



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas 75019-9478

## Minutes City Council

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Tuesday, April 14, 2015

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**MARVIN FRANKLIN**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BOB MAHALIK**  
Place 2

**NANCY YINGLING**  
Place 5

**WES MAYS**  
Place 3

**MARK HILL**  
Place 7

**CLAY PHILLIPS**  
City Manager

**Present** 8 - Karen Hunt;Cliff Long;Bob Mahalik;Wes Mays;Gary Roden;Marvin Franklin;Mark Hill and Nancy Yingling

Also present were City Manager Clay Phillips, Deputy City Managers Mario Canizares and Mike Land, City Secretary Christel Pettinos and City Attorney Robert Hager.

The City Council of the City of Coppel met in Regular Called Session on Tuesday, April 14, 2015, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, Texas.

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

Mayor Hunt called the meeting to order, determined that a quorum was present and convened into Executive Session at 5:43 p.m.

**Section 551.071, Texas Government Code - Consultation with City Attorney and**

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

- A. Seek legal advice from the City Attorney concerning the settlement agreements by and between CB Parkway, the City of Coppel and/or Luminant; and to deliberate an exchange of real property with CB Parkway or its affiliates Luminant; and, potential purchase of real property from Luminant for property generally located at Northlake.

**Discussed under Executive Session**

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

- B.** Seek legal advice from the City Attorney concerning the legal process to amend or change zoning regulations and the comprehensive land use plan under the Texas Municipal Zoning, Texas Local Government Code Chapter 211 and Chapter 213, Municipal Comprehensive Plans.

**Discussed under Executive Session**

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

- C.** Deliberate regarding potential acquisition of real property east of South Beltline road.

**Discussed under Executive Session**

**Section 551.087, Texas Government Code - Economic Development Negotiations.**

- D.** Discussion regarding economic development negotiations south of Dividend and west of Beltline Road.

**Discussed under Executive Session**

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

**Mayor Hunt adjourned Executive Session at 6:53 p.m. and opened the Work Session at 7:00 p.m.**

- A. Discussion regarding Wayfinding Signs.
- B. Discussion regarding Sidewalk Infill.
- C. Discussion regarding Agenda Items.

**Presented in Work Session**

**Regular Session**

**Mayor Hunt adjourned the Work Session at 7:28 p.m. and opened the Regular Session at 7:38 p.m.**

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

**Pastor Derek Robinson with GracePoint Church gave the Invocation.**

**5. Pledge of Allegiance**

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

**6. Proclamations**

- A.** Consider approval of Proclamation naming April 2015, "Foot Health Month."

Mayor Hunt read the proclamation into the record. A motion was made by Councilmember Wes Mays, seconded by Councilmember Cliff Long, that April 2015 be proclaimed as "Foot Health Month." The motion passed by an unanimous vote.

- B.** Consider approval of a Proclamation naming April 12-18, 2015, as "National Library Week."

Mayor Hunt read the proclamation into the record and presented the same to Wednesday Foster, Karla Tabor and representatives from the Library Board. A motion was made by Mayor Pro Tem Marvin Franklin, seconded by Councilmember Gary Roden, naming April 12-18, 2015, as "National Library Week." The motion passed by an unanimous vote.

- C.** Consider approval of Proclamation naming April 12-18 "Volunteer Appreciation Week."

Mayor Hunt read the proclamation into the record and presented the same to Mike Land, Deputy City Manager. A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Bob Mahalik, proclaiming April 12-18, 2015, as "Volunteer Appreciation Week." The motion passed by an unanimous vote.

**7. Citizens' Appearance**

Mayor Hunt called on those who signed up to speak:

1) Art Shrader and Reena Batra, 599 Lake Park Drive, spoke in regards to the bridge over Denton Creek at Andy Brown Park. Mr. Shrader expressed his desire to have the ramp moved.

2) Robert Giltner, 841 Woodmoor Dr., spoke in high regards to the Parks and Recreation Department and the amenities offered to the citizens. He asked that the City Council recognize the department for all their accomplishments.

**8. Consent Agenda**

- A.** Consider approval of minutes: March 24, 2015.

A motion was made by Mayor Pro Tem Marvin Franklin, seconded by Councilmember Cliff Long, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.

- B.** Consider approval of an Ordinance for Case No. PD-272R-LI, Prologis Park @ Callejo, a zoning change from PD-272-LI (Planned Development-272-Light Industrial) to PD-272R-LI (Planned

Development-272 Revised-Light Industrial), to amend the Concept Plan by reducing the parking requirement for warehouse use from one space per 1,000 square feet to one space per 2,500 square feet and to increase the number of proposed office/warehouse buildings from five (5) to six (6) and adjustments to building sizes and heights on approximately 110.2 acres of property located north of Sandy Lake Road, south of SH 121 and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Marvin Franklin, seconded by Councilmember Cliff Long, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.**

Enactment No: 91500-A-667

- C.** Consider approval of an Ordinance for Case No. PD-108R12-H, Coppell Life Safety Park, a zoning change from PD-108R8-H (Planned Development-108 Revision 8-Historic) to PD-108R12-H (Planned Development-108 Revision 12-Historic), to allow the development of educational buildings and a Life Safety Park on 2.03 acres of property located at 820 S. Coppell Road and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Marvin Franklin, seconded by Councilmember Cliff Long, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.**

Enactment No: 91500-A-668

- D.** Consider approval of a six-month extension of the Special Use Permit for Case No. S-1258-LI, Fairfield Inn & Suites, to allow a 95-room, four-story hotel located at the northeast corner of S.H. 121 and Northpoint Drive.

**A motion was made by Mayor Pro Tem Marvin Franklin, seconded by Councilmember Cliff Long, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.**

- E.** Consider approval of entering into a contract with Alliance Geotechnical Group for Materials Engineering and Testing for the reconstruction of North Freeport Parkway from West Sandy Lake Rd to SH 121; in the amount of \$66,332.00; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Mayor Pro Tem Marvin Franklin, seconded by Councilmember Cliff Long, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.**

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

- 9.** PUBLIC HEARING:  
Consider approval of Case No. S-1093R3-C, Taco Bell, a zoning change request from S-1093R2-C (Special Use Permit-1093 Revision 2-Commercial) to S-1093R3-C (Special Use Permit-1093 Revision 3-Commercial), to allow revised building elevations and attached

signage for the existing restaurant with a drive-thru facility located at 115 N. Denton Tap Road.

**Presentation:** Gary Sieb, Director of Planning, made a presentation to Council.

Brandon Baquet, representing the applicant, answered questions of Council. Mr. Baquet expressed that corporate offices did not desire to replace the existing monument sign with the exception of repainting it due to weathering. Mr. Sieb agreed the sign did not have to be replaced today, but will be labeled as a legal, non-confirming sign since it is already in existence. Should 50% of the sign become damaged for any reason, it would have to be replaced.

A motion was made by Councilmember Bob Mahalik, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item. The motion passed by an unanimous vote.

10. Consider approval of an Ordinance for Case No. PD-278-R, Coppell Heights Addition, a zoning change from R (Retail) to PD-278-R (Planned Development-278-Retail), to allow the subdivision of the existing property into two lots (one building per lot) and provide for shared parking, dumpsters, access and private utilities on 2.6 acres of property located south and east of the intersection of S. Belt Line Road and E. Belt Line Road and authorizing the Mayor to sign.

**Presentation:** Gary Sieb, Director of Planning, made a presentation to Council.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that this zoning ordinance be approved. The motion passed by an unanimous vote.

Enactment No: 91500-A-669

11. Consider approval of the Cozby Library & Community Commons, SPA, a site plan amendment for exterior renovations, building and parking lot expansions to the existing library facility on approximately two (2) acres of property located at 177 N. Heartz Road.

**Presentation:** Gary Sieb, Director of Planning, made a presentation to Council.

A motion was made by Mayor Pro Tem Marvin Franklin, seconded by Councilmember Nancy Yingling, that this Agenda Item be approved, subject to the following conditions:

- 1) There will be additional comments during detailed engineering plan review; and
- 2) A tree removal permit will be required prior to start of construction.

The motion passed by an unanimous vote.

12. Consider approval of a Resolution requesting the Planning and Zoning Commission to consider a recommendation regarding the possible repeal of "MXD-1" and "MXD-2" Zoning Districts as text change amendments to the Comprehensive Zoning Ordinance and the Code of Ordinances; and to consider a change or an amendment to the

Comprehensive Zoning Plan to revise and/or eliminate Mixed Use Neighborhood Center and Mixed Use Community Center from the Comprehensive Land Use Plan; and authorizing the Mayor to sign.

**Presentation:** Gary Sieb, Director of Planning, made a presentation to Council. The resolution from Council asks the Planning and Zoning Commission to consider calling a Public Hearing for May to consider a revision the Comprehensive Land Use Plan regarding MXD-1 and MXD-2 Districts.

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Wes Mays, that this Resolution be approved. The motion passed by an unanimous vote.**

Enactment No: 2015-0414.1

- 13.** Consider approval of change order number six to the IH 635 service road reconstruction project in the amount of \$53,820.00 with TxDOT; and authorizing the City Manager to sign any necessary documents.

**Presentation:** Mike Garza, Assistant Director of Engineering, made a presentation and answered questions of Council.

**A motion was made by Mayor Pro Tem Marvin Franklin, seconded by Councilmember Bob Mahalik, that this Agenda Item be approved. The motion passed by an unanimous vote.**

- 14.** Consider approval of an Engineering Services Contract with J.Volk Consulting, Inc. to provide professional engineering service for a feasibility study for South Belt Line Rd., South Freeport Parkway and Royal Lane; for a total maximum cost of \$161,000.00; and authorizing the City Manager to sign any necessary documents.

**Presentation:** Mike Garza, Assistant Director of Engineering, made a presentation and answered questions of Council.

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

- 15.** Consider approval of TXMAS proposal from SDB Contracting Services for Town Center interior paint in the amount of \$24,888.74 and replacement of Town Center ceiling tile and grid in the amount of \$272,685.66, for a total amount of \$297,574.40; as budgeted in Infrastructure Maintenance Funds; and authorizing the City Manager to sign any necessary documents.

**Presentation:** Sheri Moino, Facilities Manager, made a presentation to Council.

**A motion was made by Councilmember Bob Mahalik, seconded by Mayor Pro Tem Marvin Franklin, that this Agenda Item be approved. The motion passed by an unanimous vote.**

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

City Manager Clay Phillips announced the upcoming events scheduled for the City Council. The Five-Year Plan Workshop will be held on April 16th in the 2nd Floor Conference Room. The Council Retreat will be held April 17th and 18th at the Embassy Suites in Grapevine. It will begin at 5 p.m. on Friday and discuss goals and objectives and set next year's work plan. Saturday, it will begin at 8 a.m. and conclude around noon. Later that evening is the Employee Awards Banquet. Finally, a Volunteer Appreciation Dinner will be a food truck event held later this month.

**17. Mayor and Council Reports**

Mayor Hunt reported on the Metroplex Mayors' Meeting. The guest speaker was from Texas A&M Agrilife and focused on urban items, such as grasses suitable for urban environments and educating the population on water conservation.

**Report by Councilmember Yingling on the CHS Event "Shattered Dreams."**

Councilmember Yingling reported on her attendance at the Shattered Dreams event at CHS. It is an annual event held the day before prom and focuses on teenage drinking and driving.

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

Nothing to report.

**19. Necessary Action from Executive Session**

Nothing to report.

**Adjournment**

There being no further business before the Council, the meeting was adjourned.

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Karen Selbo Hunt, Mayor

**ATTEST:**

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Christel Pettinos, City Secretary