



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

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Tuesday, July 11, 2023

5:30 PM

Council Chambers

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**WES MAYS**  
Mayor

**JOHN JUN**  
Mayor Pro Tem

**JIM WALKER**  
Place 1

**KEVIN NEVELS**  
Place 4

**BRIANNA HINOJOSA-SMITH**  
Place 2

**BIJU MATHEW**  
Place 6

**DON CARROLL**  
Place 3

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

**Present** 7 - Wes Mays; Jim Walker; Don Carroll; Kevin Nevels; John Jun; Biju Mathew and Mark Hill  
**Absent** 1 - Brianna Hinojosa-Smith

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

The City Council of the City of Coppell met in Regular Session on Tuesday, July 11, 2023, 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 Work Session at 5:30 p.m.

**2. 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.

- A. Discussion regarding agenda items.
- B. Discussion regarding a proposed veteran's memorial.
- C. Discover Coppell funding proposal presentation.
- D. Budget Process and Tax Rate Calculation presentation.

E. Discussion regarding inflationary impacts to the budget and planning.

**Presented in Work Session**

**Regular Session**

**Mayor Wes Mays adjourned the Work Session at 7:32 p.m. and reconvened into the Regular Session at 7:40 p.m.**

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

**Parvin Izadi, with Allies in Community, gave the invocation.**

**4. Pledge of Allegiance**

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

**Presentations**

**5. Presentation of a Proclamation designating June 21, 2023, as "Yoga Day".**

**Mayor Wes Mays presented a Proclamation declaring June 21, 2023, as "Yoga Day", to Srinivas Chilukuri and guests.**

**6. City Manager report and de-brief on Village Parkway Pump Station.**

**City Manager Mike Land gave a de-brief regarding the Village Parkway Pump Station and water outage.**

**7. Citizens' Appearance**

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

**1) Dave Schauf, 215 Westwind Drive, spoke regarding the proposed budget for 2024 and water billing.**

**8. Consent Agenda**

**A. Consider approval of the minutes: June 13, 2023, and June 16, 2023.**

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A through D be approved. The motion passed by an unanimous vote.**

**B. Consider appointment of Kent Hafemann to the Planning and Zoning Commission for a term expiring December 31, 2024.**

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A through D be approved. The motion passed by an unanimous vote.**

- C.** Consider accepting the resignation of Lisa Reynolds from the Ethics Review Panel.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A through D be approved. The motion passed by an unanimous vote.**
- D.** Consider approval of an Ordinance for 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; and authorizing the Mayor to sign.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A through D be approved. The motion passed by an unanimous vote.**
- Enactment No: OR 91500-A-792

### End of Consent Agenda

- 9.** PUBLIC HEARING:
- Consider approval of a zoning change request from PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R4-HC (Planned Development-295 Revision 4-Highway Commercial), to approve a Detail Site Plan for a Popeyes Chicken sit down/drive-thru restaurant on 0.97 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern Drive.
- Development Services Administrator Matt Steer gave a presentation to City Council.**
- The applicant, Clay Cristy with Claymoore Engineering, was present to answer any questions of City Council.**
- Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak.**
- A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Don Carroll, to close the Public Hearing and approve the agenda item with the following conditions:**
- 1. There may be additional comments during the Detail Engineering review.**
  - 2. A plat will be required showing the revised fire lanes and easements.**
  - 3. PD Conditions:**
    - a. To allow for the attached building signage of 62.3-sf as shown on the elevations.**
    - b. That all other signage shall comply with City regulations.**
    - c. The brick on the trash enclosure shall match the brick on the building and have a pedestrian opening.**
    - d. Plans for the linear park shall require staff approval.**
    - e. Future sidewalk to be constructed by property owner when deemed**

necessary by the City Engineer.

The motion passed by an unanimous vote.

10.

**PUBLIC HEARING:**

Consider approval of a zoning change request from PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R5-HC (Planned Development-295 Revision 5-Highway Commercial, to approve a Detail Site Plan for a Tim Hortons restaurant and drive-thru on 0.76 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern Drive, southwest of the QT.

Development Services Administrator Matt Steer gave a presentation to City Council.

The applicant, Clay Cristy with Claymoore Engineering, was present to answer any questions of City Council.

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

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, to close the Public Hearing and approve the agenda item with the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A plat will be required showing the revised fire lanes and easements.
3. PD Conditions:
  - a. To allow for the attached building signage of 49.8-sf as shown on the elevations.
  - b. All other signage shall comply with City regulations.
  - c. Plans for the focal point/linear park shall require staff approval.
  - d. Parking shall be allowed in the front yard as shown.
  - e. The brick on the trash enclosure shall match the brick on the building and have a pedestrian opening.
  - f. Future sidewalk to be constructed by property owner when deemed necessary by the City Engineer.

The motion passed by an unanimous vote.

11.

**PUBLIC HEARING:**

Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 35, Accessory Structure Regulations; removing the verbiage of required materials and exception thereto; allowing for pool cabanas with a  $\frac{3}{4}$  bath (toilet, sink & shower), workshops with a  $\frac{1}{2}$  bath (toilet, sink), and other accessory structures with a utility sink or  $\frac{3}{4}$  bath; specifically prohibiting sleeping chambers in all accessory buildings; amending the minimum setbacks and maximum heights of accessory structures; amending verbiage from pool "liner" to pool "shell"; and revising carport regulations; approving an Ordinance for the same; and authorizing the Mayor to sign.

**Mayor Wes Mays announced that Public Hearing Nos. 11, 12, and 13 will be presented together.**

**Mayor Wes Mays opened Public Hearing Nos. 11, 12, and 13, and stated that no one had signed up to speak.**

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Jim Walker, to close Public Hearing No. 11 and approve Agenda Item No. 11 without revisions to the carport regulations.**

**The motion carried by the following vote (4-3):**

**Aye: Mayor Wes Mays, Councilmember Jim Walker, Councilmember Don Carroll, Councilmember Kevin Nevels**

**Nay: Mayor Pro Tem John Jun, Councilmember Biju Mathew, Councilmember Mark Hill**

**As authorized by Section 3.05 of the Home Rule Charter, the mayor shall vote only in a case of a tie on all propositions before the City Council, but shall have no power to veto.**

Enactment No: OR 91500-A-793

**12.**

**PUBLIC HEARING:**

Consider text change amendments to the Code of Ordinances, Chapter 12, Article 31-3(2) (Off-street loading spaces all districts); amending the off-street parking requirements for kindergartens, day schools, and similar child training and care establishments; allowing for 3 parking spaces in lieu of the required circular drive; approving an Ordinance for the same, and authorizing the Mayor to sign.

**A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Don Carroll, to close the Public Hearing and approve the agenda item. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-794

**13.**

**PUBLIC HEARING:**

Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 29(B)(ii), Provisions for Business Zoning Districts, increasing the maximum allowable attached building sign area from 0.5 sq. ft. to 1 sq. ft. per aggregate linear foot of frontage for tenants with multiple facades that face two public streets, approving an Ordinance for the same; and authorizing the Mayor to sign.

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve the agenda item. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-795

**14.**

Consider approval of text change amendments to the Code of

Ordinances - Amending Chapter 6 'Business Regulations', Article 6-15 'Temporary Signs', by amending Section 6-15-6 'Provisions for Temporary (On-Premises) Signs by amending Section 2, Subsections (A)(ii), (B) (ii) and (E) and by amending Section 3, reducing the setback from 15 feet to 10 feet; approving an Ordinance for the same; and authorizing the Mayor to sign.

**Mayor Wes Mays announced that Agenda Items Nos. 14 and 15 will be presented and considered together.**

**Development Services Administrator Matt Steer gave a presentation to City Council.**

**A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Jim Walker, to approve Agenda Item Nos. 14 and 15. The motion passed by an unanimous vote.**

Enactment No: OR 2023-1597

- 15.** Consider approval of text change amendments to the Code of Ordinances, Chapter 3 'City Departments', Article 3-5 'Solid Waste Recyclable Materials and Yard Trimming Program', Section 3-5-9 'Location for city program collection at residential properties', to distinguish the collection location and container removal regulations for residential properties that receive pick-up on the street-side or alley-side of the home.

**Approved under Agenda Item No. 15.**

Enactment No: OR 2023-1598

- 16.** Consider award of RFQ #193 Architectural Services Fire Station 5 to PGAL Inc. Corporation, including architectural and engineering services related to the design, construction documents and administration in the amount of \$875,000.00; and authorizing the City Manager to sign all necessary documents.

**Assistant Fire Chief Tim Oates gave a presentation to City Council.**

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, to approve the agenda item. The motion passed by an unanimous vote.**

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

**City Manager Mike Land gave the following project updates:**

**Moore Road Boardwalk – The contractor continues to construct the drainage outfall. Once complete, they will place more beams, tread, and handrails on the boardwalk. This project is approximately 75% complete.**

**The Duck Pond Park Improvements – The contractor is working on the concrete**

channel north of the park. Wildlife is a high concern for the City and the public, and we are researching solutions for containment. This park is closed to the public for the duration of the project.

Thweatt Park – Construction mobilization began last week. The pond will be dewatered, and the park will be closed to the public for the duration of the project.

S. Belt Line – The contractor continues installation of the median irrigation / landscaping. Traffic signal work continues, placing the new controllers in service and striping will begin Monday to prepare for the opening of S. Belt Line from Southwestern to Dividend by the end of next week.

Moore Road Pavement Repair - Moore Road traffic control/mobilization is underway in the school zone and will be continuing until school starts - this is the Sandy Lake/Moore Road project that has been ongoing in partnership with Dallas County.

Dart - MacArthur track work - The contractors are removing pavement and beginning storm drain relocations on Phase 1.

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

It's officially budget season for the City of Coppell, and the annual budget process starts with YOU! City staff uses input from residents and businesses to inform proposed projects and programs. As part of the annual budget process, City Council holds numerous public workshops in July, and you are encouraged to get involved, attend, and provide feedback! All budget workshops will be held at Town Center, in the 2nd Floor Conference Room. Dates are as follows:

- Thursday, July 13th at 6 p.m. to discuss service organizations and Special Revenue funds.
- Tuesday, July 18th at 6 p.m. to discuss General Fund and Debt Service Fund.
- Monday, July 24th at 6 p.m. to discuss Water/Sewer Enterprise Fund and Initial Proposed budget.
- Thursday, July 27th at 6 p.m. for a Final Budget Review.

Learn all about the City of Coppell budget and how to get involved at [coppelltx.gov/budget](http://coppelltx.gov/budget)! Have budget-related questions or comments? Email us at [budgetinput@coppelltx.gov](mailto:budgetinput@coppelltx.gov).

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

Nothing to report.

**20. Necessary Action from Executive Session.**

There was no Executive Session.

**21. Adjournment**

There being no further business before the City Council, the meeting was

adjourned at 9:27 p.m.

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Wes Mays, Mayor

ATTEST:

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Ashley Owens, City Secretary