



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, December 10, 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. Seek legal advice from City Attorney regarding Short Term Rental ordinance and Zaatari, et al v. City of Austin, No. 03-17-812-CV.
- B. Seek legal advice from City Attorney regarding Chapter 321 of the

Municipal Sales and Use Tax Act.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- C. Discussion regarding economic development prospects north of I.H. 635 and west of Belt Line Road.

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

- D. Discussion regarding real property located south of East Belt Line Road and east of South Belt Line Road.

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

- A. Discussion of agenda items.
B. Discussion regarding Board & Commission appointment.
C. Discussion regarding Rolling Oaks Memorial Center Phase 2.

Attachments: [Rolling Oaks Memorial Center memo.pdf](#)

Regular Session

4. BOARD & COMMISSION RECEPTION IN ATRIUM FROM 6:30 TO 7:30 P.M.

5. Invocation 7:30 p.m.

6. Pledge of Allegiance

7. Consider approval of appointment of Kam Shams to the Economic Development Foundation for a three-year term.

Attachments: [B&C Appointment Memo.pdf](#)

8. Swearing in of newly appointed Board/Commission/Committee members.

9. Citizens' Appearance

10. Consent Agenda

- A. Consider approval of the minutes: November 11, November 12 and November 15, 2019.

Attachments: [CM 2019-11-11\(Joint\).pdf](#)

[CM 2019-11-12.pdf](#)

[CM 2019-11-15 \(Canvass\).pdf](#)

- B. 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 2019.pdf](#)

[Master Fee Resolution 12-10-19.pdf](#)

- C. Consider approval of an Ordinance amending the Code of Ordinances by amending Chapter 1, Administration, Articles 1-5. - City Manager, by adding Subsection J to Section 1-5-6 for the presentation of the arts in Coppell; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Purchase Change Ordinance.pdf](#)

- D. Consider approval for the second renewal of contract with Scodeller Construction, Inc.; for annual crack and joint sealing in various locations; in the amount of \$100,000.00; as budgeted in Infrastructure Maintenance Funds for FY 2019/20; and authorizing the City Manager to sign any necessary documents.

Attachments: [Crack Seal Award Memo.pdf](#)

[Spec for Crack Seal Award.pdf](#)

[Scodeller Bid.pdf](#)

[Scodeller Renewal #2 Signed.pdf](#)

End of Consent Agenda

11. Consider approval of an Ordinance of the City of Coppell, Texas, republishing and extending the Chapter 9 of the Code of Ordinances, Article 9-29, "Short Term Rentals," providing for a sunset review to be extended for a period from December 31, 2019 to January 31, 2021; and authorizing the Mayor to sign.

Attachments: [STR Council Memo.pdf](#)

[ORD Amendment to Short Term Rentals.pdf](#)

12. PUBLIC HEARING:
Consider approval of PD-214R9-C, 151 Coffee, a zoning change request from PD-214R8-C (Planned Development-214 Revision 8-Commercial) to PD-214R9-C (Planned Development-214 Revision 9 - Commercial) to attach a Detail Site Plan for a 581-square foot building with drive-thru on 0.7 acres of land, located on the west side of S. Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; at the request of 3 Denton Tap, LLC; being represented by Burger Engineering.

Attachments: [City Council Memo.pdf](#)

[Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Tree Survey - Preservation Plan.pdf](#)

[Building Elevations.pdf](#)

[Rendering.pdf](#)

[Sign Plans.pdf](#)

[Photometric Plan.pdf](#)

13.

PUBLIC HEARING:

Consider approval of a zoning change from S-1166-LI (Special Use Permit-1166 -Light Industrial) to S-1166R-LI (Special Use Permit-1166 Revised-Light Industrial), to approve a revised site plan, landscape plans and building elevations for the addition of a car wash, and adjusting access to the fire lane by removing some canopies and relocation of internal gates, on approximately 16 acres of property located at 800 S. Royal Lane, at the request of Barnier Building Systems on behalf of Park'n Fly, owners of the property.

Attachments: [Council Cover memo.pdf](#)

[PZ Staff Report.pdf](#)

[Narrative.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Elevations.pdf](#)

14.

Consider approval of an Interlocal Agreement between the City of Coppell and the City of Lewisville, to provide for permitting and jurisdictional responsibilities for various municipal services for a new development that spans both cities; and authorizing the Mayor to sign.

Attachments: [Council Cover memo.pdf](#)

[Feather Smash Final Interlocal Agreement.pdf](#)

[Exhibit A.pdf](#)

15.

PUBLIC HEARING:

Consider approval of a zoning change from HC (Highway Commercial) and LI (Light Industrial) to PD-298-HC (Planned Development-298-Highway Commercial) to allow a parking lot to be constructed on approximately 2.5 acres of a 3.77- acre lot located in Coppell, with an a badminton facility constructed on the remainder of the lot located in the City of Lewisville; on property located on the south side of Vista Ridge Mall Drive approximately 1,400 feet east of Business SH 121, at the request of Homeyer Engineering on behalf of Feathers Smash, LLC.

Attachments: [Council Cover memo.pdf](#)

[PZ Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan and Cross-Section.pdf](#)

[Variance Letters \(2\).pdf](#)

[Photometrics.pdf](#)

[Building Evaluations.pdf](#)

16. Consider approval of a Resolution authorizing the creation of the Coppell Arts, Cultural & Heritage Foundation; providing an effective date; and authorizing the Mayor to sign

Attachments: [Memo.pdf](#)
[Resolution.pdf](#)

17. Consider approval of a Guaranteed Maximum Price Amendment to the Agreement between the City of Coppell (Owner) and W.B. Kibler Construction (Construction Manager) for the construction of Rolling Oaks Memorial Center Phase II Expansion, in the amount of \$7,750,418; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)
[Exhibit A GMP Amendment.pdf](#)
[GMP Comparison.pdf](#)

18. Consider approval of Resolutions casting votes for the Board of Directors for the Dallas Central Appraisal District and the Denton Central Appraisal District; and authorizing the Mayor to sign.

Attachments: [Dallas CAD Resolution.pdf](#)
[Mona Dixon_Dallas CAD.pdf](#)
[Denton CAD Resolution.pdf](#)
[Nominations Denton CAD.pdf](#)

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

20. **Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

21. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**

A) North Central Texas Council of Governments - Councilmember Wes Mays
B) North Texas Commission - Councilmembers Nancy Yingling and Wes Mays
C) Historical Society - Councilmember Cliff Long

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

23. **Necessary Action from Executive Session**

24. **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 6th day of December, 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 Allen, ADA Coordinator or other designated official at (972) 304-5148, 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.