



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, January 14, 2020

5:30 PM

Council Chambers

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**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 Texas Administrative Code Rule 3.334, concerning local sales and use taxes.

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

- B. 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.**

- C. 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 of agenda items.
- B. Discussion regarding Board & Commission appointment.
- C. Discussion regarding Drainage Utility District.
- D. Update on Parkway Boulevard.

**Attachments:** [B&C Process-Appt Memo.pdf](#)

[DUD and Drainage Improvements Memo.pdf](#)

[Parkway Memo.pdf](#)

[WKS Drainage Utility District Presentation.ppt](#)

[WKS Parkway Update.ppt](#)

**Regular Session**

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Citizens' Appearance

**Proclamations**

7. Consider approval of a Proclamation naming the months of January 2020 through March 2020, as "H-E-B Community Challenge Months;" and authorizing the Mayor to sign.

**Attachments:** [2020 ITT Proclamation.pdf](#)

**8. Consent Agenda**

- A. Consider approval of the minutes: December 10, 2019.

**Attachments:** [CM 2019-12-10.pdf](#)

- B. Consider approval of an Economic Development Incentive Agreement by and between the City of Coppell and Los Kelly's, LLC; and authorizing the Mayor to sign.

**Attachments:** [Los Kelly's, LLC- Economic Development Agreement Memo.pdf](#)

[Kelly's Texican Incentive Agreement.pdf](#)

- C.** Consider approval of an Ordinance for a zoning change to S-1166R-LI (Special Use Permit-1166 Revised -Light Industrial), to approve a revised site and landscape plans and building elevations for the addition of a car wash, and revising the canopies and internal gates along the fire lane at the Park'n Fly property located at 800 S. Royal Lane; and authorizing the Mayor to sign.

**Attachments:** [Ordinance memo.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A - Plat.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[Exhibit D - Elevations.pdf](#)

- D.** Consider approval of an Ordinance for PD-298-HC, Feather Smash, a zoning change request from HC (Highway Commercial) and LI (Light Industrial) to PD-298-HC (Planned Development-298- Highway Commercial) to attach a site plan for a parking lot containing 107 parking spaces to be constructed on approximately 2.5 acres of a 3.77- acre lot located in Coppell, with 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; and authorizing the Mayor to sign.

**Attachments:** [Cover Memo.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan and Cross-Section.pdf](#)  
[Exhibit D - Photometrics.pdf](#)

- E.** Consider approval of an Ordinance for 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; and authorizing the Mayor to sign.

**Attachments:** [Cover Memo.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A - Legal Description.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C -Landscape Plan & Tree Survey \(3 pages\).pdf](#)  
[Exhibit D - Elevations & Rendering \(3 pages\).pdf](#)  
[Exhibit E - Sign Plans \(4 pages\).pdf](#)

- F. Consider approval of an Ordinance amending Chapter 1 'Administration', by adding Article 1-17 'Municipal Performing Arts Center'; providing for establishment, providing for operation by City Manager, providing for authority and reporting; and authorizing the Mayor to sign.

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

- G. Consider appointment of Aaron Straach to the Coppell Recreation Development Corporation to fill the remainder of an unexpired term.

**End of Consent Agenda**

9. Consider approval to enter into an Interlocal Agreement between the City of Coppell and the Coppell Independent School District (CISD) for the issuance of school resource officers; to provide roles and responsibilities; and authorizing the Mayor to sign.

Attachments: [SRO ILA Memo.pdf](#)  
[ILA for School Resource Officer - City of Coppell and Coppell ISD.pdf](#)

10. Consider approval of a Resolution casting votes for the 2019 Runoff Election for the Dallas Central Appraisal District Board of Directors; and authorizing the Mayor to sign.

Attachments: [DCAD letter.pdf](#)  
[DCAD Runoff Resolution.pdf](#)

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

Report by the City Manager on Texas Administrative Code Rule 3.334, concerning local sales and use taxes.

Attachments: [Proposed Changes to Rule 3.334.pdf](#)

**12. Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

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

14. **Necessary Action from Executive Session**

15. **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 Coppell, Texas on this 10th day of January, 2020, 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 make 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.