



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, January 12, 2021

5:30 PM

Council Chambers

KAREN HUNT
Mayor

MARK HILL
Mayor Pro Tem

CLIFF LONG
Place 1

GARY RODEN
Place 4

BRIANNA HINOJOSA-SMITH
Place 2

JOHN JUN
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;Biju Mathew;Mark Hill and John Jun

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

The City Council of the City of Coppell met in Regular Session on Tuesday, January 12, 2021 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

1. Call to Order

As a result of recent Declarations of Emergency made by Dallas County and the City of Coppell in regards to the current pandemic, Governor Abbott has permitted for governing bodies to meet remotely and to conduct open meetings virtually.

Mayor Karen Hunt 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 551.071, Texas Government Code - Consultation with City Attorney.

- A. Seek Legal Advice from City Attorney regarding Texas Administrative Code Rule 3.334, concerning local sales and use taxes.

Discussed under Executive Session

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B. Discussion regarding an economic development prospect west of Freeport Parkway and south of Gateway Boulevard.

Discussed under Executive Session

- C. Discussion regarding an economic development prospect north of Sandy Lake Road and west of Denton Tap Road.

Discussed under Executive Session

3. Work Session (Open to the Public) Council Chambers

Mayor Karen Hunt adjourned the Executive Session at 6:49 p.m. and convened into the Work Session at 6:53 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding Mayor Pro Tem.
- C. Discussion and update regarding an asset management system.
- D. Short Term Rental Ordinance Update.
- E. Discussion regarding moving forward with the Moore Road Park Elevated Trail Section.

Presented in Work Session.

Regular Session

Mayor Hunt adjourned the Work Session at 7:39 p.m. and reconvened into the Regular Session at 7:44 p.m.

4. Invocation 7:30 p.m.

Councilmember Wes Mays gave the invocation.

5. Pledge of Allegiance

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

6. Consider approval of accepting the resignation of John Jun from Board of Adjustment.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that this Agenda Item be approved. The motion passed by an unanimous vote.

7. Swearing in of Council Place 5.

Mayor Karen Hunt swore in John Jun as Councilmember Place 5.

At this time, the makeup of Council is as follows:

**Karen Hunt, Mayor
Cliff Long, Place 1
Brianna Hinojosa-Smith, Place 2
Wes Mays, Place 3
Gary Roden, Place 4
John Jun, Place 5
Biju Mathew, Place 6
Mark Hill, Place 7**

8. **Citizens' Appearance**

Mayor Hunt advised that no one signed up to speak.

Proclamations

9. Consider approval of a Proclamation naming January 12, 2021, as "Kenny Marchant Day," and authorizing the Mayor to sign.

Mayor Karen Hunt read the proclamation into the record. A motion was made by Councilmember Biju Mathew, seconded by Councilmember Brianna Hinojosa-Smith, that this Agenda Item be approved. The motion passed by an unanimous vote.

10. **Consent Agenda**

At this time, Councilmember Cliff Long requested that Consent Agenda Item B be considered separately so that he could recuse himself upon filing a Conflict of Interest Affidavit.

Consent Agenda Items A, C-G were considered together.

A. Consider approval of the minutes: December 8, 2020 and December 15, 2020.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A, C-G be approved. The motion passed by an unanimous vote.

B. Consider approval of an Ordinance for PD-304-H, Nixon Pence Residential, a zoning change request from H (Historic) to PD-304-H (Planned Development-304 - Historic), to allow for two residential units on 0.442 acres of land located on the west side of S. Coppell Road, approximately 175 feet south of W. Bethel Road; and authorizing the Mayor to sign.

At this time, Councilmember Cliff Long dismissed himself from Council Chambers.

A motion was made by Councilmember Wes Mays, seconded by Mayor Pro Tem Mark Hill, that Consent Agenda Item B be approved. The motion passed by an unanimous vote.

Enactment No: OR 91500-A-760

- C.** Consider approval to enter into a License Agreement with the Village at Cottonwood Creek 5 Homeowners Association; to allow construction of approximately 25-foot brick screening wall in the public Right-of-Way; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A, C-G be approved. The motion passed by an unanimous vote.

- D.** Consider approval to enter into a contract with Joel Brown and Co., for the construction of site improvements to the Southwestern Water Tower; in the amount of \$216,519.75; as provided for in the Utility Fund balance; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A, C-G be approved. The motion passed by an unanimous vote.

- E.** Consider approval of awarding a contract for the annual purchase of water and wastewater parts; with Core and Main; in the amount of \$75,000.00; as budgeted in the Water/Sewer Operations Fund; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A, C-G be approved. The motion passed by an unanimous vote.

- F.** Consider approval to purchase Fire Department medical supplies from Bound Tree Medical, LLC. through an Interlocal Agreement with the City of Midlothian, for a not-to-exceed amount of \$97,500.00, or as budgeted annually, and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A, C-G be approved. The motion passed by an unanimous vote.

- G.** Consider approval of a new agreement to extend the term of the Coppell CARES Program Agreement between the City of Coppell and Metrocrest Services to December 31, 2021; and authorizing the Mayor to sign.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A, C-G be approved. The motion passed by an unanimous vote.

End of Consent Agenda

11. Consider approval of an Ordinance for PD-250R21R-H (Planned Development-250-Revision 21-Revised-Historic) to allow the coffee shop/retail to remain on the 1st floor and to convert one of the residential units (Apt. 202) into a 2,059 square foot professional office space on the 2nd floor; on 0.24 acres of property located at 462 Houston Street; and authorizing the Mayor to sign.

At this time, Mayor Karen Hunt and Councilmember Cliff Long recused themselves upon filing Conflict of Interest Affidavits for Public Hearing Item 11.

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

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

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

- 1. This will be subject to a detailed building review with permit submittal.**
- 2. This is subject to egress provisions for non-residential buildings under the 2015 IBC and once reclassified, the space cannot be used as a dwelling.**

The motion passed by an unanimous vote.

Mayor Karen Hunt and Councilmember Cliff Long joined the meeting after the vote.

12. **PUBLIC HEARING:**
Consider approval of PD-157R8-C, Valley Ranch Plaza, a zoning change request from PD-157R7-C (Planned Development-157- Revision 7-Commercial) to PD-157R8-C (Planned Development-157- Revision 8-Commercial), to allow for the subdivision of the property into three lots for the sale of the different lots/businesses on approximately 4.6 acres of property located at the southwest corner of East Belt Line Road and South MacArthur Blvd, at the request of BLMA, Ltd and Phase II BLMA, Ltd.

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

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

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

1. The replat for this site must be filed.
2. To allow the setbacks for Lot 3, Block A, to be as shown on the plan.
3. To allow the landscaping to be as shown on the plan.
4. To require a parking agreement between Lots 1 and 3 be filed at the county and listed on the plat and site plan.
5. To allow for a shared dumpster agreement.

The motion passed by an unanimous vote.

13.

PUBLIC HEARING:

Consider approval of PD-260R3-R, Trinity River Kayak, zoning change request from PD-260R2-R (Planned Development-260-Revision 2-Retail) to PD-260R3-R (Planned Development-260-Revision 3-Retail) to amend the site plan to allow for the demolition of an existing storage building and construction of a new structure containing a garage, enclosed storage area and covered pavilion area; on 1.49 acres of property located 1601 E. Sandy Lake Road, at the request of Aaron Duncan on behalf of Jeff Varnell, Varnell Holdings, LLC.

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

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

Aaron Duncan represented the applicant and was available for questions of the City Council.

A motion was made by Mayor Pro Tem 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 may be additional comments at the time of Building Permit and Detail Engineering Review.
2. A Demolition Permit is required to remove the existing structure.
3. Allow a 15-ft exception to the 30-ft side yard setback for the eastern portion of the new building.

The motion passed by an unanimous vote.

14.

Consider approval of awarding Bid # Q-1121-02 Denton Tap Intersection Improvements to Rebcon, Inc.; for the construction of auxiliary lanes at four intersections of Denton Tap Road; in the amount of \$2,777,148.70; funding provided by Bond proceeds and Roadway Impact Fees; and authorizing the City Manager to sign any necessary documents.

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

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

15. City Manager Reports - Project Updates and Future Agendas

City Manager Mike Land reported that the 265 Parkway roof replacement will be complete in the next week to 10 days. All of the decking has been replaced and they are working on the roof cap.

Holiday decorations are in the process of being removed from the facilities and bridges. The removal will be complete this week, weather permitting.

16. Mayor and Council Reports

Report by the City Council on recent and upcoming events.

A. Interested in running for City Council? Candidate filing for Mayor and City Council Places 2, 4, and 6 will be held January 13 – February 12. Applications, forms, and information regarding running for elected office can be found on the City Secretary's Election page at coppelltx.gov/election. A Candidate Orientation will be held on Thursday, January 21 at 6 pm at Town Center, 255 Parkway Blvd. Social distancing will be observed, and masks are to be worn. For those interested, the Orientation will also be held in a virtual environment via Zoom. To receive the Zoom link and to RSVP please email citysec@coppelltx.gov. Election Day is May 1, 2021.

B. City offices will be closed January 18 in recognition of Martin Luther King Jr. Day.

C. The State of the City address is Thursday, January 21 beginning at 11:30 a.m. via Zoom. Mayor Hunt will review the 2021 vision for the City and take questions from the audience.

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

At this time, the City Council recessed the Regular Session and convened into the Work Session at 8:52 p.m.

Mayor Karen Hunt adjourned the Work Session at 9:27 p.m. There being no further business before the City Council, the meeting was adjourned at 9:27 p.m.

Karen Selbo Hunt, Mayor

ATTEST:

Ashley Owens, City Secretary