



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Meeting Agenda City Council

Tuesday, July 9, 2013

5:30 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 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 at Southwestern Boulevard and South Coppel Road.
- B. Discussion regarding Economic Development prospects south of Bethel Road and west of South Coppel Road.

- C. Discussion regarding Economic Development prospects north of Southwestern Boulevard and east of Freeport Parkway.

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

- D. Discussion regarding Attorney General Appeals for OR 2013-09449 and OR 2013-09911.
- E. Discussion regarding Eminent Domain proceedings to acquire real property along Freeport Parkway.

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

- F. 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 Combined Dispatch.
B. Discussion regarding CRDC Sales Tax Reauthorization.
C. Discussion regarding 5th Tuesday Workshops.
D. Discussion of Agenda Items.

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Report by Library Board.

7. Presentation of an award to the City of Coppell from the Texas Comptroller of Public Accounts as a recipient of the 2013 Texas Comptroller Leadership Circle Gold Member.

8. Citizens' Appearance

9. Consent Agenda

- A. Consider approval of minutes: June 11, 2013.
- B. Consider approval of the appointment of Vijay Samar to the Planning and Zoning Commission to fill the unexpired term of Craig Pritzlaff.
- C. Consider approval of a contract for materials testing for the Sandy Lake Road Project (#ST 99-02) to Alliance Geotechnical Group in the amount of \$95,145.50; and authorizing the City Manager to sign and execute the necessary documents.

- D.** Consider approval to purchase school zone flasher controllers and hardware for 35 locations from Consolidated Traffic Controls, Inc. through an Interlocal Agreement with Houston Galveston Area Council (H-GAC), in the amount of \$138,743.00; and authorizing the City Manager to sign and execute the necessary documents.
- E.** Consider approval to enter into a License Agreement with the Ridgecrest Homeowners Association to allow use of decorative street and regulatory signs within the City's right of way; and authorizing the City Manager to sign and execute any necessary documents.
- F.** Consider approval of a Resolution authorizing the city attorney to file eminent domain proceedings to acquire 0.138 +/- acres of real property for the expansion of public roadway and right of way along Freeport Parkway; and authorizing the Mayor to sign and execute the necessary documents.
- G.** Consider approval of an Ordinance for Case No. PD-108R11-H, Old Town (Main Street), Phase II, a zoning change 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 and authorizing the Mayor to sign.
- H.** Consider approval of an Ordinance for Case No. PD-149R2-SF-7, Vistas of Coppell 1A, Lot 2, Block L, a zoning change from PD-149-SF-7 (Planned Development-149-Single Family-7) to PD-149 R2-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 and authorizing the Mayor to sign.
- I.** Consider approval of an Ordinance for Case No. PD-240R5-HC, North Gateway Plaza, Lot 7R, Block A - Black Walnut Café, a zoning change 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 and authorizing the Mayor to sign.
- J.** Consider approval of an Ordinance for Case No. PD-264-RBN-5, Easthaven, a zoning change from R (Retail) to PD-264-RBN-5 (Planned Development-264-Residential Urban Neighborhood-5), 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 and authorizing the Mayor to sign.

End of Consent Agenda

- 10.** PUBLIC HEARING:
Consider approval of the Park West Commerce Ctr., Lot 3R-1, Blk 8, Replat & Lot 4, Blk 8, Minor Plat, to replat Lot 3R to eliminate 20,435 square feet of property and approve a Minor Plat for Lot 4, to incorporate the 20,435 square feet of property and establish a platted lot for future development on 32.34 acres of property located at the north side of Wrangler Drive between Freeport Parkway and Enterprise Drive, at the request of PW Commerce Center LP & Pacific Resources Associated, LLC, being represented by B. Dave Littleton, P.E., Half Associates, Inc.
- 11.** CONTINUED 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.
- 12.** Consider approval of an Ordinance for Case No. PD-262-H, Old Town Coppell Deli, Lot 1, Block A, a zoning change 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 and authorizing the Mayor to sign.
- 13.** PUBLIC HEARING:
Presentation of the recommendations from the CRDC Reauthorization Committee.
- 14.** Consider approval of a Resolution authorizing and directing the City Manager to negotiate an Interlocal Agreement with the Town of Addison, City of Carrollton, and the City of Farmers Branch regarding the construction, management and operation of a consolidated public safety dispatch center; and authorizing the Mayor to sign.
- 15.** Consider approval of an Ordinance authorizing the issuance and sale of City of Coppell, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2013; levying an annual ad valorem tax and providing for the payment of said certificates; approving an official statement; providing an effective date; enacting other provisions relating to the subject, and authorizing the Mayor to sign.

16. Consider approval of an Ordinance authorizing discharge and redemption of a portion of the City's General Obligation Refunding Bonds, Series 2005; approving an escrow agreement; providing an effective date; enacting other provisions relating to the subject, and authorizing the Mayor to sign.
17. Consider approval of an Ordinance authorizing the issuance and sale of City of Coppell, Texas General Obligation Refunding Bonds, Series 2013; levying an annual ad valorem tax and providing for the payment of said bonds; approving an official statement; providing an effective date; enacting other provisions relating to the subject, and authorizing the Mayor to sign.
18. Consider approval of awarding Job Order Contract to Core Construction in the amount of \$349,759.00 for Phase II second floor renovation of 265 Parkway; and authorizing the City Manager to sign all necessary documents.
19. **City Manager Reports**
Project Updates and Future Agendas.
20. **Mayor and Council Reports**
A. Report by Councilmember Mays on the Transportation and Infrastructure Summit in Irving.
B. Report by Mayor Pro Tem Billy Faught on the Spirit of Coppell Festivities.
21. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
22. **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 5th day of July, 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).