

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

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

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COPPELL, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM SINGLE-FAMILY-12 TO PD-315-SF-12 (PLANNED DEVELOPMENT 315-SINGLE-FAMILY-12) TO ALLOW FOR AN 11,994-SF FIRE STATION AND ASSOCIATED PARKING, ON APPROXIMATELY 1 ACRE OF LAND LOCATED AT 157 S. MOORE ROAD AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND MADE PART HEREOF FOR ALL PURPOSES; PROVIDING FOR APPROVAL OF THE DETAIL SITE PLAN, LANDSCAPE PLAN, BUILDING ELEVATIONS AND SIGNAGE, ATTACHED HERETO AS EXHIBITS “B”, THROUGH “D” 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 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-315-SF-12 should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Zoning 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 Zoning 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 to grant a change in zoning from SF-12 (Single-Family-12) to PD-315-SF-12 (Planned Development 315-Single-Family-12), to allow an 11,944 square foot Public Safety Use and associated parking, on approximately 1+/- acre of land located

at 157 S. Moore Road and being more particularly described in Exhibit “A” attached hereto and made part hereof for all purposes.

**SECTION 2.** That the Planned Development-315-SF-12 shall be used and developed as a municipal institution use including but not limited to Coppell Fire Station 5 and Associate uses, or other public use and parking in accordance, subject to the following development regulations as set forth herein below:

- A. Development and maintenance of the property shall be in accordance with the regulations including uses, height, building mass, building materials, frontyard, sideyard and rear setbacks as provided in Section 3 of this Ordinance; and such use and development shall be in accordance with applicable regulations, contained in the Code of Ordinances;
- B. Development shall conform to the Detail Site Plan as depicted in the Exhibit “B”; and
- C. Development shall conform to the Landscape Plan as depicted in the Exhibit “C”; and
- D. Development shall conform to the Elevations and Signage depicted in Exhibit “D”.

**SECTION 3.** That the Detail Site Plan, Landscape Plan, and Elevations, and all comments and notes set forth therein, attached hereto as Exhibits “B” through “D” 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 \_\_\_\_\_, 2024.

APPROVED:

\_\_\_\_\_  
WES MAYS, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
ROBERT E. HAGER, CITY ATTORNEY

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COPPELL, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM SINGLE-FAMILY-12 TO PD-315-SF-12 (PLANNED DEVELOPMENT 315-SINGLE-FAMILY-12) TO ALLOW FOR AN 11,994-SF FIRE STATION AND ASSOCIATED PARKING, ON APPROXIMATELY 1 ACRE OF LAND LOCATED AT 157 S. MOORE ROAD AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND MADE PART HEREOF FOR ALL PURPOSES; PROVIDING FOR APPROVAL OF THE DETAIL SITE PLAN, LANDSCAPE PLAN, BUILDING ELEVATIONS AND SIGNAGE, ATTACHED HERETO AS EXHIBITS “B”, THROUGH “D” 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.**

**DULY PASSED** by the City Council of the City of Coppel, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

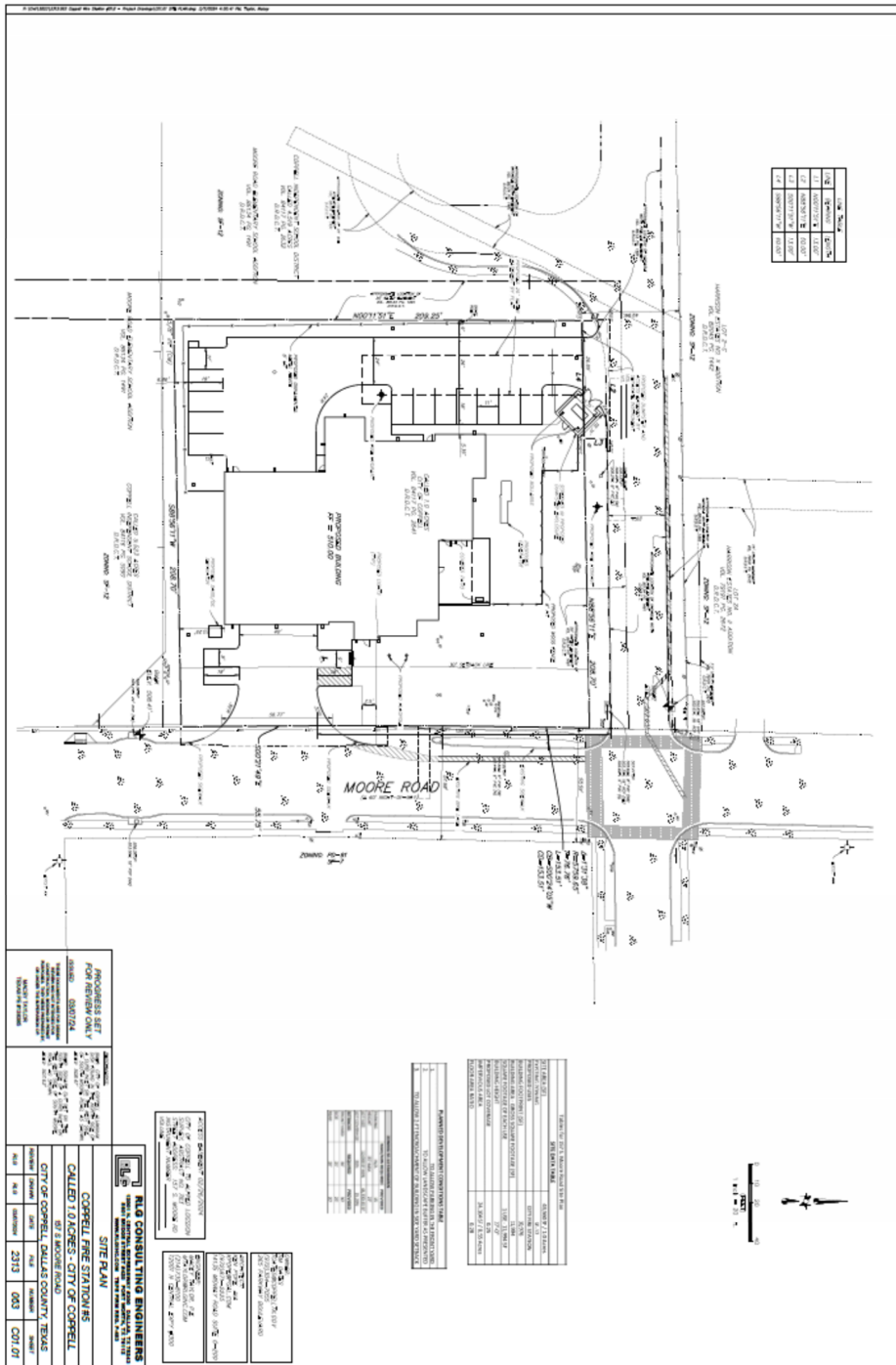
APPROVED:

\_\_\_\_\_  
WES MAYS, MAYOR

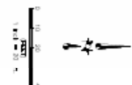
ATTEST:

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

## **Exhibit A**



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/06/2013
2	REVISED PER COMMENTS	12/06/2013
3	REVISED PER COMMENTS	12/06/2013
4	REVISED PER COMMENTS	12/06/2013



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/06/2013
2	REVISED PER COMMENTS	12/06/2013
3	REVISED PER COMMENTS	12/06/2013
4	REVISED PER COMMENTS	12/06/2013

PERMITS/ENTIREMENTS/COMMENTS/NOTES:  
 1. TO BE REVIEWED BY THE CITY ENGINEER.  
 2. TO BE REVIEWED BY THE COUNTY ENGINEER.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/06/2013
2	REVISED PER COMMENTS	12/06/2013
3	REVISED PER COMMENTS	12/06/2013
4	REVISED PER COMMENTS	12/06/2013

**RJA CONSULTING ENGINEERS**  
 1711 W. WYOMING STREET, SUITE 100, DALLAS, TEXAS 75208  
 TEL: 972.382.1100 FAX: 972.382.1101  
 WWW.RJACONSULTING.COM

**PROGRESS SET FOR PERMITS ONLY**  
 DRAWN: [Name]  
 CHECKED: [Name]  
 DATE: 12/06/2013

**SITE PLAN**  
**COPPELL FIRE STATION S5**  
 CALLED TO NOTES - CITY OF COPPELL  
 CITY OF COPPELL, DALLAS COUNTY, TEXAS

NO.	DATE	DESCRIPTION
001	01/01/13	ISSUED FOR PERMITS
002	01/01/13	REVISED PER COMMENTS
003	01/01/13	REVISED PER COMMENTS

**PEAL**  
 1711 W. WYOMING STREET, SUITE 100, DALLAS, TEXAS 75208  
 TEL: 972.382.1100 FAX: 972.382.1101  
 WWW.PEALCONSULTING.COM

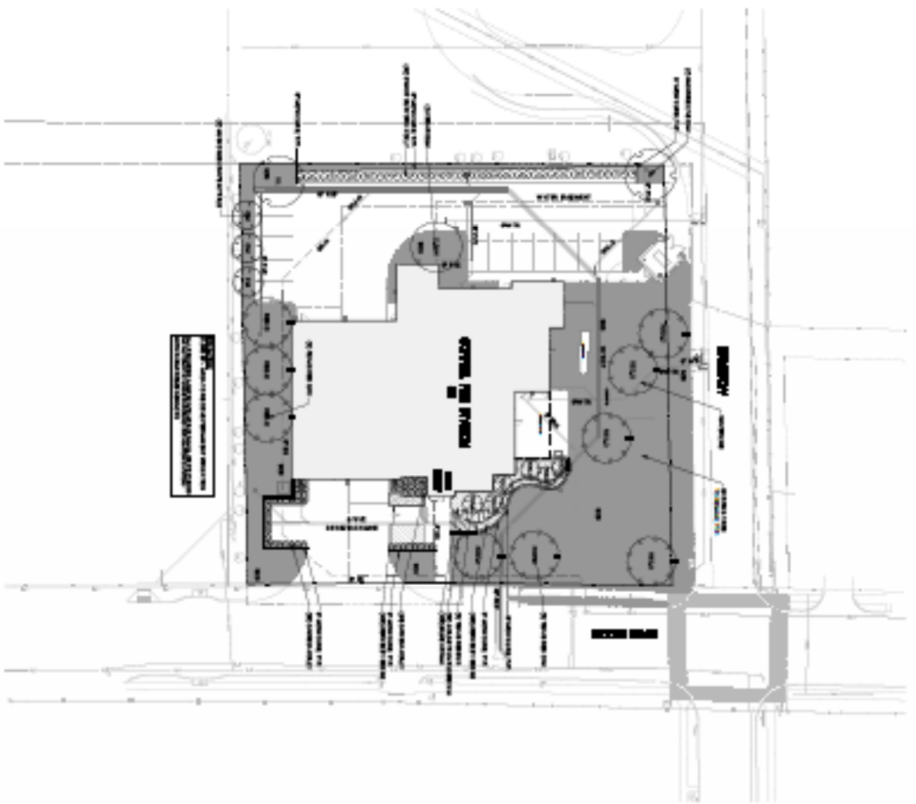
**COPPELL**  
 1711 W. WYOMING STREET, SUITE 100, DALLAS, TEXAS 75208  
 TEL: 972.382.1100 FAX: 972.382.1101  
 WWW.COPPELLCONSULTING.COM

**Design Development**  
 Coppel Fire Station S5

**DATE/TIME**  
 12/06/2013 3:36:12 PM

**PROJECT NUMBER**  
 C0101

## **Exhibit B**



**PLAN SCHEDULE**

NO.	DESCRIPTION	QTY	UNIT	EST. QTY	EST. PRICE	EST. TOTAL
1	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
2	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
3	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
4	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
5	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
6	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
7	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
8	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
9	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
10	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
11	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
12	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
13	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
14	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
15	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
16	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
17	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
18	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
19	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
20	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
21	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
22	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
23	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
24	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
25	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
26	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
27	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
28	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
29	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
30	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00

City of Eugene, OR - Capital City Station

NO.	DESCRIPTION	QTY	UNIT	EST. QTY	EST. PRICE	EST. TOTAL
31	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
32	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
33	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
34	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
35	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
36	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
37	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
38	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
39	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
40	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
41	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
42	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
43	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
44	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
45	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
46	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
47	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
48	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00
49	MECHANICAL ROOM	1	SQ. FT.	100	100.00	100.00
50	CENTRAL AIR SYSTEM	1	SQ. FT.	100	100.00	100.00

**PG&A**

Professional Geotechnical & Architectural  
1000 NE Oregon Street, Suite 100  
Eugene, OR 97401  
Phone: 541.344.1111  
Fax: 541.344.1112  
www.pgandaa.com

**COPPELL**

ARCHITECTS

1000 NE Oregon Street, Suite 100  
Eugene, OR 97401  
Phone: 541.344.1111  
Fax: 541.344.1112  
www.copPELL.com

**City of Eugene**

Capital City Station

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## **Exhibit C (1)**



**Exhibit C (2)**

