



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

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Tuesday, August 13, 2019

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**MARK HILL**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BRIANNA HINOJOSA-SMITH**  
Place 2

**NANCY YINGLING**  
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;Nancy Yingling;Biju Mathew and Mark Hill

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

The City Council of the City of Coppell met in Regular Session on Tuesday, August 13, 2019 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

The purpose of the meeting is to consider the following items:

1. **Call to Order**

Mayor Hunt called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:37 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 concerning the implications of HB2439 and the Texas Government Code Section 3000.001 et. Seq.**

**Discussed under Executive Session**

**Section 551.071, Texas Government Code - Consultation with City Attorney and Section 551.089, Texas Government Code - Deliberation regarding Security Devices or Security Audits.**

- B.** Discussion regarding financial security.

**Discussed under Executive Session**

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

- C.** Discussion regarding property on Sanders Loop and Belt Line Road.

**Discussed under Executive Session**

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

**Mayor Hunt adjourned the Executive Session at 6:32 p.m. and convened into the Work Session.**

- A. Discussion regarding agenda items.
- B. Continued discussion on Vision 2040 objectives.
- C. Discussion regarding DART bridge enhancement and quiet zone on Royal Lane.
- D. Living Well in Coppell follow-up on Blue Zone.
- E. Discussion on the development of Library programs.
- F. Update on Coppell Arts Center fundraising development.
- G. Discussion regarding Boards and Commissions process.

**Items A, C, D and G were presented in Work Session. Items B, E and F were not presented.**

- 4. Regular Session**

**Mayor Hunt adjourned the Work Session at 7:30 p.m. and reconvened into the Regular Session at 7:37 p.m.**

- 5. Invocation 7:30 p.m.**

**Captain Michael McDowell, Coppell Fire Department Assistant Chaplain, gave the Invocation.**

- 6. Pledge of Allegiance**

**Coppell Fire Department Honor Guard presented the flags and led City Council in the Pledge of Allegiance.**

- 7. Recognition of the Coppell Fire Department for receiving the award of "Recognized Best Practices Fire Department" from the Texas Fire**

Chiefs Association Best Practices Recognition Program.

The Coppell Fire Department is proud to announce that it has been recertified as a 'Best Practices Department' by the Texas Fire Chiefs Association (TFCA). The Coppell Fire Department is the second department in the state to ever receive the Best Practices designation twice.

The TFCA Best Practices program provides a pathway for a fire department to push its level of service to a level of excellence that is validated by independent experts. The designation demonstrates to Coppell residents and businesses that their fire department is among the very best in the Texas fire service.

## 8. Citizens' Appearance

Mayor Hunt asked for those who signed up to speak:

Brian Black, 615 Prestwick Court, spoke to City Council about possibly banning the sale and use of e-cigarettes in Coppell.

Joe Shirley, 582 Villawood Lane, spoke to City Council in regards to adopting the effective rate for the upcoming tax rate.

## 9. Consent Agenda

### A. Consider approval of the minutes: July 23, 2019.

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

### B. Consider approval of an Ordinance for PD-299-C, Stacked Storage, a zoning change request from C (Commercial) to PD-299-C (Planned Development-299- Commercial) to allow 5,100 square feet of office and 17,000 square feet of storage area, on 2.7 acres of property located at the northeast corner of SH 121 and Coppell Road, and to amend the Land Use Map of the Coppell 2030, A Comprehensive Master Plan from "Urban Residential Neighborhood" to "Freeway Special District"; and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-744

### C. Consider approval of an Ordinance for PD-209R2R-C, Town Oaks Centre (Biscuit Bar), a zoning change request from PD-209R2-C (Planned Development-209-Revision 2-Commercial) to PD-209R2R-C (Planned Development-209-Revision 2 Revised-Commercial) to allow the re-occupancy of an existing vacant restaurant building requiring variances to the Zoning Ordinance including: the expansion of an outdoor

patio area encroaching into the required setback area, five parking space deficit and sign variances on 0.57 acres of property located at the southeast corner of Sandy Lake Road and Denton Tap Road; and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-745

- D.** Consider approval of an Ordinance for PD-224R2-HC, Northlake College, a zoning change request from PD-224R-HC (Planned Development 224 Revised-Highway Commercial) to PD-224R2-HC (Planned Development 224 Revision 2-Highway Commercial), to revise the Concept Master Plan and attach a Detail Site Plan to permit a 146,655 square foot building addition and associated variances on approximately 34.8 acres located at 101 S. Royal Lane; and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-746

- E.** Consider approval and adoption of the City of Coppell Investment Policy.

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

- F.** Consider approval of the certification of the 2019 anticipated tax collection rate for the period July 1, 2019 through June 30, 2020.

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

- G.** Consider approval of purchasing Street Light Poles and LED Fixtures in two parts; Part A from JB Electric in the amount of \$64,436.00; for Roadway Illumination Poles; and Part B from TraStar, Inc.; for LED Fixtures in the amount of \$14,900.00; for a total amount of \$79,336.00; as budgeted and as provided by ¼ Sales Tax, IMF and CRDC funds; 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-H be approved. The motion passed by an unanimous vote.**

- H.** Consider approval of awarding a contract to Turner Signs, Inc.; for the fabrication and installation of Old Town wayfinding signs; in the total amount of \$64,345.00; as provided by the Designated 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-H be approved. The motion passed by an unanimous vote.**

#### **End of Consent Agenda**

- 10.** Consider approval of a proposed tax rate of \$.58400 for the 2019 tax year and to set the Public Hearings on the budget and proposed tax rate for the next regularly scheduled City Council meeting on August 27, 2019 at 7:30 p.m. and a Special Called meeting on September 3, 2019 at 6:00 p.m.

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

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Brianna Hinojosa-Smith, that this Agenda Item be approved. The motion passed by an unanimous vote.**

- 11.** Consider approval of a Resolution expressing official intent to reimburse costs of projects; 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 Wes Mays, seconded by Mayor Pro Tem Mark Hill, that this Agenda Item be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2019-0813.1

- 12.** PUBLIC HEARING:  
Consider approval of PD-300-LI, Fire Station #4, a zoning change request from LI (Light Industrial) and PD-194R4R-LI (Planned Development-194-Revision 4 Revised-Light Industrial) to PD-300-LI (Planned Development-300- Light Industrial) to allow a 19,275 square foot Fire Station and a Resource Center on approximately 4.33 acres of property located on the south side of Northpoint Drive, approximately 700 feet east of Royal Lane, at the request of the City of Coppell.

**Presentation: Mary Paron-Boswell, Senior Planner, 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 Councilmember Brianna Hinojosa-Smith, to close the Public Hearing and approve this Agenda Item subject to the following conditions:**

- 1. Additional comments will be generated at the time of Detail Engineering**

review.

2. Approval of the variances to the masonry veneer requirements and the location of the three parking spaces in the front yard.
3. Revise the Landscape Plan per staff comments.

The motion passed by an unanimous vote.

13.

**PUBLIC HEARING:**

Consider approval of PD-260R2-R, Trinity River Kayak, zoning change request from PD-260R-R (Planned Development-260-Revised-Retail) to PD-260R2-R (Planned Development-260-Revision 2-Retail) to amend the site plan to allow for a canopy and storage building, an enclosed metal storage container and to use the existing building as a live/work residence; by allowing variances to the Zoning Ordinance including: allowable use and encroachment into the required setback on 1.49 acres of property located 1601 E. Sandy Lake Road, at the request of Jeff Varnell, Varnell Holdings, LLC.

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

Aaron Duncan, representing the applicant, was present to address questions and concerns from City Council.

Jeff Varnell, applicant, was present to address questions and concerns from City Council.

Mayor Hunt opened the Public Hearing, the following persons spoke:

Maureen Corcoran, 556 Lake Forest Drive, spoke in favor.  
Forest James, 115 Trinity Court, spoke in opposition.  
David Field, 123 Trinity Court, spoke in opposition.  
Amanda File, 123 Trinity Court, spoke in opposition.  
Terry Saxon, 124 Trinity Court, spoke in opposition.  
Richard Cook, 124 Trinity Court, spoke in opposition.  
Anna Saxon, 124 Trinity Court, spoke in opposition.  
Teresa Howard, 104 Trinity Court, spoke in opposition.  
Leah Cady, 112 Trinity Court, spoke in opposition.  
Davin Bernstein, 228 Hollywood, spoke in favor.

A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Wes Mays, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. The live/work use in the main structure provided that:
  - a. Fire sprinklers are installed.
  - b. The building code requirements for both the commercial and residential components and space allocation (50% residential & 50% commercial) are adhered to.
2. Remove the front yard canopy and storage building. Relocate the personal assets stored in the front yard parking lot.
3. Remove the shipping container and replace with an accessory structure less than 150 square feet setback from rear property line by a minimum of three

feet.

**4. If the front yard canopy and storage building is approved, then:**

**a. A building permit is required.**

**b. A letter is required from a registered professional engineer attesting to the installation of the structure meeting the intent of the engineered plan.**

**The motion failed (3-4) by the following vote:**

**Aye: 3 - Mayor Pro Tem Mark Hill, Councilmember Brianna Hinojosa-Smith, Councilmember Wes Mays**

**Nay: 4 - Councilmember Cliff Long, Councilmember Gary Roden, Councilmember Nancy Yingling, Councilmember Biju Mathew**

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Brianna Hinojosa-Smith, that the Public Hearing remain open and this agenda item be continued to the September 10, 2019 City Council meeting. The motion passed by an unanimous vote.**

- 14.** Consider approval of a Resolution restating the Bylaws of the Coppell Economic Development Foundation; and authorizing the Mayor to sign.

**Presentation: Mindi Hurley, Director of Community Development, made a presentation to the City Council.**

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

- 15.** Consider approval to award a bid and approve Buy Board contract #568-18 with Axon, for a five-year term valued at \$728,338.00, with an initial amount of \$95,000.00 and the remaining balance paid throughout the term, as provided for from existing funds and the Red Light Camera Fund, for the Police Department to purchase an enterprise-wide video recording and management platform; and authorizing the City Manager to sign any necessary documents.

**Presentation: Chief of Police Danny Barton made a presentation to the City Council.**

**A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Wes Mays, that this Agenda Item be approved. The motion passed by an unanimous vote.**

- 16.** Consider approval to award a bid and approve a construction contract to 9OAKS Realty LLC (Tejas Utilities); for the installation of a water line on Bethel Road; in the amount of \$288,000.00; as provided for in the Water/Sewer fund; and authorizing the City Manager to sign any necessary documents.

**Presentation: Mike Garza, Assistant Director of Public Works, made a presentation to the City Council.**

A motion was made by Councilmember Nancy Yingling, seconded by Mayor Pro Tem Mark Hill, that this Agenda Item be approved. The motion passed by an unanimous vote.

17. Consider approval of funding Bid #Q-0719-01 to North Rock Construction, LLC, in the amount of \$623,451.29, for the installation of bike lanes on Moore Road, Riverchase Drive and Fairway Drive.

Presentation: Guy McLain, Assistant Director of Parks Operations, made a presentation to the City Council.

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

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

City Manager Mike Land reported the following updates: The CHS Connector Trail has gone out for bids and will be presented to City Council within the next 30 days. The BEC Education Garden should be complete in September. The shade structure installation at Allen Road Park is almost complete, the installation at Andy Brown East Park will be next. The Freeport Parkway traffic switch will be conducted this month.

19. **Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

A. NBC and Telemundo stations around the country will team up with hundreds of shelters, including Coppell Animal Services, on Sunday, August 18th for the fourth annual Clear the Shelters animal adoption drive. All adoptions fees are waived. Coppell Animal Services is located at 821 S. Coppell Road.

B. Build bridges, foster a sense of belonging, and encourage civic engagement in your community by becoming an Ally! The Allies in Community Program is now accepting applications for Cohort II. The deadline to apply is August 23 at 5 pm. If you're interested in joining Cohort II, please visit [coppelltx.gov/allies](http://coppelltx.gov/allies).

C. Participate in local government and give back to the community by serving on one of the City of Coppell's Boards or Commissions. The City is currently seeking passionate individuals to be a part of 11 Boards and Commissions that help guide development, future needs, regulations, and more for Coppell. Applications will be accepted online at [coppelltx.gov/boards](http://coppelltx.gov/boards) now through September 27, 2019.

D. The City of Coppell will conduct a Special Election on November 5, 2019 regarding the Sales Tax Proposal - The re-adoption and continuation of the current one-quarter cent sales tax for street and sidewalk maintenance and repair. The last day to register to vote for the November Special Election is Tuesday, October 7, 2019.

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



Nothing to report.

**21. Necessary Action from Executive Session**

Nothing to report.

**22. Adjournment**

There being no further business before the City Council, the meeting was adjourned at 10:37 p.m.

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**Karen Selbo Hunt, Mayor**

**ATTEST:**

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**Ashley Owens, Deputy City Secretary**