



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, January 10, 2023

6:00 PM

Council Chambers

WES MAYS
Mayor

BIJU MATHEW
Mayor Pro Tem

CLIFF LONG
Place 1

KEVIN NEVELS
Place 4

BRIANNA HINOJOSA-SMITH
Place 2

JOHN JUN
Place 5

DON CARROLL
Place 3

MARK HILL
Place 7

MIKE LAND
City Manager

Present 8 - Wes Mays;Cliff Long;Brianna Hinojosa-Smith;Don Carroll;Kevin Nevels;John Jun;Biju Mathew and Mark Hill

Also present were Deputy City Managers Vicki Chiavetta and Traci Leach, City Attorney Robert Hager and Deputy City Secretary Sara Egan.

The City Council of the City of Coppell met in Regular Session on Tuesday, January 10, 2023 at 6:00 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 Work Session at 6:02 p.m.

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

- A. Discussion regarding agenda items.
- B. Presentation of projected hotel occupancy tax fund balance.
- C. Discussion regarding additional funding request by the Coppell Chamber of Commerce.
- D. Discussion concerning service organization presentation funding process.

Agenda Items A-C were presented in Work Session. Agenda Item D will be

rescheduled to a future meeting agenda.

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:28 p.m. and reconvened into the Regular Session at 7:37 p.m.

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

Mr. William Rose with the Church of Jesus Christ of Latter-day Saints, gave the invocation.

4. **Pledge of Allegiance**

Mayor Wes Mays led the audience in the Pledge of Allegiance.

Presentations

5. Presentation by the Coppell High School Health Occupation Students of America (HOSA) Organization.

Presentation: Saanvi Gaddam, Sriya Meduri, Mihika Patki with the Coppell High School Health Occupation Students of America Organization made a presentation to the City Council.

6. Smart City Board Recommendations Presentation.

Presentation: Board Chair Ramesh Premkumar and Board Member Erin Bogdanowicz made a presentation to the City Council.

7. **Citizens' Appearance**

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

- 1) Dane Schauf, 215 Westwind Dr., spoke regarding water rates and billing.
- 2) Marcus Gashy, 237 S MacArthur Blvd., spoke regarding dog park maintenance.
- 3) Cassius Hartl, 611 Duncan Dr., spoke regarding the dog park.
- 4) John Gorman, 807 Woodlake Dr., spoke regarding the dog park.
- 5) Jack Henderson, 617 Pheasant Ln., spoke regarding the Parks and Recreation Board meeting and pickleball.

8. **Consent Agenda**

A. Consider approval of the Minutes: December 13, 2022.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A - C be approved.

The motion passed by an unanimous vote.

B. Consider approval of an Ordinance for Case S-1264-C (Special Use Permit-1264-Commercial), to allow a 1,200-square-foot restaurant with

approximately 16 seats and pick-up service located on 3.23 acres of land at 150 S Denton Tap Road, Suite 111, and authorizing the Mayor to sign.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A - C be approved.

The motion passed by an unanimous vote..

Enactment No: OR 91500-A-786

- C.** Consider approval of funding the outdoor competition pool plaster replacement at The CORE, in the amount of \$174,783.00.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A - C be approved.

The motion passed by an unanimous vote.

End of Consent Agenda

9.

PUBLIC HEARING:

Consider approval of PD-301R3-HC, Victory at Coppell, a zoning change request from PD-301R2-HC (Planned Development 301 Revision 2- Highway Commercial) to PD-301R3-HC (Planned Development 301-Revision 3- Highway Commercial) to revise the Concept Plan for the overall development of the site and allow for a combination of retail, restaurant, offices, medical office, and daycare on 10 lots totaling approximately 16.77 acres of property; which incorporates a Detail Site Plan to allow a 12,510-sf multi-tenant building with restaurant and retail uses on Lot 3, Block A, on approximately 1.89 acres; a Detail Site Plan for a 10,990-sf multi-tenant building with restaurant and retail uses on Lot 4, Block A, on approximately 1.72 acres; a Detail Site Plan for a 7,530-sf building with medical and retail uses on Lot 9, Block A, on approximately 0.97 acres; and a Detail Site Plan for a 4,900-sf multi-tenant building with restaurant and retail uses on Lot 10, Block A, on approximately 1.18 acres located at the southeast quadrant of S. Belt Line Road and Dividend Drive.

Presentation: Mary Paron-Boswell, Senior Planner, made a presentation to the 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 Mark Hill, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

- 1. There may be additional comments during the Detail Engineering review.**
- 2. A final plat will be required prior to permitting for each of the Detail Plans.**
- 3. The TIA will need to be updated to reflect the proposed building expansions.**

4. A right turn lane be constructed on S. Belt Line Road with this project.
5. Revise the landscape plans and calculations to reflect changes prior to City Council.
6. PD Conditions:
 - a. All signage shall comply with City regulations.
 - b. Plans for the linear park shall require staff approval.
 - c. The focal point artwork shall require staff approval and shall be in place prior to the issuance of a CO for the buildings at the rear of the property.
 - d. A P.O.A. shall be required prior to the filing of the final plat.
 - e. A Detailed Site Plan shall be required for the development of any of the lots.
 - f. A Tree Survey and tree mitigation, if any, shall be required at the time of Detail Planned Development.
 - g. Daycare shall be allowed and shall not require a circular drive.
 - h. Parking shall be allowed in the front yard as shown.
 - i. Restaurants with drive throughs shall be allowed as shown on the concept plan.
 - j. To allow the monument signs as presented.

The motion passed by an unanimous vote.

10.

PUBLIC HEARING:

Consider approval of PD-299R-C, a zoning change request from PD-299-C (Planned Development-299 - Commercial) to PD-299R-C (Planned Development-299 Revised- Commercial) to revise the Planned Development to allow for three office/retail buildings on approximately 2.7 acres of property located on the northeast corner of N. Coppell Road and SH 121.

Presentation: Mary Paron-Boswell, Senior Planner, made a presentation to the 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 Brianna Hinojosa-Smith, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A Final Plat is required and cannot be filed until zoning is approved.
3. Tree removal permit and tree mitigation fees will be required prior to construction.
4. Update the plans to list the PD conditions:
 - a. Allow for the buildings and parking to be located as shown on the Site Plan.
 - b. Allow the masonry screening wall to end as shown.
 - c. Building signage must conform with City Sign ordinances.

The motion passed by an unanimous vote.

11. City Manager Reports - Project Updates and Future Agendas

City Manager Mike Land gave updates regarding projects:

Beltline will begin pouring the Northbound Lanes this week.
The Intersections Project we'll do a walk through next week on N. Denton Tap.
The Moore Road panel replacement is about 60 percent complete.
The Service Center contract, recently approved, had the kickoff meeting this week.
The Royal Lane design is 60 percent complete.
The Magnolia Park Trail design is nearly 100 complete and we are just waiting on permits from the Army Corps of Engineers.

12. Mayor and Council Reports

Report by Mayor and City Council on recent and upcoming events.

City Facilities will be closed for Martin Luther King Day Monday, January 16, 2023.

Families, visit the Cozby Library to celebrate Lunar New Year Family Fun Night on Tuesday, January 17, 2023 from 6:30 – 7:30 pm.

Start the year with safety in mind and join a CPR-AED Class offered at the Life Safety Park visit the website to register for a class.

For the upcoming May 6, 2023 Election the filing period will begin on Wednesday, January 18, 2023, through Friday, February 17, 2023. Visit the Election webpage for more information.

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

Mayor Wes Mays read a letter from the City of Grapevine:

On behalf of the residents of Grapevine, the City Council and City staff we'd like to thank you for the assistance your city provided immediately following the December 13 tornado that destroyed several businesses and damaged many homes in Grapevine.

The response by your employees was a true demonstration of the partnership we share in the Metroplex. Residents and business owners in our community appreciated the quick and comprehensive response that day of which your employees were a key part.

I want to wish you, your employees and your families a very Merry Christmas from Grapevine. Please know that when you need us, we will be there for you and your communities as you have been for us.

Sincerely, Mayor William D. Tate

14. Necessary Action from Executive Session

There was no Executive Session.

15. Adjournment

There being no further business before the City Council, the meeting was adjourned at 8:53 p.m.

Wes Mays, Mayor

Attest:

Sara Egan, Deputy City Secretary