



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, September 11, 2018

5:30 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 - Karen Hunt;Cliff Long;Brianna Hinojosa-Smith;Wes Mays;Gary Roden and Biju Mathew

Absent 2 - Nancy Yingling and Mark Hill

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

The City Council of the City of Coppell met in Regular Called Session on Tuesday, September 11, 2018, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

1. Call to Order

Mayor Hunt called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:45 p.m.

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

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

A. Discussion regarding real property located south of East Belt Line and east of South Belt Line.

Discussed under Executive Session

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

- B.** Seek advice concerning the City’s legal obligations regarding drainage on public and private property.
Discussed under Executive Session

Section 551.087, Texas Government Code - Economic Development Negotiations.

- C.** Economic Development prospects south of Canyon and west of Denton Tap.
Discussed under Executive Session

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

Mayor Hunt adjourned the Executive Session at 7:15 p.m. and convened into the Work Session.

- A. Discussion regarding the FY18-19 Council Work Plan.
- B. Discussion regarding the Board and Commission Process.
- C. Discussion regarding the TML Risk Pool.
- D. Discussion regarding Traffic Study at Winding Hollow and Sandy Lake.
- E. Discussion regarding Fee Resolution.
- F. Discussion regarding agenda items.

Presented in Work Session

Regular Session

Mayor Hunt adjourned the Work Session at 7:27 p.m. and reconvened into the Regular Session at 7:30 p.m.

4. Invocation 7:30 p.m.

Reverend Dr. Dale Patterson with Hackberry Creek Church gave the Invocation.

5. Pledge of Allegiance

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

6. Citizens’ Appearance

Mayor Hunt asked for those who signed up to speak:

- 1) Erin Bogdanowicz, 113 Newcastle Ct., spoke in regards to traffic concerns at Sandy Lake Road and Winding Hollow.**
- 2) Ashley Riley, 738 Armstrong, spoke in regards to traffic concerns at Bethel**

Road and Denton Tap.**7. Consent Agenda**

- A.** Consider approval of the minutes: August 28 and September 4, 2018.

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

- B.** Consider approval of an Ordinance for PD-197R5-H, Live/Work Lot 1, Block A, Old Coppell Townhomes (Robertson), being a zoning request from PD-197R-H (Planned Development-197 Revised- Historic) to PD-197R5-H (Planned Development-197 Revision 5 - Historic) to attach a Detail Site Plan for two, two-story 3,000 square foot live/work buildings on 0.27 acres of property located at the northeast corner of S. Coppell Road and McNear Drive, 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-I be approved. The motion passed by unanimous vote.

Enactment No: OR 91500-A-728

- C.** Consider approval of an Ordinance for PD-242R4-HC, Holiday Inn Express, being a zoning change request from PD-242R2-HC (Planned Development-242 Revision 2-Highway Commercial) to PD-242R4-HC (Planned Development-242 Revision 4-Highway Commercial), to revise the Detail Site Plan to allow one five-story hotel, with a minimum of 125 guest rooms on the northern 2.4 acres on property located south of Northpoint Drive, east of S.H. 121, authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-729

- D.** Consider approval to amend an existing Ordinance to extend the school zone on Wrangler Drive; and authorize the Mayor to sign any necessary documents.

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

Enactment No: OR 2018-1499

- E.** Consider approval to enter into a design contract with Pacheco Koch Consulting Engineers Inc.; for paving reconstruction of Oak Grove Lane; in the amount of \$98,784.00; as budgeted; 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-I be approved. The motion passed by unanimous vote.

- F.** Consider approval to enter into a contract with Aims Companies for storm sewer inspections; in the amount of \$150,000.00; as budgeted; 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-I be approved. The motion passed by unanimous vote.

- G.** Consider approval of a Resolution authorizing the filing and execution of water rights application to amend Certificate of Adjudication No. 08-2365 with the Texas Commission on Environmental Quality; and authorizing the Mayor to sign any necessary documents.

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

Enactment No: RE 2018-0911.1

- H.** Consider approval of a Resolution for negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Mid-Tex Division regarding the company's 2018 Rate Review Mechanism filings; 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-I be approved. The motion passed by unanimous vote.

Enactment No: RE 2018-0911.2

- I.** Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Restoration of Service fees, Bike Sharing fees, Short Term Rental fees, Oil & Gas Drilling fees, Other Inspection fees and Library fees 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-I be approved. The motion passed by unanimous vote.

Enactment No: RE 2018-0911.3

End of Consent Agenda

- 8.** PUBLIC HEARING:
Consider approval of 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), at the request of TKL Real Estate Investment, Inc.; being represented by Josh Barton, P.E., G&A Consultants, LLC.

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

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

Josh Barton, representing the applicant, answered questions of the City Council.

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

- 1) Hours of operation for the pet wash not exceed those for Doggie Wonderland.**
- 2) A shared parking agreement be in place for Lots 4R and 5.**
- 3) A shared dumpster agreement be in place for Lots 4R, 5 and 6.**
- 4) A Detailed Site Plan be required at the time of redevelopment of Lot 6; and**
- 5) Include the requirement that all signs are complimentary or match.**

The motion passed by an unanimous vote.

9.

PUBLIC HEARING:

Consider approval of 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, at the request of the City of Coppell, being represented by Jamie Brierton.

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

Mayor 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 Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1) The following PD Conditions which are variances to the Historic District:

a) The predominant height of the building is 30'-11", with a high roof set back from the front elevation at 48'-3", which is the minimum stage height required to support the Theatre program.

b) The gross square footage of the building is 32,370 SF.

c) Driveways at the fire lane are 30'-0" wide to accommodate emergency vehicle access given the proximity of the fire lane to Burns Street.

d) The building is supported by a foundation at-grade to provide accessible access at all entrances & exits, rather than raised and constructed of brick as required in the Historic District.

e) Fences and Walls - "(B) Wood board fences for privacy shall only be located in rear yards; (C) Walls of freestanding brick are not permitted in front yards [...]" Proposed: Brick and wood screen walls are provided at the Garden to create an "outdoor room" for semi-private uses associated with the Multipurpose space.

f) The Director of Community Development shall be given the authority to administratively approve the design of the gazebo at a later date.

2) Additional comments may be generated upon detailed engineering review.

The motion passed by an unanimous vote.

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: Matt Steer, Development Services Coordinator, made a presentation to the City Council. The applicant has requested this Public Hearing be continued until the October 9th Council Meeting.

A motion was made by Mayor Pro Tem Cliff Long, seconded by Councilmember Gary Roden, that the Public Hearing be continued until the October 9th City Council Meeting. The motion passed by an unanimous vote.

11.

Report on the traffic study results regarding intersection at Sandy Lake & Winding Hollow.

Presentation: Kent Collins, Director of Public Works, made a presentation to the City Council. Police Chief Mac Tristan was available for questions of the City Council.

12.

Consider approval of an Ordinance approving and adopting the budget for the City of Coppell, Texas for the Fiscal Year of October 1, 2018,

through September 30, 2019; and authorizing the Mayor to sign.

Presentation: Jennifer Miller, Director of Finance, made a presentation to the City Council.

A motion was made by Mayor Pro Tem Cliff Long, seconded by Councilmember Wes Mays, that this Agenda Item be approved. The motion passed by an unanimous vote.

Enactment No: OR 2018-1500

- 13.** Consider ratification of the vote on the FY 2018-19 annual budget which results in more revenues from ad valorem taxes than the previous year.

Presentation: Jennifer Miller, Director of Finance, made a presentation to the City Council.

A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Mayor Pro Tem Cliff Long, that this Agenda Item be approved. The motion passed by an unanimous vote.

- 14.** Consider approval of an Ordinance of the City of Coppel, Texas levying the ad valorem taxes for the year 2018 at \$.569500 on each One Hundred Dollars (\$100) assessed value of taxable property; on which \$.447342 is for operations and maintenance and \$.122158 if for interest and sinking; and authorizing the Mayor to sign.

Presentation: Jennifer Miller, Director of Finance, made a presentation to the City Council.

The following language was read into the record: "I move that the property tax rate be increased by the adoption of a tax rate of \$.569500, which is effectively a 4.44 percent increase in the tax rate." A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that this Agenda Item be approved. The motion passed by a roll call vote of 5-0.

At this time, Mayor Hunt recessed the meeting at 9:16 p.m. for a brief break. Mayor Hunt reconvened the meeting at 9:19 p.m.

Enactment No: OR 2018-1501

- 15.** Consider approval of an Ordinance of the City of Coppel, Texas, approving an amendment to Ordinance No. 2017-1482, the budget for the Fiscal Year October 1, 2017, through September 30, 2018; and authorizing the Mayor to sign.

Presentation: Jennifer Miller, Director of Finance, made a presentation to the City Council.

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

Enactment No: OR 2018-1502

16. Consider appointments to the Texas Municipal League Intergovernmental Risk Pool Board of Trustees; and authorizing the Mayor to sign.

Councilmember Gary Roden made a motion to approve Agenda Item 16. The motion failed due to a lack of a second.

Denied.

17. **City Manager Reports - Project Updates and Future Agendas**

City Manager Mike Land reported on the following items:

There will be a National Pickleball Tournament at Wagon Wheel Park September 14-16. There are 230 registrants between the ages of 11-85.

Freeport Construction can proceed now that the utilities have all been relocated.

Game Day in the Square will be held on Saturday, September 22 at the Square at Old Town. There will be lawn games, food trucks, and a movie on the jumbo screen! This is a free event, so bring the entire family along with your lawn chairs or blankets.

Picture Yourself in Old Town Coppell: Visit each of the nine photo stops in Old Town, take a photo and upload it to your social media sites with the hashtag #visitoldtowncoppell to win a prize and a chance to be on a billboard. Participants have until September 30 to pose at each stop. Tag the City of Coppell on Facebook, Instagram or Twitter and use the hashtag #visitoldtowncoppell. Once you strike a pose at each stop, head to Town Center to receive your prize (while supplies last)! Select photos uploaded with the hashtag will be featured on billboards around the metroplex.

The Human Library will be held on Saturday, September 15 from 10 am - 1 pm. We have gathered 5 human "books" to be checked out by "readers" for 30 minute conversations. Readers will have the opportunity to talk to people in our community who are willing to share some of their life experiences that have been influenced by their occupation, their ethnicity, their religion/ideology, their social status, or by a disability. Sign-up is encouraged.

There will be a Job Fair at the Sheraton Four Points on September 25 from 10 am - 2 pm. There are currently 20 businesses signed up.

Finally, the Allies Cohort will hold a reception at the Biodiversity Educational Center on September 21 at 6:30 p.m. Allies celebrates the differences and builds strong, enduring partnerships with one another as they work together to discover ways to meaningfully contribute to the community.

18. **Mayor and Council Reports**

- A. Report by Mayor Hunt regarding upcoming events.
- B. Report by Councilmember Roden regarding the Trinity Common Vision Steering Committee Meeting.

Mayor Hunt made the following announcements:

Vision 2040: We Want Your Input! We appreciate all of the contributions made by Coppell residents in the beginning stages of the Vision 2040 initiative. If you haven't had a chance to participate yet, there's still plenty of time! We encourage you to take the community survey to help us understand your perspective about key trends shaping the future of Coppell. Your responses to this survey will be combined with the input of your fellow community members to form the basis of this data-driven and future-orientated initiative.

Additionally, Coppell residents are invited to attend and participate in one of the upcoming community engagement sessions. The remaining September dates are:

Wednesday, September 12 | 10 am – 11:30 am
Coppell Senior and Community Center | 345 W. Bethel Rd.

Saturday, September 15 | 10 – 11:30 am or Noon – 1:30 pm
Life Safety Park | 820 S. Coppell Rd.

Additional engagement sessions will be held on October 1-5, and additional details are forthcoming. Everyone is welcome, and RSVPs are appreciated. Visit the Vision 2040 portal to RSVP.

Finally, the Fall Music Series will be held on September 15 from 7-9 pm. Slip on your dancin' shoes for live music in Old Town Coppell! The Bodarks are a hootenanny string band that will get your toes tapping and your hands clapping. Bring your blanket or chairs and grab a bite to eat from an Old Town restaurant or gourmet food truck. Complimentary popcorn will be available courtesy of Coppell Parks and Recreation. Buy a lemonade from Local Diner, or enjoy selections from these food trucks: Sandwiches Around the World, Jack's Chowhound, Mandico, or Tikiz Shaved Ice. Photo Bus will also be on the Square so you can snap a fun memento to take home!

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

Councilmember Gary Roden commented on the 9/11 services offered around town. He asked that we remember our first responders from 17 years ago.

20. Necessary Action from Executive Session

City Attorney Robert Hager read the following motion into the record: to authorize a Letter of Intent with Main Street Coppell, LTD., to approve an agreement to retire the existing option agreement regarding the purchase of land and a release of all obligations between the Main Street Coppell, LTD., and the City of Coppell, in the amount of \$335,000; and authorize the City Manager to sign.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Wes Mays, that this Agenda Item be approved. The motion passed 4-1 with Mayor Pro Tem Long and Councilmembers Hinojosa-Smith, Mays, and Roden voting in favor of the motion and Councilmember Mathew voting against.

Adjournment

There being no further business before the City Council, the meeting was adjourned at 9:33 p.m.

Karen Selbo Hunt, Mayor

ATTEST:

Christel Pettinos, City Secretary