



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, November 14, 2023

5:30 PM

Council Chambers

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; Brianna Hinojosa-Smith; Don Carroll; Kevin Nevels; Biju Mathew and Mark Hill

Absent 1 - John Jun

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

The City Council of the City of Coppell met in Regular Session on Tuesday, November 14, 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 Executive Session at 5:30 p.m.

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

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

Seek legal advice from the City Attorney concerning city operations.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 6:10 p.m. and convened into the Work Session at 6:12 p.m.

- A. Discussion regarding agenda items.
- B. Presentation by The Salvation Army regarding the Red Kettle Campaign.
- C. Discussion regarding Water Sewer Rate Study.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:08 p.m. and convened into the Regular Session at 7:30 p.m.

4. Invocation 7:30 p.m.

Bishop Matt Lingenbrink, with the Church of Jesus Christ of Latter-Day Saints, gave the Invocation.

5. Pledge of Allegiance

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

Proclamations

6. Presentation of a Proclamation designating November 6-10, 2023, as "Municipal Court Week".

Mayor Wes Mays read the Proclamation into the record and presented the same to Municipal Court Presiding Judge Sandra White and Municipal Court staff members.

7. Citizens' Appearance

Mayor Wes Mays stated that no one signed up to speak.

8. Consent Agenda

A. Consider approval of the Minutes: October 24, 2023.

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

B. Consider approval of an Ordinance for PD-309-SF-12 & C, a zoning change request from C (Commercial) to PD-309-SF-12 & C (Planned Development-309-Single Family-12 & Commercial), to allow the

development of a residence and professional office building on two lots totaling 2.05 acres of property located on the west side of S. Denton Tap Road approximately 450 feet north of W Bethel Road; and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-804

- C.** Consider approval of an Ordinance for PD-259R3-SF7/9, a zoning change request from PD-259R2-SF-7/9 (Planned Development-259 Revision 2 -Single Family-7 & 9) to PD-259R3-SF-7/9 (Planned Development-259 Revision 3 -Single Family-7 & 9), to provide a new concept and detail plan that would allow for a gated community and private streets, over two phases (54 residential lots in Phase 1 and nine (9) residential lots in Phase 2 and associated common area lots); and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-805

- D.** Consider approval of an Ordinance for S-1266-SF-7, a zoning change request from SF-7 (Single-Family-7) to S-1266-SF-7 (Special Use Permit 1266 - Single-Family 7) to approve a short-term rental on property located at 1334 Bradford Drive; and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-806

- E.** Consider approval of an Ordinance for PD-134R2-SF-7, Coppell Greens Lot 11, Block F, to allow for a reduction in setbacks between a proposed pool and the existing residence on 0.17 acres of property located at 856 Mullrany Drive; and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-807

- F.** Consider approval of renewing the Professional Services Agreement with Marathon Health, LLC, as budgeted in the Self-funded Health Fund, in the amount of \$240,320.00; and authorizing the City Manager to sign all necessary documents.

A motion was made by Councilmember Kevin Nevels, seconded by

Councilmember Don Carroll, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.

- G.** Consider approval of appointments with terms beginning January 1, 2024, to the City's Boards and Commissions.

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

End of Consent Agenda

- 9.** CONTINUED PUBLIC HEARING:
Consider approval of a zoning change request from C to PD-313-MF-2 (Planned Development 313-Multifamily-2) to allow a 120 unit, four (4) story, age restricted 55+ senior living apartment complex on approximately 4.4 acres located on the east side of S Belt Line Road and west side of Sanders Loop, approximately 660 feet south of E Belt Line Road and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood.

Mayor Wes Mays opened the Public Hearing and stated that the applicant requested to continue the Public Hearing to the December 12, 2023, City Council meeting.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, to continue the Public Hearing to the December 12, 2023, City Council meeting. The motion passed by an unanimous vote.

- 10.** Consider approval of an Ordinance for PD-213R7-H, Live/Work, a zoning change request from PD-213R6-H (Planned Development-213 Revision 6 - Historic) to PD-213R7-H (Planned Development-213 Revision 7 - Historic)) to revise the Detail Site Plan for the five, two-story live/work buildings by enclosing the outdoor alcove area (70-sf); allowing up to 800-sf of retail use for each building; and allowing the west porches for buildings A, C, and E to have a covered gabled roof, 0.71 acres for property located at the northeast corner of S. Coppell Road and Heath Lane, and authorizing the Mayor to sign.

Senior Planner Mary Paron-Boswell gave a presentation to City Council.

The architect, Greg Frnka, 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 Mark Hill, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve the agenda item subject to the following conditions:

- 1. There may be additional comments during the building permit and detailed**

engineering review.

2. Submit draft HOA documents for City Attorney review prior to new building permits.

The motion passed by an unanimous vote.

11.

Consider approval of an Ordinance for PD-312-HC, Lovett Coppell Business Park, a zoning change request from HC (Highway Commercial) to PD-312-HC (Planned Development-312-Highway Commercial) to allow the Conceptual Plan for a 14,100-sf, 2-story office building and a 18,200-sf, 2-story office/retail building and a Detail Plan for a retention pond and a 257,600 square foot office/warehouse on approximately 17.7 acres of property located at the northeast corner of SH 121 and Business 121 and an amendment to the 2030 Comprehensive Master Plan from Freeway Commercial to Industrial Special District on the 13.2 acre office/warehouse portion, and authorizing the Mayor to sign.

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

The applicant, Dan Gallagher with Kimley-Horn and Associates, 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 Jim Walker, seconded by Councilmember Mark Hill, to close the Public Hearing and approve the agenda item subject to the following conditions:

1. The property be platted in accordance with the Subdivision Ordinance and regulations.
2. The conditions as outlined in the Proposed PD Conditions Exhibit.
3. The retention pond and trail as depicted the Detail Site Plan be constructed and maintained with the development of the Office/Warehouse on Lot 1.
4. The fire lane/mutual access drives and their associated perimeter landscaping be constructed on the west side of Lot 2 and the east side of Lot 3 concurrent with the construction of Lot 1, as depicted on the Concept Plan (Lots 1-3) and the Landscape Plan.
5. Additional comments may be generated upon detailed engineering review.
6. Staff shall be given the authority to administratively approve changes to the Landscape Plan.
7. The screening of the roof mounted equipment on Lots 1-3 shall be required from all sides except the north.

The motion passed by an unanimous vote.

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

City Manager Mike Land gave the following project updates:

The Duck Pond Park Improvements - This project is at approximately 75%

completion and on schedule. The contractor continues to make improvements within the park as outlined in the scope of work. Most recently, they completed a large portion of sidewalk paving along the southern section of the park. In the coming weeks, they will be focusing on making improvements to the surfacing within the playground.

Thweatt Park Improvements - This project is at approximately 99% completion and on schedule. The contractor is focusing in on establishing landscape as well as continuing to work on final punch-list items before staff can perform their final inspection.

S. Belt Line – The contractor has begun paving lanes at the Hackberry intersection.

Village Parkway Pump Station Generator – Final Testing will be completed this week.

DART - Continuing to work on installing track on Moore Road.

13. Mayor and Council Reports on Recent and Upcoming Events.

The City of Coppell will once again sponsor the special holiday program called **Make a Child Smile**. This annual program benefits children living within the Coppell city limits or attending CISD by providing holiday gifts for families that need a little extra help.

Selections for sponsorship can be made virtually between November 1st-30th by visiting www.makeachildsmilecoppell.com. Purchase gifts of clothing and a toy for the child and return the wrapped and labeled gift to the City Manager's Office at Town Center by December 1st with the ornament/information attached.

The goal is to provide at least one toy and one article of clothing for each child. City employees will deliver the gifts prior to Christmas. Should you have any questions, please contact Christel Pettinos in the City Manager's Office at 972-304-3668 or via email at cpettinos@coppelltx.gov.

The City of Coppell encourages all residents to shop small! This holiday season, make the commitment to support local retailers and join the City of Coppell for **Small Business Saturday** on the Saturday after Thanksgiving, November 25.

Residents who visit three or more small businesses (in Coppell) on **Small Business Saturday** and submit their receipts will be entered to win a \$200 prize. Receipts can be submitted in-person at the Town Center Annex, 265 E. Parkway Blvd., or emailed to ed@coppelltx.gov.

14. Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.

A. Report on Dallas Regional Mobility Coalition - Councilmember Don Carroll

Councilmember Don Carroll provided an update on the Dallas Regional

Mobility Coalition. DRMC has had special guest speakers at their most recent meetings to discuss the actions from the legislative and special sessions.

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

Mayor Wes Mays discussed the recent tour of the Oncor Operations Center attended by City Council and staff.

16. Necessary Action from Executive Session

There was no action resulting from Executive Session.

17. Adjournment

There being no further business before this Council, the meeting adjourned at 8:26 PM.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary