

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. ^{91500 - A - 830}~~2025-1041~~

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 PD-286-R (PLANNED DEVELOPMENT 289 - RETAIL) TO PD-289R-RETAIL (PLANNED DEVELOPMENT 289 REVISED - RETAIL) TO APPROVE A DETAIL PLAN TO CONSTRUCT TWO RETAIL/RESTAURANT BUILDINGS TOTALING 16,755 SQUARE FEET ON 2.45 ACRES OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF SOUTH DENTON TAP ROAD AND THE DART R.O.W., AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE DETAIL SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS, 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-289R-R 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 PD-289-R (Planned Development-289 – Retail) to PD-289R-R (Planned Development- 289 Revised – Retail), to provide for those uses allowed in Retail except as provided herein; and, to amend said concept by approving a Detail Site Plan, Landscape Plan, and Building Elevations for the property located at the northeast corner of South Denton Tap Road and the DART R.O.W., and, being more particularly described in Exhibit "A" attached hereto 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 Property will be used, developed and maintained in accordance to the Retail District uses and purposes as provided in the Code of Ordinances, and provided herein