



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, April 11, 2017

5:30 PM

Council Chambers

KAREN HUNT
Mayor

WES MAYS
Mayor Pro Tem

CLIFF LONG
Place 1

NANCY YINGLING
Place 5

BRIANNA HINOJOSA-FLORES
Place 2

MARVIN FRANKLIN
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 Coppel, 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 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.

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. Executive Session (Closed to the Public) 1st Floor Conference Room

Section 551.087, Texas Government Code - Economic Development Negotiations.

- A. Discussion regarding economic development prospects south of Bethel Road and west of S. Coppel Road.
- B. Discussion regarding economic development prospects south of E. Belt Line Road and east of S. Belt Line Road.

- C. Discussion regarding economic development prospects south of Northpoint and west of Royal.

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

- D. Discussion regarding the acquisition of real property west of MacArthur Blvd. and south of S.H. 121.

Section 551.074, Texas Government Code - Personnel Matters.

- E. City Manager's Evaluation.

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

- A. Discussion regarding the annual HVAC Maintenance Contract.
- B. Discussion regarding Phase II of the Service Center Expansion Project.
- C. Discussion regarding the proposed revisions to the Animal Services Ordinance.
- D. Discussion regarding the Interlocal Agreement with CISD for improvements to Coppell Middle School East.
- E. Discussion regarding City Council Retreat.
- F. Discussion of Agenda Items.

Attachments: [Animal Services Memo.pdf](#)
[CMS-E Memo.pdf](#)

Regular Session (Open to the Public)

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Swearing in of City Manager.

7. Presentation of the Texas Municipal Library Directors Association "Achievement of Library Excellence Award" to the Cozby Library and Community Commons.

Attachments: [Staff Memo - 2017TMLDA Award.pdf](#)
[TMLDA Award Letter 2017.pdf](#)

8. Consider approval of a proclamation naming April 9-15, 2017 "National Library Week" and authorizing the Mayor to sign.

Attachments: [Staff Memo - National Library Week Proclamation 2017.pdf](#)
[National Library Week Proclamation 2017.pdf](#)

9. Annual report by the Friends of the Coppell Public Library.

10. Presentation on the FY 2016 Popular Annual Financial Report.

Attachments: [PAFR-Memo.pdf](#)

11. Citizens' Appearance

12. Consent Agenda

- A. Consider approval of the minutes: March 28, 2017.

Attachments: [Minutes 03-28-2017.pdf](#)

- B. Consider approval of adoption for the 2015 International Building Codes and amendments; and authorizing the Mayor to sign.

Attachments: [Council Memo 4-4-17 - 2015 Code Adoption.pdf](#)

[2015 I-Code Change Summaries.pdf](#)

[2015 International Building Code.pdf](#)

[2015 International Existing Building Code.pdf](#)

[2015 International Energy Conservation Code.pdf](#)

[2015 International Fire Code.pdf](#)

[2015 International Fuel Gas Code.pdf](#)

[2015 International Mechanical Code.pdf](#)

[2015 International Plumbing Code.pdf](#)

[2015 International Property Maintenance Code.pdf](#)

[2015 International Residential Code.pdf](#)

- C. Consider approval of an amendment to an Ordinance of the City of Coppell, Texas amending the International Residential Building Code, Chapter 15, Article 15-8 "Residential Code", Section 15-8-2 by adding a new subsection 57, Appendix K, Sound Transmission and Attenuation Standards, providing a noise attenuation zone; providing an effective date; and authorizing the Mayor to sign any necessary documents.

Attachments: [Staff Memo - Noise Attenuation Building Code Amendment.pdf](#)

[Coppell Noise Attenuation Ordinance with Map.pdf](#)

[HMMH Memo.pdf](#)

- D. Consider approval of an Ordinance for Case No.: S-1113R-SF-7, Church of the Apostles, a zoning change request from S-1113-SF-7 (Special Use Permit-1113-Single Family-7) to S-1113R-SF-7 (Special Use Permit-1113 Revised-Single Family-7), to attach a revised Detail Site Plan for a 6,700-square-foot building expansion into existing parking on seven (7) acres of property located at 322 South MacArthur 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 \(3 Pages\).pdf](#)

[Exhibit D - Elevations & Renderings \(3 pages\) .pdf](#)

- E.** Consider approval of an Ordinance for Case No.: PD-242R2-HC, ALOFT & Future Hotel, to revise the Detail Site Plan on 4.86 acres to allow one five-story hotel on the southern 2.76 acres and a future hotel on the northern 2.1 acres on property located south of Northpoint Drive, east of S.H. 121; and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)

[Ordinance.pdf](#)

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

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

[Exhibit C - 1st Floor Plan and Typical Upper Floor Plans.pdf](#)

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

[Exhibit E - Tree Mitigation Plan .pdf](#)

[Exhibit F- Building Elevations.pdf](#)

[Exhibit G -Rendering.pdf](#)

- F.** Consider approval of an Ordinance for CASE NO. PD-289-C, Coppell Middle School West Addition, to allow the conversion of Coppell Middle School to a Ninth-Grade Center on 42.7 acres located at 1301 Wrangler Circle; and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)

[Ordinance.pdf](#)

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

[Exhibit B - Temporary Construction Fence Logistic Plan.pdf](#)

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

[Exhibit D - Enlarged Site Plan 'A'.pdf](#)

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

[Exhibit G - Elevations \(2 Pages\).pdf](#)

- G.** Consider approval of an Ordinance for CASE NO. PD-221R3R2-HC, Point West, PH 2, to approve a Detail Site Plan for two retail/restaurant buildings totaling approximately 17,000 square feet on 2.9 acres of property located along the north side of IH-635, approximately 350 feet west of S. Belt Line Road.

Attachments: [Cover Memo.pdf](#)

[Ordinance.pdf](#)

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

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

[Exhibit C Landscape Plan \(4 pages\).pdf](#)

[Exhibit D - Elevations \(5 pages\).pdf](#)

- H. Consider approval of an Ordinance for CASE NO. PD-290-LI, BMSC/Naterra No. 2, to approve a Detail Site Plan for an approximately 143,000-square-foot office/warehouse building on 11.72 acres of land located at the southwest corner of Freeport Parkway and Fritz Road and to amend the Coppell 2030 Comprehensive Master Plan, to designate this area as "Industrial Special District;" and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)

[Ordinance.pdf](#)

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

[Exhibit B - Land Use Amend.pdf](#)

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

[Exhibit D - Tree Survey \(4 pages\) .pdf](#)

[Exhibit E - Landscape Plan \(2 pages\).pdf](#)

[Exhibit F - Building Elevations.pdf](#)

[Exhibit G - Renderings \(3 pages\).pdf](#)

- I. Consider approval of awarding a contract to Road Master Striping to perform annual street striping, in the amount of \$130,000.00, as budgeted and available in fund balance and in the Infrastructure Maintenance Fund, through an interlocal cooperative purchase agreement with the City of Midlothian; and authorizing City Manager to sign any necessary documents.

Attachments: [Memo Pavement Marking.pdf](#)

[FY 16-17 Renewal.pdf](#)

[Road Master Contract Letter.pdf](#)

[Road Master Contract.pdf](#)

- J. Consider approval of Change Order No. 4 to the Denton Tap and Sandy Lake Streetscape Project in the total amount of \$97,176.24 to Pavecon, Ltd. as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Streetscape CO#4 Memo.pdf](#)

[Streetscape Exhibit.pdf](#)

[Streetscape Picture.pdf](#)

[Streetscape CO#4.pdf](#)

End of Consent Agenda

13. PUBLIC HEARING:
Consider approval of S-1261-C, Wing Stop, a zoning change request from C (Commercial) to S-1261-C (Special Use Permit-1261-Commercial), to allow a 1,500-square-foot restaurant with

approximately 32 seats and pick-up service located at 150 South Denton Tap Road, Suite 105.

Attachments: [Cover Memo.pdf](#)
[Staff Report.pdf](#)
[Site Plan.pdf](#)
[Parking Analysis \(2 pages\).pdf](#)
[Floor Plan.pdf](#)
[Sign Plan \(4 pages\).pdf](#)

- 14.** Consider approval of awarding a Texas Multiple Award Schedule contract to SDB Contracting Services, Inc., in the amount of \$1,919,096.41, as budgeted for Phase II of the City of Coppell Service Center Expansion project; and authorizing the City Manager to sign any necessary documents.

Attachments: [Service Center Ph 2 Memo.pdf](#)
[Service Center PH 2 Exhibit.pdf](#)
[Overall Site Plan.pdf](#)
[Site Plan.pdf](#)
[Service Center Phase II Proposal Letter.pdf](#)

- 15.** Consider approval of awarding the Annual HVAC Maintenance Contract to TDIndustries, Inc. through the National IPA Agreement #R150501-TX-3426, in the amount of \$890,200.00 for a three-year period beginning May 1, 2017, as budgeted in general fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [HVAC Contract Memo.pdf](#)
[HVAC Service Agreement.pdf](#)

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

- 17. Mayor and Council Reports**

A. Report by Mayor Hunt on upcoming Spring Events.
B. Report by Councilmember Long on the Historical Society.
C. Report by Councilmember Yingling on the swearing in of Police Officers Eric Louderback and Jeanie Duncan.

- 18. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**

- 19. 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 7th day of April, 2017, at _____.

Christel Pettinos, 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 Vivyon V. Bowman, 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.