



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, July 14, 2020

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

As authorized by Section 418.016(e) of the Texas Government Code, on March 16, 2020, Governor Greg Abbott suspended various provisions that require government officials and members of the public to be physically present at a specified meeting location.

The following requirements have been suspended by the governor:

1. A quorum of the city council need not be present at one physical location. Id. § 551.127(b).
2. In light of (1), above, the meeting notice need not specify where the quorum of the city council will be physically present and the intent to have a quorum present. Id. § 551.127(e).
3. In light of (1) above, the meeting held by videoconference call is not required to be open to the public at a location where council is present. Id. § 551.127(f).
4. The audio and video are not required to meet minimum standards established by Texas Department of Information Resources (DIR) rules, the video doesn't have to be sufficient that a member of the public can observe the demeanor of the participants, the members faces don't have to be clearly visible at all times, and the meeting can continue even if a connection is lost, so long as a quorum is still present. Id. § 551.127(a-3); (h); (i); (j).

Notice is hereby given that the City Council of the City of Coppell, 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, Coppell, 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.

As authorized by Section 551.127, of the Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology.

The City of Coppell 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.

Seek legal advice from City Attorney regarding off-premise sign ordinance.

3. Work Session (Open to the Public) 1st Floor Conference Room
 - A. Discussion regarding agenda items.
 - B. Presentation by Kelle Balch regarding the Texas Power Switch Auction Results.
 - C. Discussion related to ordinances regulating parking on public roadways.
 - D. Discussion regarding backyard chicken ordinance.

Attachments: [On Street Parking Memo.pdf](#)
[Backyard Chickens Memo.pdf](#)

Regular Session

4. Invocation 7:30 p.m.
5. Pledge of Allegiance
6. Citizens' Appearance
7. Presentation by Republic Services.

Attachments: [Republic Services Contract Update.pdf](#)

8. Consent Agenda

- A.** Consider approval of the minutes: June 9, 2020.

Attachments: [CM 2020-06-09.pdf](#)

- B.** Consider approval of an Ordinance amending Article 8-3, Parking, Section 8-3-1(A) of the Code of Ordinances by adding a subsection to make it unlawful to stop, stand, or park a vehicle, at all times, on portions of Ruby Road; and authorizing the Mayor to sign.

Attachments: [No Parking ORD Memo.pdf](#)

[No Parking Exhibit Ruby Road.pdf](#)

[No Parking ORD Ruby Road.pdf](#)

- C.** Consider approval of a change order to USIC Locating Services, LLC, in the amount of \$35,000; provided for in the Water/Sewer Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [USIC Change Order Memo.pdf](#)

[USIC Contract.pdf](#)

- D.** Consider approval to enter into a contract with Gupta and Associates, Inc.; for the design of a standby generator at the Village Parkway Pump Station; in the amount of \$175,500.00; as provided for in the 2018 Bond Issue; and authorizing the City Manager to sign any necessary documents.

Attachments: [VP Generator Memo.pdf](#)

[VP Generator Scope and Proposal.pdf](#)

End of Consent Agenda

- 9.** CONTINUED PUBLIC HEARING:
Consider approval of PD-302-HC, (DFW Office), a zoning change request from PD-272R4-LI and HC to PD-302-HC (Planned Development-302-Highway Commercial), to approve a Detail Site Plan for a 54,400-square-foot office building, on 4.81 acres of land, located at the southeast corner of SH 121 and Northwestern Drive, at the request of Half Associates, Inc.

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

- 10.** PUBLIC HEARING:
Consider approval of PD-303-H, RVIS Office Expansion, a zoning change request from H (Historic) to PD-303-H (Planned Development-303-Historic), to approve a Detail Site Plan to allow for an approximate 1,782 square foot expansion and additional parking to an existing 1,548 square foot professional office on 0.65 acres of property located at 412 W Bethel Road, at the request of Tommy Watters, TWKW

Enterprises, being represented by John Valentine, Valentine Premier Construction.

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

[Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan & Tree Survey \(3 Pages\).pdf](#)

[Elevations.pdf](#)

11. Consider approval of two Resolutions for two First Amendment to Tax Abatement Agreements by and between the City of Coppell and Northpoint Hotel Group, LLC; and authorizing the Mayor to sign.

Attachments: [First Amendment to Tax Abatement Memo.pdf](#)

[Aloft - First Amendment to Tax Abatement Agreement.pdf](#)

[Northpoint - First Amendment to Tax Abatement Agreement.pdf](#)

[Holiday Inn Express - First Amendment to Tax Abatement Agreement.pdf](#)

[First Amendment to Tax Abatement Agreement - Northpoint Hotel Group.pdf](#)

12. Consider approval of two Resolutions for two First Amendment to Civic Center Agreements by and between the City of Coppell and Northpoint Hotel Group, LLC; and authorizing the Mayor to sign.

Attachments: [Northpoint Hotel Group - First Amendment Civic Center Agreement Memo.pdf](#)

[Aloft - First Amendment to Civic Center Agreement - Resolution.pdf](#)

[First Amendment to Civic Center Agreement-Northpoint Hotel Group - Aloft.pdf](#)

[Holiday Inn - First Amendment to Civic Center Agreement - Resolution.pdf](#)

[First Amendment - Northpoint Hotel Group - Holiday Inn.pdf](#)

13. Consider approval of two Resolutions approving the City of Coppell's allocation of funds from the CARES Act for social services and local businesses; and authorizing the Mayor to sign.

Attachments: [Council Memo - CARES Act Social Services.pdf](#)

[Resolution - Social Services Grant.pdf](#)

[CARES Act Grant Funding 2020 Coppell.pdf](#)

[CARES City Assumptions 6-2-20.pdf](#)

[CARES City Spreadsheet-6-2-20.pdf](#)

[Coppell YMCA Budget of Expenses 2020.pdf](#)

[Council Memo - CARES Act Business Support.pdf](#)

[Resolution - Business Assistance Grant.pdf](#)

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

Report by the City Manager regarding COVID-19 virus response.

15. Mayor and Council Reports

Report by the City Council on recent and upcoming events.

16. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**17. Necessary Action from Executive Session****18. 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 10th day of July, 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 seventy-two (72) hours – three (3) business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, 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.