



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

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Tuesday, November 14, 2017

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** 7 - Karen Hunt;Cliff Long;Brianna Hinojosa-Flores;Gary Roden;Marvin Franklin;Mark Hill and Nancy Yingling  
**Absent** 1 - Wes Mays

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 Coppell met in Regular Called Session on Tuesday, November 14, 2017 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

**1. Call to Order**

Mayor Pro Tem Nancy Yingling called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:37 p.m.

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

Mayor Hunt arrived during the Executive Session.

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

**A. Seek legal advice from city attorney and special legal counsel regarding the legal relationship of contract employees.**

**Discussed under Executive Session**

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

- B.** Discussion Economic Development Prospects south of Dividend and east of S. Belt Line.

**Discussed under Executive Session**

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

- C.** Discussion regarding property located south of Bethel Road and west of Denton Tap Road.

**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 6:37 p.m.**

- A. Discussion regarding the Boards and Commission process.
- B. Discussion regarding Dallas Central and Denton Central Appraisal Districts' Board of Directors.
- C. Discussion regarding the horse-drawn carriage ordinance.
- D. Discussion regarding the results of the cost of service/water sewer rate study.
- E. Presentation by the Coppell Arts Council regarding Public Art Phase II, Andy Brown Park East.
- F. Update on the Coppell Arts Center.
- G. Discussion of agenda items.

**Presented in Work Session**

**Regular Session (Open to the Public)**

**Mayor Hunt adjourned the Work Session at 7:26 p.m. and reconvened into Regular Session at 7:30 p.m.**

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

**Coppell Police Chaplain Steve Gibson gave the Invocation.**

**5. Pledge of Allegiance**

**The Coppell Police Honor Guard posted the colors and led those present in the Pledge of Allegiance.**

**6. Consider approval of a proclamation recognizing the Coppell Police**

Department School Resource Officer Unit and School Resource Officer Tonard Warmlesley as 2017 State of Texas Unit of the Year and SRO of the Year; and authorizing the Mayor to sign.

**Mayor Hunt read the proclamation into the record and presented the same to the Coppell Police Department School Resource Officer Unit and School Resource Officer Tonard Warmlesley. A motion was made by Brianna Hinojosa-Flores, seconded by Councilmember Cliff Long, that this Agenda Item be approved. The motion passed by an unanimous vote.**

**7. Citizens' Appearance**

Mayor Hunt advised that no one signed up to speak.

**8. Consent Agenda**

**A. Consider approval of the minutes: October 24, 2017.**

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Marvin Franklin, that Consent Agenda Items A-G be approved, with Consent Agenda Item E being amended as stated in Work Session. The motion passed by an unanimous vote.**

**B. Consider approval of an Ordinance for Case No. S-1029R-LI, Mechanical Garage (Northlake 635 Business Center, Lot 3, Block D), a rezoning from S-1029-LI (Special Use Permit 1029-Light Industrial) to S-1029R-LI (Special Use Permit 1029 Revised-Light Industrial) to amend the SUP conditions and site plan to allow the relocation and expansion of car repair facility to a total of 8,734 square feet, to be located in Suite 160, 1203 Crestside Drive; and authorizing the Mayor to sign.**

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Marvin Franklin, that Consent Agenda Items A-G be approved, with Consent Agenda Item E being amended as stated in Work Session. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-713

**C. Consider approval of an Ordinance for Case No. PD-240R4R2-HC, North Gateway Plaza, a zoning change request from PD-240R4R-HC (Planned Development-240 Revision 4 Revised-Highway Commercial) to PD-240R4R2-HC (Planned Development-240 Revision 4 Revision 2-Highway Commercial), to revise the Concept Plan for an approximate 41,000 square foot commercial development (a fitness center) on 5.3 acres of property located north of S.H. 121, approximately 420 feet west of N. Denton Tap Road; and authorizing the Mayor to sign.**

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Marvin Franklin, that Consent Agenda Items A-G be approved, with Consent Agenda Item E being amended as stated in Work Session. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-714

- D.** Consider approval of an Ordinance for Case No. PD-157R7-C, Valley Ranch Plaza, a rezoning from PD-157-C (Planned Development 157-Commercial) and PD-157R6-C (Planned Development 157 Revision 6 - Commercial) to PD-157R7-C (Planned Development 157 Revision 7 - Commercial) to allow revisions to the site plan including the addition of a drive-through restaurant and revising the parking, circulation, landscaping and building facades on 4.6 acres of property located at the southwest corner of E. Belt Line Road and S. MacArthur Blvd; and authorizing the Mayor to sign.

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Marvin Franklin, that Consent Agenda Items A-G be approved, with Consent Agenda Item E being amended as stated in Work Session. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-715

- E.** Consider approval of an Ordinance of the City of Coppell, Texas, amending the code of Ordinances by repealing Chapter 6 'Business Regulations', Article 6-17, "Horse-drawn Carriages", in its entirety, and replacing with a new Chapter 6 'Business Regulations', Article 6-17, 'Horse-drawn Carriages'; and authorizing the Mayor to sign.

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Marvin Franklin, that Consent Agenda Items A-G be approved, with Consent Agenda Item E being amended as stated in Work Session. The motion passed by an unanimous vote.**

Enactment No: OR 2017-1484

- F.** Consider approval of a Resolution authorizing the Mayor of the City of Coppell, Texas to execute an Interlocal Agreement with Dallas County for maintenance and improvements to city streets; and authorizing the Mayor to sign.

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Marvin Franklin, that Consent Agenda Items A-G be approved, with Consent Agenda Item E being amended as stated in Work Session. The motion passed by an unanimous vote.**

Enactment No: RE 2017-1114.1

- G.** Consider approval of the revised Debt Management Policy of the City of Coppell.

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Marvin Franklin, that Consent Agenda Items A-G be approved, with Consent Agenda Item E being amended as stated in Work Session. The motion passed by an unanimous vote.**

**At this time, Councilmember Long left the room upon filing a Conflict of**

**Interest Affidavit for Consent Agenda Items H and I.**

- H.** Consider approval of an Ordinance for Case No. PD-206R-H, Conoboy Addition (Pence), a rezoning from PD-206-H (Planned Development 206 - Historic) to PD-206R-H (Planned Development 206 Revised - Historic) to allow the demolition of the existing building and construction of a 3,345-square foot residence on Lot 1R and an 1,877-square foot office on Lot 2R; on approximately 0.34 acres of property located at 717 S. Coppell Road; authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Nancy Yingling, seconded by Councilmember Mark Hill, that Consent Agenda Items H and I be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-716

- I.** Consider approval of an Ordinance for Case No. PD-291-H, 705 S. Coppell Road, a rezoning from H (Historic) to PD-291-H (Planned Development 291 - Historic) to allow site modifications to support conversion of a residential structure to an office use located at 705 S. Coppell Road; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Nancy Yingling, seconded by Councilmember Mark Hill, that Consent Agenda Items H and I be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-717

**End of Consent Agenda**

**At this time, Councilmember Long returned to the meeting at 7:48 p.m.**

- 9.** Consider approval of an Ordinance for Case No. S-1262-LI, Driversselect, (Four Seasons Addition, Lot 1), a zoning change from LI (Light Industrial) to S-1262-LI (Special Use Permit-1262) to allow the occupancy of the existing 153,000 square foot office/warehouse building for internet-based car sales and ancillary uses (minor car repair, car storage and offices) on approximately 8.7 acres of land located at 100 S. Royal Lane; and authorizing the Mayor to sign.

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

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

**Steve Hall, Applicant, 13615 North Central Expressway, Dallas, was available for questions.**

**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 as part of this Special Use Permit:**

- 1) All parking spaces visible from Royal Lane shall be solely used for customer and employee parking;
- 2) There shall be no vehicle display outside of the building. All vehicles parked outside of the screened area shall be limited to customer and employee parking. At no time shall there be signs/banners/painting on windows, etc. on any car or vehicle indicating that it is for sale;
- 3) There shall be no car repair, maintenance, painting or similar activities occurring outside of the building at any time;
- 4) Tires stored outside the building shall be contained within the storage building as indicated on the Site Plan;
- 5) In the event that the evergreen tree row along the north property line is removed, or no longer provides the visual screen, then either a solid screening wall and/or replacement trees will be required to allow the continuation of outdoor storage along the north side of the building;
- 6) The re-occupancy of this building for this use shall adhere to all Building, Fire, and Environmental Codes;
- 7) A Minor Amending Plat shall be required to provide the extension of the fire lane, as indicated on the site plan;
- 8) If the off-site vehicle storage is located within the City of Coppell, then an Amendment to this SUP will be required; and
- 9) Compliance with any additional comments generated during final engineering review.

**The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-718

- 10.** Consider approval of an Ordinance amending Chapter 3 of the Code of Ordinances of the City of Coppell, by amending Sections 3-1-5 and 3-2-2; adjusting monthly water rates; adjusting monthly sewer rates; and authorizing the Mayor to sign.

**Presentation:** Kim Tiehen, Assistant Finance Director, made a presentation to the City Council recommending the second option presented.

**A motion was made by Brianna Hinojosa-Flores, seconded by Mayor Pro Tem Nancy Yingling, that this Agenda Item be approved. The motion passed by an unanimous vote.**

Enactment No: OR 2017-1485

- 11.** Consider approval of Resolutions casting votes for the Board of Directors for the Dallas Central Appraisal District and the Denton Central Appraisal District; and authorizing the Mayor to sign.

For the Dallas Central Appraisal District nomination, a motion was made by Councilmember Cliff Long, seconded by Councilmember Mark Hill, that Mike E. Howard of Irving be approved. The City Council did not cast a nomination for the Denton Central Appraisal District ballot. The motion passed by an unanimous vote.

Enactment No: RE 2017-1114.2

**12. Consider appointments to the City's Boards and Commissions.**

City Secretary Christel Pettinos read the appointees into the record. A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that this Agenda Item be approved. The motion passed by an unanimous vote.

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

City Manager Mike Land announced the Boards and Commissions Reception will be held on December 12th at 6:30 p.m. Regarding project updates, Town Center Boulevard continues to be under construction. It appears they are on target and should be temporarily completed in time for the Holiday Parade festivities. The estimated completion of the entire project is Spring 2018.

**14. Mayor and Council Reports**

A. Reports by the City Council on recent Fall activities.

B. Report by Mayor Hunt on upcoming events.

A. Mayor Hunt recapped the recent activities: Coffee with a Cop, Scare in the Square and Hunt in the Park at The Core. Councilmember Franklin and Long attended the Coffee with a Cop at Market Street and said it was well-attended.

B. Mayor Hunt announced Make A Child Smile, the City's holiday program that benefits children and families in Coppell, is going on now. Ornaments can be picked up at the City Manager's Office with a child's wish list, and returned on or before December 6th. Last year's program provided clothing and gifts to 315 local children in need!

Finally, the Holiday Lighted Parade and Tree Lighting Celebration will be from 6:30 - 9 pm on Saturday, December 2nd.

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

A. Dallas Regional Mobility Coalition - Councilmember Gary Roden

B. Metrocrest Community Clinic - Councilmember Mark Hill

C. Metrocrest Services - Councilmembers Wes Mays and Marvin Franklin

A. Councilmember Roden reported the DRMC and Regional Transportation Commission are working together to protect the region's transportation dollars. This joint effort is a perfect model for cities around the state in making sure funding is properly applied to regional transportation projects.

B. Councilmember Hill reported on just a few of the many accomplishments Metrocrest Community Clinic is doing these days. Director Lisa Rigby will be at the next City Council Meeting on December 12th to share the details.

C. Councilmember Franklin announced the Metrocrest Services Board Retreat will be held on November 15th. Metrocrest is receiving numerous donations this season and feeding hundreds of families in the area. Finally, Tracey Eubanks, Director of Metrocrest Services, lost his mother recently. Donations can be made in her honor to Metrocrest Services.

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

Nothing to report.

17. Necessary Action from Executive Session

Nothing to report.

#### Adjournment

There being no further business before the City Council, the meeting was adjourned at 8:31 p.m.

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Karen Selbo Hunt, Mayor

ATTEST:

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Christel Pettinos, City Secretary