



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Minutes

City Council

Tuesday, March 8, 2016

5:30 PM

Council Chambers

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 7 - Karen Hunt;Cliff Long;Brianna Hinojosa-Flores;Wes Mays;Gary Roden;Marvin Franklin and Mark Hill
Absent 1 - Nancy Yingling

Also present were City Manager Clay Phillips, Deputy City Manager Mario Canizares, City Secretary Christel Pettinos and City Attorney Robert Hager.

The City Council of the City of Coppel met in Regular Called Session on Tuesday, March 8, 2016, 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 Executive Session at 5:45 p.m.

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

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

Discussion regarding economic development prospects south of Bethel Road and west of S. Coppel Road.

Discussed under Executive Session

B. Section 551.071, Texas Government Code - Consultation with City Attorney.

Consultation with City Attorney to seek legal advice pending litigation in cause entitled Mega Contractors, Inc. v. City of Coppell.

Discussed under Executive Session

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

Deliberate the purchase, exchange, lease, or value of real property located south of E. Belt Line Road and east of S. Belt Line Road.

Discussed under Executive Session

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

Mayor Hunt adjourned the Executive Session at 6:07 p.m. and convened into Work Session.

A. Discussion regarding elevation design for property at IH 635 and Belt Line Road - Zoning Case PD-221R3-HC Point West - Sun Holdings.

B. Discussion regarding amendment to existing Interlocal Agreement between City of Coppell and City of Grapevine.

C. Discussion regarding joint meeting with School Board.

D. Discussion regarding Council Retreat.

E. Discussion regarding Agenda Items.

Presented in Work Session

Regular Session

Mayor Hunt adjourned the Work Session at 6:51 p.m. and convened into the Regular Session at 7:30 p.m.

4. Invocation 7:30 p.m.

Mayor Pro Tem Gary Roden 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 advised that no one signed up to speak.

7. Consent Agenda

- A. Consider approval of the minutes: February 23, 2016.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Agenda Items A-I were approved on the Consent Agenda. The motion passed by an unanimous vote.

- B. Consider approval of an Ordinance for Case No. PD-178R3-C/S-1194R6, Zenzero, a zoning change 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 allow a 905-square-foot addition to the existing restaurant located at 171 North Denton Tap Road, Suite 600 and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Agenda Items A-I were approved on the Consent Agenda. The motion passed by an unanimous vote.

Enactment No: 91500-A-688

- C. Consider approval of an Ordinance for Case No. S-1033R5-SF-12, Vista Academy, a zoning change 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 Charter School and a revised floor plan on property located at 140 S. Hartz Road and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Agenda Items A-I were approved on the Consent Agenda. The motion passed by an unanimous vote.

Enactment No: 91500-A-689

- D. Consider approval to award TCPN (The Cooperative Purchasing Network) CONTRACT # R132205 -TX-8679 to TREMCO/WTI in the amount of \$107,244.56; as budgeted in IMF (Infrastructure Maintenance Fund); for the Arts Center Roof Restoration and Waterproofing project; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Agenda Items A-I were approved on the Consent Agenda. The motion passed by an unanimous vote.

- E. Consider approval of an amendment to an existing Interlocal Agreement between the City of Coppell and the City of Grapevine, allowing the City of Grapevine to provide water and sewer service to properties in the City of Coppell and to clarify the provisions of the original 1995 Agreement and to incorporate an additional 9.9 acre tract into this Interlocal Agreement and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Agenda Items A-I were approved on the Consent Agenda. The motion passed by an unanimous vote.

- F.** Consider approval of necessary travel costs associated with the Tyler Technologies, Inc. software implementation project for both phases PLM, \$35,000.00 and PMM, \$15,000.00; in the total amount of \$50,000.00; as provided for in undesignated fund balance; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Agenda Items A-I were approved on the Consent Agenda. The motion passed by an unanimous vote.

- G.** Consider approval of an extension to the expiration date for the Economic Development Agreement between the City of Coppell and Coppell Dirtbed, LLC, and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Agenda Items A-I were approved on the Consent Agenda. The motion passed by an unanimous vote.

- H.** Consider approval of an Economic Development Agreement by and between the City of Coppell and DCV Development Dallas, Ltd., and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Agenda Items A-I were approved on the Consent Agenda. The motion passed by an unanimous vote.

- I.** Consider approval of an Economic Development Agreement by and between the City of Coppell and Wisenbaker Builder Services, Inc., and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that Agenda Items A-I were approved on the Consent Agenda. The motion passed by an unanimous vote.

End of Consent Agenda

- 8.** PUBLIC HEARING:
Consider approval of a TEXT AMENDMENT to the Zoning Ordinance/Chapter 12 - Sec. 12-30-18, Hotel, Motel & Residence Hotel and Sec. 42-1, Definitions, to revise the development standards and definitions for these uses.

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

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

1) Suhas Naik, Developer for the Four Points by Sheraton, 2 Point West Blvd., Coppell, spoke in favor of the text amendments.

A motion was made by Mayor Pro Tem Gary Roden, seconded by Councilmember Marvin Franklin, to close the Public Hearing and approve this Agenda Item subject to the removal of the minimum five-story requirement. The motion passed by an unanimous vote.

9.

PUBLIC HEARING:

Consider approval of Case No. PD-234R-H, Wilson-Kirkland-Minyard Addition, Lots 1 & 2, Block A, a zoning change request from PD-234-H & H (Planned Development-234-Historic) and H (Historic), to PD-234R-H (Planned Development-234 Revised-Historic), to expand the Planned Development zoning area from 0.265 acres to 0.83 acres to allow the relocation of an 853-square-foot historic home onto Lot 2, Block A, and the retention of existing structures on property located at the southeast corner of Bethel Road and South Coppell Road.

Presentation: Marcie Diamond, Assistant Director of Planning, made a presentation to 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. The motion passed by an unanimous vote.

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

10.

Consider approval of an Ordinance for Case No. PD-221R3R-HC, Point West - Sun Holdings, a zoning change from PD-221R3-HC (Planned Development-221 Revision 3-Highway Commercial) to PD-221R3R-HC (Planned Development-221 Revision 3 Revised-Highway Commercial), to allow revised permitted uses, lotting patterns, circulation, signage and two retail/restaurant buildings on property located at the northwest corner of IH-635 and S. Belt Line Road and authorizing the Mayor to sign.

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

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

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

Enactment No: 91500-A-690

11. City Manager Reports - Project Updates and Future Agendas

City Manager Clay Phillips reported that the CRDC Projects have all been

moving along as planned until today's weather event. The storm that passed through town damaged fences, roofs and property along the west side. Staff is still assessing the areas. Regarding future agendas, the 5th Tuesday Work Session will discuss the Hike and Bike Plan, Boards and Commission Bylaws, and the Theater/Arts Program and parking consideration in Old Town. On April 4th, Council will have a joint meeting with the CISD School Board. Finally, Council's Retreat will be held on April 8-9th.

12. Mayor and Council Reports

- A. Report by Mayor Hunt regarding Board/Commission Breakfast.
- B. Report by Mayor Hunt regarding the Walk with the Mayor.
- C. Report by Mayor Hunt regarding the Chamber Building Dedication.
- D. Report by Mayor Hunt regarding upcoming events.

A) Mayor Hunt reported on the Boards and Commission Chair/Vice Chair Breakfast held on February 27th. This annual opportunity allows everyone to meet each other and discuss any upcoming agendas.

B) After the Breakfast, many walked over to Moore Road Park to participate in the "Walk with the Mayor" event with the Living Well in Coppell group. They walked over to the new pedestrian bridge and discussed the current projects. Mayor Hunt said the bridge makes a great connection between the two sides of the park and offers a beautiful view.

C) Mayor Hunt also talked about the Dedication of the new Chamber Building on March 4th. With the tremendous capital building campaign, the Chamber of Commerce has now moved into their new home for many years to come.

D) Finally, Mayor Hunt announced the following upcoming events: Farmers Market will be held on March 12th, the Plaza Music Series will be held on March 12th and 19th, and Eggstravaganza will be held on March 26th. Check the city's website for a full calendar of events.

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

Mayor Pro Tem Gary Roden attended the Special Olympics Award presentation at the High School on March 5th. He said it was a very joyful event and encourages everyone to volunteer with this program if they have the chance.

14. Necessary Action from Executive Session

City Attorney Robert Hager read the following motion into the record: Consider a motion to approve a modification settlement agreement by the City of Coppell with Mega Contractors to pay a portion of the retainage in the amount not to exceed \$132,500 conditional on the payment and release by the subcontractors. Mayor Pro Tem Gary Roden made the motion to approve as read, with Councilmember Cliff Long seconding. The motion passed by an unanimous vote.

15. Adjournment

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

adjourned.

Karen Selbo Hunt, Mayor

ATTEST:

Christel Pettinos, City Secretary