



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, October 9, 2018

6:30 PM

Council Chambers

KAREN HUNT
Mayor

CLIFF LONG
Mayor Pro Tem

BRIANNA HINOJOSA-SMITH
Place 2

NANCY YINGLING
Place 5

WES MAYS
Place 3

BIJU MATHEW
Place 6

GARY RODEN
Place 4

MARK HILL
Place 7

MIKE LAND
City Manager

Present 6 - Cliff Long; Wes Mays; Gary Roden; Nancy Yingling; Biju Mathew and Mark Hill

Absent 2 - Karen Hunt and Brianna Hinojosa-Smith

Also present were City Manager Mike Land, Deputy City Managers Traci Leach and Noel Bernal, Deputy City Secretary Ashley Owens and City Attorney Robert Hager.

The City Council of the City of Coppell met in Regular Called Session on Tuesday, October 9, 2018, 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 Long called the meeting to order, determined that a quorum was present and convened into the Executive Session at 6:30 p.m.

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

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

Discussion regarding real property south of Bethel Rd. and west of S. Coppell Rd.

Discussed under Executive Session.

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

Mayor Pro Tem Long adjourned the Executive Session at 6:42 p.m. and convened into the Work Session.

- A. Discussion regarding the Citizen Survey.
- B. Discussion of agenda items.

Presented in Work Session.

Regular Session

Mayor Pro Tem Long adjourned the Work Session at 7:12 p.m. and reconvened into the Regular Session at 7:30 p.m. At 7:21 p.m., Councilmember Brianna Hinojosa-Smith arrived late to the meeting.

Present 7 - Cliff Long; Brianna Hinojosa-Smith; Wes Mays; Gary Roden; Nancy Yingling; Biju Mathew and Mark Hill

Absent 1 - Karen Hunt

4. Invocation 7:30 p.m.

Pastor Chad Kettler with GracePoint Church gave the Invocation.

5. Pledge of Allegiance

Mayor Pro Tem Long and the City Council led those present in the Pledge of Allegiance.

6. Consider approval of a proclamation naming the month of October, "National Breast Cancer Awareness Month," and authorize the Mayor to sign.

Mayor Pro Tem Long read the proclamation into the record and presented the same to Pink Soles in Motion. A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Nancy Yingling, that this Agenda Item be approved. The motion passed by an unanimous vote.

7. Consider approval of a proclamation naming the week of October 7-13, 2017 as "Fire Prevention Week," and authorizing the Mayor to sign.

Mayor Pro Tem Long read the proclamation into the record and presented the same to Fire Chief Kevin Richardson and Deputy Chief Tim Oates. A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Mark Hill, that this Agenda Item be approved. The motion passed by an unanimous vote.

8. Citizens' Appearance

Mayor Pro Tem Long advised that no one signed up to speak.

9. Consent Agenda

- A. Consider approval of the minutes: September 25, 2018.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

- B. Consider approval of an Ordinance for PD-217R3-C, Doggie's Wonderland, a zoning change from PD-217R2-C (Planned Development District-217 Revision-2-Commercial) to PD-217R3-C (Planned Development District Revision-3-Commercial) to amend and expand the Detail Site Plan to allow the construction of an approximate 4,590 square foot building for a new Doggie's Wonderland (dog boarding, daycare, grooming services) on Lot 5; convert the existing building into a dog kennel (rescue) and pet wash Lot 4R; and to establish a Concept Plan for future development on Lot 6, for a total of 1.479 acres of land located on the east side of Denton Tap Road, between E. Bethel School Road and Vanbebber Drive, (120 E. Bethel School Road and 400 S. Denton Tap Road), and authorizing the Mayor to sign.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

Enactment No: OR 91500-A-730

- C. Consider approval of an Ordinance for PD-250R24-H, Coppell Arts Center (Old Town Addition, Lot 1R-1, Block G), a zoning change from PD-250R8-H (Planned Development District- 250 Revision 8 - Historic) to PD-250R24-H (Planned Development District- 250 Revision 24 - Historic) to allow the development of an approximate 32,370 square-foot Coppell Arts Center on 3.044 acres of property located on the south side of Travis Street, east of Hammond Street; and authorizing the Mayor to sign.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

Enactment No: OR 91500-A-731

- D. Consider approval to award Bid # Q-0918-01 "Residential & Commercial Water Meter Lids and Boxes" to Core and Main LP, in the amount of \$271,550.00; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

- E. Consider approval of a Resolution of the City of Coppell, Texas finding that Texas-New Mexico Power Company's (TNMP) application to

change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the Company and legal counsel; and authorizing the Mayor to sign.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

Enactment No: RE 2018-1009.1

- F.** Consider approval of an Ordinance of the City of Coppell, Texas, amending the Code of Ordinances by repealing Chapter 1 "Administration", Article 1-14, "Hotel Occupancy Tax" in its entirety, and replacing it with a new chapter 1 "Administration", article 1-14 'Hotel Occupancy Tax; providing for collection; providing for delinquency; providing for audit; providing a repealing clause; providing a severability clause; providing for a savings clause; providing a penalty of fine not to exceed the sum of five hundred (\$500.00) for each offense; and providing an effective date.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

Enactment No: OR 2018-1503

End of Consent Agenda

- 10.** CONTINUED PUBLIC HEARING:
Consider approval of PD-259R-SF-7&9, Blackberry Farm, being a zoning change request from PD-259-SF-7&9 (Planned Development 259-Single Family-7 & 9) to PD-259R-SF-7&9 (Planned Development Revised 259-Single Family-7 & 9), to revise the Detail Site Plan and Conditions, to permit the development of 74 single-family lots and nine (9) common area lots on 54.8 acres of land located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Road (extended), at the request of Denton Creek Land Company Ltd. and Blackberry Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.

Presentation: Marcie Diamond, Assistant Director of Community Development/Planning, made a presentation to the City Council and reported the applicant has requested to postpone the Agenda Item until November 13, 2018.

Mayor Pro Tem Long opened the Public Hearing.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to continue the Public Hearing until November

13, 2018. The motion passed by an unanimous vote.

11.

PUBLIC HEARING:

Consider approval of PD-285R2-C, Andy's Frozen Custard, to attach a Detail Site Plan for a 1,160 sq. ft. drive-through and walk up restaurant, with no indoor seating, on 1.21 acres of property located on Sandy Lake Road, west of Denton Tap (180 W. Sandy Lake Road), at the request of LG 214 Woodside Coppell LLC, being represented by Stephen McGuirk, Leon Capital Group.

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

Stephen McGuirk, representing the applicant, answered questions of the City Council.

Mayor Pro Tem Long opened the Public Hearing and advised that no one signed up to speak.

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

1. PD Conditions

- a. Allowing for glass exceeding 50% of the front façade of the building
- b. Allowing for the refacing of the existing monument sign which does not meet the current setback requirements
- c. Allowing for a window sign
- d. Allowing for a fully shielded indirect fascia lighting, if grey/silver in color.
- e. Approval of a Landscape Plan which provides allows the deficiency in the perimeter landscaping on the east and north property lines to be compensated along the west property line.
2. This property will need to be replatted to provide necessary easements.
3. Additional comments will be generated at the time of Detail Engineering review and Building permit review.
4. Drafting errors/clarifications
 - a. More clearly define the fire lane and relabel to "fire lane/mutual access easement".
 - b. Rectify landscape calculations discrepancies.
 - c. Verify location of 6 trees along west property line.
 - d. Revise the notation that reads 15' landscape and sign setback to delete the word "sign".
 - e. Provide additional specifications on the attached and monument signs in terms of materials, lighting source, etc.
 - f. Delete the utilities and topography from the Site Plan and include all existing and proposed easements.

The motion passed by an unanimous vote.

12.

PUBLIC HEARING:

Consider approval of PD-221R9R2-HC, Homewood Suites, a zoning change request from PD-221R9R-HC (Planned Development-221 Revision 9 Revised-Highway Commercial) to PD-221R9R2-HC (Planned

Development-205 Revision 9 Revision 2 -Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 129-room suite (residence) hotel on 3.024 acres of property located on Point West Boulevard, approximately 100 feet south of Dividend Drive at the request of Trophy Lodging, LTD, being represented by Travis Bousquet, the Bousquet Group.

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

Mayor Pro Tem Long opened the Public Hearing and asked for those who signed up to speak on the item:

1) Schas Naik, 1580 Point West, was against the proposed item due to the previous hotel ordinance.

As authorized by Section 551.071(2) of the Texas Government Code, Mayor Pro Tem Long convened into closed Executive Session at 8:42 p.m. to seek consultation from the City Attorney and reconvened into the Regular Session at 8:59 p.m.

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

- 1. This property will need to be replatted to provide necessary easements.**
- 2. Traffic Impact Analysis being submitted prior to submission of a Replat to determine if deceleration lane(s) will be required.**
- 3. Signs to be compliant with the provisions of the Sign Ordinance.**
- 4. Additional comments will be generated at the time of Detail Engineering review and Building permit review.**

The motion passed by an unanimous vote.

13.

PUBLIC HEARING:

Consider approval of PD-214R8-C, Arbor Manors Office - 3 Denton Tap, LLC, a zoning change request from PD-214R2-C (Planned Development-214 Revision 2 - Commercial) to attach a Detail Site Plan for a 3,035-square foot building on 0.701 acres of land (Lot 3), located on Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; at the request of 3 Denton Tap, LLC; being represented by Cates-Clark & Associates, LLC.

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

Mayor Pro Tem Long opened the Public Hearing and advised that no one signed up to speak.

Daniel Stewart, representing the applicant, answered questions of the City Council.

A motion was made by Councilmember Nancy Yingling, seconded by

Councilmember Mark Hill, to close the Public Hearing and approve this Agenda item subject to the following conditions:

1. PD Conditions:

- a. Photometrics shall comply with City requirements for residential adjacency.
 - b. To allow the landscape calculation to be based on the developable area of the lot.
 - c. To allow the existing parking tree islands along Denton Tap Road to remain as is.
 - d. To allow the existing perimeter landscape strip along Denton Tap Road to remain as is.
 - e. To allow a variable landscape width from 6 to 10 feet along a portion at the rear of the property.
 - f. To allow a 10-foot setback in lieu of the required 30-foot setback on the southern portion of the lot.
 - g. All signage must meet ordinance requirements.
 - h. All mechanical equipment to be screened.
 - i. A Letter of Intent to maintain the screening wall along the common boundary of this property and the adjacent residential neighborhood (Arbor Manors), shall be in place prior to permits being issued for this site. The applicant and residential HOA shall have a document filed at the county indicating the terms and responsibility of each party.
- 2. There may be additional comments at the time of Building Permit and Detail Engineering Review.**
- 3. Replat of Lot 3 to add easements must be approved and filed with Dallas County prior to construction.**
- 4. Removal of the existing access easement that currently runs through a portion of the building.**

The motion passed by an unanimous vote.

14.

PUBLIC HEARING:

Consider approval of PD-205R3-HC, Vista Ridge Addition, Lot 3R, Block D (The Plaza), a zoning change request from PD-205R2-HC (Planned Development-205 Revision 2-Highway Commercial) to PD-205R3-HC (Planned Development-205 Revision 3-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 6,520-square-foot medical building on 1.39 acres of property located north of the northwest corner of S.H. 121 and Plaza Blvd, at the request of George Mitchell (Questcare Clinic) represented by Elaine Pickering, Baird Hampton & Brown, Inc.

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

Mayor Pro Tem Long opened the Public Hearing and advised that no one signed up to speak.

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

- 1. There may be additional comments at the time of Building Permit and Detail**

Engineering Review.

2. Replat of Lots 3 and 4 must be approved and filed with Dallas County prior to construction
3. All signage must meet ordinance requirements.

The motion passed by an unanimous vote.

15.**PUBLIC HEARING:**

Consider approval of a Resolution granting a variance of twenty feet (20') feet to JC's Burger Bar Coppell from the 300-foot prohibited requirement for the sale of alcoholic beverages for on premise consumption, with a business address being 160 W. Sandy Lake Road, Suite 100; and authorizing the Mayor to sign.

Presentation: Christel Pettinos, City Secretary, made a presentation to the City Council.

Mayor Pro Tem Long opened the Public Hearing and advised that no one signed up to speak.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, to close the Public Hearing and approve this Agenda item. The motion passed by an unanimous vote.

Enactment No: RE 2018-1009.2

16.

Consider approval to award Bid #Q-0818-03 "Hunterwood Park Bank Stabilization/Trail Project" to Joel Brown Co.; in the amount of \$964,047.00; as designated in CRDC fund balance; and authorizing the City Manager to sign any necessary documents.

Presentation: Mike Garza, Assistant Director of Public Works, made a presentation to the City Council.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Wes Mays, that this Agenda item be approved. The motion passed by an unanimous vote.

17.

Consider approval to enter into an agreement with Gallagher Construction to provide for Program Manager Services for the construction of Fire Station 4; the relocation of Fire Station 1 and the Fire Resource Storage Facility; in the amount of \$403,000.00; and authorizing the City Manager to sign.

Presentation: Kevin Richardson, Fire Chief, made a presentation to the City Council.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Brianna Hinojosa-Smith, that this Agenda Item be approved. The motion passed by an unanimous vote.

18. City Manager Reports - Project Updates and Future Agendas

City Manager Mike Land updated the City Council on the following events: the Farm to Table Dinner is going to be held on October 13, 2018, and the Food Truck Frenzy was a success!

19. Mayor and Council Reports

- A. Report by the City Council on upcoming events.
- B. Report by Councilmember Mays on North Central Texas Council of Governments.

A. Mayor Pro Tem Long reminded City Council and those present that Election Day is November 6. Early Voting begins October 22-November 2. Town Center will be an Early Voting polling location for Dallas County residents. The last day to apply for a ballot by mail is October 26. See the City Secretary's Election webpage for polling locations and times.

Kaleidoscope will be held at Andy Brown East Park on October 20, 2018, from 5-9 p.m. To get involved or learn more, check out the Kaleidoscope page on the City's webpage.

B. Councilmember Mays reported on his meeting with North Central Texas Council of Government. Tex-21 will be holding their Quarterly Regional meeting on October 24, 2018, from 9 a.m. to 1:30 pm, in Garland. There will be sessions regarding topics such as drones and automated vehicle programs, with a special speech from Senator Bob Hall.

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

Nothing to report.

21. Necessary Action from Executive Session

City Attorney Robert Hager read the following motion into the record: to extend the Letter of Intent between the City of Coppell, the Coppell Economic Development Corporation, and Main Street, Ltd., et al for a period of 62 days to December 12, 2018.

A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Roden, that this Agenda item be approved. The motion passed by an unanimous vote.

Adjournment

There being nothing else before the City Council, the meeting was adjourned at 9:45 p.m.

Karen Selbo Hunt, Mayor

ATTEST:

Christel Pettinos, City Secretary