

**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-221R4R-LI (PLANNED DEVELOPMENT-221 REVISION 4 REVISED-LIGHT INDUSTRIAL) TO PD-221R4R2-LI (PLANNED DEVELOPMENT-221 REVISION 4 REVISION 2-LIGHT INDUSTRIAL) TO ALLOW FOR THE DETAIL PLANNED DEVELOPMENT OF A 442,596-SF, 2-STORY OFFICE AND DISTRIBUTION CENTER ON APPROXIMATELY 25.4 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF POINT WEST BOULEVARD AND DIVIDEND DRIVE, IN ACCORDANCE WITH EXHIBIT “A”; AND PROVIDING FOR APPROVAL OF THE DETAIL SITE PLAN, DETAIL LANDSCAPE PLAN, ELEVATIONS AND RENDERINGS, ATTACHED HERETO AS EXHIBITS “B” THROUGH “E”, RESPECTIVELY; 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 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-221R4R2-LI 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 by granting a change in zoning from PD-221R4R-HC (Planned Development-221 Revision 4 Revised-Light Industrial) to PD-221R4R2-LI (Planned Development-221 Revision 4 Revision 2-Light Industrial) to allow for the Detail Planned Development of a

442,596-sf, 2-story office and distribution on approximately 25.4 acres of property located at the southwest corner of Point West Boulevard and Dividend Drive, in accordance with Exhibit “A”;

attached hereto and made a part hereof for all purposes.

**SECTION 3.** That Planned Development-221R4R2-Light Industrial, shall be developed constructed, maintained, and used in accordance with the Light Industrial District Regulations as provided in the Coppel Code of Ordinances, except as provided herein in the development regulations, Exhibits “B” through “E”, and subject to the following development regulations:

- A. To allow technical and code comments at the time of Detail Engineering and Building Permit review.

**SECTION 4.** That the Detail Site Plan, Detail Landscape Plan, Elevations and Renderings, attached hereto as Exhibits “B” though “E”; respectively, shall be deemed as development regulations to this development.

**SECTION 6.** 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 Coppel, as heretofore amended, and as amended herein.

**SECTION 7.** 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 8.** That all provisions of the Ordinances of the City of Coppel, 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 9.** 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 10.** 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 11.** 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 12.** 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 \_\_\_\_\_, 2026.

APPROVED:

\_\_\_\_\_  
WES MAYS - MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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ROBERT HAGER, CITY ATTORNEY  
(03/19/2026: 4936-0735-4009, v.1)