



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, September 13, 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 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 551.071, Texas Government Code - Consultation with City Attorney.

Consultation with City Attorney and special legal counsel, regarding City of Coppel, et. al. vs. Glenn Hegar, Texas Comptroller of Public Accounts.

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

- A. Discussion regarding agenda items.
- B. Discussion regarding winter-averaging for sewer billing.
- C. Discussion regarding grant agreement with Coppel Historical Society.
- D. Discussion regarding political signs.

Attachments: [Winter Averaging Memo.pdf](#)
[Historical Society Funding Memo.pdf](#)
[Political Signs Memo.pdf](#)

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

Proclamations

- 6.** Consider approval of a Proclamation naming the month of September as “Senior Center Month,” and authorizing the Mayor to sign.

Attachments: [Proclamation.pdf](#)

7. Citizens’ Appearance

8. Consent Agenda

- A.** Consider approval of Minutes: August 23, 2022, and August 30, 2022.

Attachments: [CM 2022-08-23.pdf](#)
[CM 2022-08-30.pdf](#)

- B.** Consider approval of an Ordinance for 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 St. between Houston St. and Travis St., at 767 W. Main St, and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)

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

[Exhibit D - Elevations & Rendering.pdf](#)

- C. Consider approval of amendment #2 for the S. Belt Line Road Design Contract with Halff Associates; in the amount of \$100,000; and authorizing the City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Belt Line Supplemental Agreement #2.pdf](#)

- D. Consider approval of an election services contract with Dallas County to conduct a Joint Election on November 8, 2022; in an amount not to exceed \$70,279.53; and authorizing the City Manager to execute any necessary documents.

Attachments: [Memo.pdf](#)

[Estimated Cost Coppel.pdf](#)

[Joint Election Services Contract.pdf](#)

- E. Consider accepting the resignation of Seth Phillips from the Ethics Review Panel; and leaving the seat vacant for the remainder of the unexpired term.

Attachments: [Memo.pdf](#)

[Resignation_Ethics Review Panel.pdf](#)

- F. Consider approval of "Policy for Donations to the Parks System".

Attachments: [Memo.pdf](#)

[Memorial Policy.pdf](#)

- G. Consider approval of the Third Amended and Restated Interlocal Cooperation Agreement by and between the City of Coppel and Denton County Transportation Authority to provide transportation services for Coppel businesses; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Third Amended and Restated Interlocal Agreement.pdf](#)

- H. Consider approval of the renewal of the Dallas County Health and Human Services Interlocal Government Agreement, effective October 1, 2022, through September 30, 2023; in the amount of \$3,131.00; as budgeted in FY 22-23; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[City of Coppel 2023 ILA Health Svcs.pdf](#)

- I. Consider approval of the renewal of the Dallas County Health and Human Services Interlocal Government Agreement for mosquito spraying; effective October 1, 2022, through September 30, 2023; in an amount not to exceed \$60,000.00; as budgeted in FY 22-23; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Mosquito Ground Control Agreement 2022-23 Coppell.pdf](#)

- J. Consider approval of a contract for the renewal of an Interlocal Agreement with Trinity River Authority, effective October 1, 2022, through September 30, 2023, in the amount of \$9,500.00; as budgeted in FY 22-23; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[TRA Contract.pdf](#)

- K. Consider approval and adoption of the FY 2022-23 Council Goals and Staff Work Plan.

Attachments: [FY23 Work Plan Packet.pdf](#)

End of Consent Agenda

9. CONTINUED PUBLIC HEARING:
To receive public comment concerning the proposed 2022-23 Municipal Budget.

Attachments: [Memo.pdf](#)

[9-3 publish Public Hearing Budget 22-23 \(Rambler\).pdf](#)

[9-4 publish Public Hearing Budget 22-23 \(Gazette\).pdf](#)

10. CONTINUED PUBLIC HEARING:
To receive public comment concerning the proposed 2022-23 tax rate of \$0.518731.

Attachments: [Memo.pdf](#)

[Tax Rate Full Page Ad.pdf](#)

[9-3 publish Notice of Public Hearing on Tax Rate 22-23-Rambler.pdf](#)

[9-4 publish Notice of Public Hearing on Tax Rate 22-23-Gazette.pdf](#)

11. Consider approval of an Ordinance approving and adopting the budget for the City of Coppell, Texas for the fiscal year of October 1, 2022, through September 30, 2023; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[02-Budget Adoption Ordinance 2022-23.pdf](#)

12. Consider approval of an Ordinance of the City of Coppell, Texas levying the ad valorem taxes for the tax year 2022 at \$0.518731 on each one hundred dollars (\$100) assessed value of taxable property, on which \$0.441836 is for operations and maintenance and \$0.076895 is for interest and sinking; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Tax Rate Ordinance 2022-23.pdf](#)

13. PUBLIC HEARING:
Consider approval of PD-301R2-HC a zoning change request from

PD-301R-HC (Planned Development 301 Revised- Highway Commercial) to PD-301R2-HC (Planned Development 301-Revision 2- Highway Commercial) to revise the Concept PD for the overall development of the site and allow for a combination of retail, restaurant, offices, medical office, banquet center, and daycare uses; on approximately 10 lots on 16.766 acres of property located at the southeast corner of Belt Line Road and Dividend Drive, at the request of Beltline Properties, LLC, being represented by Kirkman Engineering.

Attachments: [Memo.pdf](#)

[PZ Staff Report.pdf](#)

[Concept Site Plan.pdf](#)

[Concept Landscape Plan.pdf](#)

[Elevations & Material Board.pdf](#)

[Sign Plan.pdf](#)

[Focal Point.pdf](#)

14.

PUBLIC HEARING:

Consider approval of case PD-181R3-SF-12, Larson Residence & Garage, Bethel Road Estates Addition, Lot 1R, Block 1, a zoning change request from C (Commercial), R (Retail) and PD-181R2-SF-12 (Planned Development-181-Revision 2 Single-Family- 12) to PD-181R3-SF-12 (Planned Development-181-Revision 3 Single-Family - 12) to approve a Detail Site Plan for an existing single-family residence with a 300 square foot addition and the construction of a 4,000 square foot accessory garage structure, and modification of the front yard fence located on 2.065 acres of land, located on the northside of W. Bethel Road, approximately 325 ft east of Hearthstone Lane, at the request of Raymond and Virginia Larson, being represented by Greg Frnka of GPF Architects, LLC.

Attachments: [Memo.pdf](#)

[Staff Report.pdf](#)

[Zoning Exhibit.pdf](#)

[Site Plan.pdf](#)

[Floor Plan.pdf](#)

[Tree Survey.pdf](#)

[Elevations.pdf](#)

15.

Consider voting for a candidate to Places 6 - 9 to the Board of Trustees to the Texas Municipal League Intergovernmental Risk Pool (TMLIRP); and authorizing the Mayor to sign and complete the ballot.

Attachments: [Memo.pdf](#)

[TMLIRP Board of Trustees Ballot.pdf](#)

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

17. Mayor and Council Reports

Report from Mayor and City Council on recent and upcoming events.

18. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**19. Necessary Action from Executive Session****20. 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 9th day of September, 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).