



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Minutes

City Council

Tuesday, January 10, 2017

5:30 PM

Council Chambers

KAREN HUNT
Mayor

WES MAYS
Mayor Pro Tem

CLIFF LONG
Place 1

NANCY YINGLING
Place 5

BRIANNA HINOJOSA-FLORES
Place 2

MARVIN FRANKLIN
Place 6

GARY RODEN
Place 4

MARK HILL
Place 7

CLAY PHILLIPS
City Manager

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

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 Coppel met in Regular Called Session on Tuesday, January 10, 2017 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 the Executive Session at 5:33 p.m.

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

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

A. Consultation with City Attorney to seek legal advice regarding enforcement of the City's Development Code.

Discussed under Executive Session

- B.** Consultation with the City Attorney to seek legal advice concerning the contracts to purchase real property from Tramell Crow 43, Ltd; and, to deliberate the purchase, sale or exchange of real property located South and East of Beltline Rd, and North of Hackberry Rd., located in Dallas County, Texas.

Discussed under Executive Session

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

- C.** 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

- D.** Deliberate regarding the sale of property at the northwest corner of S. Coppel Road and Burns Street.

Discussed under Executive Session

Section 551.074, Texas Government Code - Personnel Matters.

- E.** Discussion regarding the appointment of Presiding Municipal Judge.

Discussed under Executive Session

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

Mayor Hunt adjourned the Executive Session at 7:02 p.m. and convened into the Work Session.

- A. Discussion regarding Red Light Cameras.
- B. Discussion regarding Temporary Sign Ordinance.
- C. Discussion regarding City Council Meeting Dates.
- D. Discussion of Agenda Items.

Presented in Work Session

Regular Session

Mayor Hunt adjourned the Work Session at 7:32 p.m. and reconvened into the Regular Session.

4. Invocation 7:30 p.m.

Councilmember Marvin Franklin gave the Invocation.

5. Pledge of Allegiance

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

6. Consider approval of Proclamation naming January 10, 2017, as “Marian Moseley Appreciation Day;” and authorizing the Mayor to sign.

Mayor Hunt read the proclamation into the record and presented the same to Judge Marian Moseley. A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that this Agenda Item be approved. The motion passed by an unanimous vote.

7. Consider approval of a Proclamation naming January 9, 2017 through March 31, 2017, as “H-E-B Community Challenge Months;” and authorizing the Mayor to sign.

Mayor Hunt read the proclamation into the record and presented the same to members of the Living Well in Coppell. A motion was made by Councilmember Nancy Yingling, 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.

At this time, Councilmember Franklin left the meeting upon filing a Conflict of Interest Affidavit pertaining to Consent Agenda Item J.

9. **Consent Agenda**

- A. Consider approval of the minutes: December 13, 2016.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that Agenda Items A-F and H-L be approved on the Consent Agenda. The motion passed 5-0 with Councilmember Franklin absent after filing a Conflict of Interest Affidavit.

- B. Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Naterra International, and authorizing the Mayor to sign.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that Agenda Items A-F and H-L be approved on the Consent Agenda. The motion passed 5-0 with Councilmember Franklin absent after filing a Conflict of Interest Affidavit.

Enactment No: RE 2017-0110.1

- C. Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and SFPLP Holdings Management, LLC, and authorizing the Mayor to sign.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that Agenda Items A-F and H-L be approved on the Consent Agenda. The motion passed 5-0 with Councilmember Franklin absent after filing a Conflict of Interest Affidavit.

Enactment No: RE 2017-0110.2

- D.** Consider approval of an Economic Development Incentive Agreement by and between the City of Coppell and Caliber Home Loans, Inc., and authorizing the Mayor to sign.
- A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that Agenda Items A-F and H-L be approved on the Consent Agenda. The motion passed 5-0 with Councilmember Franklin absent after filing a Conflict of Interest Affidavit.**
- E.** Discuss and consider approving the Fourth Amendment to Development Agreement between the City of Coppell and Main Street Coppell, Ltd., and authorize the City Manager to sign.
- A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that Agenda Items A-F and H-L be approved on the Consent Agenda. The motion passed 5-0 with Councilmember Franklin absent after filing a Conflict of Interest Affidavit.**
- F.** Discuss and consider approving a Third Amendment to Option Agreement between the City of Coppell and Main Street Coppell, Ltd., and authorizing the City Manager to sign.
- A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that Agenda Items A-F and H-L be approved on the Consent Agenda. The motion passed 5-0 with Councilmember Franklin absent after filing a Conflict of Interest Affidavit.**
- G.** Consider approval of an Ordinance of the City of Coppell, Texas, amending Chapter 6 "Business Regulations," Article 6-15 "Temporary Signs"; and authorizing the Mayor to sign.
- At this time, Councilmember Marvin Franklin returned to the Council meeting to hear Consent Agenda Item G.**
- Consent Agenda Item G was pulled from the Consent Agenda to be considered separately. A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, to approve the ordinance while striking the section Chapter 6-15, Section 2 (A) (ii), subsection a1., that reads "...and for the 30 minutes before and after the voting period." The motion passed by an unanimous vote.**
- Enactment No: OR 2017-1457
- H.** Consider approval of award for annual sidewalk, street & alley pavement repair program; in the total amount of \$1,250,000.00, split between F&F Concrete, LLC & NPL Construction Company; as budgeted in the Infrastructure Maintenance Fund; and authorize the City Manager to sign any necessary documents.
- A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that Agenda Items A-F and H-L be approved on the Consent Agenda. The motion passed 5-0 with Councilmember Franklin absent after filing a Conflict of Interest Affidavit.**
- I.** Consider approval to enter into an agreement with Connected

Workplace Solutions to provide Cisco Switch Gear and Meraki Access Points, through GSA Schedule#: GS-35F-0563U, in the amount of \$102,863.80 as budgeted; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that Agenda Items A-F and H-L be approved on the Consent Agenda. The motion passed 5-0 with Councilmember Franklin absent after filing a Conflict of Interest Affidavit.

- J.** Consider approval of a Resolution authorizing the sale of approximately 28.938 ± acres of land generally located on the eastern shoreline of Northlake to Billingsley Pin Oak Partners, Ltd; and authorize the Mayor to sign and the City Manager to execute any necessary documents.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that Agenda Items A-F and H-L be approved on the Consent Agenda. The motion passed 5-0 with Councilmember Franklin absent after filing a Conflict of Interest Affidavit.

Enactment No: RE 2017-0110.3

- K.** Consider a Resolution authorizing the City Manager and Mayor to negotiate and execute an amendment to the purchase and sale agreement with the Coppell Economic Development Foundation dated November 17, 2010, and any necessary agreements and instruments related thereto, to provide for the conveyance of Lot 1X and Lots 14R through 25R, Block G, Replat Old Town Addition, for the purpose of reselling such property to Main Street Coppell, Ltd. for the purpose of expansion of the development.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that Agenda Items A-F and H-L be approved on the Consent Agenda. The motion passed 5-0 with Councilmember Franklin absent after filing a Conflict of Interest Affidavit.

Enactment No: RE 2017-0110.4

- L.** Consider approval of the Legislative Agenda for the 85th Legislative Session.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that Agenda Items A-F and H-L be approved on the Consent Agenda. The motion passed 5-0 with Councilmember Franklin absent after filing a Conflict of Interest Affidavit.

End of Consent Agenda

- 10.** CONTINUED PUBLIC HEARING:
Consider approval of Case No. PD-285-C, Connell Skaggs Addition, Lot 1 & Portion of Lot 3 (Woodside Village Expansion), a zoning change request from C (Commercial) to PD-285-C (Planned

Development-285-Commercial), to allow retention of the existing retail building with additional parking on Lot 1 (5.8 acres) and development of a two-building, 30,800-square-foot, retail expansion on a portion of Lot 3 (3.6 acres), containing a total of 9.4 acres of property located at 110 & 214 W. Sandy Lake Road.

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

Carter Thompson, 2301 Cedar Springs, Dallas, represented the applicant.

Mayor Hunt announced this was a continued Public Hearing and advised that no one signed up to speak.

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 outstanding conditions:

- 1) There will be additional comments during full engineering plan review;
- 2) A Replat of the property is required. This will need to accommodate the encroachment into the 60-foot open space easement as well as include the dedication of a mutual access easement along the existing and proposed fire lane easements;
- 4) A tree removal permit will be required prior to the removal of any trees.
- 5) Submit a revised Site Plan showing the 8' masonry wall extending to the southern boundary of the residential lot abutting Weichert Realtors and a revised Elevation Sheet showing the details of the wall.

The motion passed by an unanimous vote.

11.

PUBLIC HEARING:

Consider approval of CASE. NO. PD-287-SF-7, Coppell Middle School North & Denton Creek Elementary, a zoning change request from SF-7 (Single Family-7) to PD-287-SF-7 (Planned Development-287-Single Family-7), to allow the existing eight-foot-tall chain link fence with barbed wire at the top to remain at Middle School North and to eliminate the masonry requirement for the vertical poles on the existing shade structure at Denton Creek Elementary on 24.77 acres of property located at 120 & 250 Natches Trace, respectively.

Presentation: City Manager Clay Phillips reported that the applicant is seeking remedy for the situation and hopes to repeal the zoning request. The applicant requested to postpone this case until the February 14, 2017 City Council Meeting.

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

- 1) Ann Dragon, 727 Bent Tree Ct., spoke against the item.
- 2) Karen Reed, 261 Lyndsie Dr., spoke against the item and requested public access to facilities.
- 3) Douglas Robinson, 609 Castle Creek Dr., spoke against the item and asked for public access to facilities.

4) David Bell, 913 Parker Dr., spoke against the item.

5) Scott Spray, 622 Cribbs Dr., spoke against the item and believes the public should have access to the track.

6) Doug Krawczynski, 141 Natches Trace, spoke against the item and expressed his concern over the number of fields and areas being restricted from the citizens.

7) Ron Hansen, 478 Harris St., spoke against the item stating rules should be followed.

8) Joseph Vazhappilly, 612 Natches Trace, spoke against the item stating CISD should seek citizen input when constructing fences.

9) Patrick Brandt, 646 Andover Ln., spoke against the item.

10) Mohammed Punjwani, 253 Lyndsie Dr., spoke against the item stating he grew up playing on the fields and believes the public should have access to the facilities.

11) Shermin Punjwani, 253 Lyndsie Dr., spoke against the item stating the schools should not prohibit access to something the taxpayers are paying for.

12) Charley Brown, 735 Northshore Ct., spoke against the item expressing his disbelief in the school district for not following the rules or permitting process.

A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Marvin Franklin, to continue the Public Hearing until the February 14, 2017 City Council Meeting. The motion passed by an unanimous vote.

12.

PUBLIC HEARING:

Consider approval of CASE. NO. PD-250R23-H, Old Town Addition (Main St), PH 4, a zoning change request from PD-250R8-H (Planned Development-250 Revision 8-Historic) & PD-250R-H (Planned Development-250 Revised-Historic) to PD-250R23-H (Planned Development-250 Revision 23-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow the development of 12 single-family lots fronting Burns Street, one common area lot and dedication of right-of-way on 1.65 acres of property located at the northwest corner of S. Coppel Road and Burns Street.

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

Greg Yancey, 436 Southwestern Boulevard, representing the applicant, was available for questions.

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 Councilmember Nancy Yingling, to close the Public Hearing and approve this

Agenda Item. The motion passed by an unanimous vote.

- 13.** Consider and approve an architectural services contract with Corgan Inc. for the design of the Coppell Arts Center, approving Phase I, Schematic Design, in the amount of \$167,250.00; and authorizing the City Manager to sign all necessary documents.

Presentation: Mike Land, Deputy City Manager, made a presentation to the City Council.

A motion was made in the amount of \$169,500 by Councilmember Mark Hill, seconded by Councilmember Brianna Hinojosa-Flores, that this Agenda Item be approved. The motion passed by an unanimous vote.

- 14.** Consider approval of an Ordinance amending Chapter 3 of the Code of Ordinances of the City of Coppell, by amending Sections 3-1-5, 3-1-12 and 3-2-2; adjusting monthly water rates, adjusting monthly sewer rates; providing a repealing clause, providing a severability clause and providing an effective date.

Presentation: Kim Tiehen, Assistant Finance Director, made a presentation to the City Council.

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

Enactment No: OR 2017-1458

- 15.** Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Water Rates, Sewer Rates, Mobile Vending Fees, Police Fees, and Solid Waste Collection Fees and authorizing the Mayor to sign.

Presentation: Jennifer Miller, Director of Finance, made a presentation to the City Council.

A motion was made by Councilmember Cliff Long, seconded by Councilmember Mark Hill, that this Resolution be approved. The motion passed by an unanimous vote.

Enactment No: RE 2017-0110.5

- 16.** Consider approval of two Economic Development Agreements by and between the City of Coppell and Amazon.com.kydc LLC, and authorizing the Mayor to sign.

Presentation: Mindi Hurley, Economic Development Coordinator, made a presentation to the City Council.

A motion was made by Councilmember Marvin Franklin, 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 announced the Grand Opening of the Life Safety Park will be held on January 28th. The VIP Tour will be held on January 26th. Mr. Phillips also mentioned that there will be an interruption of internet service tonight between midnight and 5 a.m.

Regarding future agendas, there will be a 5th Tuesday Work Session on January 31st. Items for discussion include: the Parkway Boulevard design, plans for the Citizen Summit and public safety benefits. Finally, Council typically cancels the meeting that falls during Spring Break. As a result, an item will be brought forth on the next agenda.

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

Nothing to report.

19. 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