



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Minutes City Council

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Tuesday, July 9, 2019

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**MARK HILL**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BRIANNA HINOJOSA-SMITH**  
Place 2

**NANCY YINGLING**  
Place 5

**WES MAYS**  
Place 3

**BIJU MATHEW**  
Place 6

**MIKE LAND**  
City Manager

**Present** 8 - Karen Hunt;Cliff Long;Brianna Hinojosa-Smith;Wes Mays;Gary Roden;Nancy Yingling;Biju Mathew and Mark Hill

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

The City Council of the City of Coppel met in Regular Session on Tuesday, July 9, 2019 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, Texas.

The purpose of the meeting is to consider the following items:

1. **Call to Order**

Mayor Hunt called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:39 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 property east of MacArthur Boulevard and south of Starleaf Street.

**Discussed under Executive Session**

- B.** Discussion regarding property on Sanders Loop and Belt Line Road.

**Discussed under Executive Session**

**Section 551.071, Texas Government Code - Consultation with City Attorney and  
Section 551.089, Texas Government Code - Deliberation regarding Security Devices or  
Security Audits.**

- C.** Discussion regarding financial security.

**Discussed under Executive Session**

**Section 551.076, Texas Government Code - Deliberation regarding Security Devices  
and  
Section 551.089, Texas Government Code - Deliberation regarding Security Devices or  
Security Audits.**

- D.** Discussion related to security devices.

**Discussed under Executive Session.**

**Mayor Hunt recessed the Executive Session at 7:31 p.m. and convened into  
Regular Session.**

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

**At this time, Mayor Hunt reconvened back into Executive Session at 9:07 p.m.**

- E.** Discussion regarding existing litigation challenging Senate Bill 1152 and  
Senate Bill 1004.

**Discussed under Executive Session**

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

**Mayor Hunt adjourned the Executive Session at 9:14 p.m. and convened into  
the Work Session.**

- A. Discussion regarding agenda items.**
- B. Report on City Council Vision 2040 subcommittees.**
- C. Discussion regarding Street Maintenance Sales Tax election.**
- D. Discussion regarding House Bill 2840.**
- E. Discussion regarding camera equipment and software for Police  
Department.**

**Presented in Work Session**

**4. Regular Session**

**Mayor Hunt adjourned the Executive Session at 7:31 p.m. and convened into**

the Regular Session at 7:36 p.m.

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

Lead Pastor Chad Kettler with GracePoint Church gave the Invocation.

**6. Pledge of Allegiance**

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

**7. Presentation by Northlake College North Campus.**

Dr. Christa Slejko, President of Northlake College, advised the Council that she would like to include her presentation with Agenda Item 12.

**8. Citizens' Appearance**

Brian Black, 615 Prestwick, spoke to City Council about possibly banning the sale and use of e-cigarettes in Coppell.

**9. Consent Agenda**

**A. Consider approval of the minutes: June 11, 2019.**

A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.

**B. Consider approval of an Interlocal Agreement between the City of Coppell and the City of Grapevine for temporary animal control shelter services; and authorizing the Mayor to sign.**

A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.

**C. Consider approval of the purchase of one 2019 Ford F250 Regular Cab truck from Sam Pack's Five Star Ford, in the amount of \$56,677.00, as budgeted in FY 18-19; and authorizing the City Manager to sign any necessary documents.**

A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.

**D. Consider approval authorizing the replacement of the Fire Training Room's Audio-Visual Equipment by Whitlock in the amount not to exceed \$70,000.00, as budgeted; and authorizing the City Manager to sign any necessary documents.**

A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-H be approved.

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

- E.** Consider approval of an Ordinance amending Article 8-3, Parking, Section 8-3-1(A) of the Code of Ordinances by adding a subsection to make it unlawful to stop, stand, or park a vehicle at all times on Moore Road, north and south of Parkway Boulevard; and authorizing the Mayor to sign.

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

Enactment No: OR 2019-1515

- F.** Consider approval of an engineering services agreement with Kimley-Horn Associates, Inc.; for the design of intersection improvements at various locations; at a not-to-exceed cost of \$244,300.00; to be funded through IMF and a reimbursement resolution; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

- G.** Consider approval of a Resolution to adopt a Storm Water Management Plan (SWMP) for the purpose of meeting compliance goals of the new TCEQ Phase II Municipal storm water requirements; and authorizing the Mayor to sign.

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2019-0709.1

- H.** Consider approval of an Interlocal Agreement between the City of Coppell and Northwest Dallas County Flood Control District to satisfy the requirements of TCEQ Phase II storm water discharge compliance; and authorizing the Mayor to sign.

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

#### **End of Consent Agenda**

- 10.** PUBLIC HEARING:  
Consider approval of PD-299-C, Stacked Storage, zoning change request from C (Commercial) to PD-299-C (Planned Development-299-Commercial) to allow 5,100 square feet of office and 17,000 square feet of storage area, with a maximum building height of 35' on 2.7 acres of property located at the northeast corner of SH 121 and Coppell Road,

and to amend the Land Use Map of the Coppell 2030, A Comprehensive Master Plan from "Urban Residential Neighborhood" to "Freeway Special District" at the request of Michael Cole, Stacked Storage.

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

Michael Cole, Stacked Storage, 1208 Twin Creek, Southlake, TX, was present to address questions and concerns from City Council.

Mayor Hunt opened the Public Hearing.

Kamesh Subbarao, 715 DaVinci Court, was opposed to the development due to property values possibly decreasing and the loss of trees.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. The property shall be platted prior to the issuance of a building permit.
2. A tree removal permit shall be required prior to the removal of any trees on the site.
3. There will be additional comments at the time of detail engineering review and building permit.
4. The following PD Conditions shall be made part of the Ordinance:
  - A. Hours of Operation will be:  
Mon. - Fri.: 9 a.m. - 6 p.m.  
Saturday: 8 a.m. - 4 p.m.  
Closed Sundays (\*Limited access may be available outside of normal business hours by appointment only)  
Access to storage pods will be controlled and limited to business hours only, 24hr Access will not be permitted.
  - B. Prohibited materials - Any item or material that is considered illegal, hazardous or alive will not be permitted, including Hazardous, combustible and toxic materials, chemicals, food products, animals, plants, weapons, etc.
  - C. Absolutely NO outside storage will be permitted at any time.
  - D. The property owner (Stacked Storage) will build and maintain a 6-foot tall, double-thick masonry brick screening wall which will match the existing Willow Park entry wall.
    - a. This screening wall shall replace the existing wood fences, in coordination with the abutting property owners.
    - b. The wall shall be constructed in accordance with the City of Coppell Standards.
    - c. This wall shall be maintained by the PD-299-C property owners (Stacked Storage and/or future property owners) in perpetuity.
  - E. The building materials shall be as indicated on the building elevations, including: Painted Concrete Panels (Dark Tan, Dark Brown, Dark Gray, Light Tan), modular Brick – Ebony, Limestone Block (Coronado Stone) – Cream, and Metal Trim (Dark Gray, White, Black)
  - F. All site lighting provided will meet the City of Coppell Development Code article 36 standards for glare and lighting.
  - G. All attached signs and the monument sign shall be in accordance with the Sign Regulations.

The vote on the motion was 6-1, with Councilmember Cliff Long voting in opposition. The motion carried.

11.

**PUBLIC HEARING:**

Consider approval of PD-209R2R-C, Town Oaks Centre (Biscuit Bar), zoning change request from PD-209R2-C (Planned Development-209-Revision 2-Commercial) to PD-209R2R-C (Planned Development-209-Revision 2 Revised-Commercial) to allow the re-occupancy of an existing vacant restaurant building requiring variances to the Zoning Ordinance including: the expansion of an outdoor patio area encroaching into the required setback area, five parking space deficit and sign variances on 0.57 acres of property located at the southeast corner of Sandy Lake Road and Denton Tap Road, at the request of Alen Hinckley, being represented by Janie Burkett, The Biscuit Bar.

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

Owners Jake and Janie Burkett, 4649 Bronco Blvd, Carrollton, were present to answer questions and concerns from the Council.

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

A motion was made by Mayor Pro Tem Mark Hill, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. Revise the building Sign Plan to allow for a maximum of 129 square feet of signs.
2. There will be additional comments at the time of Building Permit review.

The motion passed by an unanimous vote.

12.

**PUBLIC HEARING:**

Consider approval of PD-224R2-HC, Northlake College, a zoning change request from PD-224R-HC (Planned Development 224 Revised-Highway Commercial) to PD-224R2-HC (Planned Development 224 Revision 2-Highway Commercial), to revise the Concept Master Plan and attach a Detail Site Plan to permit a 146,655 square foot building addition and associated variances on approximately 34.8 acres located at 101 S. Royal Lane, at the request of Dallas County Community College District, being represented by Scott Wegener, Beck Architecture.

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

Dr. Christa Slejko, President of Northlake College, and Scott Wegener, Beck Architecture, were present to answer questions and concerns from the Council.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Wes Mays, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

**1. Master Concept Plan Conditions:**

a. At the time of Detail Site Plan approval for the remaining acreage, the plans shall meet all development code requirements unless specifically varied at that time.

b. There shall be a coherent architectural theme and Detail Site Plans shall include elevation facades to assure architectural compatibility.

**2. Detail Plan – Construction Science Building:**

a. Additional comments will be generated at the time of Detail Engineering review.

b. Approval of the of the variances to the masonry veneer requirements and the location of more than 50% of the parking in the front yard along Royal Lane.

c. Label screening wall and enclosure materials.

d. All signs shall be compliant with the Sign Ordinance.

e. Gas tank enclosure area shall be well ventilated, have a canopy over the top and shall have a temperature gauge.

The motion passed by an unanimous vote.

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

City Manager Mike Land reported that the work at Hunterwood Park would be completed in about three to four weeks.

Construction on Freeport is still continuing and will have a traffic switch in six weeks.

Mr. Land stated the Coppell Arts Center is 30% complete.

**14. Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

Coppell residents are invited to stop by the City of Coppell Service Center (816 S. Coppell Road), on Saturday, July 20th to securely shred documents. PROSHRED will be out to safely shred documents on site. Residents can drop off up to four boxes (maximum size of each box being 9" x 12" x 17", or the size of a bankers box) between the hours of 8 am and noon and make the most of the trip by stopping by the Coppell Farmers Market afterward. All shredded paper will be recycled and your container will be returned to you. Residents are encouraged to come early to ensure space in the truck for their documents. For more info, contact [kcb@coppelltx.gov](mailto:kcb@coppelltx.gov)

Interested citizens are invited to attend a Budget Workshop on Monday, July 22, 2019, beginning at 6 pm in the 2nd Floor Conference Room at 255 Parkway Boulevard. The Budget Workshop will discuss the Debt Service Fund and General Fund. Please contact Cayce Lay, Budget Manager, at [clay@coppelltx.gov](mailto:clay@coppelltx.gov) or 972-304-3690 for more information.

Councilmember Wes Mays updated the audience on the recent Texas Municipal League's Legislative Wrap-Up on June 24th. Items of note were Senate Bill 845 which would eliminate cities requiring building materials in construction. Also, TML lobbying efforts do not receive public funds.

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

At this time, Mayor Hunt recessed the Regular Meeting and Council went back into Executive Session at 9:07 p.m.

**16. Necessary Action from Executive Session**

Mayor Hunt adjourned the Work Session and reconvened into the Regular Session at 10:22 p.m.

Councilmember Wes Mays made a motion, seconded by Councilmember Nancy Yingling, to authorize the City Manager to execute a Letter of Intent by and between the City of Coppell and Coppell Independent School District to purchase approximately 4.98 acres of land located at Sanders Loop and Belt Line under the terms and conditions as discussed at tonight's Executive Session. The motion passed by an unanimous vote.

**17. Adjournment**

There being no further business before the City Council, the meeting was adjourned at 10:23 p.m.

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Karen Selbo Hunt, Mayor

ATTEST:

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Ashley Owens, Deputy City Secretary