



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes City Council

Tuesday, January 14, 2025

5:30 PM

Council Chambers

WES MAYS
Mayor

KEVIN NEVELS
Mayor Pro Tem

JIM WALKER
Place 1

RAMESH PREMKUMAR
Place 5

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; Ramesh Premkumar; Biju Mathew and Mark Hill

Also present were Deputy City Managers Traci Leach and Kent Collins, City Attorney Bob Hager, and City Secretary Ashley Owens.

The City Council of the City of Coppel met in Regular Session on Tuesday, January 14, 2025, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, 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.

A. Consultation with City Attorney and special legal counsel, regarding City of Coppel, et. al. vs. Glenn Hegar, Texas Comptroller of Public Accounts.

Discussed under Executive Session

B. Seek Legal Advice from City Attorney regarding zoning ordinance and

accessory structures.

Discussed under Executive Session

Section 551.087, Texas Government Code - Economic Development Negotiations.

- C.** Discussion regarding economic development prospects south of Sandy Lake Road and west of Denton Tap Road.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 6:40 p.m. and convened into the Work Session at 6:43 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding the Service Organization process.
- C. Discussion regarding the operational philosophy for Rolling Oaks Memorial Center.
- D. Discussion regarding FY24 Work Plan Close-out.

Work Session Item D will be presented and discussed at the January 28, 2025, City Council meeting.

All other items were presented in Work Session.

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:27 p.m. and convened into the Regular Session at 7:33 p.m.

4. Invocation 7:30 p.m.

Patty Weber, with the Allies Interfaith Group, gave the Invocation.

5. Pledge of Allegiance

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

6. Citizens' Appearance

Mayor Wes Mays asked for those who signed up to speak:

- 1) Rick Cashman, 612 Inglenook Court, spoke in regards to Old Town Coppell.
- 2) Jill Hill, 736 Parkway Boulevard, spoke in regards to relocating AEDs outside of concession stands, and thanked Director of Community Experiences Director Jessica Carpenter.
- 3) Thomas Burrows, 138 Wynnpage Drive, spoke in regards to water.

7. Consent Agenda

- A.** Consider approval of the Minutes: December 10, 2024.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- B.** Consider approval to purchase one (1) Ford F550 Aerial Bucket Truck from Altec Inc.; through Sourcewell Purchasing Cooperative #040924-ALT; for replacement of existing vehicle; in the amount of \$187,804.00; as provided for in the Capital Replacement Fund; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- C.** Consider approval of a purchase for the replacement of seven (7) bleacher cover shade structures at the MacArthur Park Baseball Complex, from Shade Structures, Inc. DBA USA Shade, in the amount of \$75,651.46 utilizing funds in the Coppell Recreation Development Corporation (CRDC) fund, with contract pricing through BuyBoard, Contract No. 679-22; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- D.** Consider approval of funding concrete and seam repairs in park trails and sidewalks, in the amount of \$294,383.50.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- E.** Consider approval of a Resolution by the City Council of Coppell, Texas, endorsing the implementation of a continuing pretreatment program as required by 40 CFR 403 for the Central Regional Wastewater System; and authorizing the Mayor to sign.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- Enactment No: RE 2025-0114.1
- F.** Consider approval for the purchase of the Fire Station Alerting System at Fire Station #5 by U.S. Digital Designs, HGAC Contract #EC07-23 in the amount of \$80,627.42, to be funded from a deductive change order from the GMP; and authorizing the City Manager to sign any necessary documents.

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

- G.** Consider approval or other action of a First Amendment to a Grant Agreement between the City of Coppell and Metrocrest Services for the provision of Enhanced Homeless Outreach Services, as provided in the American Rescue Plan Act Fund; and authorizing the City Manager to sign any necessary documents.

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

End of Consent Agenda

- 8.** CONTINUED PUBLIC HEARING:
Consider approval of PD-319-SF-12, a zoning change request from SF-12 (Single-Family-12) to PD-319-SF-12 (Planned Development 319-Single-Family-12) to approve an existing carport encroaching within the required side setback, located at 552 Arbor Brook Lane.

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

The applicant, Derric Bonnot, 552 Arbor Brook Lane, presented to City Council and was present to answer questions from City Council.

Mayor Wes Mays stated that the Public Hearing was opened at the December 10, 2024, City Council meeting and has been continued to this meeting, and asked for those who signed up to speak:

- 1) Randy Hartley, 213 Cedar Ridge Drive, spoke in support of the presented request.
- 2) Sarah Hicks, 564 Arbor Brook Lane, spoke in support of the presented request.
- 3) Thomas Burrows, 138 Wynnpage, spoke in support of the presented request.

Mayor Wes Mays requested an Executive Session to seek legal advice from the City Attorney at 8:24 p.m.

City Council adjourned Executive Session and reconvened the Public Hearing at 8:43 p.m.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Ramesh Premkumar to close the Public Hearing and approve this agenda item subject to the following conditions:

1. To allow the carport where it exists and cannot be expanded.

The motion failed by an unanimous vote.

- 9.** PUBLIC HEARING:
Consider approval of a zoning change request from PD-157R8-C

(Planned Development-157 Revision 8-Commercial) to PD-157R9-C (Planned Development 157-Revision 9-Commercial) to allow the operation of a 1,167-square-foot restaurant located at 817 S MacArthur along the west side of S MacArthur Blvd; south of E Belt Line Road at the request of MM Valley Ranch, LLC, being represented by Mark Guest, Ebarb + Guest Architecture.

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

The applicant, Mark Guest, 3309 Elm Street, #102-241, Dallas, Texas, was present to answer questions from City Council.

Mayor Wes Mays opened the Public Hearing stated that no one signed up to speak.

A motion was made by Councilmember Jim Walker, seconded by Mayor Pro Tem Kevin Nevels, to close the Public Hearing and approve this agenda item subject to the following conditions:

1. Proposed PD to increase allowed restaurant area on Lots 1 & 3, Block A to 10,120 square feet.
2. Proposed PD to utilize an exception to allow 209 parking spaces to accommodate the proposed increase in restaurant uses that would typically require 214 parking spaces.
3. Hours of operation shall not exceed 10 a.m. to 12:00 a.m., daily.
4. Proposed signage shall require a permit.
5. A grease trap be installed that is adequately sized to support the restaurant use.

The motion passed by an unanimous vote.

10.

PUBLIC HEARING:

Consider approval of PD-320-TC, a zoning change request from TC (Town Center) to PD-320-TC (Planned Development 320- Town Center) to allow the operation of a 4,618 square-foot drive-through restaurant located along the east side of Denton Tap Road; North of Town Center Blvd at 240 N. Denton Tap Road on 1.674 acres of property.

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

The applicant, GPD Group, 5050 Quorum Dr., Suite 338, Dallas, Texas 75254, was present to answer questions from City Council.

Mayor Wes Mays opened the Public Hearing stated that no one signed up to speak.

A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Mayor Pro Tem Kevin Nevels, to close the Public Hearing and approve this agenda item subject to the following conditions:

1. To allow for a restaurant with a drive-through area as presented.
2. To allow for the landscaping as presented.

3. Hours of operation shall not exceed 7 am to 10 p.m., daily.
4. Any proposed signage shall require a separate submittal and permit.
5. The restaurant must be served by an adequately sized grease trap on-site.

The motion passed by an unanimous vote.

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

City Manager Mike Land gave the following project updates:

Request for Proposals for facilitation Services for Vision 2040 refresh is out now. This will be an opportunity for the community to learn about the progress that has been made since Vision 2040 was accepted in 2019 and provide input and feedback about their current priorities and goals.

Magnolia Park Trail – The contractor is continuing to work on dewatering the pond.

Woodhurst – The project is substantially complete. The contractor is working on final cleanup and punch list items.

DART – The contractor is completing the intersection at Volley drive.

Fire Station No. 5 – The exterior masonry and waterproofing is in process.

Service Center – The new parking lot has been completed. Construction on the new building has begun.

Freeport/Northwestern Traffic Signal – The contractor is installing the ADA ramps and the power conduit for connection with Oncor.

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

City of Coppell administrative offices, Coppell Municipal Court, Coppell Animal Services, Biodiversity Education Center, Coppell Arts Center, Cozby Library and Community Commons, and Coppell Senior and Community Center will be closed on Monday, January 20, in observance of Martin Luther King Jr. Day. Regular business hours will resume on Tuesday, January 21.

Wagon Wheel Tennis and Pickleball Center will be open 9 am – 9 pm, and The CORE will be open 7 am – 7 pm on Monday, January 20.

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

Mayor Pro Tem Kevin Nevels thanked city staff for the work they do to help citizens with their concerns.

14. Necessary Action from Executive Session

There was no necessary action resulting from Executive Session.

15. Adjournment

There being no further business before this Council, the meeting adjourned at
9:25 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary