



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, August 9, 2022

5:30 PM

Council Chambers

WES MAYS
Mayor

BIJU MATHEW
Mayor Pro Tem

CLIFF LONG
Place 1

KEVIN NEVELS
Place 4

BRIANNA HINOJOSA-SMITH
Place 2

JOHN JUN
Place 5

DON CARROLL
Place 3

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.

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 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 551.074, Texas Government Code - Personnel Matters.

- A. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Presiding Municipal Judge.

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

- B. Seek legal advice from City Attorney regarding public facility corporation financing for multi-family housing as authorized by Section 303.042(f) of the Texas Local Government Code.

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

- C. Deliberate the purchase, exchange, lease, or value of real property located in Old Town Coppell.

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

- A. Discussion regarding agenda items.
B. Presentation from the Chamber of Commerce regarding Discover Coppell marketing program.
C. Discussion regarding jail services agreement with the City of Grapevine.
D. Discussion regarding legal notices for Planning and Zoning public hearings.

Attachments: [Discover Coppell Memo.pdf](#)
[Jail Services Memo.pdf](#)
[Legal Notices Memo.pdf](#)

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Citizens' Appearance

7. Consent Agenda

- A. Consider approval of minutes: July 26, 2022, and July 28, 2022.

Attachments: [CM 2022-07-26.pdf](#)
[CM 2022-07-28.pdf](#)

- B. Consider approval of an Ordinance for PD-259R2-SF-7&9, Blackberry Farm, a zoning change request from PD-259R-SF-7&9 (Planned Development-259 Revised - Single-Family - 7 & 9), to PD-259R2-SF-7&9 (Planned Development-259 Revision 2- Single-Family - 7 & 9), to reduce

the number of developable lots; revise the Concept Plan, Site Plan and Development Regulations, to permit the development of 63 single-family lots and nine (9) common area lots on 54.8 acres of land located on the north side of Sandy Lake Road, approximately 750 feet northwest of Starleaf Road (extended), and authorizing the Mayor to sign.

Attachments: [City Council Ordinance Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Revised Concept Plan.11x17.pdf](#)
[Exhibit C - Lot 5R Study Exhibit.11x17.pdf](#)

- C. Consider accepting the resignation of Presiding Judge Kristine Primrose of the Coppell Municipal Court of Record No. 1, effective August 9, 2022.

Attachments: [Primrose Resignation.pdf](#)

- D. Consider accepting the resignation of Chaitnya (Chaitu) Jayanti from the Parks and Recreation Board, effective immediately.

Attachments: [Memo.pdf](#)
[Resignation Email.pdf](#)

- E. Consider approval of awarding a contract with Custard Construction for the general maintenance, repairs, and Americans with Disabilities Act (ADA) compliance to Fire Station #1 under TIPS contract #211001; in the amount of \$73,392.57, utilizing American Rescue Plan Act (ARPA) funds as designated; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)
[Quote.pdf](#)

- F. Consider approval of a professional services engineering design contract with BGE, Inc., to design the Emergency Water System Interconnects with the City of Lewisville and City of Grapevine; as part of the water system redundancy plan; in the amount of \$425,960.00; as provided by 2020 Bond Proceeds; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)
[Exhibit Grapevine Interconnects.pdf](#)
[Exhibit Lewisville Interconnects.pdf](#)
[BGE Interconnects PSA.pdf](#)

- G. Consider approval of a Resolution nominating City Manager Mike Land as a candidate for the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool (The Risk Pool), Place 8 for a six-year term, 2022 through 2028, and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Resolution.pdf](#)

[TMLIRP Letter.pdf](#)

End of Consent Agenda

8. Consider approval of an Ordinance appointing a Presiding Municipal Judge of the Coppell Municipal Court of Record No. 1 of the City of Coppell; and authorizing the Mayor to sign.
Attachments: [Memo.pdf](#)
[Ordinance.pdf](#)
9. Swearing in of Presiding Municipal Judge.
10. Consider approval of a maximum proposed tax rate of \$.518731 for the 2022 tax year and to set the Public Hearings on the budget and proposed tax rate for the regularly scheduled City Council Meeting on August 23, 2022, at 7:30 p.m.
Attachments: [Memo.pdf](#)
[7-30-publishNotice of Vote to Consider Rate 22-23 \(Rambler\).pdf](#)
11. PUBLIC HEARING:
Consider approval of case PD-250R26-H, Old Town Addition, Lot 4R, Block D, a zoning change request from PD-250R8-H (Planned Development- 250 Revision 8- Historic) to PD-250R26-H (Planned Development-250-Revision 26 - Historic), to approve a Detail Site Plan for a 10,215-square-foot, two-story mixed-use building with retail on the first floor and two residential units on the second floor on 0.25 acres of land located on the west side of West Main Street between Houston Street and Travis Street, at 767 W. Main Street, at the request of Diana Ahmad being represented by Bill Peck, William Peck & Associates, Inc.
Attachments: [City Council Memo.pdf](#)
[Staff Report.pdf](#)
[Site Plan.pdf](#)
[Floor Plan.pdf](#)
[Elevations.pdf](#)
[Renderings.pdf](#)
12. PUBLIC HEARING:
Consider approval of a Resolution granting a distance variance of two hundred and forty-one (241') feet to St. Ann's Catholic Parish for a temporary event, from the 300-foot prohibited requirement, for the on-premise sale of alcoholic beverages, with an address being 180 Samuel Boulevard; and authorizing the Mayor to sign.
Attachments: [Memo.pdf](#)
[Resolution.pdf](#)

[Exhibit.pdf](#)

[Carnival Site Plan.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 5th day of August, 2022, 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).