



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Meeting Agenda City Council

Tuesday, April 8, 2014

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 551.087, Texas Government Code - Economic Development Negotiations.

- A. Discussion regarding economic development properties south of Southwestern Boulevard and west of Belt Line Road.
- B. Discussion regarding economic development prospects south of Bethel Road and west of S. Coppel Road.

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

- C. Seek legal counsel regarding development regulations.
- D. Pending litigation being 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 procurement of a new Waste and Recycling Collection Contract.
- B. Discussion regarding Council Calendar.
- C. Discussion of Agenda Items.

Regular Session**4. Invocation 7:30 p.m.****5. Pledge of Allegiance**

- 6. Consider approval of a proclamation naming April 12, 2014 as "Arbor Day" and authorizing the Mayor to sign

- 7. Presentation by the Texas Police Chiefs Association Foundation to the Coppell Police Department in recognition of their completion of the Texas Law Enforcement Best Practices Program.

8. Citizens' Appearance**9. Consent Agenda**

- A. Consider approval of the minutes: March 25, 2014.
- B. Consider approval of a Resolution of the City of Coppell, Texas, dedicating approximately 1.3 acres of Wagon Wheel Park land for right of way for Freeport Parkway; and authorizing the Mayor to sign.
- C. Consider approval to enter into a contract with Cam-Crete Contracting, Inc., in an amount of \$150,000.00, for the Annual Sidewalk Replacement project; and authorizing the City Manager to sign any necessary documents.

End of Consent Agenda

- 10. PUBLIC HEARING:
Consider approval of the Alford Media Addition, Lot 1R & Lot 2, Block 1, Replat, being a replat of Lot 1, Block 1, of the Alford Media Addition to allow the retention of the existing uses and easements on Lot 1R (10.9

acres) and the subdivision of Lot 2 for single family (3.56 acres) on 14.5 acres of property located along the east side of Freeport Parkway, north of Rolling Oaks Memorial Center.

- 11.** PUBLIC HEARING:
Consider approval of Case No. PD-263R-SF-9, The Preserve at Oak Grove, a zoning change request from LI (Light Industrial) & SF-12 (Single Family-12) to PD-263R-SF-9 (Planned Development-263 Revised-Single Family-9), to attach a Detail Site Plan on 3.56 acres of property to allow the development of nine (9) single-family homes to be located at the extension of Oak Grove Lane.
- 12.** PUBLIC HEARING:
Consider approval of the Irby Addition, PH II - The Preserve at Oak Grove, Replat, being a replat of a portion of Lot 2, Block 1, of the Alford Media Addition to allow the subdivision of nine (9) single-family lots on 3.56 acres of property to be located at the extension of Oak Grove Lane.
- 13.** PUBLIC HEARING:
Consider approval of Case No. PD-237R5-HC/RBN, Trinsic, a zoning change request from A (Agriculture) to PD-237R5-HC/RBN (Planned Development-237-Revision 5-Highway Commercial/Residential Urban Neighborhood), to attach a Conceptual Plan for hotel, multifamily, retail and office uses on 20.74 acres of property located on the eastside of South Belt Line Road between East Dividend and Chartwell Drive.
- 14.** PUBLIC HEARING:
Consider approval of Case No. PD-237R7-HC, Springhill Suites, a zoning change request from A (Agriculture) to PD-237R7-HC (Planned Development-237 Revision 7-Highway Commercial), to attach a Detail Site Plan for a five-story, 120-room hotel with accessory uses including meeting rooms, pool, fitness center and bar on 2.7 acres of property located on the northeast corner of South Belt Line Road and Chartwell Drive.
- 15.** PUBLIC HEARING:
Consider approval of Case No. PD-237R6-RBN, Trinsic-Aura, a zoning change request from A (Agriculture) to PD-237R6-RBN (Planned Development-237 Revision 6-Residential Urban Neighborhood), to attach a Detail Site Plan for 311 multifamily units, retail/restaurant/office and accessory uses on 11.18 acres of property located on the eastside of South Belt Line Road between East Dividend Drive and Chartwell Drive.
- 16.** Consider approval of an Ordinance for Case No. PD-270-RBN, The Avenue at Denton Tap, a zoning change from C (Commercial) to PD-270-RBN (Planned Development-270-Residential Urban Neighborhood), to allow 29 multifamily units and 8,575 square feet of office/retail uses on 1.77 acres of property located at the northwest

corner of Southwestern Boulevard and South Denton Tap Road and authorizing the Mayor to sign.

17. PUBLIC HEARING:
Consider approval of an Ordinance amending the Comprehensive Zoning Ordinance by adding new zoning districts and development regulations to Chapter 12, Article 26, "MXD-1 and MXD-2" Mixed Use-1 and Mixed Use-2 Districts and authorizing the Mayor to sign.

18. **City Manager Reports**

Project Updates and Future Agendas.

19. **Mayor and Council Reports**

- A. Report by Mayor Hunt regarding the Metroplex Mayors' Meeting.
- B. Report by Mayor Hunt regarding the Farmer's Market move.
- C. Report by Mayor Hunt regarding upcoming Spring events.

20. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**

21. **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 Coppel, Texas on this 4th day of April, 2014, at _____.

Christel Pettinos, City Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE

The City of Coppel 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 Coppel 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).

