



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda City Council

Tuesday, April 14, 2015

5:30 PM

Council Chambers

KAREN HUNT
Mayor

MARVIN FRANKLIN
Mayor Pro Tem

CLIFF LONG
Place 1

GARY RODEN
Place 4

BOB MAHALIK
Place 2

NANCY YINGLING
Place 5

WES MAYS
Place 3

MARK HILL
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 551.071, Texas Government Code - Consultation with City Attorney and

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

- A. Seek legal advice from the City Attorney concerning the settlement agreements by and between CB Parkway, the City of Coppel and/or Luminant; and to deliberate an exchange of real property with CB

Parkway or its affiliates Luminant; and, potential purchase of real property from Luminant for property generally located at Northlake.

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

- B.** Seek legal advice from the City Attorney concerning the legal process to amend or change zoning regulations and the comprehensive land use plan under the Texas Municipal Zoning, Texas Local Government Code Chapter 211 and Chapter 213, Municipal Comprehensive Plans.

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

- C.** Deliberate regarding potential acquisition of real property east of South Beltline road.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- D.** Discussion regarding economic development negotiations south of Dividend and west of Beltline Road.

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

- A. Discussion regarding Wayfinding Signs.
- B. Discussion regarding Sidewalk Infill.
- C. Discussion regarding Agenda Items.

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Proclamations

- A.** Consider approval of Proclamation naming April 2015, "Foot Health Month."
- B.** Consider approval of a Proclamation naming April 12-18, 2015, as "National Library Week."
- C.** Consider approval of Proclamation naming April 12-18 "Volunteer Appreciation Week."

7. Citizens' Appearance

8. Consent Agenda

- A.** Consider approval of minutes: March 24, 2015.
- B.** Consider approval of an Ordinance for Case No. PD-272R-LI, Prologis Park @ Callejo, a zoning change from PD-272-LI (Planned Development-272-Light Industrial) to PD-272R-LI (Planned Development-272 Revised-Light Industrial), to amend the Concept Plan by reducing the parking requirement for warehouse use from one space per 1,000 square feet to one space per 2,500 square feet and to increase the number of proposed office/warehouse buildings from five (5) to six (6) and adjustments to building sizes and heights on approximately 110.2 acres of property located north of Sandy Lake Road, south of SH 121 and authorizing the Mayor to sign.
- C.** Consider approval of an Ordinance for Case No. PD-108R12-H, Coppell Life Safety Park, a zoning change from PD-108R8-H (Planned Development-108 Revision 8-Historic) to PD-108R12-H (Planned Development-108 Revision 12-Historic), to allow the development of educational buildings and a Life Safety Park on 2.03 acres of property located at 820 S. Coppell Road and authorizing the Mayor to sign.
- D.** Consider approval of a six-month extension of the Special Use Permit for Case No. S-1258-LI, Fairfield Inn & Suites, to allow a 95-room, four-story hotel located at the northeast corner of S.H. 121 and Northpoint Drive.
- E.** Consider approval of entering into a contract with Alliance Geotechnical Group for Materials Engineering and Testing for the reconstruction of North Freeport Parkway from West Sandy Lake Rd to SH 121; in the amount of \$66,332.00; and authorizing the City Manager to sign any necessary documents.

End of Consent Agenda

- 9.** PUBLIC HEARING:
Consider approval of Case No. S-1093R3-C, Taco Bell, a zoning change request from S-1093R2-C (Special Use Permit-1093 Revision 2-Commercial) to S-1093R3-C (Special Use Permit-1093 Revision 3-Commercial), to allow revised building elevations and attached signage for the existing restaurant with a drive-thru facility located at 115 N. Denton Tap Road.
- 10.** Consider approval of an Ordinance for Case No. PD-278-R, Coppell Heights Addition, a zoning change from R (Retail) to PD-278-R (Planned Development-278-Retail), to allow the subdivision of the existing property into two lots (one building per lot) and provide for shared parking, dumpsters, access and private utilities on 2.6 acres of property located south and east of the intersection of S. Belt Line Road and E. Belt Line Road and authorizing the Mayor to sign.

11. Consider approval of the Cozby Library & Community Commons, SPA, a site plan amendment for exterior renovations, building and parking lot expansions to the existing library facility on approximately two (2) acres of property located at 177 N. Hartz Road.
12. Consider approval of a Resolution requesting the Planning and Zoning Commission to consider a recommendation regarding the possible repeal of "MXD-1" and "MXD-2" Zoning Districts as text change amendments to the Comprehensive Zoning Ordinance and the Code of Ordinances; and to consider a change or an amendment to the Comprehensive Zoning Plan to revise and/or eliminate Mixed Use Neighborhood Center and Mixed Use Community Center from the Comprehensive Land Use Plan; and authorizing the Mayor to sign.
13. Consider approval of change order number six to the IH 635 service road reconstruction project in the amount of \$53,820.00 with TxDOT; and authorizing the City Manager to sign any necessary documents.
14. Consider approval of an Engineering Services Contract with J.Volk Consulting, Inc. to provide professional engineering service for a feasibility study for South Belt Line Rd., South Freeport Parkway and Royal Lane; for a total maximum cost of \$161,000.00; and authorizing the City Manager to sign any necessary documents.
15. Consider approval of TXMAS proposal from SDB Contracting Services for Town Center interior paint in the amount of \$24,888.74 and replacement of Town Center ceiling tile and grid in the amount of \$272,685.66, for a total amount of \$297,574.40; as budgeted in Infrastructure Maintenance Funds; and authorizing the City Manager to sign any necessary documents.

16. **City Manager Reports - Project Updates and Future Agendas**

17. **Mayor and Council Reports**

Report by Councilmember Yingling on the CHS Event "Shattered Dreams."

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

19. **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 10th day of April, 2015, 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).