

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 C (COMMERCIAL) AND PD-217R2-C (PLANNED DEVELOPMENT-217 REVISION 2-COMMERCIAL) TO PD-217R3-C, (PLANNED DEVELOPMENT-217 REVISION 3-COMMERCIAL), TO AMEND AND EXPAND AND AMEND THE DETAIL SITE PLAN TO CONVERT THE EXISTING BUILDING ON LOT 4R INTO A KENNEL (RESCUE) AND SELF-SERVE PET WASH; TO ALLOW THE CONSTRUCTION OF AN APPROXIMATE 4,590 SQUARE FOOT BUILDING FOR A FACILITY AND ALLOW SUCH FACILITY TO USE AS A DAYCARE, BOARDING AND GROOMING ON LOT 5; AND TO ESTABLISH A CONCEPT PLAN FOR FUTURE DEVELOPMENT ON LOT 6, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, LANDSCAPE PLAN & TREE SURVEY, AND THE ELEVATIONS & RENDERING AND FLOOR PLAN FOR LOT 5, ATTACHED HERETO AS EXHIBITS "B", "C", "D" AND "E" RESPECTIVELY; PROVIDING 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 Coppel, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Coppel, 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-217R2-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 Coppel, Texas, duly passed by the governing body of the City of Coppel, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning from C (Commercial) and PD-217R2-C

(Planned Development-217 Revision 2-Commercial) to PD-217R3-C, (Planned Development-217 Revision 3-Commercial), to amend and expand the Detail Site Plan for 0.654 acres in the Northlake Woodlands Addition, Lots 4R-6 of Block A and to allow the construction and maintenance of an approximate 4,590 square foot building for Lot 5; to allow for a use as kennel (rescue), pet wash on 0.477 acres identified as Lot 4R; and, to establish a Concept Plan for future development on the remaining 0.346 acres identified as Lot 6; and, being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes, subject to the development regulations.

SECTION 2. That PD-217R3-C is hereby approved 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 Commercial zoned property as set forth in Ordinance 91500-A-518 which is incorporated herein as set forth in full and hereby republished.
- B. The hours of operation for the uses provided shall not exceed the hours of operation of the pet day care; and, all such use shall be between the hours of 6:00 am and 11:00 pm.
- C. There shall be shared parking for Lots 4R and 5.
- D. The dumpster shall serve and be shared by the occupants of Lots 4R, 5 and 6 of Block A.
- E. A Detailed Site Plan shall be required at the time of redevelopment of Lot 6
- F. No building permit shall be issued until the property is replatted in accordance with the Code of Ordinance.
- G. All signage shall be approved administratively and shall be uniform and in compliance with the Code of Ordinances.

SECTION 3. That the Site Plan, Landscape Plan & Tree Survey, Elevations and Building Prescriptive and Rendering, including signage and Floor Plan and all comments and notes to each such exhibits for Lot 5, attached hereto as Exhibits “B”, “C”, “D” and “E” are made a part hereof for all purposes, and hereby approved as development regulations.

SECTION 4. That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Coppell, 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 _____, 2018.

APPROVED:

KAREN SELBO HUNT, MAYOR

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY