



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas 75019-9478

## Minutes

### City Council

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Tuesday, February 9, 2016

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**GARY RODEN**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**NANCY YINGLING**  
Place 5

**BRIANNA HINOJOSA-FLORES**  
Place 2

**MARVIN FRANKLIN**  
Place 6

**WES MAYS**  
Place 3

**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, February 9, 2016, at 5:30 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 Executive Session at 5:44 p.m.**

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

**Section 551.072, Texas Government Code - Deliberation regarding Real Property.**

Discussion regarding contract and settlement agreements between CB Parkway and the City of Coppell regarding Dallas Zoning case Z145-366 (SM) and property generally located south of Belt Line Road and west of Northlake Road.

**Discussed under Executive Session**

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

Mayor Hunt adjourned the Executive Session at 6:11 p.m. and convened into Work Session.

- A. Discussion regarding amendments to hotel regulation ordinances.
- B. Discussion regarding public facility usage.
- C. Discussion regarding Citizen Summit.
- D. Discussion of Agenda Items.

**Regular Session**

Mayor Hunt adjourned the Work Session at 7:24 p.m. and convened into the Regular Session at 7:30 p.m.

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

Reverend Chad Kettler with GracePoint Church gave the Invocation.

**5. Pledge of Allegiance**

Mayor Hunt and the City Council led those present in the Pledge of Allegiance.

**6. Presentation by Coppell High School students on Alzheimer's Awareness.**

Jamie Jun, Priya Mekala, Sara Koh and Sai Javangula gave a presentation to the City Council on Alzheimer's Awareness.

**7. Citizens' Appearance**

Mayor Hunt asked for those who signed up to speak:

1) Kit Whitehill, 747 Meadowlark, representing the Coppell Republican Women's Club, spoke about much needed meeting space.

2) David Stonecipher, 216 Redwood Dr., spoke in favor of the proposed Bicycle and Pedestrian Master Plan.

3) Jim Harris, 615 Allen Rd., representing "Safe Cycling Coppell," spoke in favor of the proposed Bicycle and Pedestrian Master Plan.

4) Tim Alderman, 688 Allen Rd., spoke in support of the Bicycle and Pedestrian Master Plan and about the safety of cyclists in the community.

5) Don Livingston, 1022 Gibbs Crossing, brother to Wade Livingston who recently passed away after being struck while cycling, spoke in favor of the Bicycle and Pedestrian Master Plan.

6) Lane Paschal, 701 Cardinal, believes passage of the Bicycle and Pedestrian Master Plan will add a uniqueness to the community. Mr. Paschal is also coordinating a cycling education program for kids in the community.

7) Ken Bauer, 1717 Belt Line Rd., supports the Bicycle and Pedestrian Master Plan.

8) Candy Sheehan, 321 Quiet Valley, spoke in favor of the Bicycle and Pedestrian Master Plan and expressed her appreciation for the recent bicycle signage.

9) Melissa Horner, 10539 Faulkner, was injured in January while cycling in Coppell, encourages awareness and is in favor of the Bicycle and Pedestrian Master Plan.

## 8. Consent Agenda

A. Consider approval of the minutes: January 26, 2016.

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

B. Consider approval of an Ordinance for Case No. PD-186R8-LI, Duke Freeport Addition, Lot 1R, Block A, a zoning change from PD-186R2-LI (Planned Development-186 Revision 2-Light Industrial) to PD-186R8-LI (Planned Development-186 Revision 8-Light Industrial), to attach a Detail Site Plan for a 108,148-square-foot office/warehouse building on 7.36 acres of property located at the northeast corner of Bethel Road and Freeport Parkway, and to amend the Land Use Map of the Coppell 2030 Comprehensive Master Plan from 'Old Coppell Historic District' to 'Industrial Special District' and authorizing the Mayor to sign.

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

Enactment No: 91500-A-687

C. Consider approval of CRDC appointments of President and Vice President.

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

D. Consider Award of a proposal from Alliance Geotechnical, in the amount of \$199,960.00, for Construction Materials Engineering and Testing at the Andrew Brown Parks, and authorizing the City Manager to sign the necessary documents.

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

- E.** Consider approval to enter into an agreement with KI for supplying and installing KI Architectural Walls for the Cozby Library and Community Library, through TCPN #OT0012378C, in the amount of \$122,878.11 as budgeted in the total project cost; and authorizing the City Manager to sign any necessary documents.

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

**End of Consent Agenda**

- 9.** Presentation and discussion related to the proposed Bicycle and Pedestrian Master Plan.

**City Manager Clay Phillips introduced this item as a Work Session-type discussion. No action is being requested at this time. However, due to the anticipated large turnout of citizens, it is being held in the Council Chambers.**

**Presentation: Guy McLain, Assistant Director of Parks and Recreation, made a presentation on the proposed Bicycle and Pedestrian Master Plan and answered questions of Council. The Master Plan proposes recommendations for bicycles, pedestrians, community-wide programs and internal programs and policies.**

- 10.** CONTINUED PUBLIC HEARING:  
Consider approval of Case No. PD-178R3-C/S-1194R6, Zenzero, a zoning change request from PD-178R-C/S-1194R5 (Planned Development-178 Revised-Commercial/Special Use Permit 1194 Revision-5) to PD-178R3-C/S-1194R6 (Planned Development-178 Revision 3-Commercial/Special Use Permit 1194-Revision-6), to amend the Detail Site Plan to allow a 905-square-foot addition to the existing restaurant located at 171 North Denton Tap Road, Suite 600.

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

**Ginger Blasek, 171 N. Denton Tap Rd., applicant, spoke to Council about her plans for the site.**

**Mayor Hunt reminded the Council that this is a continued Public Hearing and asked for those who signed up to speak:**

- 1) David Stonecipher, 216 Redwood Dr., spoke in support of the request.**
- 2) Candy Sheehan, 321 Quiet Valley, spoke in favor of the request.**

**A motion was made by Councilmember Mark Hill, seconded by Mayor Pro Tem Gary Roden, to close the Public Hearing and approve this Agenda Item. The motion passed by an unanimous vote.**

- 11.** PUBLIC HEARING:  
Consider approval of Case No. S-1033R5-SF-12, Vista Academy, a zoning change request from S-1033R4-SF-12 (Special Use

Permit-1033 Revision 4-Single Family-12) to S-1033R5-SF-12 (Special Use Permit-1033 Revision 5-Single Family-12), to allow for a 6,537-square-foot expansion to the existing 32,687-square-foot Charter School and a revised floor plan on 4.85 acres of property located at 140 S. Heartz Road.

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

Terry Wright, 1110 S. Elm Street, Carrollton, applicant, addressed Council.

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

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

1) Dwarf Yaupon Holly shrubs shall be replanted along the north and east property line to adhere to the Landscape Plan.

The motion passed by an unanimous vote.

**12.**

**PUBLIC HEARING:**

Consider approval of Case No. PD-221R3R-HC, Point West - Sun Holdings (Revised), a zoning change request from PD-221R3-HC (Planned Development-221 Revision 3-Highway Commercial) to PD-221R3R-HC (Planned Development-221 Revision 3 Revised-Highway Commercial), to amend the Concept Plan on 17.14 acres to allow revised permitted uses, lotting patterns, circulation, signage and attach a Detail Site Plan for two retail/restaurant buildings totaling approximately 17,000 square feet on 3.9 acres of property located at the northwest corner of IH-635 and S. Belt Line Road.

At this time, Mayor Pro Tem Roden left the meeting upon filing a Conflict of Interest Affidavit.

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

Armando Palacios, 3318 Forest Lane, represented the applicant and answered questions of the City Council.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, to close the Public Hearing and approve this Agenda Item as presented; and to present a revised detailed site plan for the traditional and contemporary elevation elements. The motion passed by an unanimous vote.

At this time, Mayor Pro Tem Roden returned to the meeting.

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

City Manager Clay Phillips gave a report on the Harris Radio and NTECC Projects. He provided information related to the comments circulating about the closely related, but separate projects. In summary, the City is always looking for ways to be more effective and efficient in the methods of service delivery. Planning for the changes and proactively implementing them makes more operational and financial sense, said Mr. Phillips, particularly when the innovation leads to better service and money saved.

**14. Mayor and Council Reports**

Report by Councilmember Mays regarding a meeting with State Librarian, Mark Smith.

Councilmember Mays reported on the State Librarian, Mark Smith's, visit to Irving's new library on January 25th. The architect used to design the library in Irving is the same one that is working on the Cozby Library. Councilmember Mays said the discussion was about the future of libraries and that we are headed in a good direction. He looks forward to the date of our opening.

Councilmember Yingling announced that Leadership North Texas is now accepting applications through June 17. She also reported on the ribbon cutting at Panasonic and welcomed them to the community.

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

**16. Necessary Action from Executive Session**

Nothing to report.

**Adjournment**

There being no further business before the City Council, the meeting was adjourned at 10:07 p.m.

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Karen Selbo Hunt, Mayor

ATTEST:

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Christel Pettinos, City Secretary