

**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 A (AGRICULTURAL) TO PD-322-A (PLANNED DEVELOPMENT 322-AGRICULTURAL), TO ATTACH A DETAIL SITE PLAN TO ALLOW A 14,000 SQUARE FOOT EDUCATIONAL BUILDING, A 13,350 SQUARE FOOT ARENA AND EDUCATION STATIONS ON APPROXIMATELY 42 ACRES OF PROPERTY LOCATED AT 1600 EAST SANDY LAKE ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE DETAIL SITE PLAN, LANDSCAPING AND TREE PRESEVATION PLAN, AND BUILDING ELEVATIONS WITH SIGNAGE, ATTACHED HERETO AS EXHIBITS "B", "C", AND "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 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-322-A 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 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 A (Agricultural) to PD-322-A (Planned Development 322-Agricultural), to attach a Detail Site Plan to allow a 14,000 square foot educational building, a 13,350 square foot arena, open-air cover structure and

education stations on 42 acres located at 1600 East Sandy Lake Road, and, being more particularly described in Exhibit “A” attached hereto and made part hereof for all purposes, subject to development regulations provided in this ordinance.

**SECTION 2.** That Planned Development PD-322-A is hereby approved subject to the following development regulations:

- A. Except as provided in this Ordinance, the property shall be developed in accordance with Agricultural zoned property as set forth in the Code of Ordinances, and the requirements of PD-322-A, and the Detail Site Plan as depicted in Exhibit B.
- B. Compliance with additional technical comments generated at the time of Building Permit and Detail Engineering Review.
- C. The landscape areas and trees be installed and maintained in healthy and growing conditions as depicted on the Landscaping and Tree Preservation Plan as set forth in Exhibit C.
- D. A maintenance agreement be executed between the City of Coppell and Carrollton Farmers Branch Independent School District (CFBISD) for CFBISD to maintain the sanitary sewer force main within the city right-of-way before construction begins.
- E. A Conditional Letter of Map Revision (CLOMR) and Corridor Development Certificate (CDC) Permit be issued by FEMA is required prior to the construction in the floodplain.
- F. A Letter of Map Revision (LOMR) issued by FEMA be obtained prior to the issuance of a certificate of occupancy.
- G. The parking lot be shall not be required to be above base flood elevation.
- H. The multiple fencing types, as noted and depicted on the Site Plan (Exhibit B), be allowed.
- I. Trailers shall be stored/screened behind or within agricultural Barn.
- J. The building(s), structure(s) and signage shall be constructed and maintained in substantial conformity with the Detailed Site Plan, Building Elevations and Sign Plans incorporated herein as development regulations.

**SECTION 3.** That the Detail Site Plan, Landscaping and Tree Preservation Plan, Building Elevations and Signage, 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 Coppel, 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 Coppel, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

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WES MAYS, MAYOR

ATTEST:

\_\_\_\_\_  
LAUREN THODEN, CITY SECRETARY

APPROVED AS TO FORM:

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ROBERT E. HAGER,  
CITY ATTORNEY