



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, September 14, 2021

5:30 PM

Council Chambers

WES MAYS
Mayor

BRIANNA HINOJOSA-SMITH
Mayor Pro Tem

CLIFF LONG
Place 1

JOHN JUN
Place 5

DON CARROLL
Place 3

BIJU MATHEW
Place 6

KEVIN NEVELS
Place 4

MARK HILL
Place 7

MIKE LAND
City Manager

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

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

The City Council of the City of Coppell met in Regular Called Session on Tuesday, September 14, 2021 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 5:33 p.m.

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

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

A. Discussion regarding alignment for Silver Line Trail located between Southwestern Boulevard and east Belt Line Road rail crossing.

Discussed under Executive Session

B. Discussion regarding real property located south of East Belt Line Road

and east of South Belt Line Road.

Discussed under Executive Session

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

C. Seek Legal Advice from City Attorney regarding zoning ordinance and accessory structures.

Discussed under Executive Session

D. Seek Legal Advice from City Attorney regarding House Bill 1927.

Discussed under Executive Session

E. Seek Legal Advice from City Attorney regarding drainage channel program.

Due to time constraints, this item was not discussed. The item will be placed on the agenda for September 28, 2021.

Section 551.087, Texas Government Code - Economic Development Negotiations.

F. Discussion regarding economic development prospects located west of Belt Line Road and south of Dividend Road.

Due to time constraints, this item was not discussed. The item will be placed on the agenda for September 28, 2021.

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

- A. Discussion regarding agenda items.
- B. Discussion regarding FY 21-22 Work Plan.
- C. Discussion regarding employee medical insurance renewals.
- D. Discussion regarding Trinity River Authority Agreement and Dallas County Health Services Agreement.
- E. Discussion regarding American Rescue Plan Funds.

Presented in Work Session

Mayor Wes Mays adjourned the Work Session at 11:15 p.m. and convened into the Regular Session at 11:19 p.m.

Regular Session

Mayor Wes Mays adjourned the Executive Session at 7:31 p.m. and reconvened into the Regular Session at 7:37 p.m.

4. Invocation 7:30 p.m.

Councilmember Don Carroll gave the invocation.

5. Pledge of Allegiance

Mayor Wes Mays and the City Council led those present in the Pledge of Allegiance.

6. Citizens' Appearance

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

- 1) Jim Goyne, 553 Stringfellow, spoke in regards to carports.
- 2) Gregory Goyne, 928 Creek Crossing, spoke in regards to carports.
- 3) Marge Wick, 523 Lee, spoke in regards to carports.

Proclamations**7.** Consider approval of a Proclamation naming the month of September "National Preparedness Month," and authorizing the Mayor to sign.

Mayor Wes Mays read the proclamation into the record and presented the same to Deputy Chief Tim Oates and Life Safety Park Coordinator Bethany Hardzinski.

A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that this Agenda Item be approved. The motion passed by an unanimous vote.

8. Consent Agenda**A.** Consider approval of minutes: August 24, 2021.

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

B. Consider approval and adoption of the City of Coppel Investment Policy.

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

C. Consider approval of a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy, Mid-Tex Division regarding the company's 2021 Rate Review Mechanism Filing; and authorizing the Mayor to sign.

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

Enactment No: RE 2021-0914.1

D. Consider award of Bid No. Q-0921-02 to High Production Construction

for landscape plant material replacements at nine (9) city facilities and medians, not to exceed \$85,212.00, as budgeted in Special Revenue Fund, and authorizing the City Manager to sign all necessary documents.

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

End of Consent Agenda

9.

PUBLIC HEARING:

Consider approval of a zoning change request from PD-217R3-C (Planned Development-217 Revision 3-Commercial) to PD-217R4-C (Planned Development-217 Revision 4-Commercial) to approve a Conceptual Site Plan for the vacant Lot 5R and a Detail Site Plan for the conversion of the existing Doggie Wonderland into a Chess Club and learning center with additional parking spaces proposed located on 1.13 acres of land between Vanbebber Drive and Bethel School Road, approximately 300-ft west of Denton Tap Road, being represented by Daniel Parrish, DP Designs & Development, LLC.

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

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

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

- 1. A replat will be required to subdivide the lots and to provide any necessary easements.**
- 2. Submit draft dumpster agreement for City Attorney review. This shall be filed with the plat.**
- 3. All proposed signage shall comply with ordinance requirements.**
- 4. Revise all plans to reflect the basketball court remaining and update the landscape calculations accordingly.**
- 5. Revise the plans to show access to the dumpster for the adjoining lots.**
- 6. Revise the landscape plans to add a note that all required landscaping shall be irrigated.**

The motion passed by an unanimous vote.

10.

CONTINUED PUBLIC HEARING:

Consider approval of PD-213R6-H, Live/Work, Lost Creek Addition, Lot 27, Block 1, a zoning change request from PD-213R2-H (Planned Development-213 Revision 2 - Historic) to PD-213R6-H (Planned Development-213 Revision 6 - Historic) to attach a Detail Site Plan for five, two-story 4,500-square-foot (3,000 square foot air conditioned) live/work buildings and a common parking area on 0.71 acres of property

located at the northeast corner of S. Coppell Road and Heath Lane, at the request of Chris Collins, being represented by Greg Frnka, GPF Architects LLC.

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

The applicant, Greg Frnka, 549 E. Sandy Lake, Suite 100, Coppell, TX, was present to address questions and concerns of City Council.

The owner, Chris Collins, 564 S Coppell Road, Coppell, TX, was present to address questions and concerns of City Council.

Mayor Wes Mays asked for those who signed up to speak during the Public Hearing:

- 1) Don Walker, 522 Mobley Way, spoke in regards to parking.
- 2) Kay Smith, 526 Mobley Way, spoke in regards to density and traffic.
- 3) Rebecca Walker, 522 Mobley Way, spoke in regards to screening walls.
- 4) Debbie Elliott, 542 Mobley Way, spoke in regards to traffic, parking, and density.
- 5) Christie Greene, 351 SH 121 Bypass, #411, spoke in support of the proposed agenda item.

As authorized by Section 551.071(2) of the Texas Government Code, Mayor Wes Mays convened into closed Executive Session at 9:21 p.m. to seek consultation from the City Attorney and reconvened into the Regular Session at 9:42 p.m.

A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember John Jun, to continue the Public Hearing to the September 28, 2021, City Council meeting.

The motion carried (6-1) by the following vote.

Aye: 6 - Mayor Pro Tem Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Kevin Nevels, Councilmember John Jun, Councilmember Biju Mathew, Councilmember Mark Hill

Nay: 1 - Councilmember Cliff Long

11.

Consider approval of a Resolution in support of Metrocrest Services Capital Campaign; and authorizing the Mayor to sign.

Presentation: Vicki Chiavetta, Deputy City Manager, made a presentation to the City Council.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Biju Mathew, that the agenda item be approved and that authorization be given to the City Manager to use ARPA funds or designated general fund balance based on input from the city auditor and city attorney.

The motion passed by an unanimous vote.

Enactment No: RE 2021-0914.2

12. City Manager Reports - Project Updates and Future Agendas

City Manager Mike Land gave the following updates:

Airline – open to four lanes of traffic last week, contractors are working on the final punch list.

Cambria - paving operations continue - expected to be complete by end of October.

Plantation - sewer line work continuing as well as some water line work. Traffic pattern changes are being shared out regularly, as needed.

Intersection Improvements - The new signal equipment at Southwestern went live this morning, which will allow the paving at this intersection to be completed. The new signal equipment at Parkway should go live next week, which will allow paving operations to resume at this location. Reminder that the northeast corner has not started yet, and a change order for the trail extension in this area will be on the City Council agenda for consideration on September 28th. The change order for the right-turn lane at SH 121 will be on the October 12th agenda.

Belt Line - work will begin with a pre-phase for storm drain tie-ins in mid-October. This work will require limited lane closures. The first planned phase of construction that will result in the loss of three lanes of traffic will begin early November. Staff is working to get communication out related to the start of this project.

Grapevine Springs Park Dredging & Wall Repairs – dredging operations will be completed by the end of the week. The diversion wall contractor has one more concrete pour scheduled this week. They will start installing gabion baskets next week. This project should be completed by the end of October.

13. Mayor and Council Reports

Report by the City Council on recent and upcoming events.

The Meet Your Neighbor Series is back in person on September 18th, 2021 at 2 pm. Join us at the Cozby Library and Community Commons to hear from a panel of community members as they tell their personal stories of the Hispanic Community.

Mayor Wes Mays also gave an update on the Grand Opening weekend for the Coppel Arts Center.

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

Councilmember Kevin Nevels gave updates regarding Coppel ISD, and also reminded City Council of the upcoming Joint Meeting with Coppel ISD on November 1, 2021.

Mayor Wes Mays adjourned the Regular Session at 9:55 p.m. and convened

into the Work Session at 9:57 p.m.

15. Necessary Action from Executive Session

There was no action resulting from Executive Session.

16. Adjournment

There being no further business before the City Council, the meeting was adjourned at 11:19 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary