



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Minutes

### City Council

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Tuesday, March 27, 2018

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**NANCY YINGLING**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BRIANNA HINOJOSA-FLORES**  
Place 2

**MARVIN FRANKLIN**  
Place 6

**WES MAYS**  
Place 3

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

**Present** 6 - Karen Hunt; Cliff Long; Wes Mays; Marvin Franklin; Mark Hill and Nancy Yingling

**Absent** 2 - Brianna Hinojosa-Flores and Gary Roden

Also present were City Manager Mike Land, Deputy City Managers Traci Leach and Noel Bernal, 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, March 27, 2018, 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 the executive Session at 5:38 p.m.

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

**Section 551.071, Texas Government Code - Consultation with City Attorney and  
Section 551.074, Texas Government Code - Personnel Matters.**

**A. Seek legal advice and deliberate concerning a citizen complaint  
surrounding the duties of the City Manager.**

**Discussed under Executive Session.**

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

- B.** Discussion regarding economic development prospects north of Sandy Lake Boulevard and east of Freeport Parkway.

**Discussed under Executive Session.**

- C.** Discussion regarding economic development prospects south of Dividend and west of Point West Boulevard.

**Discussed under Executive Session.**

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

**Mayor Hunt adjourned the Executive Session and convened into the Work Session at 6:58 p.m.**

- A. Presentation on advanced water meter project.
- B. Discussion regarding bike sharing.
- C. Discussion regarding bicycle lanes on Moore Road, Heartz Road and Riverchase Drive.
- D. Discussion regarding the Parkway Boulevard reconstruction project.
- E. Discussion regarding rehabilitation of Water Tower #1.
- F. Discussion of agenda items.

**Item E was moved to the April 10, 2018 Council Agenda. All other items were presented in Work Session.**

**Regular Session**

**Mayor Hunt adjourned the Work Session at 7:36 p.m. and reconvened into Regular session at 7:45 p.m.**

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

**Michael McDowell, Associate Fire Chaplain, gave the invocation.**

**5. Pledge of Allegiance**

**Members of the Coppell Fire Department presented the colors and a Boy Scout in the audience led those present in the Pledge of Allegiance.**

- 6.** Consider approval of Proclamation naming March 27, 2018, as "Ken Griffin Appreciation Day;" and authorizing the Mayor to sign.

**Mayor Hunt read and presented a Proclamation, naming March 27, 2018, as "Ken Griffin Appreciation Day," to Ken Griffin, in honor of his retirement from the City of Coppell after 26 years of service.**

**Councilmembers Marvin Franklin, Wes Mays and Mayor Pro Tem Nancy Yingling thanked Mr. Griffin for his service, mentorship, and the legacy he**

leaves behind.

**A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Nancy Yingling, to approve the Proclamation and authorize the Mayor to sign. The motion passed by an unanimous vote.**

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

7. Presentation to the Coppell Fire Department on receiving the Texas Fire Chief Association, "Lone Star Achievement Award."

**Fire Chief Kevin Richardson presented the "Lone Star Achievement Award" to Michael McDowell for his innovation and problem solving regarding the acquisition of the P25 radios and the Joint Dispatch Center.**

8. Presentation to the Coppell Fire Department on receiving the Texas Fire Chief Association, "Fire Safety Award."

**Fire Chief Kevin Richardson presented the "Fire Safety Award" to Life Safety Park Manager Jeana Lantieri and Life Safety Park Coordinator Bethany Hardzinski, for their contributions in making the Life Safety Park a success.**

9. Presentation by the Coppell Arts Council on the Andy Brown East Art Stroll.

**Mr. Ed Guignon, representing the Coppell Arts Council made a presentation regarding the 11 pieces of art that will be installed in Andy Brown East for the Second Annual Art Stroll that will be held on June 2, 2018.**

**10. Citizens' Appearance**

**Mr. Dan and Ms. Amanda Tostrud, 334 Matheson Court; Ms. Laurie Slack, 414 Sheffield Court; Mr. Greg and Ms. Ivette Rosinski, 419 Sheffield Court; and Ms. Susan Ziperman, 406 Sheffield Court, spoke in opposition to homes in Coppell being rented like a hotel for short-term use. They expressed concerns regarding safety and property values. Mr. Don and Ms Margaret Leamon, 411 Sheffield, submitted a letter expressing their concerns.**

**Mr. Venky Venkatraman, 415 Gifford, expressed his concerns regarding the signal light at the corner of Cowboy and Parkway Boulevard.**

**11. Consent Agenda**

- A.** Consider approval of the minutes: February 27, 2018.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Consent items A-F be approved. The motion passed by an unanimous vote.**

- B.** Consider approval of an Ordinance for PD-292-SF-12, Coppell Middle School East, a zoning change request from SF-12 (Single Family-12) to PD-292-SF-12 (Planned Development 292-SF-12) to allow the

construction of a concession and restroom facility, bleachers, press box, parking and the addition of lighting for the existing track and football field, on 24.7 acres of property located at 400 Mockingbird Lane, at the request of Coppell Independent School District; and authorizing the Mayor to sign.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Consent items A-F be approved. The motion passed by an unanimous vote.**

Enactment No: 91500-A-720

- C.** Consider approval of an Ordinance for Case No. PD-294-C, Alpine Wash, White Glove Express Addition, Lot 1R1, Block A, a zoning change request from S-1074RR-C (Special Use Permit-1074 Revision 2-Commercial) to PD-294-C (Planned Development District-294-Commercial) to amend the Detail Site Plan to allow the renovation and expansion of existing car wash facility to include self-service vacuums on 1.020 acres on property located at 250 S. Denton Tap Road; and authorizing the Mayor to sign.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Consent items A-F be approved. The motion passed by an unanimous vote.**

Enactment No: 91500-A-721

- D.** Consider approval of an Ordinance for Case No. PD-217R2-C, Doggie's Wonderland, a zoning change from C (Commercial) and PD-217R-C (Planned Development District-217 Revised-Commercial) to PD-214R2-C (Planned Development District Revision-2-Commercial) to amend and expand the Detail Site Plan for the existing 0.692 acre Doggie's Wonderland site and to allow the construction of an approximate 3,000 square foot building for a kennel (rescue), self-service pet wash and bakery use on 0.439 acres and to establish a Concept Plan for future development on the remaining 0.346 acres, for a total of 1.479 acres of land located on the east side of Denton Tap Road between E. Bethel School Road and Vanbebber Drive, (120 E. Bethel School Road and 400 S. Denton Tap Road); and authorizing the Mayor to sign.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Consent items A-F be approved. The motion passed by an unanimous vote.**

Enactment No: 91500-A-722

- E.** Consider award of bid and authorize a NCPA contract with Core Construction in the amount of \$200,584.34, as budgeted from the Crime Control District, for the remodel of the communication area in the Criminal Justice facility located at 130 Town Center Blvd.; and

authorizing the City Manager to sign and execute any necessary documents.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Consent items A-F be approved. The motion passed by an unanimous vote.**

- F.** Consider approval of a professional services agreement with Kimley-Horn and Associates, Inc.; to provide professional engineering services for interim improvements for the North Lake Raw Water System; for a total of \$138,700.00; as budgeted in the Capital Improvement Program; and authorizing the City Manager to authorize any necessary documents.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Consent items A-F be approved. The motion passed by an unanimous vote.**

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

- 12.** 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.

**Mayor Hunt opened the public hearing and Recreation Center Manager Sheri Belmont made a presentation regarding the requirement to have this Ordinance in place for the Youth Camp Programs scheduled for the summer months.**

**There was no one signed up to speak.**

**A motion was made by Councilmember Wes Mays, seconded by Mayor Pro Tem Nancy Yingling, to close the public hearing and approve Agenda Item 12. The motion passed by an unanimous vote.**

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

Enactment No: 2018-1489

- 13.** PUBLIC HEARING:  
Consider approval of the location of a public safety building (fire station) on public owned property located at the intersection of Royal and North Point in the City of Coppell, Texas.

**Mayor Hunt opened the public hearing and Fire Chief Richardson made a presentation regarding the background and timeline for the proposed fire station.**

**There was no one signed up to speak.**

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Wes Mays, to close the public hearing and approve Agenda Item 13. The motion passed by an unanimous vote.**

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

**14.**

**PUBLIC HEARING:**

Consider a Tariff authorizing an annual Rate Review Mechanism ("RRM") as a substitution for the annual interim rate adjustment process defined by Section 104.301 of the Texas Utilities Code, and as negotiated between ATMOS Energy Corporation, Mid-Tex Division and the steering committee of cities served by ATMOS; requiring the company to reimburse cities' reasonable ratemaking expenses.

**Mayor Hunt opened the public hearing and City Attorney Robert Hager made a presentation regarding the annual Rate Review Mechanism.**

**There was no one signed up to speak.**

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Wes Mays, to close the public hearing and approve Agenda Item 14. The motion passed by an unanimous vote.**

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

Enactment No: 2018-1490

**15.**

**PUBLIC HEARING:**

Consider approval of PD-293-LI, Sherrill Acres, a zoning change request from LI (Light Industrial) to PD-293-LI (Planned Development 293 -Light Industrial) to allow the subdivision of the property into two lots, allowing the retention of the existing office on Lot 2B1 and the approval of Concept Plan for Lot 2B2 for a future office building, containing 1.44 acres of property located at 1703 East Belt Line Road, at the request of Riverchase Realty LLC, being represented by Geoff Walker.

**Mayor Hunt filed a Conflict of Interest regarding this item and exited the Council Chambers.**

**Mayor Pro Tem Yingling opened the public hearing and the Assistant Director of Planning Marcie Diamond made a presentation regarding the zoning change request.**

**There was no one signed up to speak. The applicant and property owner were present to answer questions.**

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Marvin Franklin, to close the public hearing and approve Agenda Item 15 with the following conditions.**

1. Approval of a Detail Site Plan shall be required prior to the development Lot 2B2.

2. The hike and bike trail shall be constructed by the property owner/developer from the southern property line to Belt Line Road prior to the certificate of occupancy for the development on Lot 2B2 or within five years, whichever occurs first.

3. The occupants of the building on Lot 2B2 shall be permitted to advertise on the existing monument sign located on Lot 2B1.

4. The occupants of Lot 2B1 shall retain the right to use the existing dumpster located on Lot 2B2.

5. Variances to the Landscape Ordinance.

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

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

16.

**PUBLIC HEARING:**

Consider approval of an Ordinance repealing Ordinance No. 91500-A-718 for Case No. S-1262-LI, Driversselect, to no longer allow the occupancy of the existing 153,000 square foot office/warehouse building for internet-based car sales and ancillary uses (minor car repair, car storage and offices) on approximately 8.7 acres of land located at 100 S. Royal Lane; and authorizing the Mayor to sign.

**Mayor Hunt opened the public hearing and the Assistant Director of Planning Marcie Diamond made a presentation regarding the zoning change request.**

**There was no one signed up to speak.**

**A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Nancy Yingling to close the public hearing and approve Agenda Item 16. The motion passed by an unanimous vote.**

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

Enactment No: OR 91500-A-718

17.

Consider approval of an Ordinance for Case No. S-1262R-LI, Driversselect (Fellowship of Las Colinas Addition, Lot 2R1, Block 1), a zoning change from LI (Light Industrial) to S-1262R-LI (Special Use Permit-1262 Revised) to allow for vehicle parking and staging on the existing parking lot in conjunction with S-1262-LI on approximately 7.67 acres of land located west of the terminus of Gateview Blvd; and authorizing the Mayor to sign.

**Assistant Director of Planning Marcie Diamond made a presentation regarding Zoning Case No. S-1262R-LI, Driversselect, to allow for vehicle parking and staging on existing parking lot in conjunction with S-1262-LI.**

**A motion was made by Councilmember Wes Mays, seconded by Mayor Pro Tem Yingling, that Item 17 be approved. The motion failed by an unanimous vote.**

**Nay:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

- 18.** Consider approval of contract amendment number one to J. Volk Consulting, Inc. design contract for the Parkway Blvd. reconstruction project; in the amount of \$178,600; and authorizing the City Manager to sign any necessary documents.

**Director of Engineering Ken Griffin made a presentation and recommended approval.**

**Discussion ensued among the Council regarding lane closures, the affect the project will have on traffic, and an accellerated timeline, requesting the project begin in September, 2018.**

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Cliff Long, that Item 18 be approved. The motion passed by an unanimous vote.**

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

- 19.** Consider approval of award of a professional services agreement with Kimley Horn, in the amount of \$79,500.00, to design signage and pavement markings depicting on-street bicycle lanes for Moore Road, Heartz Road and Riverchase Drive; and authorizing the City Manager to sign all necessary documents.

**Parks Projects Manager John Elias made a presentation regarding the signage and pavement markings depicting on-street bicycle lanes for Moore Road, Heartz Road and Riverchase Drive.**

**A motion was made by Mayor Pro Tem Nancy Yingling, seconded by Councilmember Wes Mays, that Agenda Item 19 be approved. The motion passed by an unanimous vote.**

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

- 20.** Consider approval of the modifications to the Trail Implementation Plan as recommended by the Parks and Recreation Board and; authorizing the City Manager to sign the necessary documents.

**Parks Projects Manager John Elias made a presentation regarding the Trail**



Implementation Plan as recommended by the Parks and Recreation Board.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Mark Hill, that Agenda Item 20 be approved. The motion passed by an unanimous vote.

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

21. Consider approval of a professional services agreement between the City of Coppell and Future iQ for professional facilitation services for the Vision 2040 Strategic Plan; and authorizing the City Manager to sign.

Deputy City Manager Traci Leach made a presentation regarding the professional services agreement between the City of Coppell and Future iQ for professional facilitation services for the Vision 2040 Strategic Plan.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Agenda Item 21 be approved. The motion passed by an unanimous vote.

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

22. CITIZEN'S AGENDA REQUEST:  
Issues with (1) making both lanes Right-turn only thus preventing citizens from turning left on Parkway Blvd to return home from the school and causing traffic hazards by compelling these citizens to make a right and then make U-Turns and, (2) inquiring into the functionality of said traffic control device since it's installation.

Mr. Venky Venkatraman expressed his desire for the City to replace the signal light at the intersection of Cowboy and Parkway Boulevard with a different system. He advised that the current light is confusing to drivers and causes traffic hazards by compelling drivers to make a right turn and then make a u-turn to go in the direction from which they came.

There was no action taken.

23. City Manager Reports - Project Updates and Future Agendas

City Manager Mike Land reported that the bike share, water tower rehabilitation, and the short-term rental discussions will be on the Council's agenda on April 10th. The crack seal work will begin on April 9th and will be done at night on Beltline and Royal Lane. Finally, The mobilization of the Freeport Parkway project will begin on April 9th.

24. Mayor and Council Reports

A. Report by Mayor Hunt regarding upcoming Spring events.

B. Report by Mayor Hunt regarding upcoming elections.

Mayor Hunt reported the Coppell Chamber is hosting the annual Coppell Community Gala on April 14th and all are welcome. The Library is taking applications for teen volunteers for the summer. She reported that Coppell has been named the Best Place to Live in Texas by Niche.com. Finally, she gave information regarding the upcoming elections on May 5th and May 22nd. She advised that more election information is available on the County and City websites.

More events can be found in the Event Guide on the City's webpage at [coppelltx.gov](http://coppelltx.gov).

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

- A. North Texas Council of Governments - Mayor Pro Tem Nancy Yingling
- B. North Texas Commission - Councilmember Marvin Franklin
- C. Historical Society - Councilmember Cliff Long

A. Mayor Pro Tem Yingling reported on North Central Texas Council of Governments grant for emergency preparedness, advising that the allocation received was approximately \$1,824,326.00. Events in the near future include the Transportation group in the region looking for input at meetings being held on April 9th, 10th, and 11th, regarding Mobility 2045, 2019-2022 Transportation, air quality as it relates to transportation, and the regional bicycle option survey results. Finally, nominations are being accepted for the Board of Directors and for Regional awards.

B. Councilmember Marvin Franklin reported that two events are being held by the North Texas Commission; the North Texas Speakers Series on April 30th, the topics being Health, Hunger, and Housing, and the North Texas Commission Annual Members Luncheon on September 18th. Finally, he reminded the Council that the Metrocrest Keyholders Breakfast will be held on Thursday, March 29th at 7:15 a.m.

C. Councilmember Cliff Long reported that the Historical Society is still meeting in the Wilson Estate buildings but that rules and regulations are being developed regarding maintenance of the buildings that are now owned by the City of Coppell.

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

Mayor Hunt announced the Metrocrest Keyholders Breakfast will be held on Thursday, March 29th at 7:15 a.m. at the Crown Plaza and that the City will hold the annual Eggstravaganza on March 31st beginning at 10 a.m. at Andy Brown East Park.

**27. Necessary Action from Executive Session**

Nothing to report.

**Adjournment**

There being no further business before the City Council, the meeting was adjourned at 10:42 p.m.

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Karen Selbo Hunt, Mayor

ATTEST:

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Jean Dwinnell, Deputy City Secretary