



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Minutes

### City Council

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Tuesday, March 9, 2021

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**MARK HILL**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BRIANNA HINOJOSA-SMITH**  
Place 2

**JOHN JUN**  
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;John Jun;Biju Mathew and Mark Hill

Also present were Deputy City Manager Traci Leach and City Secretary Ashley Owens. City Attorney Robert Hager was in attendance virtually.

The City Council of the City of Coppel met in Regular Session on Tuesday, March 9, 2021 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, Texas.

**1. Call to Order**

As a result of recent Declarations of Emergency made by Dallas County and the City of Coppel 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 5:30 p.m.

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

Section 551.071, Texas Government Code - Consultation with City Attorney and  
Section 551.072, Texas Government Code - Deliberation regarding Real Property.

- A.** Seek legal advice from City Attorney concerning acquisition of city owned property for utility easement located south of East Belt Line Road and east of South Belt Line Road.

**Discussed under Executive Session**

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

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

**Discussed under Executive Session**

- C.** Discussion regarding economic development prospects north of Sandy Lake Road and east of Freeport Parkway.

**Discussed under Executive Session**

**3. Work Session (Open to the Public) Council Chambers**

**Mayor Karen Hunt adjourned the Executive Session at 6:26 p.m. and convened into the Work Session at 6:33 p.m.**

- A. Discussion regarding agenda items.
- B. Discussing regarding increasing block rate structure for residential and irrigation meters, and reduction in residential sewer volume cap.
- C. Discussion regarding the Magnolia Park Trail Section.

**Presented in Work Session**

**Regular Session**

**Mayor Hunt adjourned the Work Session at 7:33 p.m. and reconvened into the Regular Session at 7:39 p.m.**

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

**Councilmember John Jun 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 asked for those who signed up to speak:**

- 1) Yvette Hightower, 137 Natches Trace, spoke on behalf of the Magnolia Park Homeowners Association.
- 2) Jeff Cranell, CCM Engineering, 2570 Justin Road, Lewisville, TX 75077, spoke on behalf of the Magnolia Park Homeowners Association.
- 3) Mark Meyers, 620 Waverly Lane, spoke on behalf of the Magnolia Park

Homeowners Association.

4) Deepak Jayavant, 670 Windsor Road, spoke in regards to the Magnolia Park Trail Section.

5) Vijaykumar Mandiram, 629 Canterbury Court, spoke in regards to the Magnolia Park Trail Section.

6) Shane Murphy, 726 Hawk Lane, mailed a letter to the City Secretary's Office. The letter was read into the record.

7. Consider approval of the minutes: February 23, 2021.

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

8. PUBLIC HEARING:

Consider approval of a zoning change request from PD-184-SF-ED (Planned Development-184 - Single-Family Residential- Estate District) to PD-184R2-SF-ED (Planned Development-184 Revision Two- Single-Family Residential- Estate District) to incorporate the existing carriage house as a part of the Planned Development District and to allow the addition of a guest suite, pool pavilion, game room, greenhouse, porch, and new entry gate to an existing residential unit located on 5.067 acres of land located at 748 Deforest Road., at the request of Marek Architecture on behalf of the property owner Parker Coble.

Presentation: Mary Paron-Boswell, Senior Planner, made a presentation to the City Council.

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

Scott Marek, Marek Architecture, 5115 McKinney Ave, Suite E, Dallas, TX, 75205, represented the applicant and was available for questions of the City Council.

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

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. Building permits shall be required for all proposed buildings, structures, paving and fences.
3. The City shall not be responsible for any repairs to the driveway for responding to calls at this address.
4. Gate to be equipped with GTT Opticom sensor for emergency apparatus to open the gate and Knox override in the event of malfunction.
5. All new structures to be equipped with NFPA-13R fire sprinkler systems and shall provide complete coverage including small rooms.
6. To allow the existing garage/carriage house as shown on the plans.
7. To allow for proposed accessory buildings to be taller than 12 feet in height, as shown on the plans.

8. To allow for accessory structures with a bedroom, kitchen and bathroom plumbing as shown on the plans.
9. The accessory units shall not be rented or leased out.

The motion passed by an unanimous vote.

9.

**PUBLIC HEARING:**

Consider approval of a zoning change request from C (Commercial) to PD-305-C (Planned Development- 305- Commercial), to amend the Detail Site Plan to allow for a 1,400-square-foot proposed Smoothie King drive thru and the existing 875-square-foot Donut City restaurant with 2 future parking spaces on 0.842 acres of land, located at 205 N. Denton Tap Rd. at the request of the property owner Mahesh Nasta, being represented by Greg Frnka of GPF Architects, LLC.

At this time, Mayor Karen Hunt dismissed herself from Council Chambers due to filing a Conflict of Interest Affidavit.

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

Greg Frnka, GPF Architects, LLC, 413 W Bethel Road, represented the applicant and was available for questions of the City Council.

Mayor Pro Tem Mark Hill opened the Public Hearing and advised that no one had signed up to speak in person, but that the City Secretary had received emails regarding the item. The following emails were read into the record:

- 1) Wahaj Haq, 1306 Jennings Court, wrote in opposition to the proposed zoning change.
- 2) Ramiza Haq, 1306 Jennings Court, wrote in opposition to the proposed zoning change.
- 3) Sharon Ford, 486 Harris Street, wrote in opposition to the proposed zoning change.
- 4) Brad Ford, 486 Harris Street, wrote in opposition to the proposed zoning change.
- 5) Rachelle Clack, wrote in opposition to the proposed zoning change.
- 6) Keisha Vaughan, 202 Chinaberry Way, wrote in opposition to the proposed zoning change.
- 7) Trudy Baade, wrote in opposition to the proposed zoning change.
- 8) Sophia Burch, wrote in opposition to the proposed zoning change.
- 9) Gabriela Anene, wrote in opposition to the proposed zoning change.

As authorized by Section 551.071(2) of the Texas Government Code, Mayor Pro Tem Mark Hill convened into closed Executive Session at 8:49 p.m. to seek consultation from the City Attorney and reconvened into the Regular Session at 9:01 p.m.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Brianna Hinojosa-Smith, to close the Public Hearing and approve this Agenda Item with the additional condition "The menu board noise level shall not exceed 60 dB measured at the western property line." and subject to the following conditions:

1. Allowing the two restaurant uses (Donut City and drive-thru Smoothie King) abutting residential zoning.
2. Hours of operation shall not to exceed the following:  
The proposed Smoothie King - 10 am to 8 pm on Sunday, 7 am to 9 pm Monday-Friday and 8 am to 9 pm on Saturday and the existing Donut City - 6 am to 12 pm. Tuesday-Sunday (closed Monday).
3. Signage shall be as indicated on the rendering or in compliance with the Signage Section of the Zoning Ordinance.
4. Menu board shall be located as shown on the Site Plan and granted an exception to the 80% masonry requirement.
5. A construction development permit through the Public Works Department shall be required for the future parking. This shall be constructed if needed or when the change in tenant mix necessitates more parking under the current Zoning Ordinance.

The motion passed by an unanimous vote.

Mayor Karen Hunt joined the meeting after the vote.

10. Consider approval of awarding Bid # Q-0221-02 Denton Creek Grade Control Structure and Stream G6 Channel Stabilization to A & B Construction LLC; for the construction of channel and bank stabilization improvements; in the amount of \$958,100.00; funded through 2020 Bond proceeds; and authorizing the City Manager to sign any necessary documents.

**Presentation:** Kumar Gali, Assistant Director of Public Works, made a presentation to the City Council.

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

11. Consider approval of award to enter into a contract with Quality Excavation, LLC; for the reconstruction of Cambria Drive and Wise Way; in the amount not to exceed \$1,086,996.00; as budgeted in the ¼ cent Sales Tax Fund; and authorizing the City Manager to sign any necessary documents.

**Presentation:** Jamie Brierton, Capital Improvements Project Administrator, made a presentation to the City Council.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that this Agenda Item be approved. The motion passed by an unanimous vote.

12. Consider approval to enter into a contract with Advance Contracting Group; for the reconstruction of various alleyways within the City of Coppell; in the amount of \$899,025.00; as budgeted in ¼ cent Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

**Presentation:** Jamie Brierton, Capital Improvements Project Administrator,

made a presentation to the City Council.

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

- 13.** Consider approval of an Ordinance of the City of Coppell, Texas, Amending the Code of Ordinances by amending Chapter 9 “General Regulations”, Article 9-1 “Animal Services”, Section 9-1-1 “Definitions” of the Code of Ordinances to add the definitions of “Tether”, “Tethering Device”, and “Properly Fitted”; Amending the Code of Ordinances by amending Chapter 9 ‘General Regulations’, Article 9-1 “Animal Services”, Section 9-1-3 “Running At Large” of the Code of Ordinances by replacing it in its entirety and replacing with a new section 9-1-3 “Running At Large/Restraint”; and authorizing the Mayor to sign.

**Presentation:** Chief of Police Danny Barton made a presentation to the City Council.

Discussion ensued with the City Attorney regarding comments and additions that need to be made to the draft ordinance before consideration.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Gary Roden, that this item be postponed to the April 13th City Council meeting for consideration. The motion passed by an unanimous vote.

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

Impact of Governor Abbott’s Executive Order GA-34 on Municipal Operations.

Deputy City Manager Traci Leach gave a report on Governor Abbott’s Executive Order GA-34 and how it will impact city facilities and usage.

**15. Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

On Saturday March 13th at 8 PM at the Coppell Arts Center, the Selkie Girls will be performing live in the Socially Distanced Main Hall. Originally formed in 2013, The Selkie Girls have firmly established themselves as a mainstay in the North Texas folk music scene. With dozens of music and art festivals under their belt, as well as numerous television appearances, the band has toured throughout the States, never failing to captivate audiences with their unique instrumentation, lush harmonies, and dynamic arrangements.

The last day to register to vote in the May 1st election is April 1st, Early Voting begins April 19th through the 27th. Early Voting by personal appearance is available for Dallas County residents at Coppell Town Center. Coppell residents who live in Denton County can vote anywhere in Denton County during Early Voting.

On Election Day, Dallas County residents can vote at Coppell Town Center. Denton County residents will vote at Victorious Life Church, 2671 MacArthur Boulevard, Lewisville, TX 75067. More information can be found on the City Secretary's Election page at [coppelltx.gov/election](http://coppelltx.gov/election).

**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**

City Attorney Robert Hager read the following motion into the record:

Consider a motion to accept an offer letter and approve conveying a fifty (50) feet utility easement along Belt Line Road on property owned by the City of Coppell to ATMOS Energy Corporation for gas line purposes under the terms and conditions of the attached pipeline easement in the amount of \$325,881.00, and authorize the Mayor to sign the conveyance documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, to approve the motion. The motion passed by an unanimous vote.

**18. Adjournment**

There being no further business before the City Council, the meeting was adjourned at 10:20 p.m.

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Karen Selbo Hunt, Mayor

ATTEST:

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Ashley Owens, City Secretary