



Board Action Required ☒

No Action Required ☐

To: Coppel ISD Board of Trustees
From: Sid Grant
Date: June 1, 2016
cc: Dr. Mike Waldrip, Kelly Penny

Re: Cypress Waters Zoning Application Amendment

The Billingsley Company and the City of Coppel are making some minor adjustments to the lake edges within the Cypress Waters development. This requires approval of a zoning application amendment from the City of Dallas. (The Cypress Waters development is in the City of Dallas.) **This requested zoning amendment has absolutely no effect on or around any of our properties.** However, given that the current zoning of Cypress Waters was put into place with agreements jointly executed by the City of Coppel, Billingsley Company, and Coppel ISD, the City of Dallas is requiring that Coppel ISD gives its consent to the requested zoning amendment.

Coppel ISD purchased 122 acres within the Cypress Waters development in October of 2008, and Coppel ISD, Billingsley Company, and the City of Coppel all were part of the settlement. The City of Coppel essentially purchased the lake and the dam area, and the District purchased 122 acres for future school sites. The Billingsley Company owns the remainder of the 1,700 acre development. All of the agreements, settlement papers, and subsequent zoning of the property were executed jointly between the three parties.

I asked Elisabeth Nelson of the Law Offices of Robert E. Luna to review this request. She and Mr. Luna were instrumental in the drafting of the settlement documents, the housing development caps, and all final negotiations in 2008. Subsequently, they are very familiar with all of our agreements as they relate to the property we own in Cypress Waters. Ms. Nelson and Mr. Luna found no issues with Coppel ISD agreeing to the requested zoning change, as it has no effect on our properties.

Recommendation: Authorize Dr. Mike Waldrip or Sid Grant to execute any documents necessary, and as reviewed by CISD legal counsel, to assist with the Cypress Waters lake boundary zoning amendment application as requested by the City of Dallas.