



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, November 9, 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. Work Session (Open to the Public) 1st Floor Conference Room
  - A. Discussion regarding agenda items.
  - B. Discussion regarding appointments to boards and commissions.
  - C. Discussion regarding Resolution to adopt the Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet.

**Regular Session**

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

#### Proclamations

6. Consider approval of a Proclamation naming the month of November 2021 as "Movember Month," to raise awareness about men's health and authorizing the Mayor to sign.

Attachments: [2021 Movember Proclamation.pdf](#)

#### Presentations

7. Annual report by the Coppell Smart City Board.
8. Presentation regarding the communication strategy to inform residents of the conversion to a new Utility Billing online payment portal.

Attachments: [Presentation Memo.pdf](#)

#### Consent Agenda

- A. Consider approval of the minutes: October 26, 2021.
- B. Consider adoption of an Ordinance for PD-213R6-H, (Planned Development-213 Revision 6-Historic), Live/Work Lost Creek Addition, Lot 27, Block 1, to amend the concept plan and attach a Detail Site Plan to allow five live/work units and a common parking area on 0.71 acres of property located at the northeast corner of S. Coppell Rd. and McNear Dr.; and authorizing the Mayor to sign.

Attachments: [Ordinance Memo.pdf](#)

[Ordinance.pdf](#)

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

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

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

[Exhibit D - Landscape Plan.pdf](#)

[Exhibit E - Elevations.pdf](#)

[Exhibit F - Rendering.pdf](#)

- C. Consider approval to enter into a design, construction engineering and monitoring contract with Dunham Engineering; for the Wagon Wheel Elevated Storage Tank rehabilitation project; in the amount of \$85,000.00;

as provided by Bond proceeds; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Wagon Wheel EST Rehab Design Memo.pdf](#)

[Location of Wagon Wheel Elevated Storage Tank.pdf](#)

[2021 Wagon Wheel Inspection Results.pdf](#)

[Dunham Engineering Scope of Services.pdf](#)

- D.** Consider approval to utilize the City of Grand Prairie's contract with Nortex Concrete Lifting and Stabilization, Inc.; as authorized by the Texas Local Government Code, Section 271.102; to perform the annual street repair/mud jacking program; in the amount of \$120,000.00; as budgeted in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Nortex Mudjacking Memo.pdf](#)

[Nortex - Initial Contract.pdf](#)

- E.** Consider approval of the fourth renewal of the contract with Scodeller Construction, Inc.; for the annual pavement crack and joint sealing contract; in the amount of \$150,000.00; as budgeted in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Scodeller Crack Seal Memo.pdf](#)

[Spec for Cracks & Joints.pdf](#)

[Scodeller Bid.pdf](#)

- F.** Consider approval of a Resolution adopting the Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet and its Intrastate Allocation Schedule regarding the Global Opioid Settlement; providing an effective date; and authorizing the Mayor to sign.

**Attachments:** [Resolution Memo.pdf](#)

[Resolution.pdf](#)

[Texas Term Sheet.pdf](#)

[Exhibit A - Opioid Abatement Fund Settlement.pdf](#)

[Exhibit B - Municipal Area Allocations.pdf](#)

[Exhibit C - Texas Opioid Council & Health Care Region Allocations.pdf](#)

[Exhibit E - List of Opioid Remediation Uses.pdf](#)

[Exhibit K - Settlement Participation Forms.pdf](#)

- G.** Consider approval of a service agreement with Xylem Technologies, LLC; for the Partnered Integration of Enterprise Resources (PIER) Project in relation to the Munis ERP Implementation for Utility Billing in the amount of \$60,500.00; as available in the Capital Improvement Project (CIP) accounts for the PIER Project; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Xylem Tech Memo.pdf](#)  
[Services Agreement Xylem Technologies, LLC.pdf](#)

- H. Consider approval to enter into a contract with Integrated Computer Systems (ICS), for the annual renewal use of the Records Management System (RMS) as budgeted for \$153,196.02; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [ICS Annual Renewal Memo.pdf](#)  
[ICS Software License Addendum.pdf](#)  
[ICS Terms and Conditions.pdf](#)

- I. Consider a Resolution approving an Interlocal Government Agreement, by and between the City of Coppell and Dallas County Irrigation District No. 1, approving the transfer of the Northlake Dam; and, authorizing the Assignment of the Maintenance and Development Agreement for the Northlake water storage tracts; and, authorizing the Mayor to execute the Interlocal Agreement and Deed; and, City Manager to execute the Assignment of the Maintenance and Development Agreement.

**Attachments:** [Resolution ILA Dallas County Irrigation District 1.pdf](#)  
[Exhibit A to Resolution.pdf](#)

#### End of Consent Agenda

9. PUBLIC HEARING:  
Consider approval of PD-307-LI, Maple Mart Expansion, Valley Ranch Center, Lot A-R1, Block 1, a zoning change request from LI (SUP) to PD-307-LI (Planned Development-307- Light Industrial), to approve a Detail Site Plan for a new convenience store building with restaurant, approximately 4,504-sf in size with additional fuel pumps on 0.919 acres of land located on the southeast corner of S. MacArthur Blvd. and E. Belt Line Road at 1301 E. Belt Line Road at the request of Trinity Line Investment, LLC. being represented Mohammad Mozharul Islam, P.E., Civil Urban Associates, Inc.

**Attachments:** [City Council Memo.pdf](#)  
[PZ Staff Report.pdf](#)  
[Site Plan.pdf](#)  
[Landscape Plan & Tree Survey.pdf](#)  
[Building Elevations.pdf](#)  
[Photo of existing monument sign.pdf](#)

10. PUBLIC HEARING:  
Consider approval of PD-297R-HC/LI, Coppell Whitestone, a zoning change request from PD-297-HC (Planned Development -297 -Highway Commercial) to PD-297R-HC/LI (Planned Development-297Revised-Highway Commercial/Light Industrial), to

establish a new Concept Site Plan for hotels, an Office/Warehouse and a commercial building on 16.58 acres of property and a Detail Site Plan for two Hotels (Home2Suites and a Marriott Element), on approximately 6.01 acres of land, and a Detail Site Plan for an Office/Warehouse building on 9.01 acres of land and an amendment to the 2030 Comprehensive Master Plan from Freeway Special District to Industrial Special District on the 9.01 acre portion, located at the northeast corner of Sandy Lake Road and SH 121 at the request of the property owner Ferguson Realty Co, being represented by Dave Littleton, Half Associates, Inc.

**Attachments:** [City Council Memo.pdf](#)  
[Staff Report.pdf](#)  
[Concept Plan.pdf](#)  
[Detail Site Plan.pdf](#)  
[Phasing Plan.pdf](#)  
[Landscape Plans.Revised.pdf](#)  
[Tree Survey and Mitigation Plans.pdf](#)  
[Building Elevations and Floor Plans.pdf](#)  
[40 ft Multi-Tenant Sign & Hotel Monument Sign.pdf](#)  
[Focal Point Art Piece.pdf](#)

11.

**PUBLIC HEARING:**

Consider approval of PD-221R9R3-HC, Homewood Suites and Hilton Garden Inn, a zoning change request from PD-221R9R2-HC (Planned Development-221Revision 9 Revision 2-Highway Commercial) to PD-221R9R3-HC (Planned Development-221 Revision 9 Revision 3-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow two hotels: a Homewood Suites Hotel and a Hilton Garden Inn, on 5.49 acres of property located on the southeast corner of Point West Boulevard and Dividend Drive at the request of Dividend Hospitality Ltd/Coppell Lodging, Ltd and Pegasus Hospitality Group, being represented by Travis Bousquet, the Bousquet Group.

**Attachments:** [City Council Memo.pdf](#)  
[PZ Staff Report.pdf](#)  
[Homewood Suites Guests - Coppell.pdf](#)  
[Homewood Suites- Information.pdf](#)  
[Detail Site Plans.pdf](#)  
[Landscape Plans.pdf](#)  
[Elevations.pdf](#)

12.

**PUBLIC HEARING:**

Consider approval of case PD-231R-H, 528 and 532 S. Coppell Rd, a zoning change request from PD-231-H (Planned Development-231-Historic) to PD-231R-H (Planned Development-231

Revised-Historic), to change from a Planned Development, which was never constructed, and allow the tracts to continue their use as residential within the existing residential structures, located on three tracts of land totaling approximately 0.434 acres, located at 528 and 532 S. Coppell Road, at the request of Jean Murph, Debbie Baum and Russell Schneider, being represented by Debra Edmondson, Edmondson Law Firm.

**Attachments:** [City Council Memo.pdf](#)  
[Staff Report.pdf](#)  
[Request Letter.pdf](#)  
[Existing PD Site Plan.pdf](#)  
[Baum\\_Survey.pdf](#)  
[Exhibit Jean Murph property.pdf](#)

13. Consider adoption of an Ordinance amending Chapter 9 “General Regulations”, Article 9-1 “Animal Services” of the Code of Ordinances to amend Section 9-1-8 “Animal Appeals and Advisory Board’ subsections a and b, to increase the number of members from three (3) to five (5); providing that at least three members approve or deny an appeal; and providing an effective date.

**Attachments:** [Ordinance Memo.pdf](#)  
[Ordinance.pdf](#)

14. Consider approval of appointments to the City’s Boards and Commissions.

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

16. **Mayor and Council Reports**

Report by Mayor & City Council regarding future events.

17. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**

- A. Report on Dallas Regional Mobility Coalition by Councilmember Don Carroll.
- B. Report on Woven Health Clinic by Councilmember Mark Hill.
- C. Report on Metrocrest Services by Councilmember Biju Mathew.

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

19. **Necessary Action from Executive Session**

20. **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 5th day of November, 2021, at \_\_\_\_\_.

\_\_\_\_\_  
Ashley Owens, City Secretary

**PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE**

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).