



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, January 10, 2023

6:00 PM

Council Chambers

WES MAYS
Mayor

BIJU MATHEW
Mayor Pro Tem

CLIFF LONG
Place 1

KEVIN NEVELS
Place 4

BRIANNA HINOJOSA-SMITH
Place 2

JOHN JUN
Place 5

DON CARROLL
Place 3

MARK HILL
Place 7

MIKE LAND
City Manager

Notice is hereby given that the City Council of the City of Coppel, Texas will meet in Regular Called Session at 5:30 p.m. for Work Session, and Regular Session will begin at 7:30 p.m., to be held at Town Center, 255 E. Parkway Boulevard, Coppel, 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 Coppel 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
 - A. Discussion regarding agenda items.
 - B. Presentation of projected hotel occupancy tax fund balance.
 - C. Discussion regarding additional funding request by the Coppel Chamber of Commerce.

D. Discussion concerning service organization presentation funding process.

Attachments: [HOT FB Projections Memo.pdf](#)
[HOT Projections.pdf](#)
[Chamber of Commerce Memo.pdf](#)
[2022 Memo Regarding Service Organizations.pdf](#)
[Service Organization Council Subcommittee Memo 8-30-2016.pdf](#)

Regular Session

3. Invocation 7:30 p.m.

4. Pledge of Allegiance

Presentations

5. Presentation by the Coppell High School Health Occupation Students of America (HOSA) Organization.

6. Smart City Board Recommendations Presentation.

7. Citizens' Appearance

8. Consent Agenda

A. Consider approval of the Minutes: December 13, 2022.

Attachments: [CM 2022-12-13.pdf](#)

B. Consider approval of an Ordinance for Case S-1264-C (Special Use Permit-1264-Commercial), to allow a 1,200-square-foot restaurant with approximately 16 seats and pick-up service located on 3.23 acres of land at 150 S Denton Tap Road, Suite 111, and authorizing the Mayor to sign.

Attachments: [Council Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Floor Plan.pdf](#)
[Exhibit D - Sign Plan.pdf](#)

C. Consider approval of an award to Sunbelt Pools for the plaster replacement at The CORE outdoor competitive pool, in the amount of \$174,783.00 as provided for in the CRDC Fund, with contract pricing through Buy Board, Contract No. 613-20; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

End of Consent Agenda

9.

PUBLIC HEARING:

Consider approval of PD-301R3-HC, Victory at Coppell, a zoning change request from PD-301R2-HC (Planned Development 301 Revision 2- Highway Commercial) to PD-301R3-HC (Planned Development 301-Revision 3- Highway Commercial) to revise the Concept Plan for the overall development of the site and allow for a combination of retail, restaurant, offices, medical office, and daycare on 10 lots totaling approximately 16.77 acres of property; which incorporates a Detail Site Plan to allow a 12,510-sf multi-tenant building with restaurant and retail uses on Lot 3, Block A, on approximately 1.89 acres; a Detail Site Plan for a 10,990-sf multi-tenant building with restaurant and retail uses on Lot 4, Block A, on approximately 1.72 acres; a Detail Site Plan for a 7,530-sf building with medical and retail uses on Lot 9, Block A, on approximately 0.97 acres; and a Detail Site Plan for a 4,900-sf multi-tenant building with restaurant and retail uses on Lot 10, Block A, on approximately 1.18 acres located at the southeast quadrant of S. Belt Line Road and Dividend Drive.

Attachments: [City Council Memo.pdf](#)

[Staff Report.pdf](#)

[Revised Concept Site Plan.pdf](#)

[Phase 1 Paving Plan.pdf](#)

[Lot 3 Detail Site Plan Landscape Plan and Elevations.pdf](#)

[Lot 4 Detail Site Plan Landscape Plan and Elevations.pdf](#)

[Lot 9 Detail Site Plan Landscape Plan and Elevations.pdf](#)

[Lot 10 Detail Site Plan Landscape Plan and Elevations.pdf](#)

[Overall Landscape Plan.pdf](#)

10.

PUBLIC HEARING:

Consider approval of PD-299R-C, a zoning change request from PD-299-C (Planned Development-299 - Commercial) to PD-299R-C (Planned Development-299 Revised- Commercial) to revise the Planned Development to allow for three office/retail buildings on approximately 2.7 acres of property located on the northeast corner of N. Coppell Road and SH 121.

Attachments: [City Council Memo.pdf](#)

[PZ Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape and Mitigation Plans.pdf](#)

[Elevations Signage and Material Board.pdf](#)

[Renderings.pdf](#)

11. City Manager Reports - Project Updates and Future Agendas

12. Mayor and Council Reports

Report by Mayor and City Council 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 6th day of January, 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).