



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Minutes

City Council

Tuesday, June 14, 2016

5:30 PM

Council Chambers

KAREN HUNT
Mayor

GARY RODEN
Place 4

CLIFF LONG
Place 1

NANCY YINGLING
Place 5

BRIANNA HINOJOSA-FLORES
Place 2

MARVIN FRANKLIN
Place 6

WES MAYS
Mayor Pro Tem

MARK HILL
Place 7

CLAY PHILLIPS
City Manager

Also present were Deputy City Managers Mike Land and Mario Canizares, Deputy City Secretary Jean Dwinnell and City Attorney Robert Hager.

The City Council of the City of Coppel met in Regular Called Session on Tuesday, June 14, 2016, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, Texas.

1. Call to Order

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

Present 8 - Karen Hunt;Cliff Long;Brianna Hinojosa-Flores;Wes Mays;Gary Roden;Marvin Franklin;Mark Hill and Nancy Yingling

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 west of S. Coppel Road and south of Bethel Road.

Discussed under Executive Session.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B.** Discussion regarding economic development prospects north of Hackberry Road and east of S. 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 6:15 p.m. and convened into Work Session.

- A. Discussion regarding Library technology.
- B. Presentation and discussion regarding the comprehensive Parks and Recreation Department Master Plan.
- C. Discussion of Agenda Items.

Presented in Work Session.

Regular Session

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

4. Invocation 7:30 p.m.

Reverend Jeff Spangler, Senior Pastor with Generate Life 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

There was no one signed up to speak.

7. Consent Agenda

Mayor Hunt announced that a request had been made to remove Item B from the Consent Agenda, to be considered separately.

- A.** Consider approval of the minutes: May 24, 2016.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Items A and C-J on the Consent Agenda be approved. The motion passed by a unanimous vote.

- B.** Consider approval of an amendment to the City of Coppel Code of Ordinances, Chapter 6, Article 6-17, by repealing Article 6-17, "Horse-drawn Carriages" in its entirety, and replacing with a new Article 6-17, "Horse-drawn Carriages" establishing definitions, regulations pertaining to the operation and application procedures;

and authorizing the Mayor to sign.

A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Mark Hill, that this Agenda Item be approved with an amendment to Section 6-17-5, Paragraph L, Provision J, regarding the hours of operation on city streets Monday through Friday being changed from 6:00 p.m. to 6:30 p.m. The motion passed by a unanimous vote.

Enactment No: 2016-1439

- C.** Consider approval of an Ordinance for CASE NO. PD-242R-HC, ALOFT & Holiday Inn Hotels, a zoning change from PD-242-HC (Planned Development-242-Highway Commercial), to PD-242R-HC (Planned Development-242 Revised-Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant uses on 9.08 acres of property and attach a Detail Site Plan on 4.86 acres to allow two hotels to be located south of Northpoint Drive, east of S.H. 121 and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Items A and C-J on the Consent Agenda be approved. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

Enactment No: 91500-A-694

- D.** Consider approval of an Ordinance for CASE NO. PD-208R3-LI, Coppell Trade Center, Lot 1R3, Block 1, a zoning change from PD-208R2-LI (Planned Development-208 Revision 2-Light Industrial) to PD-208R3-LI (Planned Development-208 Revision 3-Light Industrial), to amend the Site and Landscaping Plans to adjust parking requirements, add striping within the truck court areas and extend a private drive (fire lane & access easement) to Freeport Parkway, on 40.32 acres of property located at the northwest corner of Sandy Lake Road and Freeport Parkway and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Items A and C-J on the Consent Agenda be approved. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

Enactment No: 91500-A-695

- E.** Consider approval of entering into an agreement to purchase right of way and construct an additional lane along Town Center Drive not to exceed \$75,000.00; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Items A and C-J on the Consent Agenda be approved. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

- F.** Consider approval of an Ordinance for CASE NO. PD-282-C, Sonic, a zoning change from S-1077R2-C (Special Use Permit-1077 Revision 2-Commercial) to PD-282-C (Planned Development-282-Commercial), to allow demolition of the existing drive-up restaurant and construction of a new 1,600-square-foot a drive-up and drive-thru Sonic with an approximately 800-square-foot patio area on 0.85 acres of property located at 201 N. Denton Tap Road and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Items A and C-J on the Consent Agenda be approved. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

Enactment No: 91500-A-696

- G.** Consider approval of change order #1 to Tree Systems Inc. in the amount of \$7,120.00; provided by the Drainage Utility District funds; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Items A and C-J on the Consent Agenda be approved. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

- H.** Consider approval of a Resolution granting a 30-foot wastewater easement and a 50-foot temporary construction easement on the North Lake property to the City of Dallas; and authorizing the Mayor to sign any necessary documents.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Items A and C-J on the Consent Agenda be approved. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

Enactment No: 2016-0614.1

- I. Consider approval of change order #2 for the Street & Alley Repair Contract to F&F Concrete in the amount of \$225,579.29; provided by ¼ cent sales tax fund; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Items A and C-J on the Consent Agenda be approved. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

- J. Consider approval of award of a bid and enter into a contract with Sports Fields Solutions, for the replacement of the storm damaged outfield fences on baseball fields #2 and #3 at Wagon Wheel Park, in the amount of \$63,928.00, utilizing BuyBoard Contract #447-14; and authorizing the City Manager to sign the necessary documents.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Items A and C-J on the Consent Agenda be approved. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

End of Consent Agenda

8. Consider approval of CASE NO. PD-221R9-HC, TRU Hotel, a zoning change request from PD-221R4-HC (Planned Development-221 Revision 4-Highway Commercial) to PD-221R9-HC (Planned Development-221 Revision 9-Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant uses on 8.21 acres and attach a Detail Site Plan on approximately 2.7 acres to allow a five-story 127-guest-room hotel to be located on the east side of Point West Blvd, south of Dividend Drive.

Presentation: Marcie Diamond, Assistant Director of Planning, made a presentation.

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

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

- 1. Approval of the minimum room size of 258 square feet with a minimum average of 295 square feet.**
- 2. Redesign of the monument sign to be in compliance with the City's Sign Ordinance.**

3. Inclusion of the proposed 3' wide decomposed granite path parallel to the east property line on the Landscape Plan.
4. Correct the square footage of the building in the table on Sheet CSP-1.

The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

9. Consider approval of CASE NO. PD-240R4R-HC, North Gateway Center, a zoning change request from PD-240R4-HC (Planned Development-240 Revision 4-Highway Commercial) to PD-240R4R-HC (Planned Development-240 Revision 4 Revised-Highway Commercial), to revise the Concept Plan for a four-lot commercial development on 6.13 acres of property located north of S.H. 121, approximately 270 feet west of N. Denton Tap Road.

Presentation: Matt Steer, City Planner, made a presentation.

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

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, to close the Public Hearing and approve this Agenda Item, with the following conditions:

1. There will be additional comments during detailed engineering plan review for each of the sites.
2. A Final Plat is required prior to obtaining a building permit.
3. A Detail Tree Survey is required with submittal of a Detail Site Plan for development of Lots 1-4.
4. A deceleration lane shall be installed along Denton Tap when deemed appropriate by the City Engineer.

The motion passed by a unanimous vote.

10. Consider approval of the reanalysis of the areas designated as Mixed Use-Neighborhood Center and Mixed Use-Community Center on the Future Land Use Plan of the Coppell 2030 Comprehensive Master Plan.

Presentation: Marcie Diamond, Assistant Director of Planning, made a presentation.

Mayor Hunt opened the Public Hearing and called on those citizens signed up to speak.

Messrs. David Bell, Ed White, Rex O'Quinn, Chris Claussen, Ms. Marla Williams and Ms. Sasha Reedy spoke in opposition to any Mixed-Use designations within the City.

Lengthy discussion was held by the Mayor and Council regarding the need for

smaller housing options for empty nesters and new couples, the meaning of "mixed-use", and what is appropriate for Coppell.

A motion was made by Councilmember Mark Hill, seconded by Mayor Pro Tem Wes Mays, to close the Public Hearing and accept the new definition of Neighborhood Center Retail as recommended by the Planning and Zoning Commission.

The motion failed with Mayor Pro Tem Wes Mays and Councilmembers Nancy Yingling and Mark Hill voting in favor of the motion and Councilmembers Cliff Long, Brianna Hinojosa-Flores and Marvin Franklin voting against the item.

At 9:37 p.m. the Council recessed into Executive Session under Section 551.071 of the Texas Government Code, Consultation with City Attorney.

Mayor Hunt adjourned the Executive Session at 9:44 p.m. and reconvened into regular session.

Further discussion was held and a motion was made by Councilmember Gary Roden, seconded by Councilmember Marvin Franklin, to close the Public Hearing and accept the new definitions for Neighborhood Center Retail for areas 1, 3, 4, 5 and Freeway Special District listed as area 8. The motion passed by an unanimous vote.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Marvin Franklin, that area 6 be approved for Mixed Use Community Center, eliminating residential as suggested before. The motion passed by an unanimous vote.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Marvin Franklin, that areas 2 and 7 be approved for Mixed Use Community Center as recommended by the Planning and Zoning Commission. The motion failed with Councilmembers Cliff Long, Gary Roden and Marvin Franklin voting in favor of the motion and Mayor Pro Tem Wes Mays and Councilmembers Brianna Hinojosa-Flores, Nancy Yingling and Mark Hill voting against the item.

A motion was made by Mayor Pro Tem Wes Mays, seconded by Councilmember Mark Hill, to approve area 2, with the revised definition of Mixed-Use Community Center and changing the word 'and' to 'or' within the definition of Mixed-Use Community Center.

Councilmember Gary Roden moved to amend the motion, capping the single family residential dwelling maximum to 10 units per acre. Councilmember Mark Hill seconded the motion. The amendment to the original motion passed by an unanimous vote.

The vote on the original, amended motion to approve area 2, now defined as: providing areas for mixed-use developments consisting of both neighborhood and community, serving commercial, retail and office uses OR medium density single family residential dwellings no greater than 10 units per acre, passed by an unanimous vote.

A motion was made by Mayor Pro Tem Wes Mays, seconded by

Councilmember Marvin Franklin, to approve area 7, with the definition of providing areas for mixed-use developments consisting of both neighborhood and community, serving commercial, retail and office uses OR medium density single family residential dwellings no greater than 10 units per acre. The motion passed by a unanimous vote.

The request for hiring a consultant failed for lack of a motion.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

11.

Consider approval of an Ordinance for CASE NO. PD-260R-R, Trinity River Kayak Company, a zoning change from PD-260-R (Planned Development-260-Retail) to PD-260R-R (Planned Development-260 Revised-Retail), to amend the allowed uses and signage on 1.5 acres of property located at 1601 E. Sandy Lake Road and authorizing the Mayor to sign.

Presentation: Marcie Diamond, Assistant Director of Planning, made a presentation to Council.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, to approve this Agenda Item, with the following conditions.

1. A double-sided monument sign, setback a minimum of ten feet from the ROW, on a raised foundation to allow east/west bound visibility in lieu of the existing 9.6 square-foot sign located on the wall on the east side of the driveway.
2. The existing 26.4 square-foot attached sign may be relocated to the hut located adjacent to the parking lot.
3. Roof signs shall not be permitted. Additional attached signs shall be permitted on the building in compliance with the Sign Ordinance.

The motion passed 6-1 with Councilmember Mark Hill voting against the item.

Aye: 6 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin and Councilmember Nancy Yingling

Nay: 1 - Councilmember Mark Hill

Enactment No: 91500-A-697

12.

Consider approval of change order #5 to the Coppell Road and Bethel Road reconstruction project in the amount of \$210,625.04 with Tiseo Paving, Inc.; and authorizing the City Manager to sign any necessary documents.

Presentation: George Marshall, Traffic Engineer, made a presentation to Council.

A motion was made by Mayor Pro Tem Wes Mays, seconded by

Councilmember Cliff Long, that this Agenda Item be approved. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

13.

PUBLIC HEARING:

Consider approval of an Ordinance designating Varidesk, LLC, Reinvestment Zone No. 104 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act, and authorizing the Mayor to sign.

Presentation: Mindi Hurley, Economic Development Coordinator, made a presentation to Council.

Mayor Hunt opened the Public Hearing and announced there was no one signed up to speak.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, to close the Public Hearing and approve this Agenda Item. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

Enactment No: 2016-1440

14.

Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Varidesk, LLC, and authorizing the Mayor to sign.

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

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

Enactment No: 2016-0614.2

15.

Consider approval of two Economic Development Agreements by and between the City of Coppell and Amazon.com.kydc LLC, and authorizing the Mayor to sign.

Presentation: Mindi Hurley, Economic Development Coordinator, made a presentation to Council.

A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Cliff Long, that this Agenda Item be approved. The motion passed with a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Brianna Hinojosa-Flores; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

16. City Manager Reports - Project Updates and Future Agendas

Deputy City Manager Mike Land announced that the next regular City Council meeting will be held in July and that a Council Worksession will be held on June 28th.

17. Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.

- A. North Texas Council of Governments - Mays
- B. North Texas Commission - Franklin/Yingling
- C. Historical Society - Long

A. Mayor Pro Tem Wes Mays announced he will be attending the North Texas Council of Governments General Assembly in Hurst on June 17th, along with several other members of the City Staff. The speaker will be from Rice University followed by the annual awards presentations.

B. Councilmember Nancy Yingling announced that the deadline for the Leadership North Texas application is June 17th. She advised that the North Texas Commission is searching for a President and CEO with the help of the firm of Whitney Smith Company leading the search. The NTC is bringing the discussion of opioid addiction to the table at the Points Lunch on July 15th for a panel discussion with Dr. Paul Hane with BCBS, and Barkley Burdan of Texas Health Resources. The 45th Annual Member's Luncheon is September 15th with Dana Perinno, former White House Press Secretary for President George W. Bush. She will speak on the attributes needed by a leader and how communication is key in critical situations.

C. Councilmember Cliff Long reported the Infeldt House is coming along and completion is expected by the end of the month. He advised a Historical Marker will be placed to show where the first water well and horse-watering trough were in downtown Coppell.

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

Mayor Hunt announced that the Spirit of Coppell fireworks show will be held at Wagon Wheel Park on July 3rd, followed by the Parade on July 4th.

19. Necessary Action from Executive Session

There was no action necessary.

Adjournment

There being no further business before the City Council, Mayor Hunt adjourned the meeting at 10:45 p.m.

Karen Selbo Hunt, Mayor

Christel Pettinos, City Secretary