



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

---

Tuesday, February 13, 2018

5:30 PM

Council Chambers

---

**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 551.087, Texas Government Code - Economic Development Negotiations.

- a. Discussion regarding Economic Development prospect south of Patriot Drive and west of S.H. 121.

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

- b. Discussion regarding real property located south of East Belt Line and east of South Belt Line.
- c. Discussion regarding real property located south of Bethel Road and east of Freeport Parkway.

**Section 551.071, Texas Government Code - Consultation with City Attorney.**

- d. Seek advice concerning the City's legal obligations regarding drainage on public and private property.
- e. Seek advice concerning the City's legal authority to regulate land use and building regulation on property owned by an independent school district.

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

- a. Discussion regarding the Coppell Arts Center Business Plan.
- b. Discussion regarding Agenda items.

**Regular Session****4. Invocation 7:30 p.m.****5. Pledge of Allegiance****6. Citizens' Appearance****7. Consent Agenda**

- a. Consider approval of minutes: January 23, 2018
- b. Consider approval an Ordinance for Case No. S-1263-C Biryani Express, (Coppell Crossing Addition, Lot 5, Block 1) a zoning change request from C (Commercial) to S-1263-C (Special Use Permit-1263-Commercial) to allow a grocery store, restaurant and retail sales in 3,466 square foot lease space to be located in Suite 505 of 751 S. Macarthur Blvd, on 1.07 acres of land; and authorizing the Mayor to sign.
- c. Consider approval to enter into a Project Specific Agreement (PSA) with Dallas County for maintenance and improvements to South Belt Line Rd. and Royal Lane; in the total amount of \$1,209,582.78; and authorizing the Mayor to sign.
- d. Consider approval of a Resolution expressing official intent to reimburse expenses associated with street improvements, including related drainage, signalization, landscaping, sidewalks, lighting and signage, streetscape

improvements and land acquisition prior to the issuance of bonds, and authorizing the Mayor to sign.

- e. Consider approval of an Interlocal Cooperation Contract with the Texas A&M Transportation Institute, for the Freeport Parkway Traveler Information System; for a total of and not to exceed \$142,078.00; as budgeted; and authorizing the Mayor to sign.
- f. Consider approval to purchase two replacement vehicles for the Police Department from Silsbee Ford via Tarrant County Cooperative Bids in the total amount of \$84,745.50, as allocated in FY 2017-2018 budget and authorizing the City Manager to issue the appropriate purchase orders.

#### **End of Consent Agenda**

- 8. PUBLIC HEARING:  
Consider approval of Case No. PD-294-C, Alpine Wash, White Glove Express Addition, Lot 1R1, Block A, a zoning change request from S-1074RR-C (Special Use Permit-1074 Revision 2-Commercial) to PD-294-C (Planned Development District-294-Commercial) to amend the Detail Site Plan to allow the renovation and expansion of existing car wash facility to include self-service vacuums on 1.020 acres on property located at 250 S. Denton Tap Road, at the request of Mark Lockwood, A Plus Design Group.
- 9. PUBLIC HEARING:  
Consider approval of Case No. PD-217R2-C, Doggie's Wonderland, a zoning change from C (Commercial) and PD-217R-C (Planned Development District-217 Revised-Commercial) to PD-214R2-C (Planned Development District Revision-2-Commercial) to amend and expand the Detail Site Plan for the existing 0.692 acre Doggie's Wonderland site and to allow the construction of an approximate 3,000 square foot building for a kennel (rescue), self-service pet wash and bakery use on 0.439 acres and to establish a Concept Plan for future development on the remaining 0.346 acres, for a total of 1.479 acres of land located on the east side of Denton Tap Road between E. Bethel School Road and Vanbebber Drive, (120 E. Bethel School Road and 400 S. Denton Tap Road), at the request of TKL Real Estate Investment, Inc.; being represented by Josh Barton, P.E., G&A Consultants, LLC.
- 10. PUBLIC HEARING:  
Consider approval of Case No. PD-136R4-LI RumbleOn, a zoning change request from PD-136R3-LI (Planned Development District-136 Revision-3 Light Industrial) to PD-136R4-LI (Planned Development District-136 Revision-4 Light Industrial) to allow internet-based motorcycle sales and ancillary uses within a 58,500-square foot lease space and to permit additional vehicle parking in the truck court at 4301 Patriot Drive, at the request of DCT Trade Center, being represented by Bobby Pross, Pross

Design Group, Inc..

11.

**PUBLIC HEARING:**

Consider approval of PD-292-SF-12, Coppell Middle School East, a zoning change request from SF-12 (Single Family-12) to PD-292-SF-12 (Planned Development 292-SF-12) to allow the construction of a concession and restroom facility, bleachers, press box, parking and the addition of lighting for the existing track and football field, on 24.7 acres of property located at 400 Mockingbird Lane, at the request of Coppell Independent School District, being represented by Louis Macias, Jr. Director of Facilities, CISD.

STAFF REP.: Marcie Diamond

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

13. **Mayor and Council Reports**

A. Report by Mayor Hunt on It's Time Texas Community Challenge.

B. Report by Mayor Hunt on upcoming elections.

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

15. **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 Coppell, Texas on this \_\_\_\_\_th day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_.

\_\_\_\_\_  
Jean Dwinnell, 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 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.