



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

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Tuesday, October 11, 2022

5:30 PM

Council Chambers

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**WES MAYS**  
Mayor

**BIJU MATHEW**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**KEVIN NEVELS**  
Place 4

**BRIANNA HINOJOSA-SMITH**  
Place 2

**JOHN JUN**  
Place 5

**DON CARROLL**  
Place 3

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

**Present** 7 - Wes Mays;Cliff Long;Brianna Hinojosa-Smith;Don Carroll;John Jun;Biju Mathew and Mark Hill  
**Absent** 1 - Kevin Nevels

Also present were Deputy City Managers Vicki Chiavetta and Traci Leach, City Attorney Robert Hager and City Secretary Ashley Owens.

The City Council of the City of Coppell met in Regular Session on Tuesday, October 11, 2022 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, 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 5:30 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 for legal advice regarding enforcement of Building and Maintenance Code for substandard buildings and structures for Riverchase Apartments.

**Discussed under Executive Session**

- B.** Consultation with City Attorney for legal advice and updates concerning legal authority to regulate short term rentals.

**Discussed under Executive Session**

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

**Mayor Wes Mays adjourned the Executive Session at 6:38 p.m. and convened into the Work Session at 6:43 p.m.**

- A. Discussion regarding agenda items.
- B. Discussion regarding adding a Deceleration Lane at SH 121 Frontage Road and East Lake Drive.
- C. American Rescue Plan Act (ARPA) funding update.
- D. Discussion regarding electioneering at polling locations.

**Work Session Item D was presented and discussed at the start of the Consent Agenda.**

**All other items were presented as listed.**

**Regular Session**

**Mayor Wes Mays adjourned the Work Session at 7:38 p.m. and reconvened into the Regular Session at 7:42 p.m.**

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

**Dr. Bishop Theodosius Mar Thoma gave the invocation.**

**5. Pledge of Allegiance**

**Coppell Fire Department Honor Guard posted the colors and led the audience in the Pledge of Allegiance.**

**Proclamations**

- 6.** Consider approval of a Proclamation naming the month of October as "Fire Prevention Month," and authorizing the Mayor to sign.

**Mayor Wes Mays read the proclamation into the record and presented the same to Fire Chief Kevin Richardson and Life Safety Park Manager Bethany Everett.**

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

- 7.** Consider approval of a Proclamation naming the month of October, "National Breast Cancer Awareness Month," and authorizing the Mayor to

sign.

Mayor Wes Mays read the proclamation into the record and presented the same to members of Pink Soles in Motion.

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

8. Consider approval of a Proclamation designating October 11, 2022, as "Bishop Dr. Theodosius Mar Thoma Day;" and authorizing the Mayor to sign.

Mayor Wes Mays read the proclamation into the record and presented the same to Bishop Dr. Theodosius Mar Thoma.

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

9. **Citizens' Appearance**

Mayor Wes Mays asked for those who signed up to speak:

- 1) Barbara Bailey, 232 Plantation Drive, spoke in regards to curbs and sidewalks in her neighborhood.
- 2) Hamid Ansary, 337 Woodhurst Place, spoke in regards to problems with neighbors.
- 3) Kristi Valentine, 701 Dove Circle, spoke in regards to business grants.
- 4) Madelynn Anderson, 140 Sandy Lake Road, Suite 120, spoke in regards to business grants.

**Presentation**

10. Citizen Survey Results Presentation.

Presentation: Ron Gailey, with OnPointe Insights, presented the results of the recent Citizen Survey.

11. **Consent Agenda**

Consent Agenda Item B was pulled and presented separately.

Presentation: Ashley Owens, City Secretary, made a presentation to the City Council.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, to approve this Agenda Item. The motion passed by the following vote (4-2):

Aye: Councilmember Cliff Long, Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Mark Hill

Nay: Mayor Pro Tem Biju Mathew, Councilmember John Jun

Consent Agenda Item H was pulled and voted on separately.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Cliff Long, to approve this Agenda Item. The motion passed by an unanimous vote.

A. Consider approval of the Minutes: September 27, 2022.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A, C through G, and I be approved. The motion passed by an unanimous vote.

B. Consider approval of an Ordinance of the City Council of the City of Coppell, Texas, by amending the Code of Ordinances, by amending Chapter 6 "Business Regulations", Article 6-15 'Temporary signs' by repealing Section 6-15-7 'Political signs and polling places' in its entirety and replacing it with a new Section 6-15-7 'Political signs and polling places', providing a severability clause; and providing an effective date; and authorizing the Mayor to sign.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, to approve this Agenda Item. The motion passed by the following vote (4-2):

**Aye:** Councilmember Cliff Long, Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Mark Hill

**Nay:** Mayor Pro Tem Biju Mathew, Councilmember John Jun

Enactment No: OR 2022-1589

C. PUBLIC HEARING:  
Consider approval of PD-301R2-HC, Victory Shops Coppell, a zoning change request from PD-301R-HC (Planned Development 301 Revised-Highway Commercial) to PD-301R2-HC (Planned Development 301-Revision 2- Highway Commercial) to revise the Concept PD for the overall development of the site and allow for a combination of retail, restaurant, offices, medical office, banquet center, daycare and bank; on approximately 10 lots on 16.766 acres of property located at the on the southeast corner of Belt Line Road and Dividend Drive at the request of Beltline Properties, LLC, being represented by Kirkman Engineering.  
STAFF REP.: Mary Paron-Boswell

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A, C through G, and I be approved. The motion passed by an unanimous vote.

D. PUBLIC HEARING:  
Consider approval of PD-181R3-SF-12, Larson Residence & Garage, Bethel Road Estates Addition, Lot 1R, Block 1, a zoning change request from C (Commercial), R (Retail) and PD-181R2-SF-12 (Planned

Development-181-Revision 2 Single-Family- 12) to PD-181R3-SF-12 (Planned Development-181-Revision 3 Single-Family - 12) to approve a Detail Site Plan for an existing single-family residence with a 300 square foot addition and the construction of a 4,000 sf detached garage, and modification of the front yard fence located on 2.065 acres of land located on the northside of W. Bethel Road, approximately 325 ft east of Hearthstone Lane, at the request of Raymond and Virginia Larson, being represented by Greg Frnka of GPF Architects, LLC.

STAFF REP.: Matt Steer

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A, C through G, and I be approved. The motion passed by an unanimous vote.**

- E.** Consider approval of two agreements for disaster debris monitoring and consulting services to be provided by DebrisTech, LLC as the primary vendor, and True North Emergency Management, LLC as the secondary vendor; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A, C through G, and I be approved. The motion passed by an unanimous vote.**

- F.** Consider approval of three contracts for disaster debris removal, reduction, disposal, and other emergency debris related services to be provided by CrowderGulf, LLC. as the primary vendor and with T.F.R Enterprises, Inc., and DRC Emergency Services, LLC. as alternate vendors; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A, C through G, and I be approved. The motion passed by an unanimous vote.**

- G.** Consider approval to purchase replacement of Fire Personal Protective Ensembles, Bunker Gear, for Structural Fire Fighting (coat, pants, escape belt/harness, and suspenders) from North American Fire Equipment Company though Buy Board contract #603-20 in the amount of \$67,200.00 as budgeted; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A, C through G, and I be approved. The motion passed by an unanimous vote.**

- H.** Consider approval of and awarding RFP #190 for the annual Holiday Lights Program to Premier Lighting Enterprises, LLC.; in the amount of \$240,608.00 as budgeted; and authorizing the City Manager to sign any necessary documents.

Consent Agenda Item H was pulled and voted on separately.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Cliff Long, to approve this Agenda Item. The motion passed by an unanimous vote.

- I. Consider approval to purchase Granicus Software from Carahsoft, DIR contract# DIR TSO-4288 in the amount of \$72,805.95 as budgeted; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, that Consent Agenda Items A, C through G, and I be approved. The motion passed by an unanimous vote.

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

12. PUBLIC HEARING:  
Consider approval of an Ordinance designating Rochester Sensors Reinvestment Zone No. 114 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act; and authorizing the Mayor to sign.

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

Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak.

A motion was made by Mayor Pro Tem Biju Mathew, seconded by Councilmember Don Carroll, to close the Public Hearing and approve this Agenda Item. The motion passed by an unanimous vote.

Enactment No: OR 2022-1590

#### **13. City Manager Reports - Project Updates and Future Agendas**

Deputy City Manager Traci Leach gave the following report:

If you're looking for a new career, we have a great opportunity coming up. The City will host its semi-annual Work in Coppell Virtual Job Fair from 10 am – 1 pm on Tuesday, October 25. This event allows job seekers to check out several companies and positions in one place, connect with recruiters, and take control of their future all from the comfort of home or on the go with their mobile device. Just update your resume and register at [Coppell.EasyVirtualFair.com](https://Coppell.EasyVirtualFair.com) by October 24.

#### **14. Mayor and Council Reports**

Report by Mayor and City Council on recent and upcoming events.

Councilmember Mark Hill gave a report on the VariSpace Coppell Grand Opening.

The City of Coppell will hold a special election on Tuesday, November 8, 2022, asking voters whether or not to reauthorize two propositions concerning the allocation of sales and use taxes paid on goods and services purchased within city limits. Reauthorization of the sales tax collection will NOT result in an increase to the sales tax rate. Early voting for both Dallas and Denton Counties begins Monday, October 24, 2022, and goes through November 4, 2022. For additional information, please visit [coppelltx.gov/election](http://coppelltx.gov/election).

Get a jump on your holiday shopping while helping those in need by stopping by The General Store at the Coppell Senior and Community Center! Find handcrafted jewelry, homemade goodies and more. The store will be open from 10 am – 3pm, Wednesday, October 12. Proceeds benefit the Knit Wits group, which supports the Love Thy Baby organization by donating knitted items to hospitals for babies in need. For more information, please call 972-462-5136.

Mark your calendar for a petting farm, free snow cones, early Coppell activities and demonstrations, and shopping at the vintage Minyard Store at Coppell's Pioneer Day, on Saturday, October 15th from 9 am to 1 pm! Heritage Park is located in Old Town Coppell, at 700 S. Coppell Road, under the old windmill. Contact the Coppell Historical Society at [coppellhistoricalsociety.org](http://coppellhistoricalsociety.org) for more information.

Join the Coppell Arts Council for Art, Sip, & Stroll on October 15 from 6 to 9 pm! The event celebrates the installation of several new sculptures throughout Andrew Brown Park East and will feature performances by the Coppell Community Orchestra, The Ballet Ensemble of Texas and the Coppell Community Chorale. The evening will conclude with an interactive performance by Dueling Pianos. This year's event offers VIP, General Admission, and a combination ticketing package that includes VIP Admission to Art, Sip & Stroll and the Coppell Arts Center Foundation Gala on back-to-back weekends. Visit [coppellartscouncil.org](http://coppellartscouncil.org) for more information.

Tickets are available for the Coppell Farmers Market Farm to Table Dinner at 5 pm, Saturday, October 22! For this year's dinner we have an amazing lineup of food. Some items will be prepared by our talented vendors and others by professional chefs. All ingredients will be sourced from the Coppell Farmers Market! Proceeds benefit market operations and our Supplemental Nutritional Assistance Program (SNAP) where customers receive \$10 per visit when shopping with SNAP.

On Saturday, October 22nd, beginning at 7 pm, join us for a night of Rat Pack-inspired glitz and glamour at the Coppell Arts Center, as we celebrate and support the arts. Enjoy bites and sips, explore the Center, experience live performances, bid on festive auction packages – and know that your support for the inaugural ArtsGala is the foundation for amazing programs, cultural activities, events, and performances in the coming year. Tickets are \$125 per person and are, visit [coppellartscenter.org](http://coppellartscenter.org) for more information.

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

Nothing to report.

**16. Necessary Action from Executive Session**

There was no action resulting from Executive Session.

**17. Adjournment**

There being no further business before the City Council, the meeting was adjourned at 9:23 p.m.

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**Wes Mays, Mayor**

**ATTEST:**

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**Ashley Owens, City Secretary**