



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas 75019-9478

Meeting Agenda City Council

Tuesday, March 26, 2013

6:00 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 Coppell, Texas will meet in Regular Called Session at 6:00 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, Coppell, 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 Coppell 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
- A. Section 551.087, Texas Government Code - Economic Development Negotiations.

Discussion regarding economic development prospects south of Houston Street and west of S. Coppell Road.

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

Discussion regarding property purchases and matters concerning property located at Northlake.

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

- A. Discussion regarding the Library Strategic Plan.
- B. Discussion of 265 Parkway Parking Lot Expansion.
- C. 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 March 26, 2013, as Donna Jenkins Appreciation Day, and authorizing the Mayor to sign.

7. Consider approval of a proclamation naming April 6, 2013 as ARBOR DAY and authorizing the Mayor to sign.

8. Consider approval of a Proclamation naming the month of April as "Records Management Month," and authorizing the Mayor to sign.

9. Presentation of the Texas Municipal Library Directors Association "Achievement of Excellence in Libraries Award" to the William T. Cozby Public Library.

10. Board Report by Keep Coppell Beautiful.

11. Citizens' Appearance

12. Consent Agenda

A. Consider approval of the minutes: February 26, 2013 and March 6, 2013.

B. Consider approval of an Ordinance for Case No. PD-210R-SF-9, Kaye Street, a zoning change 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 and authorizing the Mayor to sign.

C. Consider approval of an Ordinance for Case No. PD-250R8-H, Old Town Addition (Main Street), a zoning change 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 Coppell Roads and authorizing the Mayor to sign.

End of Consent Agenda

13. Consider approval of a Letter of Intent by and between the City of Coppell and CSE Commercial Real Estate, LP, to develop and acquire 7.837 acres ± of land located along the east side of South Coppell Road south of Bethel Road; and, to authorizing the City Manager to negotiate and execute the appropriate agreements with CSE Commercial Real Estate, LP, and/or Coppell Economic Development Foundation consistent therewith and authorize the Mayor and City Manager to execute appropriate closing documents necessary to convey such property.
14. Consider approval of an Ordinance of the City of Coppell, Texas, approving an amendment to Ordinance No. 2012-1318, the budget for the Fiscal Year October 1, 2012 through September 30, 2013, and authorizing the Mayor to sign.
15. PUBLIC HEARING:
Consider approval of Case No. ZC-624, Southwestern Industrial Addition, Lot 1, a zoning change request from C (Commercial) to LI (Light Industrial), to be consistent with the zoning on the abutting properties on 0.9 acres of property located at the northeast corner of Southwestern Boulevard and South Coppell Road (440 Southwestern Blvd.).
16. 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".
17. PUBLIC HEARING:
Consider approval of Case No. PD-255R-SF, Westhaven, a zoning change request from PD-255-SF (Planned Development 255-Single Family) to PD-255R-SF (Planned Development 255-Revised-Single Family), to reduce the rear yard setback from 50 feet from SH 121 R.O.W. to 45 feet on 11 lots containing 1.6 acres of property located south of S.H. 121, approximately 2,460 feet west of Magnolia Park.
18. PUBLIC HEARING:

Consider approval of a text amendment to ARTICLE 30 - "S OR SUP", SPECIAL USE PERMITS, Section 12-30-16(3), New restaurant in a lease space/building with an existing Special Use Permit for a restaurant, to eliminate the requirement for Administrative Approval of an SUP for a new restaurant occupant.

19. PUBLIC HEARING:
Consider approval of a text amendment to ARTICLE 27 - "PD" PLANNED DEVELOPMENT DISTRICT, Section 12, to revise various provisions, including granting the Director of Planning approval authority to approve Detail Plans, after DRC review, if compliance with the Concept Plan.
20. PUBLIC HEARING:
Consider approval of a text amendment to ARTICLE 39 - BUILDING SITE CREATION AND SITE PLAN REVIEW, Section 12-39-2, Review of site plans, to allow the Planning & Zoning Commission to be the final authority on site plans.
21. Consider approval of bid No. Q-0213-01, from JDK Associates, Inc., in the amount of \$1,285,202.60, for erosion control improvements for Andrew Brown Park East and Alex Drive Canal, and authorizing the CRDC President and City Manager to sign the necessary documents
22. 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 east side of Enclaves Court at all times from its point of intersection with Parkway Boulevard to a point 110 feet south; 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.
23. Consider approval of a contract with RKM Utilities for the reconstruction of Mockingbird Lane as part of the ¼ cent sales tax initiative in the amount of \$987,155.00, with an additional incentive bonus of \$60,000.00, for a total award of \$1,047,155.00, as budgeted; and authorizing the City Manager to sign and execute any necessary documents.
24. Consider approval of an Engineering Services contract with Teague Nall and Perkins, Inc. for the relocation of a water line within the TxDOT State Highway (SH121) corridor to accommodate the widening of SH121 in the amount of \$99,500.00; as budgeted; and authorizing the City Manager to sign and execute any necessary documents.
25. Consider adoption of the William T. Cozby Public Library 2013-2015 Strategic Plan.

26. **City Manager Reports**

Project Updates and Future Agendas.

27. Mayor and Council Reports

- A. Report by Mayor Hunt regarding Metroplex Mayors' Meeting.
- B. Report by Mayor Hunt regarding upcoming Spring Events, EGGStravaganza and EcoCoppell Earthfest.

28. Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**29. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.****30. 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 22nd day of March, 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).