



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, March 8, 2016

5:30 PM

Council Chambers

KAREN HUNT
Mayor

GARY RODEN
Mayor Pro Tem

CLIFF LONG
Place 1

NANCY YINGLING
Place 5

BRIANNA HINOJOSA-FLORES
Place 2

MARVIN FRANKLIN
Place 6

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
- A. Section 551.087, Texas Government Code - Economic Development Negotiations.

Discussion regarding economic development prospects south of Bethel Road and west of S. Coppel Road.

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

Consultation with City Attorney to seek legal advice pending litigation in cause entitled Mega Contractors, Inc. v. City of Coppell.

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

Deliberate the purchase, exchange, lease, or value of real property located south of E. Belt Line Road and east of S. Belt Line Road.

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

- A. Discussion regarding elevation design for property at IH 635 and Belt Line Road - Zoning Case PD-221R3-HC Point West - Sun Holdings.
- B. Discussion regarding amendment to existing Interlocal Agreement between City of Coppell and City of Grapevine.
- C. Discussion regarding joint meeting with School Board.
- D. Discussion regarding Council Retreat.
- E. Discussion regarding Agenda Items.

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Citizens' Appearance

7. Consent Agenda

- A.** Consider approval of the minutes: February 23, 2016.
- B.** Consider approval of an Ordinance for Case No. PD-178R3-C/S-1194R6, Zenzero, a zoning change from PD-178R-C/S-1194R5 (Planned Development-178 Revised-Commercial/Special Use Permit 1194 Revision-5) to PD-178R3-C/S-1194R6 (Planned Development-178 Revision 3-Commercial/Special Use Permit 1194-Revision-6), to allow a 905-square-foot addition to the existing restaurant located at 171 North Denton Tap Road, Suite 600 and authorizing the Mayor to sign.
- C.** Consider approval of an Ordinance for Case No. S-1033R5-SF-12, Vista Academy, a zoning change from S-1033R4-SF-12 (Special Use Permit-1033 Revision 4-Single Family-12) to S-1033R5-SF-12 (Special Use Permit-1033 Revision 5-Single Family-12), to allow for a 6,537-square-foot expansion to the existing Charter School and a revised floor plan on property located at 140 S. Hartz Road and authorizing the Mayor to sign.
- D.** Consider approval to award TCPN (The Cooperative Purchasing

Network) CONTRACT # R132205 -TX-8679 to TREMCO/WTI in the amount of \$107,244.56; as budgeted in IMF (Infrastructure Maintenance Fund); for the Arts Center Roof Restoration and Waterproofing project; and authorizing the City Manager to sign any necessary documents.

- E.** Consider approval of an amendment to an existing Interlocal Agreement between the City of Coppell and the City of Grapevine, allowing the City of Grapevine to provide water and sewer service to properties in the City of Coppell and to clarify the provisions of the original 1995 Agreement and to incorporate an additional 9.9 acre tract into this Interlocal Agreement and authorizing the Mayor to sign.
- F.** Consider approval of necessary travel costs associated with the Tyler Technologies, Inc. software implementation project for both phases PLM, \$35,000.00 and PMM, \$15,000.00; in the total amount of \$50,000.00; as provided for in undesignated fund balance; and authorizing the City Manager to sign any necessary documents.
- G.** Consider approval of an extension to the expiration date for the Economic Development Agreement between the City of Coppell and Coppell Dirtbed, LLC, and authorizing the Mayor to sign.
- H.** Consider approval of an Economic Development Agreement by and between the City of Coppell and DCV Development Dallas, Ltd., and authorizing the Mayor to sign.
- I.** Consider approval of an Economic Development Agreement by and between the City of Coppell and Wisenbaker Builder Services, Inc., and authorizing the Mayor to sign.

End of Consent Agenda

- 8.** PUBLIC HEARING:
Consider approval of a TEXT AMENDMENT to the Zoning Ordinance/Chapter 12 - Sec. 12-30-18, Hotel, Motel & Residence Hotel and Sec. 42-1, Definitions, to revise the development standards and definitions for these uses.
- 9.** PUBLIC HEARING:
Consider approval of Case No. PD-234R-H, Wilson-Kirkland-Minyard Addition, Lots 1 & 2, Block A, a zoning change request from PD-234-H & H (Planned Development-234-Historic) and H (Historic), to PD-234R-H (Planned Development-234 Revised-Historic), to expand the Planned Development zoning area from 0.265 acres to 0.83 acres to allow the relocation of an 853-square-foot historic home onto Lot 2, Block A, and the retention of existing structures on property located at the southeast corner of Bethel Road and South Coppell Road.
- 10.** Consider approval of an Ordinance for Case No. PD-221R3R-HC, Point West - Sun Holdings, a zoning change from PD-221R3-HC (Planned

Development-221 Revision 3-Highway Commercial) to PD-221R3R-HC (Planned Development-221 Revision 3 Revised-Highway Commercial), to allow revised permitted uses, lotting patterns, circulation, signage and two retail/restaurant buildings on property located at the northwest corner of IH-635 and S. Belt Line Road and authorizing the Mayor to sign.

11. City Manager Reports - Project Updates and Future Agendas

12. Mayor and Council Reports

- A. Report by Mayor Hunt regarding Board/Commission Breakfast.
- B. Report by Mayor Hunt regarding the Walk with the Mayor.
- C. Report by Mayor Hunt regarding the Chamber Building Dedication.
- D. Report by Mayor Hunt regarding upcoming events.

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

14. Necessary Action from Executive Session

15. 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 _____th day of _____, 20__, at _____.

Jean Dwinnell, Deputy City Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY LEGISLATION

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).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.