



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, January 10, 2017

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**WES MAYS**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**NANCY YINGLING**  
Place 5

**BRIANNA HINOJOSA-FLORES**  
Place 2

**MARVIN FRANKLIN**  
Place 6

**GARY RODEN**  
Place 4

**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.

- A. Consultation with City Attorney to seek legal advice regarding enforcement of the City's Development Code.
- B. Consultation with the City Attorney to seek legal advice concerning the contracts to purchase real property from Tramell Crow 43, Ltd; and, to

deliberate the purchase, sale or exchange of real property located South and East of Beltline Rd, and North of Hackberry Rd., located in Dallas County, Texas.

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

- C. Deliberate the purchase, exchange, lease, or value of real property located south of E. Belt Line Road and east of S. Belt Line Road.
- D. Deliberate regarding the sale of property at the northwest corner of S. Coppell Road and Burns Street.

**Section 551.074, Texas Government Code - Personnel Matters.**

- E. Discussion regarding the appointment of Presiding Municipal Judge.

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

- A. Discussion regarding Red Light Cameras.
- B. Discussion regarding Temporary Sign Ordinance.
- C. Discussion regarding City Council Meeting Dates.
- D. Discussion of Agenda Items.

**Attachments:** [Memo-SafeLight Coppell Briefing Contract Renewal.pdf](#)  
[Memorandum Temporary Signs Ord.pdf](#)

**Regular Session**

- 4. Invocation 7:30 p.m.

- 5. Pledge of Allegiance

- 6. Consider approval of Proclamation naming January 10, 2017, as "Marian Moseley Appreciation Day;" and authorizing the Mayor to sign.

**Attachments:** [Marian Moseley Appreciation Day.pdf](#)

- 7. Consider approval of a Proclamation naming January 9, 2017 through March 31, 2017, as "H-E-B Community Challenge Months;" and authorizing the Mayor to sign.

**Attachments:** [HEB Community Challenge Proclamation-2015.pdf](#)

- 8. Citizens' Appearance

- 9. Consent Agenda

- A. Consider approval of the minutes: December 13, 2016.

**Attachments:** [Minutes.pdf](#)

- B.** Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Naterra International, and authorizing the Mayor to sign.  
**Attachments:** [Naterra II - Resolution Memo.pdf](#)  
[Naterra II- Resolution.pdf](#)  
[Naterra International \(II\) Tax Abatement Agreement.pdf](#)
- C.** Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and SFPLP Holdings Management, LLC, and authorizing the Mayor to sign.  
**Attachments:** [SFPLP Management Holdings II- Resolution Memo.pdf](#)  
[SFPLP Holdings Management - Resolution.pdf](#)  
[SFPLP Holdings Management \(II\) Tax Abatement Agreement.pdf](#)
- D.** Consider approval of an Economic Development Incentive Agreement by and between the City of Coppell and Caliber Home Loans, Inc., and authorizing the Mayor to sign.  
**Attachments:** [Caliber Home Loans Memo.pdf](#)  
[Caliber Home Loans Agreement.pdf](#)
- E.** Discuss and consider approving the Fourth Amendment to Development Agreement between the City of Coppell and Main Street Coppell, Ltd., and authorize the City Manager to sign.  
**Attachments:** [MSC - 4th Amendment Memo.pdf](#)  
[Fourth Amendment Agreement.pdf](#)
- F.** Discuss and consider approving a Third Amendment to Option Agreement between the City of Coppell and Main Street Coppell, Ltd., and authorizing the City Manager to sign.  
**Attachments:** [Third Amendment to Option Memo.pdf](#)  
[Third Amendement to Option Agreement.pdf](#)
- G.** Consider approval of an Ordinance of the City of Coppell, Texas, amending Chapter 6 "Business Regulations," Article 6-15 "Temporary Signs"; and authorizing the Mayor to sign.  
**Attachments:** [Ordinance .pdf](#)
- H.** Consider approval of award for annual sidewalk, street & alley pavement repair program; in the total amount of \$1,250,000.00, split between F&F Concrete, LLC & NPL Construction Company; as budgeted in the Infrastructure Maintenance Fund; and authorize the City Manager to sign any necessary documents.

**Attachments:** [Annual Street, Alley and Sidewalk Memo.pdf](#)  
[Street, Alley and Sidewalk Exhibit.pdf](#)  
[Contract Award Split Calcs - F&F.pdf](#)  
[Contract Award Split Calcs - NPL.pdf](#)  
[Sidewalks Bid Tab Verification.pdf](#)  
[F&F Bid Document.pdf](#)  
[NPL Bid Document.pdf](#)

- I. Consider approval to enter into an agreement with Connected Workplace Solutions to provide Cisco Switch Gear and Meraki Access Points, through GSA Schedule#: GS-35F-0563U, in the amount of \$102,863.80 as budgeted; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Memo.pdf](#)  
[Parks Switch Quote - File ID 3096 - Dec 13 Council.pdf](#)

- J. Consider approval of a Resolution authorizing the sale of approximately 28.938 ± acres of land generally located on the eastern shoreline of Northlake to Billingsley Pin Oak Partners, Ltd; and authorize the Mayor to sign and the City Manager to execute any necessary documents.

**Attachments:** [Resolution.pdf](#)

- K. Consider a Resolution authorizing the City Manager and Mayor to negotiate and execute an amendment to the purchase and sale agreement with the Coppell Economic Development Foundation dated November 17, 2010, and any necessary agreements and instruments related thereto, to provide for the conveyance of Lot 1X and Lots 14R through 25R, Block G, Replat Old Town Addition, for the purpose of reselling such property to Main Street Coppell, Ltd. for the purpose of expansion of the development.

**Attachments:** [1st Amendment to Purchase and Sale Agreement Memo.pdf](#)  
[1st Amendment to Purchase and Sale Agreement.pdf](#)

- L. Consider approval of the Legislative Agenda for the 85th Legislative Session.

**Attachments:** [2017 Legislative Priorities Memo.pdf](#)  
[Legislative Priorities 2017.pdf](#)

#### **End of Consent Agenda**

10. CONTINUED PUBLIC HEARING:  
Consider approval of Case No. PD-285-C, Connell Skaggs Addition, Lot 1 & Portion of Lot 3 (Woodside Village Expansion), a zoning change request from C (Commercial) to PD-285-C (Planned Development-285-Commercial), to allow retention of the existing retail building with additional parking on Lot 1 (5.8 acres) and development of

a two-building, 30,800-square-foot, retail expansion on a portion of Lot 3 (3.6 acres), containing a total of 9.4 acres of property located at 110 & 214 W. Sandy Lake Road.

**Attachments:** [Cover Memo.pdf](#)

[PostponementRequest \(12-02-2016\).pdf](#)

[PostponementRequest \(10-24-2016\).pdf](#)

[Staff Report.pdf](#)

[Color Perspectives \(5 pages\).pdf](#)

[Site Plan \(Revised 10-14-2016\).pdf](#)

[Landscape Plan \(Revised 10-13-2016\).pdf](#)

[Elevations.pdf](#)

11.

**PUBLIC HEARING:**

Consider approval of CASE. NO. PD-287-SF-7, Coppell Middle School North & Denton Creek Elementary, a zoning change request from SF-7 (Single Family-7) to PD-287-SF-7 (Planned Development-287-Single Family-7), to allow the existing eight-foot-tall chain link fence with barbed wire at the top to remain at Middle School North and to eliminate the masonry requirement for the vertical poles on the existing shade structure at Denton Creek Elementary on 24.77 acres of property located at 120 & 250 Natches Trace, respectively.

**Attachments:** [Cover Memo .pdf](#)

[Appeal Letter.pdf](#)

[Comments from Commission Dec 15 - PD 287 .pdf](#)

[Staff Report.pdf](#)

[Overall Site Plan \(C-1\)..pdf](#)

[Detail of Eight-foot fence and barbed wire detail \(Sheet C2\).pdf](#)

[Shade Structure Letter.pdf](#)

12.

**PUBLIC HEARING:**

Consider approval of CASE. NO. PD-250R23-H, Old Town Addition (Main St), PH 4, a zoning change request from PD-250R8-H (Planned Development-250 Revision 8-Historic) & PD-250R-H (Planned Development-250 Revised-Historic) to PD-250R23-H (Planned Development-250 Revision 23-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow the development of 12 single-family lots fronting Burns Street, one common area lot and dedication of right-of-way on 1.65 acres of property located at the northwest corner of S. Coppell Road and Burns Street.

**Attachments:** [Cover Memo.pdf](#)  
[Staff Report.pdf](#)  
[Concept Plan.pdf](#)  
[Site Plan.pdf](#)  
[Landscape Plan.pdf](#)  
[Elevations Phase 4.pdf](#)

13. Consider and approve an architectural services contract with Corgan Inc. for the design of the Coppell Arts Center, approving Phase I, Schematic Design, in the amount of \$167,250.00; and authorizing the City Manager to sign all necessary documents.

**Attachments:** [Arts Facility Memo to Council.pdf](#)  
[Coppell Arts Center B101-2007 - Final - 12-20-2016\(1\).pdf](#)  
[16065 EXHIBIT A 12-20-16.pdf](#)

14. Consider approval of an Ordinance amending Chapter 3 of the Code of Ordinances of the City of Coppell, by amending Sections 3-1-5, 3-1-12 and 3-2-2; adjusting monthly water rates, adjusting monthly sewer rates; providing a repealing clause, providing a severability clause and providing an effective date.

**Attachments:** [WS Rate Memo for Council Agenda on January 10 2017.pdf](#)  
[Coppell - Ordinance amending Chapter 3 - water rates.pdf](#)

15. Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Water Rates, Sewer Rates, Mobile Vending Fees, Police Fees, and Solid Waste Collection Fees and authorizing the Mayor to sign.

**Attachments:** [Memo Fee Resolution January 2017.pdf](#)  
[Master Fee Resolution 01-10-17.pdf](#)

16. 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 - Memo.pdf](#)  
[Amazon.com Economic Development Incentive Agreement - BPP.pdf](#)  
[Amazon.com Economic Development Incentive Agreement - Sales Tax.pdf](#)

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

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

19. **Necessary Action from Executive Session**

## **Adjournment**

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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 6th day of January, 2016, at \_\_\_\_\_.

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Christel Pettinos, City Secretary

**PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY LEGISLATION**

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).

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.