



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas 75019-9478

## Minutes

### City Council

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Tuesday, May 10, 2016

6:00 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 Alexis Allen.**

**The City Council of the City of Coppell met in Regular Called Session on Tuesday, May 10, 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 Work Session at 6:09 p.m.**

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

- A. Discussion related to proposed changes to the recreational fee structure.
- B. Discussion related to the City's overall special event effort.
- C. Discussion regarding the managed service desk services.
- D. Discussion of agenda items.

**Presented in Work Session**

**Mayor Pro Tem Gary Roden arrived during the Work Session.**

**Regular Session      7:30 p.m.**

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

**3. Invocation**

Adam West, Honor Pastor with GracePoint Church, gave the Invocation.

**4. Pledge of Allegiance**

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

**5. Presentation from Coppell Band Boosters Club regarding the Coppell High School Band Trip to London, England.**

Karen Reed and Melissa Smith made a presentation to Council regarding the CHS Band Student Ambassadors trip to London, England. 301 students, chaperones and family members attended the trip. A video was shown and a picture was presented to the City Council. On behalf of the students, Ms. Reed and Ms. Smith thanked the City Council for their funding efforts.

**6. Consider approval of a proclamation naming Tuesday, May 10, 2016 as "Coppell High School Boys' Soccer Appreciation Day," and authorizing the Mayor to sign.**

Mayor Hunt read the proclamation for the record and presented the same to Coach Chad Rakestraw and the CHS 2016 Boys State Championship Soccer Team. A motion was made by Mayor Pro Tem Gary Roden, seconded by Councilmember Marvin Franklin, that this Agenda Item be approved. The motion passed by an unanimous vote.

**7. Consider approval of proclamation naming the week of May 15-21, 2016 as "Emergency Medical Services Week," and authorizing the Mayor to sign.**

Mayor Hunt read the proclamation for the record and presented the same to Fire Chief Kevin Richardson and Division Chief Tim Russell. A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Wes Mays, that this Agenda Item be approved. The motion passed by an unanimous vote.

**8. Consider approval of a proclamation naming the month of May as "Motorcycle Safety and Awareness Month," and authorizing the Mayor to sign.**

Mayor Hunt read the proclamation for the record and presented the same to Connie Thompson. A motion was made by Councilmember Cliff Long, seconded by Councilmember Mark Hill, that this Agenda Item be approved. The motion passed by an unanimous vote.

**9. Graduation ceremony for Leadership Coppell 2016.**

Community Information Officer Sharon Logan announced the names of the Leadership Coppel 2016 class while Mayor Hunt presented the graduates with certificates.

10. Presentation of an award to The CORE from Jeff Ellis and Associates as the recipient of the 2015 Platinum International Aquatic Safety Award

Steve Miller, with Jeff Ellis and Associates, presented the 2015 Platinum International Aquatic Safety Award to Nate Cox and Lauren Sutton from The CORE.

11. **Citizens' Appearance**

Mayor Hunt advised that no one signed up to speak.

12. **Consent Agenda**

- A. Consider approval of the minutes: April 26, 2016.

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

- B. Consider approval of an Ordinance for CASE NO. PD-205R2R-HC, Vista Ridge Addition, Lot 6, Block D (The Plaza), a zoning change from PD-205R2-HC (Planned Development-205 Revision 2-Highway Commercial) to PD-205R2R-HC (Planned Development-205 Revision 2 Revised-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 6,484-square-foot medical building on 1.56 acres of property located at the northwest corner of S.H. 121 and Plaza Blvd. 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-D be approved. The motion passed by an unanimous vote.

- C. Consider approval of an Ordinance for CASE NO. PD-237R8-HC, Springhill Suites, a zoning change from A (Agriculture) to PD-237R8-HC (Planned Development-237 Revision 8-Highway Commercial), for a five-story hotel with accessory uses including a conference center on 4.0 acres of property located approximately 200 feet east of South Belt Line Road, north of Hackberry Drive 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-D be approved. The motion passed by an unanimous vote.

- D. Consider approval of an Ordinance approving a negotiated settlement with Atmos Energy Corp., Mid-Tex Division, regarding the 2016 Rate

Review Mechanism filings and finding the attached Tariffs and supporting documents implementing the new rates within the corporate city limits of the City of Coppell to be just and reasonable; 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-D be approved. The motion passed by an unanimous vote.**

### **End of Consent Agenda**

### **13. PUBLIC HEARING:**

Consider approval of CASE NO. PD-260R-R, Trinity River Kayak Company, a zoning change request from PD-260-R (Planned Development-260-Retail) to PD-260R-R (Planned Development-260 Revised-Retail), to amend the allowed uses and signage on 1.5 acres of property located at 1601 E. Sandy Lake Road.

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

**Aaron Duncan, MESA Design Group, representing the applicant, made a presentation to Council.**

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

- 1) Harold Copher, Jr., 123 Trinity Court, spoke in support of the item.**
- 2) Terry Saxon, 124 Trinity Court, spoke against the item.**
- 3) Anna Saxon, 124 Trinity Court, spoke in opposition of the item.**
- 4) Theodore Henderson, 1504 Grapevine Creek Dr., spoke in favor of the convenience store and the signage.**

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

- 1) Additional retail uses in the existing 2,500 square foot structure;**
- 2) Signage shall be limited to the following:**
  - a) One 30-square-foot monument sign, setback a minimum of ten feet from the ROW, shall be permitted on the west side of the driveway;**
  - b) The existing 9.6-square-foot wall sign located in the eastern side of the driveway may be retained as depicted in Exhibit B;**
  - c) The existing 26.4-square-foot attached sign may be relocated to the building structure (hut) located adjacent to the parking lot; and**
  - d) Attached signage shall be permitted on the retail building in compliance with the Sign Ordinance, except that one 3' x 12' sign shall be permitted on the eave, as indicated on the Exhibit B.**

3) Public building access shall be provided in the south façade of the retail building to allow accessibility to the restroom facilities for the patrons of the kayak operation.

The motion passed 6-1 with Councilmember Mark Hill voting against the item.

14.

**PUBLIC HEARING:**

Consider approval of CASE NO. PD-242R-HC, ALOFT & Holiday Inn Hotels, a zoning change request from PD-242-HC (Planned Development-242-Highway Commercial), to PD-242R-HC (Planned Development-242 Revised-Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant uses on 9.08 acres of property and attach a Detail Site Plan on 4.86 acres to allow two hotels to be located south of Northpoint Drive, east of S.H. 121.

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

Suki Patel, 768 Lexington Ave., representing the applicant, was available for questions.

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

1) Marcella Olson, 500 Main Street, Ft., Worth, attorneys for Fellowship Church, was neither in favor, nor opposition of the item. They wanted to go on record as having discussions with the applicant regarding the access easements.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, to close the Public Hearing and approve this Agenda Item subject to the following condition: Submission of a draft shared parking agreement for the property to the west in the City of Coppell prior to filing the plat for this property. The motion passed by an unanimous vote.

15.

**PUBLIC HEARING:**

Consider approval of CASE NO. PD-282-C, Sonic, a zoning change request from S-1077R2-C (Special Use Permit-1077 Revision 2-Commercial) to PD-282-C (Planned Development-282-Commercial), to allow demolition of the existing drive-up restaurant and construction of a new 1,600-square-foot a drive-up and drive-thru Sonic with an approximately 800-square-foot patio area on 0.85 acres of property located at 201 N. Denton Tap Road.

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

Wade Harden, 300 Johnny Bench Dr., Oklahoma City, OK, representing the applicant, answered questions of 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 Brianna Hinojosa-Flores, to close the Public Hearing and approve the Agenda Item. The motion passed by an unanimous vote.**

**16. PUBLIC HEARING:**

Consider approval of CASE NO. PD-208R3-LI, Coppell Trade Center, Lot 1R3, Block 1, a zoning change request from PD-208R2-LI (Planned Development-208 Revision 2-Light Industrial) to PD-208R3-LI (Planned Development-208 Revision 3-Light Industrial), to amend the Site and Landscaping Plans to adjust parking requirements, add striping within the truck court areas and extend a private drive (fire lane & access easement) to Freeport Parkway, on 40.32 acres of property located at the northwest corner of Sandy Lake Road and Freeport Parkway.

**Presentation: Matt Steer, Planner, 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 Marvin Franklin, seconded by Mayor Pro Tem Gary Roden, to close the Public Hearing and approve the Agenda Item subject to the following conditions:**

- 1) A tree removal permit is required prior to the start of construction; and**
- 2) Include landscape calculations for the entire lot on the Landscape Plan, as this will be the new Planned Development zoning district for the property.**

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

**17. PUBLIC HEARING:**

Consider a recommendation of the Planning & Zoning Commission to amend the International Residential Building Code and Subdivision Ordinance to establish noise attenuation standards for new residential construction located within an area 2,000 feet east of the centerline of Freeport Parkway.

**Pulled**

**18. Consider approval of an amendment to an Ordinance of the City of Coppell, Texas amending the International Residential Building Code, Chapter 15, Article 15-8 "Residential Code", Section 15-8-2 by adding a new subsection 50, Appendix K, Sound Transmission and Attenuation Standards, providing a noise attenuation zone; providing an effective date; and authorizing the Mayor to sign.**

**Pulled**

**19. Consider approval of an amendment to an Ordinance of the City of Coppell, Texas amending Chapter 13, Subdivision, Article 13-5; The**

Development Procedures and Requirements for Application Submittals by adding Section 13-5-6 (C) (26) Noise Attenuation requiring notation on the plat if property is within the noise attenuation zone and renumbering the current subsection from (26) to (27); providing an effective date; and authorizing the Mayor to sign.

**Pulled**

- 20.** Consider approving a Professional Services agreement with Connected Workplace Solutions for managed service desk services in the total amount of \$336,800; and authorizing the City Manager to sign.

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

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

City Manager Clay Phillips updated Council on the following projects: Andy Brown Park West has concrete poured, the Library and Life Safety Park are both on schedule, and the Denton Tap project continues with median and landscaping improvements. City Council will have a 5th Tuesday Meeting on May 31st and only one meeting in June on the 14th.

**22. Mayor and Council Reports**

- A. Report by Councilmember Yingling on the North Central Texas Council of Government Emergency Preparedness Planning Council.
- B. Report by Councilmember Mays on the Senate Special Committee for Tax Reform.

**A. Councilmember Yingling gave an update on the Public Works Emergency Response Team (PWERT). This is a mutual aid agreement for responding to tornadoes, floods and storms in the region. She also sat on the subcommittee for Homeland Security and gave a recent update about requested funds from the Office of the Governor. Finally, she gave a Mitigation Update on Mitigation Action Plans and available funding.**

**B. Mayor Hunt and Councilmember Mays attended the Senate Select Committee for Tax Reform on April 27th at the University of Texas. The basis of the meeting was to discuss limiting the authority of local entities. The committee supports a statewide consumption tax (i.e. sales tax) in hopes of eliminating the property tax. This will then allow the state to finance cities directly and control local expenditures.**

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

Mayor Hunt announced that Metrocrest Services is joining forces with the US Postal Carriers for the annual Stamp Out Hunger Food Drive. On May 14th, the postal carriers will pick up any donated food left near your mailbox. If you live in Addison, Carrollton, Farmers Branch, or Coppell, they would love for you to participate. The food will be sent to the food pantry at Metrocrest Services.

Just put out food in bags either Friday night, or Saturday morning, and your postal carrier will pick it up. If you do not live in one of the communities listed above you can still participate; the food you leave out will either go to the North Texas Food Bank, or to a local pantry in your area.

Councilmember Long also reported that there will be a call for scraping at the Infeldt House on May 7th and May 14th. The house is being prepared for painting and improvements, so bring your own scraper and join in the fun.

**24. Necessary Action from Executive Session**

Nothing to report.

**Adjournment**

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

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**Karen Selbo Hunt, Mayor**

**ATTEST:**

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**Christel Pettinos, City Secretary**