



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, October 10, 2017

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**NANCY YINGLING**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BRIANNA HINOJOSA-FLORES**  
Place 2

**MARVIN FRANKLIN**  
Place 6

**WES MAYS**  
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 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 551.072, Texas Government Code - Deliberation regarding Real Property.

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 possible rescheduling of the 5th Tuesday Work Session.
- B. Discussion regarding dates for upcoming City Council Retreat.
- C. Discussion regarding Old Town Coppell Signage.
- D. Capital Expenditures and Debt Subcommittee Discussion Update.
- E. Discussion regarding Agenda Items.

**Regular Session      (Open to the Public)**

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

**5.          Pledge of Allegiance**

**6.**                      Consider approval of a proclamation naming the month of October, "National Breast Cancer Awareness Month," and authorize the Mayor to sign.

**Attachments:** [2017 Breast Cancer Awareness Month Proclamation.pdf](#)

**7.**                      Consider approval of a proclamation naming the week of October 8-14, 2017 as "Fire Prevention Week," and authorizing the Mayor to sign.

**Attachments:** [2017 Fire Prevention Week Proclamation.pdf](#)

**8.**                      Report by the Coppell Farmers' Market and Community Garden.

**9.          Citizens' Appearance**

**10.        Consent Agenda**

**A.**                      Consider approval of the minutes: September 26, 2017.

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

**B.**                      Consider approval to enter into a contract with City of Dallas for the purchase of wholesale treated water; and authorizing the Mayor to sign any necessary documents.

**Attachments:** [Dallas Water Contract.pdf](#)

[1972 Trinity River Authority Water Contract.pdf](#)

[1987 Dallas Water Contract.pdf](#)

[Supplemental Agreement 1.pdf](#)

[Supplemental Agreement 2.pdf](#)

[Supplemental Agreement 3.pdf](#)

[Proposed Treated Water Contract.pdf](#)

**C.**                      Consider approval of a Resolution approving a letter of support for the creation of a Foreign Trade Zone to be located at 1144 W. Bethel Road in Coppell, Texas, and authorizing the Mayor to sign.

**Attachments:** [FedEx FTZ - Memo.pdf](#)  
[FedEx - FTZ - Resolution.pdf](#)  
[FedEx FTZ Letter.pdf](#)

## End of Consent Agenda

11.

### PUBLIC HEARING:

Consider approval of Case No. PD-157R7-C, Valley Ranch Plaza, a rezoning from PD-157-C (Planned Development 157-Commercial) and PD-157R6-C (Planned Development 157 Revision 6 - Commercial) to PD-157R7-C (Planned Development 157 Revision 7 - Commercial) to allow revisions to the site plan including the addition of a drive-through restaurant and revising the parking, circulation, landscaping and building facades on 4.6 acres of property located at the southwest corner of E. Belt Line Road and S. MacArthur Blvd., at the request of John Evans, BLMA LTD and BLMA Phase II LTD, being represented by Donald F. Sopranzi, AIA.

**Attachments:** [Cover Memo.pdf](#)  
[Staff Report.pdf](#)  
[Site Plan.pdf](#)  
[Landscape Plan.pdf](#)  
[Elevations - Belt Line Rd.pdf](#)  
[Elevations - MacArthur Blvd.pdf](#)  
[Photometric Study.pdf](#)

12.

### PUBLIC HEARING:

Consider approval of Case No. PD-206R-H, Conoboy Addition (Pence), a rezoning from PD-206-H (Planned Development 206 - Historic) to PD-206R-H (Planned Development 206 Revised - Historic) to allow the demolition of the existing building and construction of a 3,345-square foot residence on Lot 1R and an 1,877-square foot office on Lot 2R on 14,790-square feet of land located at 717 S. Coppell Road, at the request of JET Financial Group being represented by Michael Adams, Firmitas Design.

**Attachments:** [Cover Memo.pdf](#)  
[11x17 Color Pages \(Rendering, Site Plan, Elevations\).PDF](#)  
[Site Plan.PDF](#)  
[Landscape Plan \(2 Pages\).pdf](#)  
[Tree Survey.pdf](#)

13.

### PUBLIC HEARING:

Consider approval of Case No. PD-291-H, 705 S. Coppell Road, a rezoning from H (Historic) to PD-291-H (Planned Development 291 - Historic) to allow the occupancy of the existing 1,038-square foot

residential structure for office uses, on 5,444-square feet of land located at 705 S. Coppel Road, at the request of Neda Jaafari, being represented by Technology Building Group.

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

[Site Plan.pdf](#)

[Elevations.pdf](#)

[Tree Survey.pdf](#)

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

14. Consider approval to award a contract to AVAdek for the construction of a canopy trellis at the Cozby Library and Community Commons in the amount of \$49,964.00, as identified in the project design; and authorizing the City Manager to sign all necessary documents.

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

[AVAdek proposal.pdf](#)

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

16. **Mayor and Council Reports**

- A. Report by Mayor Hunt and the City Council on the recent Fall activities.
- B. Report by Mayor Hunt on upcoming events.

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

18. **Necessary Action from Executive Session**

**Adjournment**

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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 6th day of October, 2017, at \_\_\_\_\_.

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Christel Pettinos, 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 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.