



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, February 14, 2023

5:30 PM

Council Chambers

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**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 Coppell, 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, 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
  - A. Discussion regarding agenda items.
  - B. Discuss City of Coppell and Coppell Arts Center Foundation partnership and proposal by the Devos Institute of Arts Management.

- C. Business Support Program and American Rescue Plan Act Project Update.
- D. Presentation and discussion regarding Waggin' Tails Dog Park.
- E. Discussion regarding Texas House Bill 1514, MUD Reform Bill, and City of Coppell's Capital Day.

**Attachments:** [Memo for Coppell Arts Foundation/Devos Proposal.pdf](#)  
[DeVos Institute Proposal.pdf](#)  
[ARP Update Memo.pdf](#)  
[Dog Park Memo.pdf](#)  
[Legislation Memo.pdf](#)

### Regular Session

3. Invocation 7:30 p.m.

4. Pledge of Allegiance

### Proclamation

5. Consider approval of a Proclamation celebrating the month of February as "Black History Month;" and authorizing the Mayor to sign.

**Attachments:** [Black History Month Proclamation.pdf](#)

6. Citizens' Appearance

7. Consent Agenda

- A. Consider approval of the Minutes: January 10, 2023, and January 27-28, 2023.

**Attachments:** [CM 2023-01-10.pdf](#)  
[CM 2023-01-27 \(Retreat\).pdf](#)

- B. Consider approval of an Ordinance for 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 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 Plan.pdf](#)  
[Exhibit D - Building Elevations.pdf](#)

[Exhibit E - Monument Signage and Trash Enclosure.pdf](#)

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

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

[Ordinance.pdf](#)

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

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

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

[Exhibit D - Phase 1 Paving Plan.pdf](#)

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

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

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

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

- D. Consider approval of Coppell Recreation Development Corporation appointment of officers.

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

- E. Consider approval of two (2) Interlocal Agreements (Memorandums of Understanding) by and between the City of Coppell and Dallas County; and authorizing the City Manager to sign.

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

[Adult Amendment.pdf](#)

[Juvenile Amendment.pdf](#)

**End of Consent Agenda**

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

**9. Mayor and Council Reports**

Report by Mayor and City Council on recent and upcoming events.

**10. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.****11. Necessary Action from Executive Session****12. 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 10th day of February, 2023, at \_\_\_\_\_.

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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).