

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF COPPELL, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM PD-157R8-C (PLANNED DEVELOPMENT-157 REVISION 8-COMMERCIAL) TO PD-157R9-C (PLANNED DEVELOPMENT 157-REVISION 9-COMMERCIAL) TO ALLOW THE OPERATION OF A 1,167-SQUARE-FOOT RESTAURANT LOCATED AT 817 S MACARTHUR BLVD ALONG THE WEST SIDE OF S MACARTHUR BLVD; SOUTH OF E BELT LINE ROAD, FOR THE PROPERTY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL THE DETAIL SITE PLAN, FLOOR PLAN, AND BUILDING ELEVATIONS & SIGN PLAN; ATTACHED HERETO AS EXHIBITS “B” THOUGH “D”; AND PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Planning and Zoning Commission and the governing body of the City of Coppell, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Coppell, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said governing body is of the opinion that Zoning Application No. PD-157R9-C should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

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

**SECTION 1.** That the Comprehensive Zoning Ordinance and Map of the City of Coppell, Texas, duly passed by the governing body of the City of Coppell, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from PD-157R8-C (Planned Development-157 Revision 8 - Commercial) to PD-157R9-C (Planned Development-157 Revision 9 - Commercial) to allow the operation of a 1,167 square foot restaurant located at 817 S MacArthur Blvd along the west side of S MacArthur Blvd; south of E Belt Line Rd, for the property described in Exhibit “A” attached hereto and made a part hereof for all purposes; and, to approve the Detail Site Plan, Floor Plan, and Building Elevations & Sign Plan for said development, and made part hereof

for all purposes, subject to the detailed Site Plan and development regulations as amended and provided in this ordinance.

**SECTION 2.** That the Planned Development-157R9-Commercial shall be used and developed in accordance with the Commercial District Regulations except as provided herein and subject to the following development regulations:

- A. Except as amended herein and as provided in this Ordinance, the property shall be developed in accordance with Planned Development – 157 Revision 8 - Commercial zoned property as set forth in Ordinance 91500- A- 763, as amended, which is incorporated herein as set forth in full and hereby republished.
- B. To increase the allowable restaurant area on Lots 1 & 3, Block A to 14,020 square feet, as depicted on Exhibit B, the Detail Site Plan for Lots 1 & 3, Block A.
- C. To allow 209 parking spaces (reduction of five parking spaces) to accommodate the restaurant uses within the Planned Development, Lots 1 & 3, Block A, as depicted on Exhibit B.
- D. The hours of operation of the restaurant shall be between the hours of 10 a.m. to 12:00 a.m., daily, as stated on Exhibit C, Floor Plan.
- E. Proposed signage, as depicted on Exhibit D, Building Elevations & Sign Plan, shall be allowed upon issuance of the required permit.
- F. A grease trap be installed that is adequately sized to support the restaurant use as provided in the applicable building and planning code ordinances as amended and adopted by the City.

**SECTION 3.** That the Detail Site Plan, Floor Plan, and Building Elevations & Sign Plan attached hereto as Exhibits “B” through “D”; respectively shall be deemed as development regulations to this development.

**SECTION 4.** That the above property shall be used and maintained only in the manner and for the purpose provided in this ordinance, as heretofore amended, and as amended herein.

**SECTION 5.** That the development of the property herein shall be in accordance with building regulations, zoning ordinances, and any applicable ordinances except as may be specifically altered or amended herein.

**SECTION 6.** 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 7.** 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 Comprehensive Zoning Ordinance as a whole.

**SECTION 8.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 9.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Coppell, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 10.** That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Coppell, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

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WES MAYS, MAYOR

ATTEST:

\_\_\_\_\_  
ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

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ROBERT HAGER, CITY ATTORNEY