



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda City Council

Tuesday, May 14, 2013

5:30 PM

Council Chambers

KAREN HUNT
Mayor

TIM BRANCHEAU
Mayor Pro Tem

BOB MAHALIK
Place 2

BILLY FAUGHT
Place 5

WES MAYS
Place 3

MARVIN FRANKLIN
Place 6

GARY RODEN
Place 4

AARON DUNCAN
Place 7

CLAY PHILLIPS
City Manager

Notice is hereby given that the City Council of the City of Coppel, Texas will meet in Regular Called Session at 5:30 p.m. for Executive Session, Work Session will follow immediately thereafter, and Regular Session will begin at 7:30 p.m., to be held at Town Center, 255 Parkway Boulevard, Coppel, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Coppel reserves the right to reconvene, recess or realign the Work Session or called Executive Session or order of business at any time prior to adjournment.

The purpose of the meeting is to consider the following items:

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

Section 551.087, Texas Government Code - Economic Development Negotiations.

- A. Discussion regarding economic development prospects north of Gateway and east of Exchange.
- B. Discussion regarding economic development prospects south of Houston Street and west of S. Coppel Road.

- C. Discussion regarding economic development prospects south of Bethel Road and east of S. Coppell Road.

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

- D. Consultation with the City Attorney in regards to Cause Number 05-10-00283-CV, styled Mira Mar Development Corporation v. City of Coppell, Texas.

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

- E. Discussion regarding property purchases, related legal issues and matters concerning property located at Northlake.

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

- A. Discussion regarding Dog Park.
- B. Discussion related to a proposed Change Order for the construction of public improvements at The Square at Old Coppell.
- C. Discussion regarding Executive Suites/Business Incubator.
- D. Discussion of Agenda Items.

Regular Session (Open to the Public)

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

- 6. Consider approval of a proclamation naming May 19, 2013, as "Dennis Wilkinson Appreciation Day," and authorizing the Mayor to sign.
- 7. Consider approval of a proclamation naming May 2013 as "Motorcycle Safety & Awareness Month," and authorizing the Mayor to sign.
- 8. Consider approval of a proclamation naming the month of May as "Lupus Awareness Month in Coppell," and authorizing the Mayor to sign.
- 9. Consider approval of proclamations congratulating Coppell students on their appointments to military academies, and authorizing the Mayor to sign.
- 10. Consider approval of a proclamation recognizing the month of May as "Older Americans Month 2013," and authorizing the Mayor to sign.
- 11. Consider approval of a proclamation naming the month of April 2013 "National Donate Life Month" and authorizing the mayor to sign.
- 12. Consider approval of a proclamation naming the week of May 12 - 18, 2013, as "National Police Week," and designating May 15, 2013, as "National Police Officers' Memorial Day," and authorizing the Mayor to

sign.

13. Graduation ceremony for Leadership Coppell Class of 2013.

14. **Citizens' Appearance**

15. **Consent Agenda**

- A. Consider approval of minutes: April 23, 2013.
- B. Consider approval of an Ordinance for Case No. PD-221R8-HC, Duke Lesley Addition (Hotel & Conference Center) (REVISED), a zoning change from PD-221R2-HC (Planned Development-221-Revision 2-Highway Commercial) to PD-221R8-HC (Planned Development-221-Revision 8-Highway Commercial), to attach a Detail Site Plan on 5.0 acres to allow the development of a hotel and a conference center to be located on the east side of Point West Boulevard, approximately 225 feet north of IH 635 and authorizing the Mayor to sign.
- C. Consider approval of an Ordinance for Case No. PD-261-RBN, Belmont Landing, a zoning change from C (Commercial) to PD-261-RBN (Planned Development 261-Residential Urban Neighborhood), for the development of 55 single-family residences and three (3) common area lots on 15.18 acres of property located on the south side of East Belt Line Road, approximately 450 feet west of South MacArthur Boulevard and authorizing the Mayor to sign.
- D. Consider approval of an Ordinance for Case No. S-1022R2-R, McDonald's, a zoning change from S-1022-Retail (Special Use Permit-1022-Retail) to S-1022R2-R (Special Use Permit-1022 Revision 2-Retail), to permit the addition of a second drive-thru lane, order board, reconfiguration of the parking lot layout, changes to the exterior elevations and signage package on approximately 0.9 acres of property located at 125 South Denton Tap Road and authorizing the Mayor to sign.
- E. Consider approval of an Ordinance for Case No. S-1137R3-SF-12, First United Methodist Church, Lot 1R, Block 1, a zoning change from S-1137R2-SF-12 (Special Use Permit-1137 Revision 2-Single Family-12) to S-1137R3-SF-12 (Special Use Permit-1137 Revision 3-Single Family-12), to allow for the addition of a canopy at the entrance on the west elevation of the church on approximately 4.8 acres of property located at 420 S Hertz Road and authorizing the Mayor to sign.
- F. Consider approval of an Interlocal Agreement with the Denton County Levee Improvement District No. 1 for storm drain repair and erosion control in Denton Creek; in an amount of \$23,500.00 as provided for in

the Municipal Drainage Utility District fund; and authorizing the Mayor to sign and execute any necessary documents.

- G.** Consider approval of a one-year contract with 3D Paving and Contracting, LLC with the option for 4 annual renewals for the annual Sidewalk Replacement Repairs in the amount not to exceed \$150,000.00, as budgeted; and authorizing the City Manager to sign and execute any necessary documents.
- H.** Consider approval of Change Order No.1 to MEGA Contractors, Inc., in the amount of \$99,711.87, for the addition of soil remediation at The Square at Old Town Coppell construction, and authorizing the City Manager to sign the necessary documents.

End of Consent Agenda

- 16.** Consider appointment of Mayor Pro Tem as required by Section 3.05 of the Home Rule Charter.
- 17.** PUBLIC HEARING:
Consider approval of an Ordinance designating Naterra International, Inc., Reinvestment Zone No. 70 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act, and authorizing the Mayor to sign.
- 18.** Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Naterra International, Inc., and authorizing the Mayor to sign.
- 19.** Consider approval of an Economic Development Agreement by and between the City of Coppell and Naterra International, Inc., and authorizing the Mayor to sign.
- 20.** PUBLIC HEARING:
Consider approval of an Ordinance designating Norwex USA, Inc., Reinvestment Zone No. 77 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act, and authorizing the Mayor to sign.
- 21.** Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Norwex USA, Inc., and authorizing the Mayor to sign.
- 22.** PUBLIC HEARING:
Consider approval of an Ordinance designating Universal Power Group, Inc., Reinvestment Zone No. 78 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act, and authorizing the Mayor to sign.
- 23.** Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Universal Power Group,

Inc., and authorizing the Mayor to sign.

- 24.** PUBLIC HEARING:
Consider approval of an Ordinance designating Nypro, Inc., Reinvestment Zone No. 82 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act, and authorizing the Mayor to sign.
- 25.** Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Nypro, Inc., and authorizing the Mayor to sign.
- 26.** PUBLIC HEARING:
Consider approval of Case No. PD-91R2-SF-7, Northlake Woodlands Estates East, PH 1, Lot 10, Block 2, a zoning change request from PD-91-SF-7 (Planned Development-91-Single Family-7) to PD-91R2-SF-7 (Planned Development-91 Revision 2-Single Family-7), to allow a seven and one-half foot encroachment over the required 30-foot front building setback line at 616 Villawood Lane.
- 27.** PUBLIC HEARING:
Consider approval of Case No. PD-133R5-SF-7, Magnolia North Addition, a zoning change request from PD-133-HC (Planned Development-133-Highway Commercial) to PD-133R5-SF-7 (Planned Development-133-Revision 5-Single Family-7), to allow the development of 28 single-family lots and three (3) common area lots on 5.41 acres of property located along the south side of S.H. 121, approximately 260 feet west of North Denton Tap Road and to amend the Land Use Map of the Coppell 2030 Comprehensive Master Plan from "Freeway Special District" to "Urban Residential Neighborhood".
- 28.** Consider award of Bid No.Q-0513-01 from HQS Construction LLC, for the construction of the MacArthur Dog Park, in the amount of \$288,984.32, and authorize the City Manager to sign the necessary documents
- 29. City Manager Reports**

Project Updates and Future Agendas.
- 30. Mayor and Council Reports**

A. Report by Mayor Hunt regarding Metroplex Mayors' Meeting.
B. Report by Councilmember Mays regarding Vern Edin's Retirement Celebration.
- 31. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**

32. Necessary Action from Executive Session**Adjournment**

Karen Selbo Hunt, Mayor**CERTIFICATE**

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Coppell, Texas on this 10th day of May, 2013, at _____.

Christel Pettinos, City Secretary**PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE**

The City of Coppell acknowledges its responsibility to comply with the Americans With Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppell sponsored public programs, services and/or meetings, the City requests that individuals makes requests for these services forty-eight (48) hours ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Vivyon V. Bowman, ADA Coordinator or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).