](#)

17. Consider approval of an Agreement between the City of Coppell (Owner) and Byrne Construction Services (Construction Manager) for the construction of Fire Station #4 and Resource Center including Preconstruction Services for \$25,000 and authorizing the City Manager to sign any necessary documents.

Attachments: [CMAR Staff Memo.pdf](#)

[CMAR Proposal.pdf](#)

[Byrne Construction General Condition.pdf](#)

[Standard Form of Agreement.pdf](#)

18. Consider approval to purchase Fire Truck (Quint) Model #300205-751 Pierce Velocity 107' through an Interlocal Agreement with Houston Galveston Area Council (H-GAC) in an amount not to exceed \$1,200,000; and authorizing the Mayor to sign.

Attachments: [Staff Memo.pdf](#)

[Fire Truck-Quint Proposal 303954.3.pdf](#)

[HGAC Quote.pdf](#)

[Proposal Detail Report.pdf](#)

19. Consider approval of Change Order to the Guaranteed Maximum Price for the construction of the City of Coppell Arts Center, in the amount of \$1,781,925.00 for additional seating for the Coppell Arts Center; and authorizing the City Manager to sign.

Attachments: [Staff Memo - Art Center Change Order.pdf](#)

[Exhibit A Arts Center 110918.pdf](#)

[Exhibit B Arts Center 110918.pdf](#)

20. Consider approval of the Legislative Agenda for the upcoming 86th Regular Legislative Session.

Attachments: [Legislative Agenda memo.pdf](#)

[2018 Legislative Agenda Talking Points Updated.pdf](#)

21. Consider appointments to the City's Boards and Commissions.

Attachments: [Available Positions 2018 blank.pdf](#)

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

23. **Mayor and Council Reports**

Report by Mayor Hunt on upcoming events.

24. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**
- A. Dallas Regional Mobility Coalition - Councilmember Roden
 - B. Woven Health Clinic - Councilmember Hill
 - C. Metrocrest Services - Councilmember Mays
25. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
26. **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 Coppel, Texas on this 9th day of November, 2018, at _____.

Ashley Owens, Deputy City Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY LEGISLATION

The City of Coppel 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 Coppel 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.