

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING CHAPTER 12 – “ZONING”, ARTICLE 30 “S OR SUP, SPECIAL USE PERMITS” OF THE CODE OF ORDINANCES BY AMENDING SECTION 12-30-5 “SF-ED” SINGLE FAMILY ESTATE DISTRICT OF SAID CHAPTER AND ARTICLE BY AMENDING USES TO INCLUDE A “CHARITY HOUSE OR TRANSITIONAL HOUSING”; AMENDING SECTION 12-30-6 SINGLE FAMILY-18 (SF-18), SINGLE FAMILY-12 (SF-12), SINGLE FAMILY-9 (SF-9) AND SINGLE-FAMILY-7 (SF-7) TO INCLUDE A “CHARITY HOUSE OR TRANSITIONAL HOUSING”; AMENDING SECTION 12-30-13A, “H” HISTORIC, OF SAID CHAPTER AND ARTICLE TO ADD “CHARITY HOUSE OR TRANSITIONAL HOUSING” AS A USE WHEN PART OF A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT OR MIXED-USE DEVELOPMENT, EXCEPT WHEN A PART OF LIVE-WORK UNITS; AND TO AMEND ARTICLE 42 “SPECIAL DEFINITIONS” TO ADD A DEFINITION OF “CHARITY HOUSE OR TRANSITIONAL HOUSING”; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that regulations are needed to be updated to address regulations for Special Use Permits, and

WHEREAS, the City Council has determined that regulations needed are intended to protect the public health, safety, morals and general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF COPPELL, TEXAS, THAT:

SECTION 1. That Chapter 12, ‘Zoning’, Article 30 ‘S or SUP, Special Use Permits’ of the Code of Ordinances is hereby amended by amending Section 12-30-5 “SF-ED”, Single Family Estate District; by amending uses to include a “charity house or transitional housing”; and by amending Section 12-30-6 “Single-Family-18 (SF-18), Single-Family-12 (SF-12), Single-Family-9 (SF-9) and Single-Family-7 (SF-7); by amending uses to include a “charity house or transitional housing”; and by amending Section 12-30-13A, “H -Historic”; by amending uses to include a “charity house or transitional housing” as a special use when part of a single-family residential development or mixed-use development and shall not include live/work units; which shall read as follows, respectively:

“CHAPTER 12 – ZONING

ARTICLE 1. – ENACTING CLAUSE

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ARTICLE 30. – S OR SUP, SPECIAL USE PERMITS

Sec. 12-30-1. – Special uses

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Sec. 12-30-5. “SF-ED” single family estate district

1. Airport. (private)
2. Cemetery.
3. Charitable organizations.
4. Charity House or Transitional Housing.
5. Lodges and similar public organizations.
6. Lodging houses.
7. University, college or parochial school and related facilities. (public or private)
8. Country club or golf course and related uses such as driving ranges but not including similar forms of commercial amusement such as miniature golf.
9. Day nursery or day care.
10. Public utilities such as electric substation and transmission line.
11. Hospital and related uses.
12. Post Office.
13. Riding academy or other equestrian related facilities.
14. Sewage treatment plant. (private)
15. Stadium.
16. Stucco type construction.
17. Temporary batching plant for any period in excess of 180 days.

Sec. 12-30-6. Single family-18 (SF-18), Single-Family-12 (SF-12), Single-Family-9 (SF-9) and Single-Family-7 (SF-7)

1. Cemetery.
2. Charitable organizations.
3. Charity House or Transitional Housing.
4. Lodges and similar public organizations.
5. Lodging Houses.
6. University, college or parochial school and related facilities. (public or private)
7. Country club or golf course and related uses such as driving ranges but not including similar forms of commercial amusement such as miniature golf.

8. Day nursery or day care.
9. Public utilities such as electric substation and transmission line.
10. Hospital and related uses.
11. Post Office.
12. Sewage treatment plant. (private)
13. Stadium.
14. Stucco type construction.

Sec. 12-30-13A. – “H” Historic

1. Auto parking lot.
2. Auto parts sales (new).
3. Broadcasting facilities, radio or television {for towers see section 12-32A - Telecom. Ordinance}.
4. Building footprint exceeding 5,000 square feet.
5. Carpentry, painting or, plumbing shops.
6. Cemetery.
7. Charity House or Transitional Housing when part of a single-family residential development or mixed-use development and shall not include live/work units.
8. College, university, or parochial school, private school and related facilities.
9. Day nursery or day care centers (children or adult).
10. Drive-in theater (outdoor).
11. Electric substation, transmission line or other public utilities.
12. Grocery and convenience stores.
13. Hospital.
14. Lodging House when part of a single-family residential development or mixed-use development and shall not include live/work units.
15. Limited warehousing and distribution shall be limited to a maximum of 20 percent of the floor area of the building.
16. Mortuary or funeral services.
17. Motel, hotel, residence hotel (refer to section 12-30-18 for specific regulations).
18. Multi-story garage (commercial).
19. Nursing home, convalescent home, home for the aged, assisted living, etc.
20. Office, retail, or commercial with residential on second floor.
21. Office warehouse with less than 20 percent of the floor area being devoted to warehousing.
22. Radio broadcasting towers.
23. Radio, television or microwave receiving dish (subject to screening regulations; see section 12-33-1).
24. Residential development in general conformance with Old Coppel Concept Plan.
25. Sports, recreation and entertainment (indoor or outdoor).”

SECTION 3. That Chapter 12, ‘Zoning’, Article 42 “Special Definitions” of the Code of Ordinances is hereby amended by amending Section 12-42-1 to add the definition of ‘Charity House or Transitional Housing’; which shall read as follows:

“CHAPTER 12 – ZONING

ARTICLE 1. – ENACTING CLAUSE

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ARTICLE 42. – SPECIAL DEFINITIONS

Sec. 12-42-1. - Definitions.

Certain words in this Ordinance not heretofore defined are defined as follows:

Accessory building or use: One which: (a) is subordinate to and serves a principal use; and (b) is subordinate in area,

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Certificate of occupancy or compliance: An official certificate issued by the city through the enforcing official which indicates conformance with or.

Charity House or Transitional Housing: Shall mean short or long-term temporary occupancy of a single family residential structure, uncompensated or de minimis fee, for person(s) that are sick, very poor, homeless or have special needs or disabled. This definition does not include assisted living, group homes, half-way house or other type of temporary house licensed under state law or defined in the Code of Ordinances.

City: Shall mean the City of Coppell, Texas.. . . .”

SECTION 4. That all provisions of the Ordinances of the City of Coppell, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided

to be unconstitutional, illegal or invalid, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That this ordinance shall take effect on _____ and after publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Coppel, Texas, this the _____ day of _____, 2024.

APPROVED:

WES MAYS, MAYOR

ATTEST:

ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY