



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, December 14, 2021

5:00 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 Coppel, 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, Coppel, 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 Councilmembers or employees may attend this meeting remotely using videoconferencing technology.

The City of Coppel 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.

Discussion regarding real property located west of Denton Tap Road and south of Bethel Road.

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

- A. Discussion regarding agenda items.
- B. Discussion regarding Coppell Chamber of Commerce Comprehensive Marketing Initiative.
- C. Discussion regarding Coppell Arts Center operations.
- D. Discussion regarding City Council Winter Retreat.
- E. Discussion regarding American Rescue Plan (ARP) funds.
- F. Discussion regarding Mayor and City Council attendance policy.

**Attachments:** [Chamber of Commerce Memo.pdf](#)

[City Council Outline.pdf](#)

[RFQ v2.pdf](#)

[Coppell Arts Center Memo.pdf](#)

[City Council Winter Retreat Memo.pdf](#)

[ARPA Prioritization Memo.pdf](#)

[Attendance Policy Memo.pdf](#)

**4. BOARD & COMMISSION RECEPTION IN ATRIUM FROM 6:30 P.M. TO 7:30 P.M.**

**Regular Session**

**5. Invocation 7:30 p.m.**

**6. Pledge of Allegiance**

**7. Citizens' Appearance**

**8. Swearing in of newly appointed Board/Commission/Committee members.**

**9. Consent Agenda**

**A. Consider approval of the minutes: November 9, 2021.**

**Attachments:** [CM 2021-11-09.pdf](#)

**B. Consider approval of two Ordinances for PD-231R1A-H and PD-231R1B-H, a zoning change request from PD-231-H (Planned Development-231-Historic) to PD-231R1A-H (Planned Development-231 Revision 1A-Historic) and PD-231R1B-H (Planned Development-231 Revision 1B-Historic), to amend a Planned Development, to continue the uses as residential structures, located on three tracts of land totaling approximately 0.434 acres, located at 528 and 532 S. Coppell Road; and authorizing the Mayor to sign.**

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

[PD-231R1A-H Ordinance.pdf](#)

[PD-231R1A-H Exhibit A.pdf](#)

[PD-231R1B-H Ordinance.pdf](#)

[PD-231R1B-H Exhibit A.pdf](#)

[PD-231R1B-H Exhibit B.pdf](#)

- C.** Consider approval of an Ordinance for 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 construction and maintenance of two hotels, on 5.49 acres of property, located on the southeast corner of Point West Boulevard and Dividend Drive; and authorizing the Mayor to sign.

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

[Ordinance.pdf](#)

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

[Exhibit B - Detail Site Plans.pdf](#)

[Exhibit C - Elevations & 1st Floor Plans.pdf](#)

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

- D.** Consider approval of an Ordinance for PD-297R-HC/LI (Planned Development-297 Revised-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, 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 on 9.01 acres of land from Freeway Special District to Industrial Special District, located at the northeast corner of Sandy Lake Road and SH 121; and authorizing the Mayor to sign.

**Attachments:** [Ordinance Cover Memo](#)

[Ordinance.pdf](#)

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

[Exhibit B - Future Land Use Map Amendment.pdf](#)

[Exhibit C- Concept Plan & Phasing Plan.pdf](#)

[Exhibit D - Detail Site Plan.pdf](#)

[Exhibit E - Landscape Plans.Revised.pdf](#)

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

[Exhibit G - Office Warehouse Elevations & Monument Sign.pdf](#)

[Exhibit H - PH II Hotel Elevations and Floor Plans.pdf](#)

[Exhibit I - PH III Hotel Elevations and Floor Plans.pdf](#)

[Exhibit J - 40 ft Multi-Tenant Sign & Hotel Monument Sign.pdf](#)

[Exhibit K - Focal Point Art Piece.pdf](#)

- E.** Consider approval of an Ordinance for 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; and authorizing the Mayor to sign.
- Attachments:** [Ordinance Cover Memo.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A - Legal Description.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Landscape Plan & Tree Survey.pdf](#)  
[Exhibit D - Building Elevations.pdf](#)
- F.** Consider approval of correcting Zoning Ordinance No. 91500-A-765; and authorizing the Mayor to sign.
- Attachments:** [Memo.pdf](#)  
[Correction Ordinance.pdf](#)  
[Current Ordinance.pdf](#)
- G.** Consider approval of renewing the contract to F&F Construction; for the annual sidewalk, street and alley pavement repair contract; performing the Americans with Disabilities Act standards and sidewalk repairs and annual street and alley pavement repairs program; totaling \$1,250,000.00; as budgeted in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign all necessary documents.
- Attachments:** [Street Sidewalk & Alley Renewal Memo.pdf](#)  
[Executed F&F Original Contract 2020.pdf](#)  
[F&F Renewal- purchasing letter.pdf](#)  
[Sidewalks Bid Tab.pdf](#)  
[F&F Contract Award Calcs 2021-2022.pdf](#)
- H.** Consider approval of a change order in the amount of \$261,235.25; for the construction of a right turn lane on the State Highway 121 service road at Denton Tap; as part of the Denton Tap Intersection improvement project; funded through bond proceeds; and authorizing the City Manager to sign all necessary documents.
- Attachments:** [CO#2 SH121 Right Turn Lane Memo.pdf](#)  
[Exhibit SH121 Right Turn Lane.pdf](#)  
[CO#2 SH121 Quote.pdf](#)
- I.** Consider approval of an Interlocal Agreement with the City of Paris for cooperative purchasing activities; and authorizing the Mayor to sign.
- Attachments:** [ILA City of Paris Memo.pdf](#)  
[City of Paris Resolution.pdf](#)

[Interlocal Cooperation Agreement.pdf](#)

- J. Consider approval of accepting the resignation of Shelia Maness from the Future Oriented Approach to Residential Development Task Force, and appointing an alternate member, Kamesh Subbarao, of said Task Force to a regular member for the remainder of the unexpired term.

Attachments: [FOARD Taskforce Memo.pdf](#)  
[Resignation Letter.pdf](#)

#### **End of Consent Agenda**

10. Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Solid Waste Collection Fees and Police Fees; and authorizing the Mayor to sign.

Attachments: [Master Fee Memo.pdf](#)  
[Master Fee Resolution.pdf](#)

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

- A. Report on North Central Texas Council of Governments - Mayor Pro Tem Brianna Hinojosa-Smith
- B. Report on North Texas Commission - Mayor Pro Tem Brianna Hinojosa-Smith
- C. Report on Historical Society - Councilmember Cliff Long
- D. Report on Coppell Seniors - Councilmember John Jun

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 December, 2021, at \_\_\_\_\_.

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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).