



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, March 9, 2021

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

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

- A. Seek legal advice from City Attorney concerning acquisition of city owned property for utility easement located south of East Belt Line Road and east of South Belt Line Road.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B. Discussion regarding economic development prospects south of Bethel Road and west of S. Coppell Road.
 - C. Discussion regarding economic development prospects north of Sandy Lake Road and east of Freeport Parkway.
3. Work Session (Open to the Public) Council Chambers
 - A. Discussion regarding agenda items.
 - B. Discussing regarding increasing block rate structure for residential and irrigation meters, and reduction in residential sewer volume cap.
 - C. Discussion regarding the Magnolia Park Trail Section.

Attachments: [Water/Sewer Rate Structure Memo.pdf](#)
[Magnolia Park Trail Memo.pdf](#)

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Citizens' Appearance

7. Consider approval of the minutes: February 23, 2021.

Attachments: [CM 2021-02-23.pdf](#)

8. PUBLIC HEARING:

Consider approval of a zoning change request from PD-184-SF-ED (Planned Development-184 - Single-Family Residential- Estate District) to PD-184R2-SF-ED (Planned Development-184 Revision Two- Single-Family Residential- Estate District) to incorporate the existing carriage house as a part of the Planned Development District and to allow the addition of a guest suite, pool pavilion, game room, greenhouse, porch, and new entry gate to an existing residential unit located on 5.067 acres of land located at 748 Deforest Road., at the request of Marek Architecture on behalf of the property owner Parker Coble.

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

[PZ Staff Report.pdf](#)

[Site Package.pdf](#)

9. PUBLIC HEARING:

Consider approval of a zoning change request from C (Commercial) to PD-305-C (Planned Development- 305- Commercial), to amend the Detail Site Plan to allow for a 1,400-square-foot proposed Smoothie King drive thru and the existing 875-square-foot Donut City restaurant with 2 future parking spaces on 0.842 acres of land, located at 205 N. Denton Tap Rd. at the request of the property owner Mahesh Nasta, being represented by Greg Frnka of GPF Architects, LLC.

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

[PZ Staff Report.pdf](#)

[Site Plan.pdf](#)

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

[Elevations.pdf](#)

[Floor Plan.pdf](#)

[Signage Plan \(2 Pages\).pdf](#)

10. Consider approval of awarding Bid # Q-0221-02 Denton Creek Grade Control Structure and Stream G6 Channel Stabilization to A & B Construction LLC; for the construction of channel and bank stabilization improvements; in the amount of \$958,100.00; funded through 2020 Bond proceeds; and authorizing the City Manager to sign any necessary documents.

Attachments: [Denton Creek and Stream G6 Improvements Memo.pdf](#)
[Exhibit A - Location Map.pdf](#)
[Exhibit B - Bid Recommendation Letter.pdf](#)
[Exhibit C - A&B Construction Bid Form and Contract.pdf](#)

11. Consider approval of award to enter into a contract with Quality Excavation, LLC; for the reconstruction of Cambria Drive and Wise Way; in the amount not to exceed \$1,086,996.00; as budgeted in the ¼ cent Sales Tax Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Cambria & Wise Way Construction Award Memo.pdf](#)
[Exhibit TAX 2017C.pdf](#)
[Bid Tab Cambria & Wise Way Tax-2017C.pdf](#)
[Bid Award Letter Cambria Wise Way Tax-2017C.pdf](#)
[Bid Proposal - Cambria & Wise Way.pdf](#)

12. Consider approval to enter into a contract with Advance Contracting Group; for the reconstruction of various alleyways within the City of Coppell; in the amount of \$899,025.00; as budgeted in ¼ cent Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Alley Project #5 Construction Award Memo.pdf](#)
[TAX 2019A Exhibit.pdf](#)
[Bid Tab Alley Replacement Project Tax 2019A.pdf](#)
[Advance Contracting Group.pdf](#)

13. Consider approval of an Ordinance of the City of Coppell, Texas, Amending the Code of Ordinances by amending Chapter 9 “General Regulations”, Article 9-1 “Animal Services”, Section 9-1-1 “Definitions” of the Code of Ordinances to add the definitions of “Tether”, “Tethering Device”, and “Properly Fitted”; Amending the Code of Ordinances by amending Chapter 9 ‘General Regulations’, Article 9-1 “Animal Services”, Section 9-1-3 “Running At Large” of the Code of Ordinances by replacing it in its entirety and replacing with a new section 9-1-3 “Running At Large/Restraint”; and authorizing the Mayor to sign.

Attachments: [Dog Tethering Ordinance.pdf](#)
[Animal At Large Restraint Ordinance.pdf](#)

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

Impact of Governor Abbott’s Executive Order GA-34 on Municipal Operations.

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 5th day of March, 2021, at _____.

Ashley Owens, 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.