

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 A ZONING FROM PD-221R9R-HC (PLANNED DEVELOPMENT-221 REVISION 9 REVISED-HIGHWAY COMMERCIAL) TO PD-221R9R2-HC (PLANNED DEVELOPMENT-221 REVISION 9 REVISION 2-HIGHWAY COMMERCIAL) TO AMEND THE PLANNED DEVELOPMENT TO ATTACH A DETAIL SITE PLAN TO ALLOW A 129 ROOM RESIDENCE HOTEL ON 3.024 ACRES OF PROPERTY LOCATED ON POINT WEST BOULEVARD, APPROX. 110 FEET SOUTH OF DIVIDEND DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE OVERALL SITE PLAN, DETAIL SITE PLAN, FIRST FLOOR PLAN AND TYPICAL UPPER FLOOR PLANS, LANDSCAPE PLAN, BUILDING ELEVATIONS AND SIGNAGE ATTACHED HERETO AS EXHIBITS “B” THROUGH “G”; 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-221R9R2-HC 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-221R9R-HC (Planned Development-221Revision 9 Revised-Highway Commercial) to PD-221R9R2-HC (Planned Development-221 Revision 9 Revision 2-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 129 room residence hotel, as defined in the

Code of Ordinances, on 3.024 acres of property located on Point West Boulevard, approximately 110 feet south of Dividend Drive, for the property described in Exhibit “A” attached hereto and made a part hereof for all purposes.

**SECTION 2.** That the Property will be used and developed for Highway Commercial, including a Residence Hotel, purposes as provided in the Code of Ordinances, is hereby approved subject to the following development regulations:

A. As indicated in attached Exhibits, this Residence Hotel shall meet the following development regulations:

- i. There shall be a minimum of 129 guest rooms;
- ii. the minimum guest room size shall be at least 459 square feet;
- iii. the lobby/waiting/atrium area shall be a minimum of 966 square feet;
- iv. there shall be a dedicated meeting room space of at least 1,200 square feet.
- v. there shall be a limited food service/restaurant defined such as a self-serve food and beverages bar available for guests with a common seating area/tables for consumption with or without servers.
- vi. there shall be outdoor plaza or patio area and shall be a minimum of 1,200 square feet as depicted in approved Detail Site Plan, Exhibit B.
- vii. There shall be an outdoor swimming pool with a minimum of 800 square feet of water surface area as depicted in Exhibit B.
- viii. The equipped weight or fitness room shall be a minimum of 700 square feet.

B. There shall be a minimum separation of 1,500 feet from any other residence hotel.

C. Compliance with **Sec. 12-30-18. (2)**, except the room to acre density; 12-30-18(2)(c).

D. This property shall be replatted to provide a building sites, utilities, easements and fire lanes prior to the issuance of a Building Permit.

E. Traffic Impact Analysis shall be submitted prior to submission of a Replat to determine if deceleration lane(s) will be required.

F. Signs to be compliant with the provisions of the *Sign Ordinance*.

**SECTION 3.** That the Concept Site Plan, Detail Site Plan, First Floor and Upper Floor Plans, Landscape Plan, Building Elevations and Sign Plan, attached hereto as Exhibits “B” through “F”; respectively shall be deemed as development regulations to this development.

**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

ATTEST:

\_\_\_\_\_  
CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

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CITY ATTORNEY