



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

Tuesday, April 9, 2024

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** 6 - Wes Mays; Jim Walker; Brianna Hinojosa-Smith; Don Carroll; Kevin Nevels and Mark Hill

**Absent** 1 - Biju Mathew

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

The City Council of the City of Coppell met in Regular Session on Tuesday, April 9, 2024, 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.

**A. Seek legal advice from the City Attorney regarding PD-316-MF-2.**

Discussed under Executive Session

**Section 551.074, Texas Government Code - Personnel Matters.**

- B.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager.

**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 6:10 p.m. and convened into the Work Session at 6:11 p.m.**

- A. Discussion regarding agenda items.
- B. Discussion regarding mid-year Work Plan update.

**Presented in Work Session**

**Regular Session**

**Mayor Wes Mays adjourned the Work Session at 6:33 p.m. and convened into the Regular Session at 7:30 p.m.**

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

**Patty Weber with Allies Interfaith Group 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 the week of April 7-13, 2024, as "National Library Week".

**Mayor Wes Mays read the Proclamation into the record and presented the same to Alexis Wellborn and representatives from the Cozby Library.**

- 7.** Presentation of a Proclamation designating the month of April 2024, as "Volunteer Month".

**Mayor Wes Mays read the Proclamation into the record and presented the same to Laci McKinney and representatives from the Volunteers.**

**Presentations**

- 8.** Citizen presentation regarding expanding pickleball facilities.

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Mayor Candy Sheehan gave the presentation to Mayor and City Council.

9. Citizens' Appearance

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

- 1) Todd Storch, 739 Hammond Street, spoke in regards to pickleball.
- 2) Nancy Yingling, 606 Clifton Court, spoke in regards to pickleball.
- 3) Stephen Harris, 128 Oak Trail, spoke in regards to pickleball.
- 4) Chris Kottak, 261 Suzanne Way, spoke in regards to pickleball.
- 5) Kris Longborg, 936 Condor Drive, spoke in regards to pickleball.

10. Consent Agenda

A. Consider approval of the Minutes: March 26, 2024.

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

B. Consider approval of a Resolution amending the Master Fee Schedule, by amending Chapter 15, Coppell City Code (Buildings), by adding Section 12, to provide an exemption for payment of building fees for public funded educational institutions; and providing an effective date; and authorizing the Mayor to sign.

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

Enactment No: RE 2024-0409.1

C. Consider approval of an Interlocal Agreement between the City of Coppell and the Denton County Fire Marshal's Office for the purpose of providing arson detection, investigative, and prosecutorial services; and authorizing the Mayor to sign.

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

D. Consider approval of a purchase of office furniture for the Cozby Library and Community Commons from Office Depot Professional (ODP) Business Solutions Workspace Interiors through OMNIA, Contract Region 4. Contract #R191812, in the amount of \$94,548.49, as budgeted; and authorizing the City Manager to sign any necessary documents.

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

- E.** Consider approval of funding the remainder of the design of the Veterans Memorial project, in the amount of \$67,600.00, as provided for in the Coppell Recreation Development Corporation (CRDC) fund.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- F.** Consider award of City of Coppell Request for Proposals (RFP) #206 and approval of a consulting agreement with HUB International for employee benefits consulting in the amount of \$99,500.00; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- G.** Consider approval of an Ordinance for PD-108R5R2-H, a zoning change request from PD-108R5R-H, to allow for an 8,664-sf building addition and associated parking to the Coppell Service Center, located at 816 S. Coppell Road; and authorizing the Mayor to sign.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- Enactment No: OR 91500-A-813

### End of Consent Agenda

- 11.** PUBLIC HEARING:  
Consider approval of a zoning change request from SF-12 (Single-Family 12) to PD-315-SF-12 (Planned Development- 315-Single-Family-12), to allow for an 11,994-sf fire station and associated parking for Fire Station 5, located at 157 S. Moore Road.
- Development Services Administrator Matt Steer gave a presentation to City Council. Fire Chief Kevin Richardson 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 Don Carroll, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve this agenda item subject to the following conditions:**
- 1. To allow parking in the front yard.**
  - 2. To approve the landscape plan as presented.**
  - 3. To allow a 2-ft encroachment of the building in the side yard setback.**
- The motion passed by an unanimous vote.**

12.

**PUBLIC HEARING:**

Consider approval of PD-316-MF-2, Roers Coppell, Lot 2, Block 1 GTE Shared Services Center Addition, a zoning change request from HC to PD-316-MF-2 (Planned Development 316-Multifamily-2) and land use map amendment from Freeway Special District to Residential Urban Neighborhood to allow a 217-unit, four (4) story, age restricted 55+ senior living facility on approximately 9.9 acres located on the west side of North Coppell Road and north of Canyon Drive, at the request of Roers Companies, being represented by Blaze Bownds, Kimley-Horn.

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

**Logan Schmidt, representative of the applicant, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN 55447, was present to answer any questions of City Council.**

**Mayor Wes Mays opened the Public Hearing and asked for those who signed up to speak:**

- 1) **Scott Schwab, 259 Stanton Court, spoke in favor of the zoning change request.**
- 2) **Hemant Goyat, 525 Abbey Court, spoke against the zoning change request.**
- 3) **Mani Jonnalagadda, 716 Westminster Way, spoke against the zoning change request.**
- 4) **Jack Henderson, 617 Pheasant Lane, spoke against the zoning change request.**

**A motion was made by Councilmember Kevin Nevels, seconded by Mayor Pro Tem John Jun, to close the Public Hearing and approve the agenda item subject to the conditions presented.**

**Aye - 0**

**Nay - 6: Mayor Pro Tem John Jun, Councilmember Jim Walker, Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Kevin Nevels, Councilmember Mark Hill**

**The motion failed by an unanimous vote.**

13.

**PUBLIC HEARING:**

Consider approval of an amendment to Chapter 12, Article 30 (S or SUP, Special Use Permits) Charity House or Transitional Housing Code, to consider text change amendments to the Code of Ordinances, Chapter 12 - "Zoning", Article 30 "S or SUP, Special Use Permits" of the code of ordinances by amending section 12-30-5 "SF-ED" Single Family Estate District of said Chapter and Article by amending uses to include a "Charity House or Transitional Housing"; amending Section 12-30-6 Single Family-18 (SF-18), SingleFamily-12 (SF-12), Single Family-9 (SF-9) and Single-Family-7 (SF-7) to include a "Charity House or Transitional Housing"; amending Section 12-30-13A, "H" Historic, of said

Chapter and Article to add “Charity House or Transitional Housing” as a use when part of a Single-Family Residential Development or Mixed-Use Development, except when a part of Live-Work Units; and to amend Article 42 “Special Definitions” to add a definition of “Charity House or Transitional Housing”; and authorizing the Mayor to sign.

**Development Services Administrator Matt Steer gave a presentation to City Council. City Attorney Bob Hager 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 Brianna Hinojosa-Smith, to close the Public Hearing and approve this agenda item.**

**The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-814

**14.**

**PUBLIC HEARING:**

Consider approval of an Ordinance of the City of Coppell, Texas, readopting, ratifying, republishing and extending Chapter 9 of the Code of Ordinances, Article 9-19, Youth Camp Programs Standards of Care; and authorizing the Mayor to sign.

**Recreation Coordinator Daniel Weyandt gave a presentation to 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 Kevin Nevels, seconded by Councilmember Mark Hill, to close the Public Hearing and approve this agenda item.**

**The motion passed by an unanimous vote.**

Enactment No: OR 2024-1605

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

**S. Belt Line – All lanes are open. There is still some landscaping and sidewalk left to do so there may be some lane closures at times to complete this work.**

**DART - Currently working on the Freeport Parkway Crossings and has completed the Royal lane crossing.**

**Woodhurst – The contractor is continuing to install utilities from the cul de sac to Duck Pond Park and will begin paving that section in the next couple of weeks.**

**500 Southwestern (The Hangar, Art Annex) - The remodel is complete and the resident companies are beginning to move in.**

Village Parkway Ground Storage Tank Rehab – The interior coating on the large tank is complete and is in the curing process. We anticipate filling the tank back up late next week.

Neighbors Helping Neighbors is happening from 8 a.m. to noon this Saturday, April 13th. The most recent count is 45 projects and 188 volunteers. We could still use a few volunteers so we would love to have anyone interested in participating to sign up. Visit [www.coppelltx.gov](http://www.coppelltx.gov) to register as a volunteer.

Fun, Food and Grooves is this Friday, April 12th. Come out to the Coppel Arts Center at 5:00 p.m. to enjoy food, music and beautiful weather. Waffle O'licious and Tacos, Bites and Beats will arrive at 5:00 p.m. to sell food, and alcohol will be available to purchase. The band, Elevation, will start playing at 5:30 p.m.

**16. Mayor and Council Reports on Recent and Upcoming Events.**

Early voting starts Monday, April 22, at Town Center. Included on the ballot is Coppel's special election for Place 5. Election Day is May 4.

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

Councilmember Kevin Nevels commended the Community Experiences Department for a successful "Total Eclipse of the Park" event that was held Monday, April 8.

**18. Necessary Action from Executive Session**

There was no action resulting from Executive Session.

**19. Adjournment**

There being no further business before this Council, the meeting adjourned at 9:45 p.m.

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**Wes Mays, Mayor**

**ATTEST:**

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**Ashley Owens, City Secretary**