



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, July 13, 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

DON CARROLL

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 Work Session, 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 Council members 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. Work Session (Open to the Public) 1st Floor Conference Room
 - A. Discussion of agenda items.
 - B. Discussion regarding Council Committee assignments.
 - C. Discussion regarding Mayor Pro Tem appointment.
 - D. Discussion regarding the Fire Department's Automatic Assistance Agreement with the City of Irving.
 - E. Discussion regarding Belt Line Road construction communication system.
 - F. Discussion of Library and City Administration Staffing.

Attachments: [Council Committee Appointments Memo.pdf](#)
[Mayor Pro Tem Memo.pdf](#)
[Belt Line TTI Communication Project Memo.pdf](#)
[Library Staffing Memo.pdf](#)
[City Admin Memo.pdf](#)

Regular Session

3. Invocation 7:30 p.m.
4. Pledge of Allegiance
5. Citizens' Appearance
6. Swearing in of Councilmember Place 3.

Presentations

7. "Communities Keep Communities Safe" presentation by Police Chief Danny Barton.
8. **Consent Agenda**
- A. Consider approval of the minutes: June 8, 2021 and June 15, 2021.
- Attachments:** [CM 2021-06-08.pdf](#)
[CM 2021-06-15 \(canvass\).pdf](#)
- B. Consider approval of an Ordinance for 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, and authorizing the Mayor to sign.
- Attachments:** [City Council Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Garage Floor Plan.pdf](#)
[Exhibit D - Tree Survey.pdf](#)
[Exhibit E - Landscape Plan.pdf](#)
[Exhibit F - Elevations.pdf](#)
[Exhibit G- Signage Plan.pdf](#)
- C. Consider approval of a Resolution approving the second amendment to Civic Center Agreement by and between the City of Coppell and Northpoint Hotel Group, LLC; and authorizing the Mayor to sign.
- Attachments:** [Civic Center Agreement Memo.pdf](#)
[Civic Center Development Agreement-Aloft.pdf](#)
[Civic Center Agreement-Aloft.pdf](#)
- D. Consider approval of a Resolution approving the second amendment to Tax Abatement Agreement by and between the City of Coppell and Northpoint Hotel Group, LLC; and authorizing the Mayor to sign.
- Attachments:** [Tax Abatement Agreement Memo.pdf](#)
[Tax Abatement Agreement-Aloft.pdf](#)
[Tax Abatement Agreement-Aloft.pdf](#)
- E. Consider approval of a Resolution approving the second amendment to Tax Abatement Agreement by and between the City of Coppell and Plaza Lodging, LLC; and authorizing the Mayor to sign.
- Attachments:** [Tax Abatement Memo.pdf](#)

[Tax Abatement - Resolution.pdf](#)

[Tax Abatement Agreement - Springhill Suites.pdf](#)

- F. Consider approval of a Resolution approving the second amendment to Civic Center Agreement by and between the City of Coppell and Plaza Lodging, LLC; and authorizing the Mayor to sign.

Attachments: [Plaza Lodging - Civic Center Memo.pdf](#)

[Civic Center Agreement - Resolution.pdf](#)

[Civic Center Agreement-Springhill Suites.pdf](#)

- G. Consider approval of an Agreement for Fire Department Automatic Assistance between the City of Coppell and the City of Irving; and authorizing the Mayor to sign.

Attachments: [Staff Memo.pdf](#)

[Agreement for Fire Department Automatic Assistance.pdf](#)

[Automatic Assistance Policies.pdf](#)

- H. Consider approval of a contract with Emergicon, LLC, for RFP #182 Ambulance Debt Collections Services, as budgeted annually, and authorizing the City Manager to sign all necessary documents.

Attachments: [Staff Memo.pdf](#)

[Request for Proposal Packet - RFP#182.pdf](#)

[Emergicon Response to RFP #182.pdf](#)

- I. Consider approval of accepting the resignation of Nancy Ludden from Smart City Board.

Attachments: [Nancy Ludden resignation.pdf](#)

End of Consent Agenda

9. PUBLIC HEARING:
Consider approval of a zoning change request from PD-250R8-H (Planned Development - 250-Revision 8-Historic) to PD-250R25-H (Planned Development-250-Revision 25 - Historic), to approve a Detail Site Plan for a 7,631-square-foot, 2-story mixed-use building with retail on the first floor and residential on the second floor; on 0.196 acres of property located at 755 W. Main Street.

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

[Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Floor Plan.pdf](#)

[Elevations.pdf](#)

[Renderings.pdf](#)

[Landscape Plan.pdf](#)

[Color Board.pdf](#)

10. Consider appointment of Mayor Pro Tem as required by Section 3.05 of the Home Rule Charter.
11. **City Manager Reports - Project Updates and Future Agendas**
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**

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 Coppel, Texas on this 9th day of July, 2021, at _____.

Ashley Owens, City Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY LEGISLATION

The City of Coppel 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 Coppel 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.

