



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas 75019-9478

## Minutes City Council

Tuesday, May 12, 2015

5:30 PM

Council Chambers

**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;Wes Mays;Gary Roden;Marvin Franklin;Mark Hill;Nancy Yingling and Bob Mahalik

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

The City Council of the City of Coppel met in Regular Called Session on Tuesday, May 12, 2015, 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 Work Session at 5:38 p.m.

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

- A. Discussion regarding Mayor Pro Tem Appointment.
- B. Discussion regarding potential modifications to the Tree Preservation Ordinance.
- C. Discussion regarding Subdivision Ordinance revision.
- D. Discussion regarding Atmos easement maintenance.
- E. Update regarding City Council Retreat.
- F. Discussion of Agenda Items.

**Presented in Work Session**

Work Session Item E. "Update regarding City Council Retreat" was tabled until the May 26th Work Session.

Mayor Hunt the adjourned Work Session at 6:28 p.m. to attend the reception for outgoing Councilmember Bob Mahalik.

**RECEPTION FOR OUTGOING COUNCILMEMBER, PLACE 2, BOB MAHALIK - 6:30 P.M.**

**Regular Session**

Mayor Hunt reconvened the Regular Session at 7:30 p.m.

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

Reverend Bill Eason with First United Methodist Church gave the Invocation.

**4. Pledge of Allegiance**

The Coppell Fire Department Honor Guard posted the colors and led those present in the Pledge of Allegiance.

**5. Swearing in of Mayor and Councilmembers Place 2, 4 and 6.**

Municipal Judge Marian Moseley swore in the following Council Members:

Karen Hunt, Mayor  
Brianna Hinojosa-Flores, Place 2  
Gary Roden, Place 4  
Marvin Franklin, Place 6

**6. Consider appointment of Mayor Pro Tem as required by Section 3.05 of the Home Rule Charter.**

A motion was made by Mayor Pro Tem Marvin Franklin, seconded by Councilmember Nancy Yingling, to nominate Councilmember Gary Roden as Mayor Pro Tem. The motion passed by an unanimous vote.

**7. Proclamations**

At this time, the City Council reflects the following:

Mayor Karen Hunt  
Councilmember Cliff Long, Place 1  
Councilmember Brianna Hinojosa-Flores, Place 2  
Councilmember Wes Mays, Place 3  
Mayor Pro Tem Gary Roden, Place 4  
Councilmember Nancy Yingling, Place 5  
Councilmember Marvin Franklin, Place 6  
Councilmember Mark Hill, Place 7

A. Consider approval of a proclamation naming the week of May 17-23, 2015 as "Emergency Medical Services Week" and authorizing the Mayor to sign.

Mayor Hunt read the proclamation for "Emergency Services Week" into the record and presented the same to Fire Chief Kevin Richardson and Deputy Fire Chief Tim Russell.

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

B. Consider approval of a proclamation naming Friday, May 15, 2015, "National Police Officers' Memorial Day" and authorizing the Mayor to sign.

Mayor Hunt read the proclamation for "National Police Officers' Memorial Day" into the record and presented the same to Police Chief Mac Tristan and Deputy Police Chief Jim Cook.

A motion was made by Mayor Pro Tem Gary Roden, seconded by Councilmember Brianna Hinojosa-Flores, that this Agenda Item be approved. The motion passed by an unanimous vote.

**8. Citizens' Appearance**

Mayor Hunt advised that no one signed up to speak.

**9. Consent Agenda**

A. Consider approval of the minutes: April 28, 2015.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Mark Hill, that Agenda Items A-C be approved on the Consent Agenda. The motion passed by an unanimous vote.

B. Consider approval of an Ordinance for Case No. S-1093R3-C, Taco Bell, a zoning change 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 and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Mark Hill, that Agenda Items A-C be approved on the Consent Agenda. The motion passed by an unanimous vote.

Enactment No: 91500-A-670

C. Consider approval of awarding a professional services design contract with Corgan Architecture and Interior Design in the amount of \$68,350.00 for the expansion and renovation of the Animal Shelter facility; as budgeted; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Mark Hill, that Agenda Items A-C be approved on the Consent

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

**End of Consent Agenda**

- 10.** Consider approval of Andrew Brown Community Parks, Site Plan, site plan approval for park improvements, including pavilions, restrooms and concession buildings on property located at 234 E. Parkway Blvd. and 363 N. Denton Tap Road.

**Presentation: Matt Steer, Planner, made a presentation to Council. Brad Reid, Director of Parks and Recreation, answered questions of Council.**

**A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Gary Roden, that this Agenda Item be approved subject to the following condition:**

- 1. The Planning and Parks Department be given the authority to administratively approve the relocation of the telecommunication antenna and equipment if it's location within Andrew Brown West Park is deemed appropriate.**

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

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

- 11.** PUBLIC HEARING:  
Consider approval of Case No. PD-250R20-H, Old Town Addition (Main St), PH III, a zoning change request from PD-250R8-H (Planned Development-250 Revision 8-Historic) to PD-250R20-H (Planned Development-250 Revision 20-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow the development of 11 single-family lots fronting Hammond Street, one common area lot (access and utility easement) and to revise the development conditions on three retail lots fronting W. Main Street on approximately 2.1 acres of property located at the northeast corner of Hammond Street and Travis Street.

**Presentation: Matt Steer, Planner, made a presentation to Council.**

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

- 1) Steve Cammack, 162 Natches Trace, spoke in favor of the development.**

**Greg Yancey, applicant, answered questions of Council.**

**A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Gary Roden to close the Public Hearing and approve this Agenda Item with existing PD conditions, and to run the same audible tests under similar conditions at night.**

An amendment to the motion was made by Councilmember Wes Mays, seconded by Councilmember Mark Hill, to change the Site Plan from 11 homes to eight. The amended motion failed 3-4 with Councilmembers Hinojosa-Flores, Mays and Hill voting in favor and Mayor Pro Tem Roden, and Councilmembers Long, Yingling and Franklin voting against the amendment.

The original motion, needing a 3/4 vote, failed 5-2 with Councilmembers Mays and Hill voting against the motion.

A new motion was made by Councilmember Brianna Hinojosa-Flores, seconded by Councilmember Cliff Long, to close the Public Hearing and approve the Agenda Item with eight single family lots and conditions noted by the Planning & Zoning Commission.

Clay Phillips, City Manager, noted reference to the drawing presented by Greg Yancey, the applicant, which maintained the commercial lot to the far south end of the section.

The second motion failed 3-4 with Councilmembers Hinojosa-Flores, Long and Mays voting in favor of the motion, and Mayor Pro Tem Roden and Councilmembers Yingling, Franklin and Hill voting against.

A third motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Gary Roden to close the Public Hearing and approve as originally stated, amending the noise provision by providing a noise study performed by a licensed engineer, and if the total day/night average sound level (DNL) is determined  $\leq$  65 decibels for the subject property for airport noise levels, then to provide sound attenuation necessary to reach an interior noise level  $\geq$  45 decibels.

Councilmember Wes Mays amended the motion, seconded by Councilmember Mark Hill, to provide for eight homes on the detailed Site Plan instead of the 11. The amendment failed 2-5 with Councilmembers Mays and Hill voting in favor of the amendment and Mayor Pro Tem Roden and Councilmembers Long, Hinojosa-Flores, Yingling and Franklin voting against.

The third motion on the table passed 6-1 with Mayor Pro Tem Roden and Councilmembers Long, Hinojosa-Flores, Yingling, Franklin and Hill voting in favor of the motion, and Councilmember Mays voting against.

## 12.

### PUBLIC HEARING:

Consider approval of Case No. S-1260-C, Urban Air, a zoning change request from C (Commercial) to S-1260-C (Special Use Permit-1260-Commercial), to allow a 28,342-square-foot indoor commercial amusement center use at 110 W. Sandy Lake Road, Suite 160.

Presentation: Matt Steer, Planner, made a presentation to Council.

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

Michael Browning, applicant, answered questions of the Council.

A motion was made by Councilmember Nancy Yingling, seconded by

Councilmember Mark Hill, to close the Public Hearing and approve this Agenda Item. The motion passed by an unanimous vote.

**13.**

**PUBLIC HEARING:**

Consider approval of Case No. PD-258R-SF, Villas of Southwestern, a zoning change request from PD-258-SF (Planned Development-258-Single Family) to PD-258R-SF (Planned Development-258 Revised-Single Family), to amend the development regulations to allow two stucco homes, approval of a Detail Plan for Lot 2 (822 Mango Court) and approval of a Conceptual Plan for an additional stucco home within this subdivision.

**Presentation: Matt Steer, Planner, made a presentation to Council.**

**Mayor Hunt opened the Public Hearing and advised that no one signed up to speak.**

**VJ Bora, applicant, answered questions of Council.**

**A motion was made by Councilmember Wes Mays, seconded by Mayor Pro Tem Gary Roden, to close the Public Hearing and approve this Agenda Item subject to the following condition:**

- 1. Include a note on Sheets 2 and 3 that state "100% stucco" in bold letters.**

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

**14.**

**PUBLIC HEARING:**

Consider approval of Case No. PD-280-R, Verizon, a zoning change request from R (Retail) to PD-280-R (Planned Development-280-Retail), to allow an 80-foot telecommunication tower, antenna and facilities to be located at 1005 E. Sandy Lake Road.

**Presentation: Matt Steer, Planner, made a presentation to Council.**

**Mayor Hunt opened the Public Hearing and advised that no one signed up to speak.**

**Kathy Zibilich with Griffin Harris, representing the applicant, answered questions of the Council.**

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following condition:**

- 1. The property will need to be platted.**

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

**15.**

**PUBLIC HEARING:**

Consider approval of Case No. PD-263R2-SF-9, The Preserve at Oak Grove, a zoning change request from PD-263R-SF-9 (Planned

Development-263 Revised-Single Family-9) to PD-263R2-SF-9 (Planned Development-263 Revision 2-Single Family-9), to attach a revised tree preservation/mitigation plan on 3.56 acres of property zoned for nine (9) single-family lots to be located at the extension of Oak Grove Lane.

**Presentation:** Matt Steer, Planner, made a presentation to Council.

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

Lynn Kadleck, applicant, answered questions of the Council.

A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following condition:

1. A PD condition shall be added which states that: Four (4) four-inch caliper overstory trees shall be provided per lot, of which a minimum of one tree shall be placed in the front yard, for a total requirement of 144 caliper inches. If any of the required trees cannot reasonably be accommodated on these lots, then they shall be planted in the common area. If they cannot be planted in either location, then a fee of \$100.00 per caliper inch shall be assessed prior to the issuance of a Building Permit.

The motion passed by an unanimous vote.

16. Consider award of Bid No. Q-0415-02 to Apex Concrete Construction, Inc., in the amount of \$179,308.00, for the installation of the South Coppell Road Connector Trail project; and authorizing the City Manager to sign the necessary documents.

**Presentation:** John Elias, Parks Operation Manager, made a presentation to Council.

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

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

City Manager Clay Phillips reported on the new street light design along Sandy Lake Road. In addition, Mr. Phillips spoke about the upcoming Atmos land clearing project. Property owners along the right-of-way will be contacted by Atmos informing them of the maintenance for the 16" natural gas line. Mr. Phillips also reminded the audience to pay close attention to the directional signs along the construction areas at Bethel Road, Coppell Road and Freeport Parkway as travel direction may change. Finally, streets and sidewalks in the Edgewood Dr. area will begin to be replaced with the 1/4-cent Sales Tax Street Maintenance Fund.

18. **Mayor and Council Reports**

Mayor Hunt attended the Metroplex Mayors' Meeting. The State Demographer

was the guest speaker and painted a picture of what the state and region will look like in the next 20 years. There will be an expected increase in population with a majority of the people moving to the suburbs north of Dallas, particularly Denton and Collin Counties.

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

Nothing to report.

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

Councilmember Mays announced the Institute for Policy Innovation will host a luncheon with speaker Craig Pollard, Geophysicist, on May 19th at the Paleton Building in Irving. He will speak on "What's at Fault for Irving's Earthquakes." Tickets are \$25.

Councilmember Franklin announced there will be a presentation on fracking at the Biodiversity Center on May 16th at 10 a.m. The presentation is free.

21. Necessary Action from Executive Session

Nothing to report.

#### Adjournment

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

---

Karen Selbo Hunt, Mayor

ATTEST:

---

Christel Pettinos, City Secretary