



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda City Council

Tuesday, July 10, 2012

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.

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 Bethel Road and east of S. Coppel Road.

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

- B. Discussion regarding property matters that concern property west of Royal Lane and south of Bethel Road.

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

- C. Discussion regarding the acquisition of real property located at 265 Parkway, Coppell, Texas.

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

- D. Discussion regarding an Interlocal Agreement with the City of Carrollton for deannexation of certain land and annexation of the same into the City of Coppell.
- E. Consultation with the City Attorney in regards to Cause Number 05-10-00283-CV, styled Mira Mar Development Corporation v. City of Coppell, Texas.

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

- A. Discussion regarding the Annual Appointments to Boards and Commissions.
- B. Discussion of Agenda Items.

RECEPTION IN ATRIUM FROM 6:30 P.M. TO 7:30 P.M

Regular Session (Open to the Public)

4. Invocation 7:30 p.m.
5. Pledge of Allegiance
6. Swearing in of Councilmember Place 3.
7. Presentation by Texas Municipal Library Directors Association of the 2011 Achievement of Excellence in Libraries Award.
8. Presentation of an award to the Coppell Aquatic and Recreation Center from Ellis & Associates as the recipient of the 2011 Gold International Aquatic Safety Award.
9. Citizens' Appearance
10. Consent Agenda
- A. Consider approval of minutes: June 12, 2012.
- B. Consider approval of an Ordinance for CASE NO. PD-171R3-HC, GTE Shared Services Addition (Clear C2 Office), a zoning change request from PD-171-HC (Planned Development-171-Highway Commercial) to PD-171R3-HC (Planned Development-171 Revision 3-Highway

Commercial), to revise the Concept Site Plan on 9.74 acres of property and attach a Detail Site Plan for a 11,077-square-foot office building on 2.09 acres of property located on the north side of Canyon Drive, east of S.H. 121 and authorizing the Mayor to sign.

- C.** Consider approval of Ordinance for CASE NO. PD-235-O to SF-12, Akula, a zoning change request from PD-235-O (Planned Development-235-Office) to SF-12 (Single Family-12), to allow 0.83 acres of this property to be incorporated with the adjacent 1.46 acres of property to permit the development of one single-family home located at 1180 Sandy Lake Road and authorizing the Mayor to sign.
- D.** Consider approval of an Ordinance for CASE NO. PD-116R2-SF-7, Chaucer Estates, Lots 4 & 7, Block C, a zoning change request from PD-116R-SF-7 (Planned Development-116 Revised-Single Family-7) to PD-116R2-SF-7 (Planned Development-116 Revision 2-Single Family-7), to relocate and modify the existing rear fences on 187 Chaucer Court and 101 Dickens Drive and authorizing the Mayor to sign.
- E.** Consider approval of an Ordinance for CASE NO. PD-194R4-LI, Amberpoint Business Park, Lot 2R-3R, Block A, a zoning change request from PD-194R3-LI (Planned Development-194 Revision 3-Light Industrial) to PD-194R4-LI (Planned Development-194 Revision 4-Light Industrial), to attach a Detail Site Plan for a 300,800-square-foot office/warehouse building on 19.4 acres of property located on the east side of Northpoint Drive, north of Wagon Wheel Park and authorizing the Mayor to sign.
- F.** Consider approval of an Ordinance of the City of Coppell, Texas, amending Article 1-9 of the Code of Ordinances by repealing the current Article 1-9 and replacing with a new Article 1-9 of the Records Management Program; and authorizing the Mayor to sign.

End of Consent Agenda

- 11.** PUBLIC HEARING:
Consider approval of CASE NO. PD-255-SF, Westhaven, a zoning change request from HC (Highway Commercial) to PD-255-SF (Planned Development-255-Single Family), to permit the development of 297 residential lots and 37 common area lots on 93.8 acres of property located south of S.H. 121, approximately 450 feet west of Magnolia Park.
- 12.** Consider approval of the Westhaven, Preliminary Plat, being a preliminary plat to permit the development of 297 residential lots and 37 common area lots on 93.8 acres of property located south of S.H. 121, approximately 450 feet west of Magnolia Park.
- 13.** Consider approval of the Ridgecrest Estates, Preliminary Plat, to allow

26 single-family lots and two (2) common area lots on 6.69 acres of property located at the northeast corner of East Sandy Lake Road and Lodge Street.

14. Consider granting the Planning & Zoning Commission authority for final plat approval of Ridgecrest Estates, to allow 26 single-family lots and two (2) common area lots on 6.69 acres of property located at the northeast corner of East Sandy Lake Road and Lodge Street.
15. Consider approval of an Engineering Services contract with J. Volk Consulting, Inc. in the amount of \$348,500.00 for the design of Mockingbird Lane and Whispering Hills Drive; as provided for by the $\frac{1}{4}$ Cent Sales Tax for Street Maintenance; and authorizing the City Manager to sign and execute all necessary documents.
16. Consider approval of a License Agreement between the City of Coppell and Ronald D. Hinds and Jeanne Crandall to allow for the continued use of a portion of a sanitary sewer easement located at 965 Gibbs Crossing; and authorizing the City Manager to sign and execute any necessary documents.
17. Consider approval of an ordinance of the City of Coppell amending the Code of Ordinances by adding Article 15-15 regulating the discharge of wastes into the municipal separate storm sewer system (MS4) and surface water within the City of Coppell by establishing a Storm Water Quality Management and Illicit Discharge Ordinance; and authorizing the Mayor to sign and execute any necessary documents.
18. PUBLIC HEARING:
Consider approval of an Ordinance designating AD Amberpoint 300, LLC, Reinvestment Zone No. 71 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act, and authorizing the Mayor to sign.
19. Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and AD Amberpoint 300, LLC, and authorizing the Mayor to sign.
20. Consider approval of an Economic Development Agreement by and between the City of Coppell and Geoforce, Inc., and authorizing the Mayor to sign.
21. Discuss and consider approving a Resolution to enter into an Interlocal Agreement with the City of Carrollton for deannexation of certain land and annexation of the same into the City of Coppell, Texas; and, authorizing the Mayor to sign said Resolution and Agreement.
22. Discuss and consider approving a Resolution authorizing the City Manager and City Attorney to purchase or in lieu thereof, to acquire by eminent domain, real property located at 265 Parkway, Coppell, Texas; and, authorizing the Mayor to sign.

23. City Manager Reports

Project Updates and Future Agendas.

24. Public Service Announcements concerning items of community interest and no Council action or deliberation is permitted.**25. 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 6th day of July, 2012, 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).