



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, April 13, 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.

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 551.074, Texas Government Code - Personnel Matters.

Discussion regarding the evaluation for the City Manager.

3. Work Session (Open to the Public) Council Chambers
 - A. Discussion regarding agenda items.
 - B. Discussion regarding homestead exemption.
 - C. Discussion regarding term limits for city council members.
 - D. Presentation and discussion regarding the proposed Memorandum of Understanding between the City of Coppell and the Coppell Arts Center Foundation.
 - E. Discussion regarding ordinance amendment to increase the maximum operating speeds for passenger trains for DART Silver Line Service.
 - F. Discussion regarding mask mandate in city facilities and COVID-19 safety protocols in relation to Citizens' Appearance comments.

Attachments: [Homestead Exemption Memo.pdf](#)
[Term Limits Memo.pdf](#)
[CAC MOU Memo and Agreement.pdf](#)
[DART Memo.pdf](#)

Regular Session

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

7. Presentations

Presentation by Oncor.

8. Consent Agenda

- A.** Consider approval of the minutes: March 23, 2021.

Attachments: [CM 2021-03-23.pdf](#)

- B.** Consider approval of an Ordinance for PD-305-C (Planned Development-305-Commercial), to amend the detail site plan to allow for an additional 1,400-square-foot restaurant with drive-thru to an existing development with a current restaurant use with 2 future parking spaces on 0.842 acres of land, located at 205 N. Denton Tap Road; and authorizing the Mayor to sign.

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

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

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

[Exhibit C - Landscape Plan Tree Survey.pdf](#)

[Exhibit D - Elevations.pdf](#)

[Exhibit E - Sign Plan.pdf](#)

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

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

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

[Exhibit C.pdf](#)

[Exhibit D.pdf](#)

- D.** Consider approval of awarding a contract to Custard Construction; for the repair of the columbarium offices at 400 Freeport Parkway; in the amount of \$82,963.21; to be funded by the insurance claim with Texas Municipal League; and authorizing the City Manager to sign any necessary documents.

Attachments: [Columbarium Office Repairs Memo.pdf](#)

[Columbarium Repairs Proposal.pdf](#)

- E. Consider approval of awarding the replacement of the gymnasium roof at the CORE; to the Garland Company; in the amount of \$177,954.00; as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Roof Replacement Memo.pdf](#)

[Coppell CORE.pdf](#)

[CORE Gymnasium Roof Conditions & Solutions Report.pdf](#)

[Omnia Proposal - CORE.pdf](#)

- F. Consider approval of awarding the renewal of RFP# Q-0419-01 Janitorial Services to Oriental Building Services, Inc.; for a one-year period beginning June 1, 2021; with options to renew an additional two (2), one-year terms; for a total cost of \$410,616.00; as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Janitorial Renewal 2021 Memo.pdf](#)

[Oriental Building Signed Agreement.pdf](#)

[Renew Costs 2021-2022.pdf](#)

End of Consent Agenda

9. PUBLIC HEARING:
Consider approval of a zoning change request from PD-280-R (Planned Development-280- Retail) to PD-280R-R (Planned Development-280 Revised- Retail) to approve a Detail Site Plan for an improved Lift Station on 0.725 acres of land located on the south side of Sandy Lake Road, approximately 1,100 ft east of MacArthur Boulevard.

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

[PZ Staff Report.pdf](#)

[Site Plan.pdf](#)

[Building Elevations.pdf](#)

[Landscape Plans.pdf](#)

[Fencing Plans.pdf](#)

[Demolition Plans.pdf](#)

10. City Manager Reports - Project Updates and Future Agendas

Update regarding 87th Legislative Regular Session.

11. Mayor and Council Reports

Report by the City Council on recent and upcoming events.

12. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.
13. Necessary Action from Executive Session
14. 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 April, 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.