



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, June 13, 2023

6:00 PM

Council Chambers

WES MAYS
Mayor

BIJU MATHEW
Mayor Pro Tem

JIM WALKER
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

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

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

The City Council of the City of Coppell met in Regular Session on Tuesday, June 13, 2023, at 6:00 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 6:01 p.m.

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 Coppell, et. al. vs. Glenn Hegar, Texas Comptroller of Public Accounts.

Discussed under Executive Session.

3. **Work Session (Open to the Public) 1st Floor Conference Room**
Citizen comments will not be heard during the Work Session, but will be heard during the Regular Session under Citizens' Appearance.

Mayor Wes Mays adjourned the Executive Session at 6:27 p.m. and convened into the Work Session at 6:28 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding the designation of a Mayor Pro Tem and City Council committee assignments.
- C. Discussion regarding the solid waste contract.
- D. Discussion regarding Zoning and general Code of Ordinance updates.

Presented in Work Session.

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:21 p.m. and convened into the Regular Session at 7:30 p.m.

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

Reverend Caleb Brimmage gave the invocation.

5. **Pledge of Allegiance**

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

Proclamations

6. Consider approval of a Proclamation celebrating Christian Community Action's 50th Anniversary Year; and authorizing the Mayor to sign.
- Mayor Wes Mays read the Proclamation into the record and presented the same to Christian Community Action. A motion was made by Councilmember Kevin Nevels, seconded by Mayor Pro Tem Biju Mathew, that this Agenda Item be approved. The motion passed by an unanimous vote.
7. Consider approval of a Proclamation celebrating Coppell Rotary Club's 40th Anniversary Year; and authorizing the Mayor to sign.
- Mayor Wes Mays read the Proclamation into the record and presented the same to the Coppell Rotary Club. A motion was made by Councilmember Don Carroll, seconded by Mayor Pro Tem Biju Mathew, that this Agenda Item be approved. The motion passed by an unanimous vote.
8. Consider approval of a Proclamation declaring the month of July as "Park and Recreation Month"; and authorizing the Mayor to sign.
- Mayor Wes Mays read the Proclamation into the record and presented the same to the Community Experiences Staff. A motion was made by

Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Don Carroll, that this Agenda Item be approved. The motion passed by an unanimous vote.

9. Citizens' Appearance

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

1) Diane Beck, 2421 Mercedes Road, Denton, TX, spoke regarding civil liberties.

10. Consent Agenda

- A.** Consider approval of the Minutes: May 23, 2023 and May 30, 2023.

A motion was made by Councilmember John Jun, seconded by Councilmember Don Carroll, that Consent Agenda Items A through F through be approved as amended. The motion passed by an unanimous vote.

- B.** Consider appointment of Councilmember Kevin Nevels to the Coppell Recreation Development Corporation for a term expiring December 31, 2024.

A motion was made by Councilmember John Jun, seconded by Councilmember Don Carroll, that Consent Agenda Items A through F through be approved as amended. The motion passed by an unanimous vote.

- C.** Consider approval of an Ordinance of the City of Coppell, Texas amending Ordinance No. 2022-1584, the budget for Fiscal Year October 1, 2022, through September 30, 2023; and authorizing the Mayor to sign.

A motion was made by Councilmember John Jun, seconded by Councilmember Don Carroll, that Consent Agenda Items A through F through be approved as amended. The motion passed by an unanimous vote.

Enactment No: OR 2023-1596

- D.** Consider award of Bid #Q-0523-02; Carpet Replacement to Gomez Flooring, in the amount of \$138,000.00, as budgeted in Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember John Jun, seconded by Councilmember Don Carroll, that Consent Agenda Items A through F through be approved as amended. The motion passed by an unanimous vote.

- E.** Consider approval of a contract amendment No. 3 with Halff Associates, Inc.; for additional design services related to the reconstruction of the South Belt Line Road project in the amount of \$132,000.00, funded through impact fees; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember John Jun, seconded by Councilmember Don Carroll, that Consent Agenda Items A through F through

be approved as amended. The motion passed by an unanimous vote.

- F.** Consider approval to purchase a 2022 Starcraft Starlite prisoner transportation shuttle from Model 1 Commercial Vehicles formerly known as Creative Bus Sales utilizing H-GAC #BT02-21 in the amount of \$153,775.24; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember John Jun, seconded by Councilmember Don Carroll, that Consent Agenda Items A through F through be approved as amended. The motion passed by an unanimous vote.

End of Consent Agenda

- 11.** PUBLIC HEARING:
Consider approval of a zoning change request from PD-272R2R-LI (Planned Development 272 Revision 2 Revised- Light Industrial) to PD-272R2R3-LI (Planned Development 272 Revision 2 Revised 3- Light Industrial) to attach a Detail Site Plan allowing for the addition of a 9.9 MW Battery Energy Storage System (BESS) (contained within a 3,243 square foot equipment area) within the existing 25.72 acre site that has an existing 300,360 square foot office/warehouse building with an approved future expansion of 200,240 square feet located on the east side of North Freeport Parkway approximately 800 feet south of SH 121 and on the west side of North Coppell Road.

Presentation: Matt Steer, Development Services Administrator, made a presentation to the City Council regarding the zoning of the item.

Applicant representatives answered the City Council's questions.

As authorized by Section 551.071(2) of the Texas Government Code, Mayor Wes Mays convened into closed Executive Session at 8:29 p.m. to seek consultation from the City Attorney and reconvened into the Regular Session at 8:39 p.m.

Mayor Wes Mays opened the Public Hearing and advised one signed up to speak.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Brianna Hinojosa-Smith, to close the Public Hearing and approve the Agenda Item as presented. The Public Hearing was closed. This item was not approved by an unanimous vote.

- 12.** PUBLIC HEARING:
Consider approval of PD-308-C, Kroger Fuel Station, a zoning change request from S-1098R2-C (Special Use Permit-1098 Revision 2-Commercial) to PD-308-C (Planned Development-308-Commercial), to allow a new fuel service station with 5 fuel pumps located at 950 E. Sandy Lake Road, at the request of Coppell Wood Kroger, LLC., being represented by Clay Cristy of Claymoore Engineering.

Presentation: Matt Steer, Development Services Administrator, made a presentation to the City Council regarding the zoning of the item.

Applicant representatives answered the City Council's questions.

Mayor Wes Mays opened the Public Hearing and asked for those who signed up to speak against the proposed zoning change:

- 1) Scot Sappington, 940 Fountain Head Ln**
- 2) Carole Gray, 118 Portside Drive**
- 3) Janet Briel, 946 Laguna Drive**
- 4) John Murphy, 931 Laguna Dive**
- 5) Krystyna Isaacs, 965 Pintail Ct**

Mayor Wes Mays asked for those who signed up to speak in favor of the proposed zoning change:

- 1) Chakradhav Reddy, 943 Village Parkway**
- 2) Dan McNabb, 912 Basilwood Drive**
- 3) Bobby Finken, 1032 Basilwood Drive**

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, to close the Public Hearing and approve the Agenda Item subject to the conditions as listed.

- 1) No outside storage of materials or goods will be permitted under the fuel station canopy.**
- 2) An additional 40 square-foot monument sign for fuel pricing shall be allowed as shown on the Site Plan and Signage Plans.**
- 3) A parking deficiency of 11 parking spaces shall be allowed as noted on the Site Plan.**
- 4) The hours of operation of the gas pumps shall be 6 a.m. to 12 a.m. daily. Lights shall be dimmed to minimum acceptable city standards between 12 a.m. and 6 a.m.**
- 5) Ensure the proposed trees are planted to mitigate any gaps in screening. Stumps/roots on the west side will need to be removed prior to planting.**
- 6) Lights on the north and west perimeter be allowed to be turned on and maintained in accordance with the glare and lighting standards of the Zoning Ordinance.**
- 7) Modify the previous Pharmacy SUP condition to include the word "drive thru" for clarification purposes.**
- 8) Increase Sunday hours from "10 a.m. to 4 p.m." to "10 a.m. to 6 p.m."**

An amendment to the main motion was made by Councilmember Mark Hill, seconded by Councilmember Brianna Hinojosa-Smith, to address light screening towards the residential area and landscaping deficiencies. The motion passed by the following vote (6-1):

Aye: Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Kevin Nevels, Councilmember John Jun, Mayor Pro Tem Biju Mathew, Councilmember Mark Hill

Nay: Councilmember Jim Walker

A second amendment to the main amended motion was made by Councilmember Kevin Nevels, seconded by Councilmember Brianna Hinojosa-Smith, to restrict fuel deliveries between the hours of 3 p.m. - 4 p.m. from Monday through Friday. The motion passed by the following vote (6-1):

Aye: Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Kevin Nevels, Councilmember John Jun, Mayor Pro Tem Biju Mathew, Councilmember Mark Hill

Nay: Councilmember Jim Walker

The main amended motion passed by the following vote (5-2):

Aye: Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember John Jun, Mayor Pro Tem Biju Mathew, Councilmember Mark Hill

Nay: Councilmember Jim Walker, Councilmember Kevin Nevels

13. Consider appointment of Mayor Pro Tem as required by Section 3.05 of the Home Rule Charter.

A motion was made by Mayor Pro Tem Biju Mathew to nominate Councilmember John Jun as Mayor Pro Tem, seconded by Councilmember Mark Hill. the motion passed by an unanimous vote.

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

Work Session Direction: Staff is to move forward with option 1 regarding solid waste. Staff will also move forward with the updates to zoning ordinances as presented.

South Beltline is continuing to work on median landscaping.

Moore Road traffic control and mobilization began yesterday for continuation of the panel replacement project in the school zone that will be completed during the summer, this is the Sandy Lake/Moore Road project that has been ongoing in partnership with Dallas County.

15. **Mayor and Council Reports on Recent and Upcoming Events.**

Administrative offices will be closed on Monday, June 19, in observance of Juneteenth. This include the following facilities: Cozby Library and Community Commons, Senior and Community Center at Grapevine Springs, Biodiversity Education Center, Coppell Animal Services, and Coppell Arts Center.

The CORE will be operating from 5 a.m. - 10 p.m., with the Outdoor Pool open from 1 p.m. – 8 p.m.

Wagon Wheel Tennis Center will be operating from 9 a.m. – 9 p.m.

Trash and recycling service will run as scheduled.

Don't miss Movie Monday June 26th from 2:00 PM - 4:00 PM at Cozby Library & Community Commons.

Plan a visit to the Coppell Art Center this summer there are a number of events

for families, concerts, and performances: June 19 - Theatre Coppell Presents: Superhero Adventures!, June 21 - June Paint & Sip: Coastal Lighthouse, and June 24 - The Hit Men: Classic Rock Supergroup.

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

A. Report on North Central Texas Council of Governments - Councilmember Brianna Hinojosa-Smith

B. Report on North Texas Commission - Councilmember Brianna Hinojosa-Smith

Reports provided by Councilmember Brianna Hinojosa-Smith.

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

Nothing to report.

18. **Necessary Action from Executive Session**

There was no action resulting from Executive Session.

19. **Adjournment**

There being no further business before the City Council, the meeting was adjourned at 11:37 p.m.

Wes Mays, Mayor

ATTEST:

Sara Egan, Deputy City Secretary