



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, April 9, 2024

5:30 PM

Council Chambers

WES MAYS
Mayor

JOHN JUN
Mayor Pro Tem

JIM WALKER
Place 1

KEVIN NEVELS
Place 4

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. Seek legal advice from the City Attorney regarding PD-316-MF-2.

Section 551.074, Texas Government Code - Personnel Matters.

- B. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager.

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 mid-year Work Plan update.

Attachments: [Memo.pdf](#)

[FY24 Work Plan.pdf](#)

Regular Session

4. **Invocation 7:30 p.m.**

5. **Pledge of Allegiance**

Proclamations

6. Presentation of a Proclamation designating the week of April 7-13, 2024, as "National Library Week".

Attachments: [Proclamation.pdf](#)

7. Presentation of a Proclamation designating the month of April 2024, as "Volunteer Month".

Attachments: [Proclamation - VW](#)

Presentations

8. Citizen presentation regarding expanding pickleball facilities.

Attachments: [Citizen's Request.pdf](#)

[Presentation.pdf](#)

9. **Citizens' Appearance**

10. **Consent Agenda**

- A. Consider approval of the Minutes: March 26, 2024.

Attachments: [CM 2024-03-26](#)

- B.** Consider approval of a Resolution amending the Master Fee Schedule, by amending Chapter 15, Coppell City Code (Buildings), by adding Section 12, to provide an exemption for payment of building fees for public funded educational institutions; and providing an effective date; and authorizing the Mayor to sign.

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

- C.** Consider approval of an Interlocal Agreement between the City of Coppell and the Denton County Fire Marshal's Office for the purpose of providing arson detection, investigative, and prosecutorial services; and authorizing the Mayor to sign.

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

- D.** Consider approval of a purchase of office furniture for the Cozby Library and Community Commons from Office Depot Professional (ODP) Business Solutions Workspace Interiors through OMNIA, Contract Region 4. Contract #R191812, in the amount of \$94,548.49, as budgeted; and authorizing the City Manager to sign any necessary documents.

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

- E.** Consider approval of a professional services agreement with Samit Patel Design Studio in the amount of \$67,600.00, as provided for in the Coppell Recreation Development Corporation (CRDC) fund; and authorizing the City Manager to sign any necessary documents

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

- F.** Consider award of City of Coppell Request for Proposals (RFP) #206 and approval of a consulting agreement with HUB International for employee benefits consulting in the amount of \$99,500.00; and authorizing the City Manager to sign any necessary documents.

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

- G.** Consider approval of an Ordinance for PD-108R5R2-H, a zoning change request from PD-108R5R-H, to allow for an 8,664-sf building addition and associated parking to the Coppell Service Center, located at 816 S. Coppell Road; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibits A-D.pdf](#)

End of Consent Agenda

11. PUBLIC HEARING:
Consider approval of a zoning change request from SF-12 (Single-Family 12) to PD-315-SF-12 (Planned Development- 315- Single-Family-12), to allow for an 11,994-sf fire station and associated parking for Fire Station 5, located at 157 S. Moore Road.

Attachments: [Memo.pdf](#)
[Staff Report.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Building Elevations & Signage.pdf](#)
[Drive Time Map.pdf](#)

12. PUBLIC HEARING:
Consider approval of PD-316-MF-2, Roers Coppell, Lot 2, Block 1 GTE Shared Services Center Addition, a zoning change request from HC to PD-316-MF-2 (Planned Development 316-Multifamily-2) and land use map amendment from Freeway Special District to Residential Urban Neighborhood to allow a 217-unit, four (4) story, age restricted 55+ senior living facility on approximately 9.9 acres located on the west side of North Coppell Road and north of Canyon Drive, at the request of Roers Companies, being represented by Blaze Bownds, Kimley-Horn.

Attachments: [Memo.pdf](#)
[1. PZ Staff Report.pdf](#)
[2. Site Plan.pdf](#)
[3. Tree Survey and Mitigation Plan.pdf](#)
[4. Landscape Plan.pdf](#)
[5. Architectural Plans \(Project Data, Architectural Site Plan, Floor Plans\) - Copy](#)
[6. Architectural Plans \(Elevations, Renderings, Material Board\).pdf](#)
[7. Architectural Plans \(Carport, Dumpster, and Monument Sign Details\).pdf](#)
[8. Comment Response Letter \(Project Description Amenities Roers History\).pdf](#)
[9. Future Land Use Master Plan Amendment Request.pdf](#)
[10. TIA Determination Memo.pdf](#)
[11. Roers Presentation 3-28-24.pdf](#)
[12. Turning Exhibit.pdf](#)
[13. Comment Response - Age 55+.pdf](#)
[14. Comment Response - Parking Ratio.pdf](#)

13. PUBLIC HEARING:
Consider approval of an amendment to Chapter 12, Article 30 (S or SUP, Special Use Permits) Charity House or Transitional Housing Code, to consider text change amendments to the Code of Ordinances, Chapter 12

- "Zoning", Article 30 "S or SUP, Special Use Permits" of the code of ordinances by amending section 12-30-5 "SF-ED" Single Family Estate District of said Chapter and Article by amending uses to include a "Charity House or Transitional Housing"; amending Section 12-30-6 Single Family-18 (SF-18), SingleFamily-12 (SF-12), Single Family-9 (SF-9) and Single-Family-7 (SF-7) to include a "Charity House or Transitional Housing"; amending Section 12-30-13A, "H" Historic, of said Chapter and Article to add "Charity House or Transitional Housing" as a use when part of a Single-Family Residential Development or Mixed-Use Development, except when a part of Live-Work Units; and to amend Article 42 "Special Definitions" to add a definition of "Charity House or Transitional Housing"; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[PZ Staff Report.pdf](#)

[Ordinance Changes \(redlined\).pdf](#)

[Ordinance.pdf](#)

14. PUBLIC HEARING:
Consider approval of an Ordinance of the City of Coppell, Texas, readopting, ratifying, republishing and extending Chapter 9 of the Code of Ordinances, Article 9-19, Youth Camp Programs Standards of Care; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

[Camp Standards of Care.pdf](#)

15. **City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session**
16. **Mayor and Council Reports on Recent and Upcoming Events.**
17. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
18. **Necessary Action from Executive Session**
19. **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 5th day of April, 2024, at _____.

Phoebe Stell, Deputy 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).