



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, November 12, 2024

5:30 PM

Council Chambers

WES MAYS
Mayor

KEVIN NEVELS
Mayor Pro Tem

JIM WALKER
Place 1

RAMESH PREMKUMAR
Place 5

BRIANNA HINOJOSA-SMITH
Place 2

BIJU MATHEW
Place 6

DON CARROLL
Place 3

MARK HILL
Place 7

MIKE LAND
City Manager

Present 8 - Wes Mays; Jim Walker; Brianna Hinojosa-Smith; Don Carroll; Kevin Nevels; Ramesh Premkumar; Biju Mathew and Mark Hill

Also present were Deputy City Managers Traci Leach and Kent Collins, City Attorney Bob Hager, and City Secretary Ashley Owens.

The City Council of the City of Coppell met in Regular Session on Tuesday, November 12, 2024, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

1. Call to Order

Mayor Wes Mays called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:30 p.m.

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

Section 551.087, Texas Government Code - Economic Development Negotiations.

Discussion regarding economic development prospects located north of Sandy Lake Blvd. and west of S. MacArthur Blvd.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 5:43 p.m. and convened into the Work Session at 5:46 p.m.

- A. Discussion regarding agenda items.
- B. Discussion of placing power lines underground.
- C. Presentation on Cooperative Contracts.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 6:32 p.m. and convened into the Regular Session at 7:30 p.m.

4. Invocation 7:30 p.m.

Melodi Rouhani with Allies Interfaith Group gave the Invocation.

5. Pledge of Allegiance

Mayor Wes Mays led the audience in the Pledge of Allegiance.

6. Citizens' Appearance

Mayor Wes Mays asked for those who signed up to speak:

- 1) Thomas Burrows, 138 Wynnpage, spoke in regards to code compliance.

7. Consent Agenda

A. Consider approval of the Minutes: October 22, 2024, and October 29, 2024.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

B. Consider approval of awarding a contract to TDIndustries; an Omnia Partners contract #R200403-TX-310466; for city wide HV/AC repair and maintenance; in the amount of \$395,686.00; as budgeted in the Facilities general fund; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

C. Consider approval of Pavement Leveling (mud-jacking) with KKE, Inc. Concrete Lifting; utilizing the TIPS contract #23010401; in the amount of

\$99,997.40; as budgeted in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

- D.** Consider approval to award contract with Custard Construction Services; to supply and build a storage building at 500 Southwestern Blvd.; utilizing TIPS Contract #211001; in the amount of \$346,289.70; as provided for in Facilities Infrastructure Maintenance Fund Strategic Reserve Fund Balance; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

- E.** Consider approval of funding the purchase of cardio machines for The Senior and Community Center, in the amount of \$75,353.20.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

- F.** Consider approval of funding the purchase for the replacement of tables and chairs for the Andrew Brown Park East Grand and Boardwalk pavilions, in the amount of \$87,057.22.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

- G.** Consider approval of funding a purchase for the replacement of six (6) basketball goals and bases in the Andrew Brown Park West facility, in the amount of \$119,615.00.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

- H.** Consider approval of funding a purchase for the replacement of eight (8) batting cage nets and 10,500 square feet of artificial turf at the Wagon Wheel Park Field 6 Baseball and Softball batting cages, in the amount of \$54,929.61.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

- I.** Consider approval of funding Bid No. Q-0924-01 for resurfacing of Wagon Wheel Tennis & Pickleball Center Courts, in the amount of \$56,784.00.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

- J.** Consider approval of an Ordinance to amend the Code of Ordinances by repealing Chapter 11, "Industrial Waste and Sewer Use Regulation," in its entirety and replacing it with a new Chapter 11, "Industrial Waste and Pollution Ordinance," and authorizing the Mayor to sign.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

Enactment No: OR 2024-1621

- K.** Consider approval to purchase Access Control Software/Hardware from Entech Sales and Service, LLC, BuyBoard contract #654-21 in the amount of \$349,978.00 as provided through American Rescue Plan Act (ARPA) funds; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

- L.** Consider approval of appointments with terms beginning January 1, 2025, to the City's Boards and Commissions.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.

End of Consent Agenda

- 8.** PUBLIC HEARING:
Consider approval of PD-318-LI, a zoning change request from Light Industrial (LI) and Special Use Permit (LI & S-1132) to PD-318-LI (Planned Development- 318- Light Industrial), to approve a new Detail Site Plan to add a 186,143-sf industrial building and associated parking on 13.05 acres of property.

Senior Planner Mary Paron-Boswell gave a presentation to City Council. Director of Public Works Mike Garza was also present to answer questions from City Council.

Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak.

A representative from Langan Engineering and Environmental Services, 2999 Olympus Blvd, Suite 165, Dallas, TX 75019, was present to answer questions from City Council.

A motion was made by Councilmember Don Carroll, seconded by

Councilmember Ramesh Premkumar, to close the Public Hearing and approve this agenda item subject to the following conditions:

1. To allow a living screen instead of a masonry screening wall.
2. To allow for the construction of a 43-ft tall building within 150 ft of residential properties.
3. To approve a variance to the City requirement for a Conditional Letter of Map Revision (CLOMR).

The motion carried by the following vote:

Aye (6) - Councilmember Jim Walker, Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Ramesh Premkumar, Councilmember Biju Mathew, Councilmember Mark Hill

Nay (1) - Mayor Pro Tem Kevin Nevels

9.

PUBLIC HEARING:

Consider approval of a zoning change request from PD-134R-SF-7 (Planned Development - 134 Revised- Single-Family -7) to PD-134R4-SF-7 (Planned Development - 134 Revision 4- Single-Family -7) to consider allowing a short-term rental for one room, on property located at 134 Turnberry Lane.

Councilmember Biju Mathew recused himself due to the 200ft distance from the applicant's property.

Senior Planner Mary Paron-Boswell gave a presentation to City Council.

Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak.

The applicant, Aditi Kharel, 134 Turnberry Lane, was present to answer questions from City Council.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Don Carroll, to close the Public Hearing and approve this agenda item subject to the following conditions:

1. To obtain an annual STR permit.
2. Notify staff of any change of property ownership.
3. Limit the rental to the one room specified for less than 30 days.

The motion carried by the following vote:

Aye (4) - Mayor Pro Tem Kevin Nevels, Councilmember Don Carroll, Councilmember Ramesh Premkumar, Councilmember Mark Hill

Nay (2) - Councilmember Jim Walker, Councilmember Brianna Hinojosa-Smith

10.

PUBLIC HEARING:

Consider approval of PD-301R5-HC, a zoning change request from PD-301R3-HC (Planned Development 301-Revision 3-Highway

Commercial) to PD-301R5-HC (Planned Development 301- Revision 5-Highway Commercial) to revise the Concept Plan for the overall development of the site and allow for a combination of retail, restaurant with and without drive- throughs, and a Hotel on 11 lots totaling approximately 16.77 acres of property; which incorporates a Detail Site Plan to allow a 16,510-sf multi-tenant building with restaurant and retail uses with a drive-through on Lot 3, Block A, on approximately 2.17 acres; a Detail Site Plan for a 16,780-sf multi-tenant building with restaurant and retail uses on Lot 4, Block A, on approximately 2.24 acres of land; a Detail Site Plan for a 9,095-sf building with restaurant and retail uses with a drive-through on Lot 2, Block A, on approximately 1.70 acres; and a Detail Site Plan for a 79,202-sf five-story hotel on Lot 8, Block A, on approximately 2.96 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive.

Senior Planner Mary Paron-Boswell gave a presentation to City Council. Director of Public Works Mike Garza was also present to answer questions from City Council.

Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak.

A representative from Victory Retail Coppell, LLC, 2911 Turtle Creek Blvd, Suite 700, Dallas, Texas 75219, was present to answer questions from City Council.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Brianna Hinojosa-Smith, to close the Public Hearing and approve this agenda item subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A final plat will be required prior to permitting for each of the Detail Plans.
3. The TIA will need to be updated to reflect the proposed building expansions.
4. A right turn lane be constructed on S. Belt Line Road with this project.
5. Revise the landscape plans and calculations to reflect changes prior to City Council.
6. PD Conditions:
 - a. All signage shall comply with City regulations, unless specifically requested and granted.
 - b. Plans for the linear park shall require staff approval.
 - c. The focal point artwork shall require staff approval and shall be in place prior to the issuance of a CO for the buildings at the rear of the property, which includes the hotel.
 - d. A P.O.A. shall be required prior to the filing of the final plat.
 - e. A Detailed Site Plan shall be required for the development of any of the lots.
 - f. A Tree Survey and tree mitigation, if any, shall be required at the time of Detail Planned Development.
 - g. Parking shall be allowed in the front yard as shown.
 - h. Restaurants with drive throughs shall be allowed as shown on the concept plan.
 - i. To allow the monument signs as previously approved.
 - j. To allow the art/lighting component for the Tempo hotel.

- k. To allow patios under 500-sf, per lot, to not have an additional parking requirement.
- l. To approve the setbacks as shown.

The motion passed by an unanimous vote.

11. City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session

City Manager Mike Land gave the following project updates:

Our annual "Make a Child Smile" holiday program, which encourages community members to donate holiday gifts to children in Coppell ISD, is underway. Those who would like to participate can either select a virtual ornament from MakeAChildSmileCoppell.com or select a physical ornament from the tree at Town Center. The ornaments will include a child's gift preferences and clothing sizes. All donations must be returned to Town Center by November 30, and staff will deliver the gifts prior to Christmas.

The Cozby Library and Community Commons was closed today and will be closed through Thursday, November 14, to recover from disruptions caused by the network outage. During this time, staff will be working to restore all online systems, including the library catalog, WiFi, printing and scanning, self-checkout, and cloudLibrary, as well as checking-in and re-shelving all books returned during the outage, so they are once again available for checkout by the community. While the building will be closed, the drive-up window will remain open to assist you with returning items, answer questions pertaining to your account, and renew or create library cards.

Magnolia Park Trail – The contractor is building the access road to the work site and will begin the subgrade prep for the embankment within the next couple of weeks.

Woodhurst – The contractor is working on the sidewalk construction, irrigation repairs and will begin final landscaping soon.

DART – The contractor is working on E. Belt line median at Volley Dr.

Fire Station #5 – The steel and CMU vertical walls are underway and the roof decking will start this week.

Service Center – The new north parking lot, sidewalk and nose end parking is underway.

Deforest Lift Station Site Improvements – The contractor is pouring the concrete paving this week.

Wagon Wheel Water Tower Site Improvements – The contractor has begun rebuilding the screen wall.

635/Belt Line U-Turn – TxDOT will be starting median work on the Belt Line bridge over IH 635 next week 11/18.

Freeport/Northwestern Traffic Signal – The contractor will begin potholing utilities tomorrow.

12. Mayor and Council Reports on Recent and Upcoming Events.

Numbers from Early Voting and Election Day: Approximately 90 Dallas County Election workers worked throughout Early Voting and Election Day approximately 4,000 hours. Over 20,000 Coppell residents voted in the Presidential election, which means Coppell had a 70% voter turnout.

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

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

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

Councilmember Jim Walker on behalf of the Coppell Arts Center announced that LeAnn Rimes is coming to Coppell for one unforgettable performance on Friday, January 24 at 8 PM. An international multi-platinum-selling acclaimed singer and ASCAP award-winning songwriter, LeAnn Rimes has sold over 48 million units globally and amassed numerous awards during her career. Tickets are \$125 and \$150 and will go on sale to the public Friday, November 15 at 10 am. Tickets can be purchased at CoppellArtsCenter.org or through the Arts Center box office at 972-304-7047.

Mayor Pro Tem Kevin Nevels announced the Coppell ISD VATRE election results and encouraged those who wish to support teachers to explore the grants and donate today through the Coppell ISD Education Foundation. Donations can be made at www.give4grantscisd.org.

Mayor Wes Mays announced that the Coppell Cowboys begin their playoff journey against the Prosper Eagles on Friday night. Mayor Mays has challenged the Prosper Mayor, City Council, and City Manager to wear the winning team's t-shirt at their next respective City Council meetings.

15. Necessary Action from Executive Session

There was no necessary action from Executive Session.

16. Adjournment

There being no further business before this Council, the meeting adjourned at 8:57 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary