



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda - Final

City Council

Tuesday, June 14, 2016

5:30 PM

Council Chambers

KAREN HUNT
Mayor

GARY RODEN
Place 4

CLIFF LONG
Place 1

NANCY YINGLING
Place 5

BRIANNA HINOJOSA-FLORES
Place 2

MARVIN FRANKLIN
Place 6

WES MAYS
Mayor Pro Tem

MARK HILL
Place 7

CLAY PHILLIPS
City Manager

Also present were Deputy City Managers Mike Land and Mario Canizares, Deputy City Secretary Jean Dwinnell and City Attorney Robert Hager.

The City Council of the City of Coppel met in Regular Called Session on Tuesday, June 14, 2016, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, Texas.

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 real property west of S. Coppel Road and south of Bethel Road.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B. Discussion regarding economic development prospects north of Hackberry Road and east of S. Belt Line Road.

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

- A. Discussion regarding Library technology.
- B. Presentation and discussion regarding the comprehensive Parks and

Recreation Department Master Plan.

C. Discussion of Agenda Items.

Attachments: [Staff Memo - Bibliotheca Contract.pdf](#)

[Parks and Recreation Master Plan.pdf](#)

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Citizens' Appearance

7. Consent Agenda

A. Consider approval of the minutes: May 24, 2016.

Attachments: [Minutes.pdf](#)

B. Consider approval of an amendment to the City of Coppell Code of Ordinances, Chapter 6, Article 6-17, by repealing Article 6-17, "Horse-drawn Carriages" in its entirety, and replacing with a new Article 6-17, "Horse-drawn Carriages" establishing definitions, regulations pertaining to the operation and application procedures; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

C. Consider approval of an Ordinance for CASE NO. PD-242R-HC, ALOFT & Holiday Inn Hotels, a zoning change from PD-242-HC (Planned Development-242-Highway Commercial), to PD-242R-HC (Planned Development-242 Revised-Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant uses on 9.08 acres of property and attach a Detail Site Plan on 4.86 acres to allow two hotels to be located south of Northpoint Drive, east of S.H. 121 and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit B - Concept Site Plan.pdf](#)
[Exhibit C - Detail Site Plan.pdf](#)
[Exhibit D - Landscape Plan \(2 pages\).pdf](#)
[Exhibit E - Tree Mitigation Plan.pdf](#)
[Exhibit F- North Hotel First Floor and Typical Upper Floor Plans.pdf](#)
[Exhibit G- South Hotel First Floor Plan and Typical Upper Floor Plan.pdf](#)
[Exhibit H- North Hotel Elevations and Rendering .pdf](#)
[Exhibit I -South Hotel Elevations and Rendering.pdf](#)

- D.** Consider approval of an Ordinance for CASE NO. PD-208R3-LI, Coppell Trade Center, Lot 1R3, Block 1, a zoning change from PD-208R2-LI (Planned Development-208 Revision 2-Light Industrial) to PD-208R3-LI (Planned Development-208 Revision 3-Light Industrial), to amend the Site and Landscaping Plans to adjust parking requirements, add striping within the truck court areas and extend a private drive (fire lane & access easement) to Freeport Parkway, on 40.32 acres of property located at the northwest corner of Sandy Lake Road and Freeport Parkway and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Tree Survey.pdf](#)
[Exhibit E - Sight Line Analysis.pdf](#)

- E.** Consider approval of entering into an agreement to purchase right of way and construct an additional lane along Town Center Drive not to exceed \$75,000.00; and authorizing the City Manager to sign any necessary documents.

Attachments: [Town Center Drive Memo.pdf](#)
[Town Center Drive Exhibit.pdf](#)
[Town Center Drive Development Agreement.pdf](#)

- F.** Consider approval of an Ordinance for CASE NO. PD-282-C, Sonic, a zoning change from S-1077R2-C (Special Use Permit-1077 Revision 2-Commercial) to PD-282-C (Planned Development-282-Commercial), to allow demolition of the existing drive-up restaurant and construction of a new 1,600-square-foot a drive-up and drive-thru Sonic with an approximately 800-square-foot patio area on 0.85 acres of property located at 201 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 - Landscape Plan .pdf](#)
[Exhibit D - Elevations \(2 pages\) .pdf](#)

- G. Consider approval of change order #1 to Tree Systems Inc. in the amount of \$7,120.00; provided by the Drainage Utility District funds; and authorizing the City Manager to sign any necessary documents.

Attachments: [Tree Systems Change Order 1 Memo.pdf](#)
[Tree Systems Contract.pdf](#)
[Tree Systems Change Order 1.pdf](#)

- H. Consider approval of a Resolution granting a 30-foot wastewater easement and a 50-foot temporary construction easement on the North Lake property to the City of Dallas; and authorizing the Mayor to sign any necessary documents.

Attachments: [Utility Easement Dedication Memo.pdf](#)
[Utility Easement Exhibit.PDF](#)
[Utility Easement Resolution.pdf](#)
[Easement Exhibits.pdf](#)
[Original Easement Document.pdf](#)

- I. Consider approval of change order #2 for the Street & Alley Repair Contract to F&F Concrete in the amount of \$225,579.29; provided by ¼ cent sales tax fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [F&F CO 2 Memo.pdf](#)
[F&F Proposal.pdf](#)
[F&F Change Order 2.pdf](#)

- J. Consider approval of award of a bid and enter into a contract with Sports Fields Solutions, for the replacement of the storm damaged outfield fences on baseball fields #2 and #3 at Wagon Wheel Park, in the amount of \$63,928.00, utilizing BuyBoard Contract #447-14; and authorizing the City Manager to sign the necessary documents.

Attachments: [Memo.pdf](#)
[Proposal.pdf](#)
[Professional Services Agrmnt.pdf](#)
[Buy Board Contract #447-14.pdf](#)

End of Consent Agenda

8.

PUBLIC HEARING:

Consider approval of CASE NO. PD-221R9-HC, TRU Hotel, a zoning change request from PD-221R4-HC (Planned Development-221 Revision 4-Highway Commercial) to PD-221R9-HC (Planned Development-221 Revision 9-Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant uses on 8.21 acres and attach a Detail Site Plan on approximately 2.7 acres to allow a five-story 127-guest-room hotel to be located on the east side of Point West Blvd, south of Dividend Drive.

Attachments: [Cover Memo.pdf](#)[Staff Report.pdf](#)[TRU Article from Hotel News.pdf](#)[Sign Package.pdf](#)[Concept Plan.pdf](#)[Detail Site Plan.pdf](#)[Landscape Plan.pdf](#)[First Floor Plan.pdf](#)[Typical 2nd-5th Floor Plan.pdf](#)[Elevations 1 of 2.pdf](#)[Elevations 2 of 2.pdf](#)

9.

PUBLIC HEARING:

Consider approval of CASE NO. PD-240R4R-HC, North Gateway Center, a zoning change request from PD-240R4-HC (Planned Development-240 Revision 4-Highway Commercial) to PD-240R4R-HC (Planned Development-240 Revision 4 Revised-Highway Commercial), to revise the Concept Plan for a four-lot commercial development on 6.13 acres of property located north of S.H. 121, approximately 270 feet west of N. Denton Tap Road.

Attachments: [Cover Memo.pdf](#)[Staff Report.pdf](#)[Concept Site Plan.pdf](#)[Concept Landscape Plan.pdf](#)[Tree Survey.pdf](#)[Conceptual Elevations.pdf](#)[Sign Plan.pdf](#)

10.

PUBLIC HEARING:

Consider approval of the reanalysis of the areas designated as Mixed Use-Neighborhood Center and Mixed Use-Community Center on the Future Land Use Plan of the Coppell 2030 Comprehensive Master Plan.

Attachments: [Cover Memo.pdf](#)
[Staff Report .pdf](#)
[Land Use Analysis Study \(23 Pages\) for CC .pdf](#)

11. Consider approval of an Ordinance for CASE NO. PD-260R-R, Trinity River Kayak Company, a zoning change from PD-260-R (Planned Development-260-Retail) to PD-260R-R (Planned Development-260 Revised-Retail), to amend the allowed uses and signage on 1.5 acres of property located at 1601 E. Sandy Lake Road and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B- Signage Plan .pdf](#)
[Exhibit C - Rear Elevation .pdf](#)

12. Consider approval of change order #5 to the Coppell Road and Bethel Road reconstruction project in the amount of \$210,625.04 with Tiseo Paving, Inc.; and authorizing the City Manager to sign any necessary documents.

Attachments: [Coppell Bethel CO 5 Memo.pdf](#)
[Coppell Bethel CO 5 Exhibit.pdf](#)
[Coppell Bethel CO 5.pdf](#)

13. PUBLIC HEARING:
Consider approval of an Ordinance designating Varidesk, LLC, Reinvestment Zone No. 104 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act, and authorizing the Mayor to sign.

Attachments: [Varidesk PH and Ordinance Memo.pdf](#)
[Varidesk - Public Hearing Notice.pdf](#)
[Varidesk - Ordinance.pdf](#)

14. Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Varidesk, LLC, and authorizing the Mayor to sign.

Attachments: [Varidesk Resolution Memo.pdf](#)
[Varidesk - Resolution.pdf](#)
[Varidesk - Tax Abatement Agreement.pdf](#)

15. Consider approval of two Economic Development Agreements by and between the City of Coppell and Amazon.com.kydc LLC, and authorizing the Mayor to sign.

Attachments: [Amazon - Economic Development Agreements Memo.pdf](#)
[Amazon - Economic Development Agreement - BPP.pdf](#)
[Amazon Chapter 380 - Sales Tax.pdf](#)

16. **City Manager Reports - Project Updates and Future Agendas**
17. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**
 - A. North Texas Council of Governments - Mays
 - B. North Texas Commission - Franklin/Yingling
 - C. Historical Society - Long
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

Christel Pettinos, City Secretary