



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, June 8, 2021

5:30 PM

Council Chambers

WES MAYS

Mayor

MARK HILL

Mayor Pro Tem

CLIFF LONG

Place 1

KEVIN NEVELS

Place 4

BRIANNA HINOJOSA-SMITH

Place 2

JOHN JUN

Place 5

VACANT

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 551.071, 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.
- B. Seek Legal Advice from City Attorney regarding accessory structures under Zoning and Building Codes.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- C. Discussion regarding economic development prospects south of Dividend Drive and west of Belt Line Road.
- D. Discussion regarding economic development prospects south of Northpoint Drive and west of Royal Lane.

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

- E. Discussion regarding acquisition of property for the construction of trails as identified in the City of Coppell Trail Master Plan.

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

- A. Discussion regarding agenda items.
- B. Discuss requests for memorial installations for placement on city owned property.
- C. Discussion regarding proposed travel information communication system for the Belt Line Reconstruction project.
- D. DART Rail Construction Update.

Attachments: [Belt Line TTI Communication Project Memo.pdf](#)
[Memorial Installations Memo.pdf](#)

[DART Trail Bridge Memo.pdf](#)

[Bridge Graphic.pdf](#)

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

Proclamations

6. Consider approval of a Proclamation designating June 8, 2021, as “Tracy Eubanks Appreciation Day”; and authorizing the Mayor to sign.

Attachments: [Tracy Eubanks Appreciation Day.pdf](#)

7. Consider approval of a Proclamation designating the month of June as “Pride Month”; and authorizing the Mayor to sign.

Attachments: [Pride Month Proclamation.pdf](#)

8. Consider approval of a Proclamation naming the month of July as “Park and Recreation Month;” and authorizing the Mayor to sign.

Attachments: [Proclamation.pdf](#)

9. Citizens’ Appearance

10. Consent Agenda

A. Consider approval of the minutes: May 25, 2021.

Attachments: [CM 2021-05-25.pdf](#)

B. Consider approval of a professional services agreement with American Underwater Services, Inc., for dredging of the canal at Grapevine Springs Park, not to exceed the amount of \$74,425.00, through an Interlocal Agreement with the City of Southlake; as provided for in the CRDC Fund Balance; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[American Underwater Services Canal Dredging Services Agreement.pdf](#)

C. Consider award of Bid No. Q-0521-01 to Knight Erosion Control, Inc. DBA KEC Retaining Walls & Construction, for wall repairs and diversion wall replacement at Grapevine Springs Park, not to exceed \$269,900.77, as provided for in the CRDC Fund Balance, and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Knight Erosion Control Construction Agreement.pdf](#)

[Bid Tab.pdf](#)

- D. Consider approval of an extension from June 30, 2021 to December 31, 2021, to the Resolution that granted a moratorium from enforcement within the LI, HC, C, R and TC zoned districts from use of property and/or special use permit requirement in order for the property owner to operate a COVID-19 testing facility and/or COVID-19 vaccination site, or combination thereof, a temporary medical facility; providing for the provisions; and providing an effective date; and authorizing the Mayor to sign.

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

[Resolution - Testing Site Extension.pdf](#)

- E. Consider approval of a Resolution approving a Tax Abatement Agreement by and among the City of Coppell and 1-800 CONTACTS, INC.; and authorizing the Mayor to sign.

Attachments: [Resolution Memo - 1-800 Contacts.pdf](#)

[Resolution Approving 1800-CONTACTS Tax Abatement Agreement.pdf](#)

[1-800 CONTACTS Tax Abatement Agreement.pdf](#)

- F. Consider approval of a Resolution approving a Tax Abatement Agreement by and among the City of Coppell and Printful, Inc.; and authorizing the Mayor to sign.

Attachments: [Printful Resolution Memo 2021.pdf](#)

[Resolution Approving Tax Abatement Agreement.pdf](#)

[Printful Inc Tax Abatement Agreement.pdf](#)

- G. Consider acceptance of the resignation of Laura Ketchum from the Board of Adjustment and moving the alternate member, Casey Smith, into the role of regular member for the remainder of the unexpired term.

Attachments: [City Council Memo Board of Adjustment Appointment.pdf](#)

- H. Consider approval of an Ordinance extending the moratorium against enforcement on Sections 6-15-3 (A), 6-15-4 and 6-15-5 (3) (A) and (B), (J) - (M), (4) and (8), Article 16 "Business Regulations" of Chapter 6-15 "Temporary Signs" for a period of time until September 30, 2021; and authorizing the Mayor to sign.

Attachments: [Extension of Temporary Sign Moratorium Memo.pdf](#)

[Ordinance Extending Moratorium.pdf](#)

- I. Consider approval of an Interlocal Agreement between the City of Coppell and the North Central Texas Council of Governments to establish a cooperative purchasing program for aerial mapping services; and authorizing the Mayor to sign.

Attachments: [ILA NCTCOG Memo.pdf](#)

[Nearmap ILA Coppell.pdf](#)

- J. Consider approval to enter into a contract with NEMA 3 Electric, to install conduit and fiber optics along Denton Tap Road as part of the Denton Tap Intersection Improvement Project; in the amount of \$154,546.88; as provided for through Bond proceeds; and authorizing the City Manager to sign any necessary documents.

Attachments: [NEMA 3 Fiber Memo.pdf](#)

[Coppell Citywide Electrical Services Contract.pdf](#)

[Denton Tap Fiber quote.pdf](#)

End of Consent Agenda

11. PUBLIC HEARING:
Consider approval of PD-306-HC, VariSpace Coppell, Lot 1, Block A, a zoning change request from HC (Highway Commercial) to PD-306-HC (Planned Development-306-Highway Commercial), to approve a Detail Site Plan for a 185,700-square-foot, 3-story office building with a two-story parking garage; on 9.84 acres of property located at the southeast corner of SH 121 and North Freeport Parkway at the request of Jeff Lamb, Varidesk LLC.

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

[Staff Report.pdf](#)

[Site Plan and Garage Floor Plan.pdf](#)

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

[Elevations Rendering Color Board.pdf](#)

[Signage Plan.pdf](#)

12. PUBLIC HEARING:
Consider approval of a Resolution granting a variance of three hundred (300') feet to Crescent City, from the 300-foot prohibited requirement, for the sale of alcoholic beverages, with a business address being 780 S. MacArthur Boulevard, Suite 100; and authorizing the Mayor to sign.

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

[Variance Resolution - Crescent City.pdf](#)

[Variance Application - Crescent City.pdf](#)

[Crescent City 300'&1000'.pdf](#)

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

14. **Mayor and Council Reports**

Report by Mayor and City Council on recent and upcoming events.

15. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.
16. Necessary Action from Executive Session
17. Adjournment

Wes Mays, 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 4th day of June, 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.