



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

Tuesday, July 14, 2020

5:30 PM

Council Chambers

**KAREN HUNT**  
Mayor

**MARK HILL**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BRIANNA HINOJOSA-SMITH**  
Place 2

**NANCY YINGLING**  
Place 5

**WES MAYS**  
Place 3

**BIJU MATHEW**  
Place 6

**MIKE LAND**  
City Manager

**Present** 8 - Karen Hunt;Cliff Long;Brianna Hinojosa-Smith;Wes Mays;Gary Roden;Nancy Yingling;Biju Mathew and Mark Hill

Also present were City Manager Mike Land, City Secretary Christel Pettinos, and City Attorney Robert Hager. Deputy City Managers Vicki Chiavetta and Traci Leach were in attendance virtually.

The City Council of the City of Coppell met in Regular Session on Tuesday, July 14, 2020 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

**1. Call to Order**

As a result of recent Declarations of Emergency made by Dallas County and the City of Coppell in regards to the current pandemic, Governor Abbott has permitted for governing bodies to meet remotely and to conduct open meetings virtually.

Mayor Karen Hunt called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:32 p.m.

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

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

Seek legal advice from City Attorney regarding off-premise sign ordinance.

**Discussed under Executive Session**

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

**Mayor Karen Hunt adjourned the Executive Session at 5:46 p.m. and convened into the Work Session at 5:53 p.m.**

**Councilmember Brianna Hinojosa-Smith arrived during Work Session.**

- A. Discussion regarding agenda items.
- B. Presentation by Kelle Balch regarding the Texas Power Switch Auction Results.
- C. Discussion related to ordinances regulating parking on public roadways.
- D. Discussion regarding backyard chicken ordinance.

**Regular Session**

**Mayor Hunt adjourned the Work Session at 7:41 p.m. and reconvened into the Regular Session at 7:48 p.m.**

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

**Councilmember Brianna Hinojosa-Smith 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. Presentation by Republic Services.**

**Jeri Harwell with Republic Services and Luay Rahil, Community Development Assistant Director, made a presentation to the City Council.**

**8. Consent Agenda**

**A. Consider approval of the minutes: June 9, 2020.**

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-D be approved. The motion passed by an unanimous vote.**

**B. Consider approval of an Ordinance amending Article 8-3, Parking,**

Section 8-3-1(A) of the Code of Ordinances by adding a subsection to make it unlawful to stop, stand, or park a vehicle, at all times, on portions of Ruby Road; and authorizing the Mayor to sign.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-D be approved. The motion passed by an unanimous vote.**

Enactment No: OR 2020-1539

- C.** Consider approval of a change order to USIC Locating Services, LLC, in the amount of \$35,000; provided for in the Water/Sewer Fund; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-D be approved. The motion passed by an unanimous vote.**

- D.** Consider approval to enter into a contract with Gupta and Associates, Inc.; for the design of a standby generator at the Village Parkway Pump Station; in the amount of \$175,500.00; as provided for in the 2018 Bond Issue; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-D be approved. The motion passed by an unanimous vote.**

#### **End of Consent Agenda**

- 9.** CONTINUED PUBLIC HEARING:  
Consider approval of PD-302-HC, (DFW Office), a zoning change request from PD-272R4-LI and HC to PD-302-HC (Planned Development-302-Highway Commercial), to approve a Detail Site Plan for a 54,400-square-foot office building, on 4.81 acres of land, located at the southeast corner of SH 121 and Northwestern Drive, at the request of Halff Associates, Inc.

**Mary Paron-Boswell, Senior Planner, made a presentation to the City Council. The applicant requested that their application be withdrawn with hopes of returning at a later date. No action was needed by the City Council.**

- 10.** Consider approval of an Ordinance for PD-303-H, RVIS Office Expansion, to approve a Detail Site Plan to allow for an approximate 1,782 square foot expansion and additional parking to an existing 1,548 square foot professional office on 0.65 acres of land located at 412 W Bethel Road, and authorizing the Mayor to sign.

**Presentation: Matt Steer, Development Services Coordinator, made a presentation to the City Council.**

**John Valentine represented the applicant and was available for questions of**

the City Council.

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

A motion was made by Mayor Pro Tem Mark Hill, seconded by Councilmember Wes Mays, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. Building Plans are not fully reviewed at this time. Comprehensive building plan review will take place with the building permit submittal.
2. On drainage plan, show the tie-in to the city's system. Detailed engineering review will be performed during engineering permit process. Plans will need to show sizes and slopes of proposed storm drains.
3. A 72 linear foot encroachment into the 10' landscape perimeter area on the western property line.
4. Allowing for the existing 8' fence in lieu of a brick wall screening requirement on the eastern and northern property lines.
5. The staining, maintenance and replacement responsibility of the fence, including but not limited to the integrity of the building element or materials, shall be the sole responsibility of the property owner. Such maintenance and/or repair shall be performed annually, or more often as needed.

The motion passed by an unanimous vote.

11. Consider approval of two Resolutions for two First Amendment to Tax Abatement Agreements by and between the City of Coppell and Northpoint Hotel Group, LLC; and authorizing the Mayor to sign.

**Presentation: Mindi Hurley, Director of Community Services, made a presentation to the City Council.**

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Brianna Hinojosa-Smith, that this Agenda Item be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2020-0714.1 & RE 2020-0714.2

12. Consider approval of two Resolutions for two First Amendment to Civic Center Agreements by and between the City of Coppell and Northpoint Hotel Group, LLC; and authorizing the Mayor to sign.

**Presentation: Mindi Hurley, Director of Community Services, made a presentation to the City Council.**

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

Enactment No: RE 2020-0714.3 & RE 2020-0714.4

13. Consider approval of two Resolutions approving the City of Coppell's allocation of funds from the CARES Act for social services and local businesses; and authorizing the Mayor to sign.

**Presentation: Mike Land, City Manager, and Mindi Hurley, Director of Community Services, made a presentation to the City Council.**

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

Enactment No: RE 2020-0714.5 & RE 2020-0714.6

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

Report by the City Manager regarding COVID-19 virus response.

City Manager Mike Land updated the City Council on recent COVID-19 proceedings. Town Center, 265 Parkway and the Justice Center remain open by appointment only through September 8 due to recent positive cases for corona virus. The City will continue to watch Governor Abbott's office for updates.

Regarding Project Updates, the Arts Center grand opening has been delayed due to supply chain concerns. August is looking better for a completion time frame. Finally, Freeport Parkway construction continues to move forward.

15. **Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

Mayor Karen Hunt reported on the following: The City Council will hold a Budget Workshop on July 27th at 6 p.m. The Budget Workshop will be a final review of the operating budget for Fiscal Year 2020-2021. Please contact Cayce Lay, Budget Manager, at [clay@coppelltx.gov](mailto:clay@coppelltx.gov) or 972-304-3690 for more information. The meeting will be virtual, and you can stream it live from the city's website at [www.coppelltx.gov](http://www.coppelltx.gov).

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

Nothing to report.

17. **Necessary Action from Executive Session**

There was no action resulting from Executive Session.

18. **Adjournment**

There being no further business before the City Council, the meeting was adjourned at 8:48 p.m.

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Karen Selbo Hunt, Mayor

ATTEST:

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Christel Pettinos, City Secretary