



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda City Council

Tuesday, May 12, 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. Work Session (Open to the Public) 1st Floor Conference Room
 - A. Discussion regarding Mayor Pro Tem Appointment.
 - B. Discussion regarding potential modifications to the Tree Preservation Ordinance.
 - C. Discussion regarding Subdivision Ordinance revision.
 - D. Discussion regarding Atmos easement maintenance.
 - E. Update regarding City Council Retreat.
 - F. Discussion of Agenda Items.

Attachments: [Subdivision ORD Memo.pdf](#)
[Tree Preservation Ordinance Memo.pdf](#)

RECEPTION FOR OUTGOING COUNCILMEMBER, PLACE 2, BOB MAHALIK - 6:30 P.M.

Regular Session

3. **Invocation** 7:30 p.m.
4. **Pledge of Allegiance**
5. Swearing in of Mayor and Councilmembers Place 2, 4 and 6.
6. Consider appointment of Mayor Pro Tem as required by Section 3.05 of the Home Rule Charter.
7. **Proclamations**
 - A. Consider approval of a proclamation naming the week of May 17-23, 2015 as "Emergency Medical Services Week" and authorizing the Mayor to sign.

Attachments: [Staff Memo.pdf](#)
[Proclamation.pdf](#)
 - B. Consider approval of a proclamation naming Friday, May 15, 2015, "National Police Officers' Memorial Day" and authorizing the Mayor to sign.

Attachments: [Proclamation - NPO Memorial Day.pdf](#)
8. **Citizens' Appearance**
9. **Consent Agenda**
 - A. Consider approval of the minutes: April 28, 2015.

Attachments: [Minutes.pdf](#)
 - B. Consider approval of an Ordinance for Case No. S-1093R3-C, Taco Bell, a zoning change 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 and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Building Elevations.pdf](#)
[Exhibit D - Colored Rendering with Materials.pdf](#)
[Exhibit E -Sign Package \(7 pages\) .PDF](#)

C. Consider approval of awarding a professional services design contract with Corgan Architecture and Interior Design in the amount of \$68,350.00 for the expansion and renovation of the Animal Shelter facility; as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Animal Shelter Design Memo.pdf](#)
[Animal Shelter Proposal.pdf](#)

End of Consent Agenda

10. Consider approval of Andrew Brown Community Parks, Site Plan, site plan approval for park improvements, including pavilions, restrooms and concession buildings on property located at 234 E. Parkway Blvd. and 363 N. Denton Tap Road.

Attachments: [Cover Memo.pdf](#)
[Staff Report.pdf](#)
[Existing Conditions Aerial.pdf](#)
[Site Renderings.pdf](#)
[Site Plan -AB West.pdf](#)
[Landscape Plan - AB West.pdf](#)
[Site Plan - AB East.pdf](#)
[Landscape Plan - AB East.pdf](#)
[Paving Details - AB East.pdf](#)
[Elevations - AB West.pdf](#)
[Elevations - AB East.pdf](#)

11. PUBLIC HEARING:
Consider approval of Case No. PD-250R20-H, Old Town Addition (Main St), PH III, a zoning change request from PD-250R8-H (Planned Development-250 Revision 8-Historic) to PD-250R20-H (Planned Development-250 Revision 20-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow the development of 11 single-family lots fronting Hammond Street, one common area lot (access and utility easement) and to revise the development conditions on three retail lots fronting W. Main Street on approximately 2.1 acres of property located at the northeast corner of Hammond Street and Travis Street.

Attachments: [Cover Memo.pdf](#)
[Letter of Appeal.pdf](#)
[Memo to Planning & Zoning Commission.pdf](#)
[Staff Report.pdf](#)
[Sketch Plan \(created by staff\).pdf](#)
[Site Plan.pdf](#)
[Amended Overall Conceptual Plan.pdf](#)
[Landscape Plan \(2 sheets\).pdf](#)
[Elevations from Phase I.pdf](#)
[Three Lot Layouts.pdf](#)
[Two Aerials.pdf](#)

12.

PUBLIC HEARING:

Consider approval of Case No. S-1260-C, Urban Air, a zoning change request from C (Commercial) to S-1260-C (Special Use Permit-1260-Commercial), to allow a 28,342-square-foot indoor commercial amusement center use at 110 W. Sandy Lake Road, Suite 160.

Attachments: [Cover Memo.pdf](#)
[Staff Report.pdf](#)
[Site Plan.pdf](#)
[Floor Plan.pdf](#)
[Signage.pdf](#)

13.

PUBLIC HEARING:

Consider approval of Case No. PD-258R-SF, Villas of Southwestern, a zoning change request from PD-258-SF (Planned Development-258-Single Family) to PD-258R-SF (Planned Development-258 Revised-Single Family), to amend the development regulations to allow two stucco homes, approval of a Detail Plan for Lot 2 (822 Mango Court) and approval of a Conceptual Plan for an additional stucco home within this subdivision.

Attachments: [Cover Memo.pdf](#)
[Staff Report.pdf](#)
[Site Plan.pdf](#)
[Elevations, Roof plan .pdf](#)

14.

PUBLIC HEARING:

Consider approval of Case No. PD-280-R, Verizon, a zoning change request from R (Retail) to PD-280-R (Planned Development-280-Retail), to allow an 80-foot telecommunication tower, antenna and facilities to be located at 1005 E. Sandy Lake Road.

Attachments: [Cover Memo.pdf](#)
[Staff Report.pdf](#)
[Tower Elevation \(A-1\).pdf](#)
[Site Plan \(C-1\).pdf](#)
[Enlarged Site Plan \(C-2\).pdf](#)
[Brick Wall Detail \(SE-4\).pdf](#)
[Wall Detail \(C-8\).pdf](#)

- 15.** PUBLIC HEARING:
Consider approval of Case No. PD-263R2-SF-9, The Preserve at Oak Grove, a zoning change request from PD-263R-SF-9 (Planned Development-263 Revised-Single Family-9) to PD-263R2-SF-9 (Planned Development-263 Revision 2-Single Family-9), to attach a revised tree preservation/mitigation plan on 3.56 acres of property zoned for nine (9) single-family lots to be located at the extension of Oak Grove Lane.
- Attachments:** [Cover Memo.pdf](#)
[Staff Report.pdf](#)
[Engineer's Letter of 1-22-15.pdf](#)
[Tree Easement\(RECORDED\).pdf](#)
[Detail Site Plan - Revised for Council .pdf](#)
[Tree Removal Plan.pdf](#)
[Tree Inventory List.pdf](#)
[Combined Tree Preservation and Site Plan and Tree Survey Exhibits.pdf](#)
[HOA Covenants & Bylaws.pdf](#)
- 16.** Consider award of Bid No. Q-0415-02 to Apex Concrete Construction, Inc., in the amount of \$179,308.00, for the installation of the South Coppell Road Connector Trail project; and authorizing the City Manager to sign the necessary documents.
- Attachments:** [Memo.pdf](#)
[Bid Tab.pdf](#)
[Trail Map.pdf](#)
[Aerial Map.pdf](#)
[Alternate Gazebo.pdf](#)
- 17.** City Manager Reports - Project Updates and Future Agendas
- 18.** Mayor and Council Reports
- 19.** Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.

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 Coppell, Texas on this 8th day of May, 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).