



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, September 14, 2021

5:30 PM

Council Chambers

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**WES MAYS**  
Mayor

**BRIANNA HINOJOSA-SMITH**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**JOHN JUN**  
Place 5

**DON CARROLL**  
Place 3

**BIJU MATHEW**  
Place 6

**KEVIN NEVELS**  
Place 4

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

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 551.072, Texas Government Code - Deliberation regarding Real Property.

- A. Discussion regarding alignment for Silver Line Trail located between Southwestern Boulevard and east Belt Line Road rail crossing.
- B. Discussion regarding real property located south of East Belt Line Road

and east of South Belt Line Road.

**Section 551.071, Texas Government Code - Consultation with City Attorney.**

- C. Seek Legal Advice from City Attorney regarding zoning ordinance and accessory structures.
- D. Seek Legal Advice from City Attorney regarding House Bill 1927.
- E. Seek Legal Advice from City Attorney regarding drainage channel program.

**Section 551.087, Texas Government Code - Economic Development Negotiations.**

- F. Discussion regarding economic development prospects located west of Belt Line Road and south of Dividend Road.

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

- A. Discussion regarding agenda items.
- B. Discussion regarding FY 21-22 Work Plan.
- C. Discussion regarding employee medical insurance renewals.
- D. Discussion regarding Trinity River Authority Agreement and Dallas County Health Services Agreement.
- E. Discussion regarding American Rescue Plan Funds.

**Attachments:** [FY 2021-2022 Work Plan.pdf](#)

[Employee Benefits Renewal Memo.pdf](#)

[DCHHS Memo.pdf](#)

[TRA Memo.pdf](#)

[ARP Memo.pdf](#)

[ARP Spending Plan.pdf](#)

[ARPA FAQ's.pdf](#)

**Regular Session**

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

**Proclamations**

- 7. Consider approval of a Proclamation naming the month of September "National Preparedness Month," and authorizing the Mayor to sign.

**Attachments:** [2021 Preparedness Month Proclamation.pdf](#)

**8. Consent Agenda**

- A.** Consider approval of minutes: August 24, 2021.  
**Attachments:** [CM 2021-08-24.pdf](#)
- B.** Consider approval and adoption of the City of Coppel Investment Policy.  
**Attachments:** [Memo - Investment Policy.pdf](#)  
[2021 Investment Policy.pdf](#)  
[Certificate.pdf](#)
- C.** Consider approval of a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy, Mid-Tex Division regarding the company's 2021 Rate Review Mechanism Filing; and authorizing the Mayor to sign.  
**Attachments:** [ATMOS Memo 2021.pdf](#)  
[2021 Atmos Mid-Tex RRM Resolution.pdf](#)  
[2021 Atmos Mid-Tex RRM Resolution Attachments.pdf](#)  
[2019 FAQs RE ATMOS RRM.pdf](#)
- D.** Consider award of Bid No. Q-0921-02 to High Production Construction for landscape plant material replacements at nine (9) city facilities and medians, not to exceed \$85,212.00, as budgeted in Special Revenue Fund, and authorizing the City Manager to sign all necessary documents.  
**Attachments:** [Memo.pdf](#)  
[Bid Tab.pdf](#)  
[Bid Packet.pdf](#)

**End of Consent Agenda**

- 9.** PUBLIC HEARING:  
Consider approval of a zoning change request from PD-217R3-C (Planned Development-217 Revision 3-Commercial) to PD-217R4-C (Planned Development-217 Revision 4-Commercial) to approve a Conceptual Site Plan for the vacant Lot 5R and a Detail Site Plan for the conversion of the existing Doggie Wonderland into a Chess Club and learning center with additional parking spaces proposed located on 1.13 acres of land between Vanbebber Drive and Bethel School Road, approximately 300-ft west of Denton Tap Road, being represented by Daniel Parrish, DP Designs & Development, LLC.  
**Attachments:** [City Council Memo.pdf](#)  
[Staff Report.pdf](#)  
[Site Plan.pdf](#)  
[Landscape Plan & Tree Survey.pdf](#)

[Building Elevation Photos.pdf](#)

10. PUBLIC HEARING:  
Consider approval of PD-213R6-H, Live/Work, Lost Creek Addition, Lot 27, Block 1, a zoning change request from PD-213R2-H (Planned Development-213 Revision 2 - Historic) to PD-213R6-H (Planned Development-213 Revision 6 - Historic) to attach a Detail Site Plan for five, two-story 4,500-square-foot (3,000 square foot air conditioned) live/work buildings and a common parking area on 0.71 acres of property located at the northeast corner of S. Coppel Road and Heath Lane, at the request of Chris Collins, being represented by Greg Frnka, GPF Architects LLC.

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

[Staff Report.pdf](#)

[Site Plan.pdf](#)

[Tree Survey.pdf](#)

[Landscape Plan.pdf](#)

[Floor Plan.pdf](#)

[Elevations.pdf](#)

[Rendering.pdf](#)

[Color board.pdf](#)

11. Consider approval of a Resolution in support of Metrocrest Services Capital Campaign; and authorizing the Mayor to sign.

**Attachments:** [Memo - Metrocrest Capital Campaign Resolution.pdf](#)

[Metrocrest Services Capital Campaign Resolution.pdf](#)

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

13. **Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

14. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**

15. **Necessary Action from Executive Session**

16. **Adjournment**

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**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 10th day of September, 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).