



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, August 13, 2019

5:30 PM

Council Chambers

KAREN HUNT
Mayor

MARK HILL
Mayor Pro Tem

CLIFF LONG
Place 1

GARY RODEN
Place 4

BRIANNA HINOJOSA-SMITH
Place 2

NANCY YINGLING
Place 5

WES MAYS
Place 3

BIJU MATHEW
Place 6

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 551.071, Texas Government Code - Consultation with City Attorney.

- A. Consultation with City Attorney concerning the implications of HB2439 and the Texas Government Code Section 3000.001 et. Seq.

**Section 551.071, Texas Government Code - Consultation with City Attorney and
Section 551.089, Texas Government Code - Deliberation regarding Security Devices or
Security Audits.**

- B.** Discussion regarding financial security.

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

- C.** Discussion regarding property on Sanders Loop and Belt Line Road.

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

- A. Discussion regarding agenda items.
- B. Continued discussion on Vision 2040 objectives.
- C. Discussion regarding DART bridge enhancement and quiet zone on Royal Lane.
- D. Living Well in Coppell follow-up on Blue Zone.
- E. Discussion on the development of Library programs.
- F. Update on Coppell Arts Center fundraising development.
- G. Discussion regarding Boards and Commissions process.

Attachments: [Vision 2040 Memo.pdf](#)

[Dart Memo.pdf](#)

[Blue Zone Memo.pdf](#)

[Library Programs Memo.pdf](#)

[Boards & Commission Process Memo.pdf](#)

4. Regular Session

5. Invocation 7:30 p.m.

6. Pledge of Allegiance

- 7.** Recognition of the Coppell Fire Department for receiving the award of "Recognized Best Practices Fire Department" from the Texas Fire Chiefs Association Best Practices Recognition Program.

Attachments: [Staff Memo - 2019 TFCA Best Practices Recognition.pdf](#)

8. Citizens' Appearance

9. Consent Agenda

- A.** Consider approval of the minutes: July 23, 2019.

Attachments: [CM 2019-07-23.pdf](#)

- B.** Consider approval of an Ordinance for PD-299-C, Stacked Storage, a zoning change request from C (Commercial) to PD-299-C (Planned Development-299- Commercial) to allow 5,100 square feet of office and 17,000 square feet of storage area, on 2.7 acres of property located at the northeast corner of SH 121 and Coppell Road, and to amend the Land Use Map of the Coppell 2030, A Comprehensive Master Plan from “Urban Residential Neighborhood” to “Freeway Special District”; and authorizing the Mayor to sign.

Attachments: [Ordinance memo.pdf](#)

[Ordinance.pdf](#)

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

[Exhibit B - Comprehensive Master Plan Update.pdf](#)

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

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

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

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

[Exhibit G - Renderings, Screening Wall Elevation and Monument Sign.pdf](#)

- C.** Consider approval of an Ordinance for PD-209R2R-C, Town Oaks Centre (Biscuit Bar), a zoning change request from PD-209R2-C (Planned Development-209-Revision 2-Commercial) to PD-209R2R-C (Planned Development-209-Revision 2 Revised-Commercial) to allow the re-occupancy of an existing vacant restaurant building requiring variances to the Zoning Ordinance including: the expansion of an outdoor patio area encroaching into the required setback area, five parking space deficit and sign variances on 0.57 acres of property located at the southeast corner of Sandy Lake Road and Denton Tap Road; and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)

[Ordinance.pdf](#)

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

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

[Exhibit C- Exterior Elevations.pdf](#)

[Exhibit D - Sign Plan \(10 Pages\).pdf](#)

- D.** Consider approval of an Ordinance for PD-224R2-HC, Northlake College, a zoning change request from PD-224R-HC (Planned Development 224 Revised-Highway Commercial) to PD-224R2-HC (Planned Development 224 Revision 2-Highway Commercial), to revise the Concept Master Plan and attach a Detail Site Plan to permit a 146,655 square foot building addition and associated variances on approximately 34.8 acres located at 101 S. Royal Lane; and authorizing the Mayor to sign.

Attachments: [Ordinance memo.pdf](#)

[Ordinance.pdf](#)

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

[Exhibit B - Narrative.pdf](#)

[Exhibit C - Parking Letter.pdf](#)

[Exhibit D - Conceptual Master Plan.pdf](#)

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

[Exhibit F - Tree Survey.pdf](#)

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

[Exhibit H - Elevations and Rendering.pdf](#)

- E. Consider approval and adoption of the City of Coppell Investment Policy.

Attachments: [Investment Policy Memo - Aug 2019.pdf](#)

[2019 Investment Policy \(1\).pdf](#)

[Investment Policy Certificate 2020.pdf](#)

- F. Consider approval of the certification of the 2019 anticipated tax collection rate for the period July 1, 2019 through June 30, 2020.

Attachments: [Memo Collection Rate 2019.pdf](#)

- G. Consider approval of purchasing Street Light Poles and LED Fixtures in two parts; Part A from JB Electric in the amount of \$64,436.00; for Roadway Illumination Poles; and Part B from TraStar, Inc.; for LED Fixtures in the amount of \$14,900.00; for a total amount of \$79,336.00; as budgeted and as provided by ¼ Sales Tax, IMF and CRDC funds; and authorizing the City Manager to sign any necessary documents.

Attachments: [Parkway Street Light Poles and LED Fixtures Memo.pdf](#)

[JB Electric Bid Package + Renewal.pdf](#)

[JB Electric Light Pole Quote.pdf](#)

[Trastar Bid Package + Renewal.pdf](#)

[Transtar LED Fixture Quote.pdf](#)

- H. Consider approval of awarding a contract to Turner Signs, Inc.; for the fabrication and installation of Old Town wayfinding signs; in the total amount of \$64,345.00; as provided by the Designated Fund Balance; and authorizing the City Manager to sign any necessary documents.

Attachments: [Old Town Wayfinding Memo.pdf](#)

[Wayfinding Signs Exhibit.pdf](#)

[Old Town Wayfinding Proposal.pdf](#)

End of Consent Agenda

10. Consider approval of a proposed tax rate of \$.58400 for the 2019 tax year and to set the Public Hearings on the budget and proposed tax rate for the next regularly scheduled City Council meeting on August 27, 2019 at 7:30

p.m. and a Special Called meeting on September 3, 2019 at 6:00 p.m.

Attachments: [Memo Proposed Rate 2019.pdf](#)
[2019 Notice of Tax Rate.pdf](#)

11. Consider approval of a Resolution expressing official intent to reimburse costs of projects; and authorizing the Mayor to sign.

Attachments: [Reimbursement Resolution Memo.pdf](#)
[Coppell 2020--Reimbursement Resolution.pdf](#)

12. PUBLIC HEARING:

Consider approval of PD-300-LI, Fire Station #4, a zoning change request from LI (Light Industrial) and PD-194R4R-LI (Planned Development-194-Revision 4 Revised-Light Industrial) to PD-300-LI (Planned Development-300- Light Industrial) to allow a 19,275 square foot Fire Station and a Resource Center on approximately 4.33 acres of property located on the south side of Northpoint Drive, approximately 700 feet east of Royal Lane, at the request of the City of Coppell.

Attachments: [council cover memo.pdf](#)
[Staff Report.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Elevations and Rendering.pdf](#)
[Color Board.pdf](#)
[Tree Survey.pdf](#)

13. PUBLIC HEARING:

Consider approval of PD-260R2-R, Trinity River Kayak, zoning change request from PD-260R-R (Planned Development-260-Revised-Retail) to PD-260R2-R (Planned Development-260-Revision 2-Retail) to amend the site plan to allow for a canopy and storage building, an enclosed metal storage container and to use the existing building as a live/work residence; by allowing variances to the Zoning Ordinance including: allowable use and encroachment into the required setback on 1.49 acres of property located 1601 E. Sandy Lake Road, at the request of Jeff Varnell, Varnell Holdings, LLC.

Attachments: [Council Cover Memo.pdf](#)
[Staff Report.pdf](#)
[Previous PD Ordinance 06-14-2016.pdf](#)
[Applicant's Narrative \(3 Pages\).pdf](#)
[Site Plan.pdf](#)
[Building Elevation Supplement.pdf](#)
[Site Photo Exhibit.pdf](#)
[Interior LIVE-WORK Photos.pdf](#)

[Letter from Skaggs Engineering on the Front Canopy.pdf](#)

[Front Yard Canopy Plans.pdf](#)

[Sign Plan \(No Change\).pdf](#)

[Landscape Plan \(Existing\).pdf](#)

[Existing Storage Building.pdf](#)

14. Consider approval of a Resolution restating the Bylaws of the Coppell Economic Development Foundation; and authorizing the Mayor to sign.

Attachments: [Revised Foundation Bylaws - Memo.pdf](#)

[Resolution Restated Bylaws 2019.pdf](#)

[Restated Bylaws CEDF-clean.pdf](#)

15. Consider approval to award a bid and approve Buy Board contract #568-18 with Axon, for a five-year term valued at \$728,338.00, with an initial amount of \$95,000.00 and the remaining balance paid throughout the term, as provided for from existing funds and the Red Light Camera Fund, for the Police Department to purchase an enterprise-wide video recording and management platform; and authorizing the City Manager to sign any necessary documents.

Attachments: [MEMO Axon Purchase Request.pdf](#)

[Axon Coppell Finalized Quote.pdf](#)

[FINAL MSPA.pdf](#)

16. Consider approval to award a bid and approve a construction contract to 9OAKS Realty LLC (Tejas Utilities); for the installation of a water line on Bethel Road; in the amount of \$288,000.00; as provided for in the Water/Sewer fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Bethel Waterline Memo.pdf](#)

[Bethel Waterline Exhibit.pdf](#)

[Bethel Waterline Recommendation of Award Letter/Bid Tab.pdf](#)

17. Consider award of Bid #Q-0719-01 and approve a contract with North Rock Construction, LLC, in the amount of \$623,451.29, as budgeted, for the installation of bike lanes on Moore Road, Riverchase Drive and Fairway Drive; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

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

19. **Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

- 20. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.
- 21. Necessary Action from Executive Session
- 22. 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 9th day of August, 2019, at _____.

Ashley Owens, 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 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.