



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas 75019-9478

## Minutes

### City Council

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Tuesday, August 9, 2016

6:00 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**WES MAYS**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**NANCY YINGLING**  
Place 5

**BRIANNA HINOJOSA-FLORES**  
Place 2

**MARVIN FRANKLIN**  
Place 6

**GARY RODEN**  
Place 4

**MARK HILL**  
Place 7

**CLAY PHILLIPS**  
City Manager

**Present** 8 - Karen Hunt;Cliff Long;Brianna Hinojosa-Flores;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 Coppell met in Regular Called Session on Tuesday, August 9, 2016, at 6:00 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 Work Session at 6:00 p.m.

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

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

Discussion regarding economic development prospects west of S. Belt Line Road and south of Dividend Boulevard.

The Executive Session was cancelled prior to the convening of the meeting.

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

- A. Discussion regarding Neighborhood Sector Program.
- B. Discussion regarding the provision of alcohol sales and other matters at City-sponsored special events.
- C. Discussion of Agenda Items.

**Presented in Work Session**

**Regular Session      (Open to the Public)**

**Mayor Hunt adjourned the Work Session at 7:04 p.m. and convened into the Regular Session at 7:30 p.m.**

**4.      Invocation      7:30 p.m.**

**Tom Palmer, Senior Pastor with First United Methodist 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 called on those who signed up to speak:**

**1) Karen Farnum, 515 Westminster Way, spoke in regards to stormwater run-off through Ashbury Manor.**

**2) Satish Joshi, 701 Westminster Way, spoke in regards the Prologis development and the amount of construction debris and stagnant water.**

**7.      Consent Agenda**

**A.                      Consider approval of the minutes: July 26, 2016.**

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Agenda Items A-E be approved on the Consent Agenda. The motion passed by an unanimous vote.**

**B.                      Consider approval of a Resolution to amend the Voluntary Interlocal Cooperation Agreement for Operation and Maintenance of Traffic Signals between the Texas Department of Transportation, City of Lewisville and City of Coppell as approved by City Council on February 9, 1999; and authorizing the Mayor to sign.**

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Agenda Items A-E be approved on the Consent Agenda. The motion passed by an unanimous vote.**

**Enactment No: 2016-0809.1**

**C.                      Consider approval of an Interlocal Agreement between the City of**

Coppell and the City of Richardson, to allow the City of Coppell to use the City of Richardson's Fire Training Center in accordance with the terms and conditions set forth herein; and authorizing the Mayor and/or City Manager to sign any necessary documents.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Agenda Items A-E be approved on the Consent Agenda. The motion passed by an unanimous vote.**

- D.** Consider approval of the annual review of the written Investment Policy of the City of Coppell as provided by the Public Funds Investment Act, Chapter 2256, Texas Government Code.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Agenda Items A-E be approved on the Consent Agenda. The motion passed by an unanimous vote.**

- E.** Consider approval of the certification of the 2016 anticipated tax collection rate for the period July 1, 2016 through June 30, 2017 and the amount of the excess debt collections during the period July 1, 2015 through June 30, 2016.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Agenda Items A-E be approved on the Consent Agenda. The motion passed by an unanimous vote.**

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

- 8.** Consider approval of a proposed tax rate of \$.5795 for the 2016 tax year and to set the Public Hearings on the proposed tax rate for the next regularly scheduled Council meeting on August 23, 2016 at 7:30 p.m. and a Special called meeting on August 30, 2016 at 6:00 p.m.

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

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

- 9.** CITIZEN'S AGENDA REQUEST:  
Requesting the City Council to consider an improved landscaping plan to help mitigate the impact of Prologis on our neighborhood.

**Coppell resident, Ken Kuehn, 240 Bricknell, made a presentation to the City Council. He believed that the Prologis development was taking priority over the residents. He expressed concern that the next building would be taller than the power lines and would provide an obstruction of view. He asked that the City Council instruct the City to purchase the easement and right-of-way between the development and subdivision to maintain the landscape. Representatives from the development reported that additional landscaping efforts were made as an effort to make concessions with the residents. No further action was taken.**

10.

**PUBLIC HEARING:**

Consider approval of CASE NO. PD-272R4-LI, Prologis Park @ Callejo, a zoning change request from PD-272R-LI (Planned Development-272 Revised-Light Industrial), to PD-272R4-LI (Planned Development-272 Revision 4-Light Industrial), to approve a Detail Site Plan for a 144,465-square-foot office/warehouse building on 10.85 acres of land located approximately 450 feet south of SH 121, west of Freeport Parkway.

**Presentation:** Gary Sieb, Director of Planning, made a presentation to Council. Casey Dillon, 2501 Harwood Dr., Dallas, representing the applicant, answered questions of the Council.

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

1) **Earl Shanks**, 319 Buttonwood, asked questions about the riprap and landscaping choices.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

- 1) There will be additional comments during detailed engineering plan review for this site; and
- 2) A replat document shall be filed for record prior to any construction occurring on this site.

The motion passed 4-3 with Mayor Pro Tem Wes Mays and Councilmembers Cliff Long, Gary Roden and Marvin Franklin voting in favor of the motion and Councilmembers Brianna Hinojosa-Flores, Nancy Yingling and Mark Hill voting against the item.

11.

**PUBLIC HEARING:**

Consider approval of CASE NO. PD-136R2-LI, DFW Trade Center, a zoning change request from A (Agriculture) and PD-136-LI (Planned Development-136-Light Industrial) to PD-136R2-LI (Planned Development-136 Revision 2-Light Industrial), to incorporate 6.45 acres into the existing Planned Development and approve a Concept Plan for an approximate 115,000-square-foot office/warehouse building on 9.08 acres of land located in the City of Coppell and 0.8 acres located in the City of Grapevine, on property located at the north corner of SH 121 and Patriot Drive.

**Presentation:** Marcie Diamond, Assistant Director of Planning, made a presentation. The applicant was available for questions.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

- 1) Detail Site and Landscape Plans, Building Elevations will be required prior to the issuance of a building permit.

- 2) Replat/Minor Plat, including utility and engineering plans will be required to be approved in the Cities of Coppell and Grapevine.
- 3) A complete tree survey and tree removal permit will be required prior to the removal of any trees; and
- 4) The Overall Concept Plan needs to be refined when the Detail Site Plan is submitted for this lot.

The motion passed by an unanimous vote.

**12.**

**PUBLIC HEARING:**

Consider approval of a Resolution granting a variance of ninety feet (90') feet to Mico 21 Club, Inc. from the 300-foot prohibited requirement for the sale of alcoholic beverages for on premise consumption, with a business address being 110 W. Sandy Lake Road, Suite 112; and authorizing the Mayor to sign.

**Presentation:** Christel Pettinos, City Secretary 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 Mayor Pro Tem Wes Mays, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item. The motion passed by an unanimous vote.

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

Under Project Updates, City Manager Clay Phillips reported that facility projects are coming along as planned. Tours for the City Council will be scheduled soon. As for street projects, the pavement replacement project should be finished by the beginning of school and the median projects are coming along nicely. Regarding the "Sonic Drive" project, the road way will have to be finished by the opening of school.

For Future Agendas, budget items will be on the August 23rd Agenda with a special public hearing and 5th Tuesday work session scheduled for August 30th.

**14. Mayor and Council Reports**

Report by Mayor Hunt on the Back-to-School Ice Cream Social.

Mayor Hunt announced the Back-to-School Ice Cream Social in Old Town will be held on Saturday, August 20th from 6-8 p.m. The City will be collecting school supplies for the "Buy One, Give One" program. Attendees who donate school supplies will receive a free snow cone from Kona Ice.

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

Nothing to report.

**16. Necessary Action from Executive Session**

Nothing to report.

**Adjournment**

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

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**Karen Selbo Hunt, Mayor**

**ATTEST:**

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**Christel Pettinos, City Secretary**