



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas 75019-9478

Meeting Agenda City Council

Tuesday, June 11, 2013

6:00 PM

Council Chambers

KAREN HUNT
Mayor

BILLY FAUGHT
Mayor Pro Tem

TIM BRANCHEAU
Place 1

BOB MAHALIK
Place 2

WES MAYS
Place 3

GARY RODEN
Place 4

MARVIN FRANKLIN
Place 6

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

Section 551.087, Texas Government Code - Economic Development Negotiations.

- A. Discussion regarding Economic Development prospects north of Bethel and west of Freeport Parkway.

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

- B. 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 Library Kiosks.
B. Discussion regarding Board and Commission Appointments.
C. Discussion of Agenda Items.

Regular Session

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

5. **Pledge of Allegiance**

6. Consider approval of a proclamation naming June 23, 2013 as Coppell Rotary Club Day and authorizing the Mayor to sign.

7. Coppell Citizens' Fire Academy Class of 2013 Graduate Recognition.

8. **Citizens' Appearance**

9. **Consent Agenda**

- A. Consider approval of minutes: May 28, 2013.
- B. Consider approval of a License Agreement between the City of Coppell and the Main Street Coppell Property Owners Association, Inc. to install and maintain landscaping and irrigation within City of Coppell property; and authorizing the City Manager to sign all necessary documents.
- C. Consider approval of accepting the resignation of Linda Scott from the Park Board and appointing Maureen Corcoran to fill the unexpired term.
- D. Consider approval of accepting the resignation of Craig Pritzlaff from the Planning and Zoning Commission.
- E. Consider approval of an Ordinance for Case No. PD-91R2-SF-7, Northlake Woodlands Estates East, PH 1, Lot 10, Block 2, a zoning change 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 and authorizing the Mayor to sign.
- F. Consider approval of a six month extension to the expiration date of June 12, 2013, for the GTE Shared Services Addition, Lots 1R1A-R, Block 1, Replat, being a replat of Lot 1R1A of the GTE Shared Services Addition, to establish a fire lane and utility easements to support the

development of 67,000-square-foot office/showroom/warehouse building on Lot 1R1A-R on 6.6 acres of property located at the northeast corner of Canyon Drive and S.H. 121.

- G.** Consider approval of a three-month extension to the expiration date of July 9, 2013, for The Villas of Southwestern, Final Plat, a final plat to subdivide 3.87 acres of property for the development of seven (7) single-family lots and two (2) common area lots on land located north of Southwestern Boulevard, 1,060 feet west of Howell Street.
- H.** CONSENT:
Consider approval of a six-month extension to the expiration date of June 12, 2013, for the Petterson Addition, Lots 1R-7R & 1XR-2XR, Block A, Replat, being a replat to establish seven (7) single-family lots, two (2) common area lots and easements on 2.27 acres of property located along the north side of West Sandy Lake Road, approximately 130 feet west of Summer Place Drive.
- I.** Consider approval of an Ordinance to implement the Rate Review Mechanism (RRM) process for Atmos Energy Corp., Mid-Tex Division, as a substitute for the legislatively-constructed Gas Reliability Infrastructure Program (GRIP) ratemaking mechanism; and authorizing the Mayor to sign.

End of Consent Agenda

- 10.** 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".
- 11.** PUBLIC HEARING:
Consider approval of Case No. PD-262-H, Old Town Coppell Deli, Lot 1, Block A, a zoning change request from H (Historic) to PD-262-H (Planned Development-262-Historic), to demolish the existing restaurant and to establish a Detail Site Plan for the proposed 1,995-square-foot restaurant/convenience store with a 850-square-foot patio on 9,481 square feet of property located at 449 W. Bethel Road.
- 12.** Consider approval of the Old Town Coppell Deli Addition, Lot 1, Block A, Minor Plat, to allow the construction of a 1,995-square-foot restaurant/convenience store with a 850-square-foot patio located on 9,481 square feet of property located at 449 W. Bethel Road.

- 13.** PUBLIC HEARING:
Consider approval of Case No. PD-108R11-H, Old Town (Main Street), Phase II, a zoning change request from PD-108R8-H (Planned Development-108 Revision 8-Historic) and PD-108R10-H (Planned Development-108 Revision 10-Historic), to PD-108R11-H (Planned Development-108 Revision 11-Historic), to establish a Detail Site Plan for 64 patio-home lots and four common area lots on 8.64 acres of property located on the northeast corner of South Coppell Road and the drive leading to the Service Center.
- 14.** PUBLIC HEARING:
Consider approval of the Old Town (Main Street) Phase II, Replat, being a replat of Lots 1-5, Block A, Villages of Old Coppell and a portion of Lot 1, Block A, Grapevine Springs Community Center into 64 residential lots and four common area lots on 8.64 acres of property located at the northeast corner of South Coppell Road and the drive leading to the Service Center.
- 15.** PUBLIC HEARING:
Consider approval of Case No. PD-149R2-SF-7, Vistas of Coppell 1A, Lot 2, Block L, a zoning change request from PD-149-SF-7 (Planned Development-149-Single Family-7) to PD-149 Revision 2-SF-7 (Planned Development-149 Revision 2-Single Family-7), to allow a 5.25-foot encroachment over the required 20-foot rear building setback line, for the construction of a 288-square-foot addition at 729 Bella Vista Drive.
- 16.** Consider approval of the Belmont Landing, Preliminary Plat, to develop 55 single-family lots 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.
- 17.** Consider granting the Planning & Zoning Commission authority for final plat approval of Belmont Landing, to develop 55 single-family lots 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.
- 18.** PUBLIC HEARING:
Consider approval of Case No. PD-264-RBN-5, Easthaven, a zoning change request from R (Retail) to PD-264-RBN-5 (Planned Development 264-RBN5-Residential Urban Neighborhood) to allow the development of 58 single-family lots and (3) three common area lots on 22 acres of property located on the south side of S.H. 121, approximately 2,500 feet west of Denton Tap Road.
- 19.** Consider approval of the Easthaven, Preliminary Plat, to subdivide 22 acres into 58 single-family lots and (3) three common area lots on property located on the south side of S.H. 121, approximately 2,500 feet west of Denton Tap Road.

20. Consider granting the Planning & Zoning Commission authority for Final Plat approval of Easthaven, Preliminary Plat, to subdivide 22 acres into 58 single-family lots and (3) three common area lots on property located on the south side of S.H. 121, approximately 2,500 feet west of Denton Tap Road.
21. PUBLIC HEARING:
Consider approval of Case No. PD-240R5-HC, North Gateway Plaza, Lot 7R, Block A - Black Walnut Café, a zoning change request from PD-240R4-HC (Planned Development-240 Revision 4-Highway Commercial), to PD-240R5-HC (Planned Development-240 Revision 5-Highway Commercial), to amend the 12.36 acre Concept Plan and to attach a Detail Site Plan on 1.88 acres to allow the development of a 6,542 square-foot restaurant with a 964-square-foot patio and 2,500 square foot of retail uses to be located at 775 North Denton Tap Road.
22. Consider approval of the North Gateway Plaza, Lot 7R, Block A, Final Plat, to establish various utility and fire lane easements to allow the development of a 6,542 square-foot restaurant, with a 964-square-foot patio and 2,500 square foot of retail uses on 1.88 acres of property located at 775 North Denton Tap Road.
23. PUBLIC HEARING:
Consider approval of Case No. PD-199R8-HC, Vista Point II, Lot 6R, Block A, - Children's Learning Adventure, a zoning change request from PD-199-HC (Planned Development-199-Highway Commercial), to PD-199R8-HC (Planned Development-199-Revision 8-Highway Commercial), to attach a Detail Site Plan on 2.6 acres to allow the development of a Day Care Center to be located at 811 N. MacArthur Boulevard.
24. PUBLIC HEARING:
Consider approval of the Vista Point II, Lot 6R, Block A, Replat, being a replat of Lots 6 and 7, Block A, into one lot and to establish easements, fire lanes and setbacks to allow the development of a Day Care Center on 2.6 acres of property located at 811 N. MacArthur Boulevard.
25. PUBLIC HEARING:
Consider approval of the Gateway Business Park II, Lot 1R, Block B, - BMSC/Naterra Corp. Headquarters, Replat, to establish setback lines and necessary easements to allow the construction of a 317,212-square-foot, two-story office/warehouse/manufacturing building on 18.4 acres of property located at the southeast corner of Freeport Parkway and Wrangler Drive.
26. Consider approval of settlement and release agreement(s) by and between Luminant and Coppell concerning property located at Northlake; and, authorizing the City Manager to sign.
27. Consider approval of a surface use agreement by and between

Luminant, Trammell Crow No. 43, Ltd., Coppell Independent School District and the City of Coppell covering approximately 1,700 ± acres of land at Northlake; and, authorizing the City Manager to sign and execute all necessary documents.

28. Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Arosh, LLC, and authorizing the Mayor to sign.
29. Consider approval of an Civic Center Agreement by and between the City of Coppell and Arosh, LLC, and authorizing the City Manager to sign.
30. Consider approval of a Resolution approving the terms and conditions of the Interlocal Government Agreement between The Town of Addison, The City of Carrollton, The City of Farmers Branch and The City of Coppell to participate in the Metrocrest Quad Cities Public Safety Radio System, authorizing the Mayor to sign; and, to authorize the City Manager to fund \$3,186,366, plus a ten percent (10%) contingency to purchase the P25 Trunked Radio System, installation and related accessories for the Metrocrest Quad Cities Public Safety Radio System; and authorizing the City Manager to execute any and all appropriate purchase order(s), change order(s) and/or related documents.
31. Consider appointments to Council Committees.
32. **City Manager Reports**
Project Updates and Future Agendas.
33. **Mayor and Council Reports**
A. Report by Mayor Hunt regarding Metroplex Mayors' Meeting.
B. Report by Mayor Hunt regarding Spirit of Coppell 2013.
34. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**
35. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
36. **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 7th day of June, 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).