



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas 75019-9478

## Meeting Agenda City Council

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Tuesday, February 12, 2013

5:30 PM

Council Chambers

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

- A. Discussion regarding property located south of Bethel and east of S. Coppel Road.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B. Discussion regarding economic development prospects south of Bethel and west of Main Street.

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

- A. Discussion regarding Dog Park.
- B. Discussion regarding Council's Legislative Agenda.
- C. Discussion regarding Joint Meeting with Economic Development Committee and Planning and Zoning.
- D. Update on Council Goals and Objectives.
- E. Discussion regarding Council Retreat.
- F. Discussion of Agenda Items.

**Regular Session (Open to the Public)**

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

- 5. Pledge of Allegiance**

- 6. Citizens' Appearance**

- 7. Consent Agenda**

- A. Consider approval of minutes: January 22, 2013.
- B. Consider approval of an Ordinance amending the Code Of Ordinances of the City Of Coppell, repealing Article 9-26, "Oil & Gas Drilling & Production," in its entirety, and replacing with a new Article 9-26, "Oil & Gas Drilling & Production," regulating the drilling and production of oil and gas wells and authorizing the Mayor to sign.
- C. Consider approval of an Ordinance for Case No. PD-171R4-HC, GTE Shared Services Addition (Wisembaker), a zoning change from PD-171R3-HC (Planned Development-171-Revision 3-Highway Commercial) to PD-171R4-HC (Planned Development-171 Revision 4-Highway Commercial), to attach a Detail Site Plan for a 67,000-square-foot office/showroom/warehouse building on 6.6 acres of property located at the northeast corner of Canyon Drive and S.H. 121 and authorizing the Mayor to sign.
- D. Consider approval of an Ordinance for Case No. PD-200R4-SF-7, Petterson Addition, a zoning change from PD-200R2-SF-12 (Planned Development-200 Revision 2-Single Family-12) to PD-200R4-SF-7 (Planned Development-200 Revision 4-Single Family-7), to allow the development of seven (7) single-family lots and two (2) common area lots on 2.27 acres of property located along the north side of West Sandy Lake Road, approximately 130 feet west of Summer Place Drive and authorizing the Mayor to sign.

- E.** Consider approval of an Ordinance for Case No. PD-259-SF-7/9, Blackberry Farm, a zoning change from SF-12 (Single Family-12) to PD-259-SF-7/9 (Planned Development-259-Single Family-7 & 9), to permit the development of 82 single-family lots and five (5) common area lots on 54.8 acres of land located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Road and authorizing the Mayor to sign.
- F.** Consider approval of an Ordinance for Case No. PD-260-R, Trinity River Kayak Company, a zoning change from R (Retail) to PD-260-R (Planned Development-260-Retail), to attach a Detail Site Plan on 1.5 acres of property to allow a convenience store and canoe, kayak, paddleboard storage, rentals and sales to be located at 1601 E. Sandy Lake Road and authorizing the Mayor to sign.
- G.** Consider approval of an Ordinance by amending Section 8-3-1(A) of the Code of Ordinances; making it unlawful to stop, stand, or park a vehicle on the west side of Rosebriar Court at all times adjacent to lot 3X; providing a penalty of fine not to exceed the sum of two hundred dollars (\$200.00) for each offense; and authorizing the Mayor to sign and execute any necessary documents.
- H.** Consider approval of the procurement of an Aerial Bucket Truck from Philpott Motors through an Interlocal Agreement with Buyboard in the amount of \$89,967.00; as budgeted; and authorizing the City Manager to sign and execute any necessary documents.

**End of Consent Agenda**

- 8.** Consider approval of the Westhaven PH 1, Final Plat, being a final plat to permit the development of 143 residential lots and 26 common area lots on 59.9 acres of property located south of S.H. 121, approximately 1,600 feet west of Magnolia Park.
- 9.** PUBLIC HEARING:  
Consider approval of Case No. PD-210R-SF-9, Kaye Street, a zoning change request from PD-210-SF-9/(CH) (Planned Development-210-Single Family-9/Called Hearing), to PD-210R-SF-9 (Planned Development-210 Revised-Single Family-9), to allow a home with stucco construction to be located at 413 Kaye Street.
- 10.** PUBLIC HEARING:  
Consider approval of PD-250R8-H, Old Town Addition (Main Street), a zoning change request from PD-250-H (Planned Development-250-Historic), to PD-250R8-H (Planned Development-250 Revision 8-Historic), to revise the existing Conceptual Planned Development Ordinance, including Section 4, to provide for Administrative Review and Approval of Detail Plans when in general conformance with the Concept Plan and conditions, on approximately

10.4 acres located south of Bethel Road, north of Burns Road between Hammond and South Coppel Roads.

11. Consider approval of an Ordinance for Case No. PD-240R4-HC, North Gateway Plaza (Emerus Emergency Hospital), a zoning change from PD-240-HC (Planned Development-240-Highway Commercial) to PD-240R4-HC (Planned Development-240 Revision 4-Highway Commercial), to amend the Concept Plan and to attach a Detail Site Plan on 6.13 acres to allow the development of a two-story hospital/medical/office building with a 19,929-square-foot hospital and a 18,986-square-foot medical office to be located on the north side of SH 121, approximately 270 feet west of Denton Tap Road and authorizing the Mayor to sign.

12. Consider approval of the cancellation of the March 12, 2013 City Council Meeting due to the date falling during Spring Break.

13. **City Manager Reports**

Project Updates and Future Agendas.

14. **Mayor and Council Reports**

Report by Mayor Hunt regarding the Metroplex Mayors' Meeting.

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

16. **Necessary Action from Executive Session**

**Adjournment**

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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 Coppel, Texas on this 8th day of February, 2013, at \_\_\_\_\_.

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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).