



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, December 11, 2018

5:30 PM

Council Chambers

KAREN HUNT
Mayor

CLIFF LONG
Mayor Pro Tem

BRIANNA HINOJOSA-SMITH
Place 2

NANCY YINGLING
Place 5

WES MAYS
Place 3

BIJU MATHEW
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 E. 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.

Discussion regarding economic development prospects north of Airline and west of Denton Tap.

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

- A. Discussion regarding the Fire Department SAFER grant.
- B. Discussion regarding the software conversion for court case management.
- C. Update on Volunteer Program improvements.
- D. Discussion of agenda items.

Attachments: [SAFER Grant Staff Memo 12.11.2018.pdf](#)

[Software Conversion memo.pdf](#)

[Memo-VolunteerUpdate.pdf](#)

Regular Session (Open to the Public)

- 4. **BOARD & COMMISSION RECEPTION IN ATRIUM FROM 6:30 P.M. TO 7:30 P.M.**
- 5. **Invocation** 7:30 p.m.
- 6. **Pledge of Allegiance**
- 7. Swearing in of Police Chief Danny Barton.
- 8. Consider approval of Proclamation naming December 11, 2018, as "Kim Nesbitt Appreciation Day;" and authorizing the Mayor to sign.
Attachments: [Kim Nesbitt Appreciation Day.pdf](#)
- 9. Swearing in of newly appointed Board/Commission/Committee members.
- 10. **Citizens' Appearance**
- 11. **Consent Agenda**
 - A. Consider approval of the minutes: November 13, 2018.
Attachments: [CM 2018-11-13.pdf](#)
 - B. Consider approval of an Ordinance for PD-273R2-C, 7 Eleven, a zoning change request from PD-273R-C (Planned Development-273 Revised-Commercial) to PD-273R2-C (Planned Development-273 Revision 2-Commercial) to establish a Detail Site Plan for a convenience store and gas pumps on 0.97 acres of property located at the northeast corner of S. Denton Tap and E. Belt Line Roads (890 S. Denton Tap Road); and authorizing the Mayor to sign.
Attachments: [Council Cover Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)

[Exhibit D - Elevations.pdf](#)

[Exhibit E - Sign Package.pdf](#)

- C. Consider approval of an Ordinance amending Chapter 6, Article 6-15, Section 6-15-7 (B) to repeal this subsection in its entirety to eliminate reference to real estate signs and sign zones; and authorize the Mayor to sign.

Attachments: [Council Memo.pdf](#)

[Ord Amending Chapter 6 Section 6-15-7 Subsection B.pdf](#)

- D. Consider approval of a purchase from Deere & Company, through Buyboard Contract No. 529-17, for four (4) utility vehicles: two (2) John Deere 2030 Diesel ProGators and two (2) John Deere HPX815E Diesel Gators, in the amount of \$84,852.12, as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Buyboard Quote.pdf](#)

End of Consent Agenda

12. Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Solid Waste Collection Fees and authorizing the Mayor to sign.

Attachments: [Memo Fee Resolution December 2018.pdf](#)

[Master Fee Resolution 12-11-18.pdf](#)

13. CONTINUED PUBLIC HEARING:
Consider approval of PD-259R-SF-7&9, Blackberry Farm, being a zoning change request from PD-259-SF-7&9 (Planned Development 259-Single Family-7 & 9) to PD-259R-SF-7&9 (Planned Development Revised 259-Single Family-7 & 9), to revise the Detail Site Plan and Conditions, to permit the development of 74 single-family lots and nine (9) common area lots on 54.8 acres of land located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Road (extended), at the request of Denton Creek Land Company Ltd. and Blackberry Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.

Attachments: [Letter from the applicant.pdf](#)

[Staff Report PD-259R SF-7 & 9.pdf](#)

[Exhibit A - PD Conditions.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Retaining and Screening Wall Exhibit.pdf](#)

[Erosion Control Hazard Setback Exhibit.pdf](#)

[Bridge Exhibit.pdf](#)

[Entry Feature and Common Area Lot 2X.pdf](#)

14. PUBLIC HEARING:
Consider approval of PD-296-LI, Samaritan's Purse, a zoning change request from LI (Light Industrial) to PD-296-LI (Planned Development-296-Light Industrial) to allow a 85,220 square foot office warehouse building on 10.683-acres of land located on the west side of Creekview Drive, approximately 500 feet north of Bethel Road (adjacent the gas well site), at the request of Samaritan's Purse, being represented by David Bond, Spiars Engineering, Inc.
- Attachments:** [Council Cover memo.pdf](#)
[Staff Report.pdf](#)
[Variance Request Letter.pdf](#)
[Rendering.pdf](#)
[Detail Site Plan.pdf](#)
[Landscape & Tree Survey & Mitigation.pdf](#)
[Elavations and Signage.pdf](#)
[Samaritan's Purse Letter.pdf](#)
15. Consider approval of an Economic Development Agreement by and between the City of Coppell and Little Raymond's Print Shop, Inc., and authorizing the Mayor to sign.
- Attachments:** [Little Raymond's Print Shop Eco Dev Agreement - MEMO.pdf](#)
[Little Raymond's Print Shop - Chapter 380 Rebate - Agreement.pdf](#)
16. Consider approval of an Economic Development Agreement by and between the City of Coppell and GS 777 Freeport Parkway, LLC, and authorizing the Mayor to sign.
- Attachments:** [GS 777 Freeport Parkway LLC Tax Abatement - MEMO.pdf](#)
[GS 777 Freeport Parkway Chapter 380 Rebate - Agreement.pdf](#)
17. Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Norwex USA, Inc., and authorizing the Mayor to sign.
- Attachments:** [Norwex Tax Abatement 2018 - Resolution Memo.pdf](#)
[Norwex 2018 Abatement 220 N Freeport - Resolution.pdf](#)
[Norwex 2018 Abatement 220 N Freeport - Agreement.pdf](#)
18. Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and EMP Manufacturing Inc., and authorizing the Mayor to sign.
- Attachments:** [EMP Manufacturing Resolution 2018 - Memo.pdf](#)
[EMP Manufacturing 2018 - Resolution.pdf](#)
[EMP Tax Abatement 2018 - Agreement.pdf](#)

19. Consider approval of two (2) Resolutions approving Amended and Restated Tax Abatement Agreements between the City of Coppell and Prologis, and authorizing the Mayor to sign.
Attachments: [Prologis Amended and Restated Tax Abatement Buildings1&2- Memo.pdf](#)
[ProLogis Bldg 1 Resolution.pdf](#)
[Amended and Restated Tax Abatement Agreement 2018-Building 1.pdf](#)
[ProLogis Bldg 2 Resolution.pdf](#)
[Amended and Restated Tax Abatement Agreement 2018-Building 2.pdf](#)
20. Consider approval of a Resolution approving the First Amendment to Tax Abatement Agreement between the City of Coppell and Prologis, and authorizing the Mayor to sign.
Attachments: [First Amendment to Tax Abatement - Bldg 3 - 2018 - MEMO.pdf](#)
[ProLogis Bldg 3 Resolution.pdf](#)
[First Amendment to Tax Abatement - Bldg 3 - 2018 - Agreement.pdf](#)
21. Consider approval of two (2) Resolutions approving Tax Abatement Agreements between the City of Coppell and Prologis, L.P., and authorizing the Mayor to sign.
Attachments: [Prologis Tax Abatement Agreements - Bldgs 5a and 5b - 2018 - MEMO.pdf](#)
[Building 5a Resolution 2018 - Resolution.pdf](#)
[Tax Abatement Agreement 2018 - Building 5a - Agreement - FINAL.pdf](#)
[Building 5b Resolution 2018 - Resolution.pdf](#)
[Tax Abatement AGREEMENT 2018 - Building 5b - Agreement.pdf](#)
22. Consider approval of an Economic Development Agreement by and between the City of Coppell and ATP SciencePty, Ltd., and authorizing the Mayor to sign.
Attachments: [ATP Science Eco Dev Agreement- Memo.pdf](#)
[ATP Science - Chapter 380 - Agreement.pdf](#)
23. Consider approval of a Resolution approving a letter of support for the creation of a Foreign Trade Zone to be located at 410 N. Freeport Parkway in Coppell, Texas, and authorizing the Mayor to sign.
Attachments: [ATP Science - FTZ Resolution Memo.pdf](#)
[ATP Science FTZ 2018 Resolution.pdf](#)
[ATP Science FTZ Letter of Support 2018.pdf](#)
24. **City Manager Reports - Project Updates and Future Agendas**
25. **Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

26. Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.
- A) North Central Texas Council of Governments - Councilmember Mays
 - B) North Texas Commission - Councilmember Nancy Yingling
 - C) Historical Society - Mayor Pro Tem Long
27. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.
28. 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 December, 2018, 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 Kori Konon, 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.