



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Minutes City Council

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Tuesday, December 14, 2021

5:00 PM

Council Chambers

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**WES MAYS**  
Mayor

**BRIANNA HINOJOSA-SMITH**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**JOHN JUN**  
Place 5

**DON CARROLL**  
Place 3

**BIJU MATHEW**  
Place 6

**KEVIN NEVELS**  
Place 4

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

**Present** 8 - Wes Mays;Cliff Long;Brianna Hinojosa-Smith;Don Carroll;Kevin Nevels;John Jun;Biju Mathew and Mark Hill

**Also present were Deputy City Managers Vicki Chiavetta and Traci Leach, City Attorney Shelby Pearcy, and City Secretary Ashley Owens.**

**The City Council of the City of Coppel met in Regular Session on Tuesday, December 14, 2021 at 5:00 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, Texas.**

**1. Call to Order**

**Mayor Wes Mays called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:00 p.m.**

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

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

**Discussion regarding real property located west of Denton Tap Road and south of Bethel Road.**

**Discussed under Executive Session**

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

Mayor Wes Mays adjourned the Executive Session at 5:21 p.m. and convened into the Work Session at 5:22 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding Coppell Chamber of Commerce Comprehensive Marketing Initiative.
- C. Discussion regarding Coppell Arts Center operations.
- D. Discussion regarding City Council Winter Retreat.
- E. Discussion regarding American Rescue Plan (ARP) funds.
- F. Discussion regarding Mayor and City Council attendance policy.

Mayor Wes Mays recessed the Work Session at 6:30 p.m. City Council participated in the Boards and Commissions Reception until 7:30 p.m.

Mayor Wes Mays adjourned the Work Session at 9:02 p.m., and reconvened back into the Regular Session at 9:03 p.m.

**4. BOARD & COMMISSION RECEPTION IN ATRIUM FROM 6:30 P.M. TO 7:30 P.M.****Regular Session**

Mayor Wes Mays reconvened into the Regular Session at 7:30 p.m.

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

Councilmember Don Carroll gave the Invocation.

**6. Pledge of Allegiance**

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

**7. Citizens' Appearance**

Mayor Wes Mays advised that no one signed up to speak.

**8. Swearing in of newly appointed Board/Commission/Committee members.**

Mayor Wes Mays administered the oath of office to the newly appointed Board and Commission members.

**9. Consent Agenda****A. Consider approval of the minutes: November 9, 2021.**

A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-J be approved. The

**motion passed by an unanimous vote.**

- B.** Consider approval of two Ordinances for PD-231R1A-H and PD-231R1B-H, a zoning change request from PD-231-H (Planned Development-231-Historic) to PD-231R1A-H (Planned Development-231 Revision 1A-Historic) and PD-231R1B-H (Planned Development-231 Revision 1B-Historic), to amend a Planned Development, to continue the uses as residential structures, located on three tracts of land totaling approximately 0.434 acres, located at 528 and 532 S. Coppel Road; and authorizing the Mayor to sign.

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-772 and OR 91500-A-773

- C.** Consider approval of an Ordinance for PD-221R9R3-HC (Planned Development-221 Revision 9 Revision 3-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow construction and maintenance of two hotels, on 5.49 acres of property, located on the southeast corner of Point West Boulevard and Dividend Drive; and authorizing the Mayor to sign.

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-774

- D.** Consider approval of an Ordinance for PD-297R-HC/LI (Planned Development-297 Revised-Highway Commercial/Light Industrial), to establish a new Concept Site Plan for hotels, an Office/Warehouse and a commercial building on 16.58 acres of property and a Detail Site Plan for two Hotels, on approximately 6.01 acres of land, and a Detail Site Plan for an Office/Warehouse building on 9.01 acres of land and an amendment to the 2030 Comprehensive Master Plan on 9.01 acres of land from Freeway Special District to Industrial Special District, located at the northeast corner of Sandy Lake Road and SH 121; and authorizing the Mayor to sign.

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-775

- E.** Consider approval of an Ordinance for PD-307-LI (Planned Development-307- Light Industrial), to approve a Detail Site Plan for a new convenience store building with restaurant, approximately 4,504-sf in size with additional fuel pumps on 0.919 acres of land located on the southeast corner of S. MacArthur Blvd. and E. Belt Line Road at 1301 E.

Belt Line Road; and authorizing the Mayor to sign.

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-776

- F.** Consider approval of correcting Zoning Ordinance No. 91500-A-765; and authorizing the Mayor to sign.

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

Enactment No: 91500-A-765C

- G.** Consider approval of renewing the contract to F&F Construction; for the annual sidewalk, street and alley pavement repair contract; performing the Americans with Disabilities Act standards and sidewalk repairs and annual street and alley pavement repairs program; totaling \$1,250,000.00; as budgeted in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign all necessary documents.

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

- H.** Consider approval of a change order in the amount of \$261,235.25; for the construction of a right turn lane on the State Highway 121 service road at Denton Tap; as part of the Denton Tap Intersection improvement project; funded through bond proceeds; and authorizing the City Manager to sign all necessary documents.

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

- I.** Consider approval of an Interlocal Agreement with the City of Paris for cooperative purchasing activities; and authorizing the Mayor to sign.

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

- J.** Consider approval of accepting the resignation of Shelia Maness from the Future Oriented Approach to Residential Development Task Force, and appointing an alternate member, Kamesh Subbarao, of said Task Force to a regular member for the remainder of the unexpired term.

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

**End of Consent Agenda**

- 10.** Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Solid Waste Collection Fees and Police Fees; and authorizing the Mayor to sign.

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

A motion was made by Councilmember Kevin Nevels, seconded by Mayor Pro Tem Brianna Hinojosa-Smith, that this Agenda Item be approved. The motion passed by an unanimous vote.

Enactment No: RE 2021-1214.1

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

City Manager Mike Land gave an update on the South Belt Line Road project. The contractor is going to complete a sewer crossing under Belt Line for the DART Silver Line project beginning the first week of January and we expect them to start lane closures on the Southbound Lanes late January. The current plan is to keep six lanes open from a point approximately 600' north of LBJ to the south for most of the project, this approach will help maintain capacity of the southern limits of the project. The project is still expected to be complete early 2023.

**12. Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

City of Coppell administrative offices will be closed in observance of Christmas and New Year's holidays, December 24th, December 27th, and December 31st.

Mayor Wes Mays thanked Councilmembers Biju Mathew and Kevin Nevels ringing the bell at Market Street for the Mayors Red Kettle Challenge on Saturday, December 12th. The City of Coppell also has a Virtual Kettle, which will be up through December 20, 2021.

Virtual Red Kettle: <https://give.salvationarmytexas.org/WesMays>

**13. Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**

- A. Report on North Central Texas Council of Governments - Mayor Pro Tem Brianna Hinojosa-Smith
- B. Report on North Texas Commission - Mayor Pro Tem Brianna Hinojosa-Smith
- C. Report on Historical Society - Councilmember Cliff Long
- D. Report on Coppell Seniors - Councilmember John Jun

Reports were provided by Mayor Pro Tem Brianna Hinojosa-Smith,

Councilmembers Cliff Long and John Jun.

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

Nothing to report.

15. **Necessary Action from Executive Session**

There was no action resulting from Executive Session.

Mayor Wes Mays recessed the Regular Session at 8:04 p.m., and reconvened into the Work Session at 8:05 p.m.

16. **Adjournment**

There being no further business before the City Council, the meeting was adjourned at 9:03 p.m.

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Wes Mays, Mayor

ATTEST:

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Ashley Owens, City Secretary