



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, August 8, 2023

6:00 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 8 - Wes Mays; Jim Walker; Brianna Hinojosa-Smith; Don Carroll; Kevin Nevels; John Jun; Biju Mathew and Mark Hill

Also present were Deputy City Manager Traci Leach, City Attorney David Berman, and City Secretary Ashley Owens.

The City Council of the City of Coppell met in Regular Session on Tuesday, August 8, 2023, at 6:00 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 6:00 p.m.

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

Section 551.087, Texas Government Code - Economic Development Negotiations.

Discussion regarding economic development prospects north of Sandy Lake Road and west of Freeport Parkway.

Discussed under Executive Session

3. **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.

Mayor Wes Mays adjourned the Executive Session at 6:30 p.m. and convened into the Work Session at 6:32 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding City Council committee and community liaison assignments.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:09 p.m. and convened into the Regular Session at 7:30 p.m.

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

Richa Yadar, with Allies InterFaith Group, gave the invocation.

5. **Pledge of Allegiance**

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

Proclamation

6. Presentation of a Proclamation celebrating the 20th anniversary of the Friends of Coppell Nature Park.

Mayor Wes Mays read the Proclamation into the record and presented the same to Calie Willis and the Friends of the Coppell Nature Park.

7. **Citizens' Appearance**

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

8. **Consent Agenda**

- A. Consider approval of the Minutes: July 25, 2023 and July 27, 2023.

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

- B. Consider approval of an Ordinance for PD-295R4-HC, Popeyes, a zoning change request from PD-295-HC, to approve a Detail Site Plan for a Popeyes restaurant and double drive-thru on 0.97 acres of property located on the south side of SH 121 between Freeport Parkway and

Northwestern 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 F be approved. The motion passed by an unanimous vote.

Enactment No: OR 91500-A-796

- C.** Consider approval of an Ordinance for PD-295R5-HC, Tim Hortons, a zoning change request from PD-295-HC, to approve a Detail Site Plan for a Tim Hortons restaurant and double drive-thru on 0.76 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern 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 F be approved. The motion passed by an unanimous vote.

Enactment No: OR 91500-A-797

- D.** Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 35, Accessory Structure Regulations by adding new Section 12-35-5 'Garages and Carports' to same Chapter and Article; 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, that Consent Agenda Items A through F be approved. The motion passed by an unanimous vote.

Enactment No: OR 91500-A-798

- E.** Consider approval of funding a purchase for weight machine equipment for The CORE, in the amount of \$154,089.

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

- F.** Consider approval of an Interlocal Agreement with the City of Lewisville, for property located at the southeast corner of Business 121 and Vista Ridge Mall Drive, to provide for permitting and jurisdictional responsibilities for various municipal services for a new development that spans both cities; 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 F be approved. The motion passed by an unanimous vote.

End of Consent Agenda

- 9.** Consider approval of a maximum proposed tax rate of \$0.491818 for the 2023 tax year and to set the Public Hearings on the budget and

proposed tax rate for the regularly scheduled City Council Meeting on August 22, 2023, at 7:30 p.m.

Director of Strategic Financial Engagement Kim Tiehen gave a presentation to City Council.

A motion was made by Councilmember Mark Hill, seconded by Mayor Pro Tem John Jun, to approve the agenda item. The motion passed by an unanimous vote.

10.

PUBLIC HEARING:

Consider approval of a Resolution granting a distance variance of two hundred and forty-one (241') feet to St. Ann's Catholic Parish for a temporary event, from the 300-foot prohibited requirement, for the on-premise sale of alcoholic beverages, with an address being 180 Samuel Boulevard; and authorizing the Mayor to sign.

City Secretary Ashley Owens gave a presentation to City Council.

The applicant, Ken Whisler with St. Ann's Catholic Parish, 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 Brianna Hinojosa-Smith, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve the agenda item. The motion passed by an unanimous vote.

Enactment No: RE 2023-0808.1

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

City Manager Mike Land gave the following updates:

Moore Road Boardwalk - We are nearing the end of the project. The contractor has almost completed grading the ground back to the original grade and making the west sidewalk connection to the boardwalk. The fence sub-contractor is also making progress on the boardwalk fence.

The Duck Pond Park Improvements – The contractor continues to work on the concrete channel on the north of the park. They are also focusing on the ledge stone footer on the south end of the pond. We are close to 30-35% project completion. As a reminder, this park will be closed for public access during the duration of the project.

Thweatt Park – The contractor is making good progress, we are close to 50% project completion. As a reminder, this park will be closed for public access during the duration of the project.

S. Belt Line Road – The contractor continues working on medians and landscaping. The final phase from Hackberry to 635 will begin in the coming weeks and will take four to six months to complete.

Moore Road Pavement Repair – Moore Road Pavement repair is complete.

DART - MacArthur track work – Continuing to install the track, they anticipate moving traffic to the inside lanes by the end of this week.

Village Parkway Pump Station Generator – The permanent generator is expected to be delivered next week.

Denton Tap/Natches Trace Pavement Repair – The repair to the storm drain and pavement will be completed by the end of this week.

Dividend Crack Sealing – Our contractor began crack sealing Dividend last night and will continue to work nights and have lanes back open by 6 a.m. each day.

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

The City of Coppell has entered the second stage of its Water Conservation Plan, Water Watch. As a result, utility customers may only irrigate on specified days. Please visit the city’s website for more information.

The City of Coppell is requesting resident feedback! The City’s FOARD Task Force has released a survey – which can be found at the city’s website – to gather feedback about housing options for Coppell’s active adults, residents over the age of 55. The survey will be open until September 1, 2023.

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

Nothing to report.

14. Necessary Action from Executive Session

There was no action resulting from Executive Session.

15. Adjournment

There being no further business before the City Council, the meeting was adjourned at 7:55 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary