



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Minutes City Council

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Tuesday, February 13, 2018

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**NANCY YINGLING**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BRIANNA HINOJOSA-FLORES**  
Place 2

**MARVIN FRANKLIN**  
Place 6

**WES MAYS**  
Place 3

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

**Present** 8 - Karen Hunt;Cliff Long;Brianna Hinojosa-Flores;Wes Mays;Gary Roden;Marvin Franklin;Mark Hill and Nancy Yingling

Also present were City Manager Mike Land, Deputy City Managers Traci Leach and Noel Bernal, City Secretary Christel Pettinos and City Attorney Robert Hager.

The City Council of the City of Coppel met in Regular Called Session on Tuesday, February 13, 2018, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, Texas.

**1. Call to Order**

Mayor Hunt called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:39 p.m.

**2. Executive Session (Closed to the Public) 1st Floor Conference Room**

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

**a. Discussion regarding Economic Development prospect south of Patriot Drive and west of S.H. 121.**

**Discussed under Executive Session**

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

- b. Discussion regarding real property located south of East Belt Line and east of South Belt Line.

**Discussed under Executive Session**

- c. Discussion regarding real property located south of Bethel Road and east of Freeport Parkway.

**Discussed under Executive Session**

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

- d. Seek advice concerning the City's legal obligations regarding drainage on public and private property.

**Discussed under Executive Session**

- e. Seek advice concerning the City's legal authority to regulate land use and building regulation on property owned by an independent school district.

**Discussed under Executive Session**

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

**Mayor Hunt adjourned the Executive Session and convened into the Work Session at 7:22 p.m. Work Session Item A will be presented at another time due to time constraints.**

- a. Discussion regarding the Coppell Arts Center Business Plan.  
b. Discussion regarding Agenda items.

**Presented in Work Session**

**Regular Session Open to the Public**

**Mayor Hunt adjourned the Work Session at 7:24 p.m. and reconvened into Regular Session at 7:30 p.m.**

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

**Councilmember Wes Mays gave the Invocation.**

**5. Pledge of Allegiance**

**Mayor Hunt and the City Council led those present in the Pledge of Allegiance.**

**6. Citizens' Appearance**

**Mayor Hunt advised that no one signed up to speak.**

**7. Consent Agenda**

- a.** Consider approval of minutes: January 23, 2018

**Mayor Hunt announced that Consent Agenda Items C and D would be considered separately. A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Consent Agenda Items A, B, E and F be approved. The motion passed by an unanimous vote.**

- b.** Consider approval an Ordinance for Case No. S-1263-C Biryani Express, (Coppell Crossing Addition, Lot 5, Block 1) a zoning change request from C (Commercial) to S-1263-C (Special Use Permit-1263-Commercial) to allow a grocery store, restaurant and retail sales in 3,466 square foot lease space to be located in Suite 505 of 751 S. Macarthur Blvd, on 1.07 acres of land; and authorizing the Mayor to sign.

**Mayor Hunt announced that Consent Agenda Items C and D would be considered separately. A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Consent Agenda Items A, B, E and F be approved. The motion passed by an unanimous vote.**

- c.** Consider approval to enter into a Project Specific Agreement (PSA) with Dallas County for maintenance and improvements to South Belt Line Rd. and Royal Lane; in the total amount of \$1,209,582.78; and authorizing the Mayor to sign.

**Mayor Hunt announced that Consent Agenda Items C and D would be considered separately. Mike Garza, Assistant Director of Public Works, and Jennifer Miller, Director of Finance, made presentations to City Council on Consent Agenda Items C and D.**

**A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Nancy Yingling, that Consent Agenda Items C and D be approved. The motion passed by an unanimous vote.**

- d.** Consider approval of a Resolution expressing official intent to reimburse expenses associated with street improvements, including related drainage, signalization, landscaping, sidewalks, lighting and signage, streetscape improvements and land acquisition prior to the issuance of bonds, and authorizing the Mayor to sign.

**Mayor Hunt announced that Consent Agenda Items C and D would be considered separately. Mike Garza, Assistant Director of Public Works, and Jennifer Miller, Director of Finance, made presentations to City Council on Consent Agenda Items C and D.**

**A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Nancy Yingling, that Consent Agenda Items C and D be approved. The motion passed by an unanimous vote.**

- e. Consider approval of an Interlocal Cooperation Contract with the Texas A&M Transportation Institute, for the Freeport Parkway Traveler Information System; for a total of and not to exceed \$142,078.00; as budgeted; and authorizing the Mayor to sign.

**Mayor Hunt announced that Consent Agenda Items C and D would be considered separately. A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Consent Agenda Items A, B, E and F be approved. The motion passed by an unanimous vote.**

- f. Consider approval to purchase two replacement vehicles for the Police Department from Silsbee Ford via Tarrant County Cooperative Bids in the total amount of \$84,745.50, as allocated in FY 2017-2018 budget and authorizing the City Manager to issue the appropriate purchase orders.

**Mayor Hunt announced that Consent Agenda Items C and D would be considered separately. A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Consent Agenda Items A, B, E and F be approved. The motion passed by an unanimous vote.**

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

**8. PUBLIC HEARING:**

Consider approval of Case No. PD-294-C, Alpine Wash, White Glove Express Addition, Lot 1R1, Block A, a zoning change request from S-1074RR-C (Special Use Permit-1074 Revision 2-Commercial) to PD-294-C (Planned Development District-294-Commercial) to amend the Detail Site Plan to allow the renovation and expansion of existing car wash facility to include self-service vacuums on 1.020 acres on property located at 250 S. Denton Tap Road, at the request of Mark Lockwood, A Plus Design Group.

**Presentation: Mary Paron-Boswell, Planner, made a presentation to the City Council.**

**Mayor Hunt opened the Public Hearing and advised that no one signed up to speak.**

**Trent Clark, representing the applicant, was available for questions of the City Council.**

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, to close the Public Hearing and approve this Agenda Item subject to the following conditions:**

- 1) There may be additional comments during the site plan review;**
- 2) A replat will be required to relocate the fire lane on the property;**
- 3) All proposed signage shall comply with ordinance requirements;**
- 4) The vacuum operation shall be fully enclosed and vacuum stanchions shall be inoperable when the car**

wash is closed;

5) The existing landscaping along the western property line shall be maintained and enhanced if necessary; and

6) Hours of operation be limited to 7 a.m to 7 p.m.

The motion passed by an unanimous vote.

9.

**PUBLIC HEARING:**

Consider approval of Case No. PD-217R2-C, Doggie's Wonderland, a zoning change from C (Commercial) and PD-217R-C (Planned Development District-217 Revised-Commercial) to PD-214R2-C (Planned Development District Revision-2-Commercial) to amend and expand the Detail Site Plan for the existing 0.692 acre Doggie's Wonderland site and to allow the construction of an approximate 3,000 square foot building for a kennel (rescue), self-service pet wash and bakery use on 0.439 acres and to establish a Concept Plan for future development on the remaining 0.346 acres, for a total of 1.479 acres of land located on the east side of Denton Tap Road between E. Bethel School Road and Vanbebber Drive, (120 E. Bethel School Road and 400 S. Denton Tap Road), at the request of TKL Real Estate Investment, Inc.; being represented by Josh Barton, P.E., G&A Consultants, LLC.

**Presentation:** Mary Paron-Boswell, Planner, made a presentation to the City Council.

Mayor Hunt opened the Public Hearing and advised that no one signed up to speak.

Willian Tsao, applicant, was available for questions of the City Council.

A motion was made by Mayor Pro Tem Nancy Yingling, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

- 1) A grease trap shall be required for the bakery;
- 2) Hours of operation for the pet wash not exceed those for Doggie Wonderland;
- 3) A shared parking agreement be in place for Lots 4R and 5; and
- 4) A shared dumpster agreement be in place for Lots 4R, 5 and 6.

The motion passed by an unanimous vote.

10.

**PUBLIC HEARING:**

Consider approval of Case No. PD-136R4-LI RumbleOn, a zoning change request from PD-136R3-LI (Planned Development District-136 Revision-3 Light Industrial) to PD-136R4-LI (Planned Development District-136 Revision-4 Light Industrial) to allow internet-based motorcycle sales and ancillary uses within a 58,500-square foot lease space and to permit additional vehicle parking in the truck court at 4301 Patriot Drive, at the request of DCT Trade Center, being represented by Bobby Pross, Pross Design Group, Inc..

**Presentation:** Marcie Diamond, Assistant Director of Planning, announced that the applicant requested to postpone this item and to continue the Public Hearing to a date certain.

**Mayor Hunt** opened the Public Hearing.

A motion was made by Councilmember Gary Roden, seconded by Brianna Hinojosa-Flores, that this Agenda Item be postponed until the March 27, 2018, City Council Meeting. The motion passed by an unanimous vote.

**11.**

**PUBLIC HEARING:**

Consider approval of PD-292-SF-12, Coppell Middle School East, a zoning change request from SF-12 (Single Family-12) to PD-292-SF-12 (Planned Development 292-SF-12) to allow the construction of a concession and restroom facility, bleachers, press box, parking and the addition of lighting for the existing track and football field, on 24.7 acres of property located at 400 Mockingbird Lane, at the request of Coppell Independent School District, being represented by Louis Macias, Jr. Director of Facilities, CISD.

**STAFF REP.:** Marcie Diamond

**Presentation:** Marcie Diamond, Assistant Director of Planning, made a presentation to City Council.

**Mayor Hunt** opened the Public Hearing and asked for those who signed up to speak in opposition of the item:

- 1) David Warner, 841 Falcon, was concerned with the extended light times and recommended they be limited to 7 p.m. for non-school activities.
- 2) Kathy Vanderpol, 817 Falcon, was concerned with the designation of operations and requested one entrance and gate.
- 3) Glen Wade, 918 Bitternut, had concerns with the traffic and requested a 7 p.m. light limitation.
- 4) Vickie McBride, 837 Falcon, was concerned with the reduced quality of life and negative impact on home values. She requested additional signage along Mockingbird Ln. and Falcon Ln. and requested the relocation of the field entrance to be between the two schools.
- 5) Linda Bush, 825 Falcon, had concerns with the vagueness of the agreement and operational control of the lights.
- 6) Melba Downing, 325 Springoak, had concerns with the noise, Saturday usage and hours of lighting.
- 7) Mark Monse, 135 Mesquitewood, was concerned with the immediacy effects towards the homes.

**Mayor Hunt** asked for those who signed up to speak in favor of the item:

- 1) Maureen Pranske, 761 Crane Circle, believed the lights were needed for the safety of the kids.
- 2) Jason Spore, 735 Hawk Ln., had his letter of support read into the record.
- 3) Ellen Ore, 810 Mallard, believes all students should have equal facilities and opportunities.
- 4) Stephanie Waddill, 914 Elmvale Ct., said the school is overcrowded and believes investments need to be made in the schools and neighborhoods.

- 5) Terry Zettle, 845 Falcon, believes the renovations will positively impact home values.
- 6) Candy Sheehan, 321 Quiet Valley, said Coppell has always been a community with neighborhood schools. She believes good relations between the the school and city need to continue and provide the youth with outdoor resources.
- 7) Kaylea Schultz, 150 Washington Ct., said numerous compromises have been made and believes kids need to have the ability to show their school pride by having home games.
- 8) Craig Able, 1401 College Pkwy., Lewisville, spoke up for the kids. He said the students have 2,400 minutes less of practice in comparison to the other schools and thinks everyone should be allowed to enjoy home games.
- 9) Laura Springer, 344 Lakewood Ct., believes CMS East has waited their turn for renovations and the kids deserve this. Everyone will be affected, but it will be positive in the end.

A motion was made by Mayor Pro Tem Nancy Yingling, seconded by Councilmember Marvin Franklin, to close the Public Hearing and approve this Agenda Item as read into the record by City Attorney Robert Hager, subject to the following conditions:

- 1) Additional comments will be generated at the time detail engineering review of the grading, drainage, utility and paving plans.
- 2) There will be additional comments on the revised parking layout as relocated between Mockingbird Elementary and CMSE.
- 3) Include additional information about the speaker system, type, location, etc. prior to the issuance of a permit.
- 4) A Detail Landscape Plan will be required prior to the installation of the overstory trees along the north and east property lines, as currently indicated on the Site Plan. The Detail Landscape Plan shall include the location of the existing trees and incorporate a combination of evergreen trees and shrubbery to obscure the view of the field from the adjacent homes.
- 5) No lights before 6:30 AM or after 9:00 PM.
- 6) Sound system at or less than 50 decibels at school property lines.
- 7) The use of the sound system shall not be permitted prior to 8:00 a.m.
- 8) The use of the sound system shall not be after 9:00 p.m. in the evening, and shall only be used for games, and not practice.
- 9) The use of these facilities shall be limited to CISD only.

The following notes – be deleted from the Sheets C-3, C-3a and C-3b

#1 There shall be no Sunday activities for CISD use.

# 2 The community shall be allowed to use tract when not in use by CISD.

# 9 Restrooms & Concession stand shall be locked when not in use by CISD.

The motion passed by an unanimous vote.

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

City Manager Mike Land announced Town Center Boulevard will be completed next week.

## **13. Mayor and Council Reports**

A. Report by Mayor Hunt on It's Time Texas Community Challenge.

B. Report by Mayor Hunt on upcoming elections.

A. Mayor Hunt announced Coppell is currently in 2nd Place with over 300 registered users, 16 school activities and 3 organizations and business activities. The Challenge continues through March 4th. Let's show Coppell's commitment to healthy living by getting our friends and neighbors to register online at [www.ittcommunitychallenge.com](http://www.ittcommunitychallenge.com) and take pictures of doing something healthy or tracking our fitness. Coppell has won its category three years in a row...with your help, we can go for four!

B. Mayor Hunt reported on upcoming elections: The Primary Election is March 6th. Early voting will be held February 20th – March 2nd. Coppell Town Center is both an early voting AND election day polling place. Registered voters may vote anywhere in their registered county during early voting. Check the City Secretary's Election Page for more information on when and where to vote.

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

Councilmember Wes Mays announced the Coppell Community Orchestra will hold its 3rd concert on March 2nd at 7 p.m. at the Grapevine Springs Senior and Community Center. All are welcome to attend.

**15. Necessary Action from Executive Session**

Nothing to report.

**Adjournment**

There being no further business before the City Council, the meeting was adjourned at 10:21 p.m.

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Karen Selbo Hunt, Mayor

ATTEST:

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Christel Pettinos, City Secretary