

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-160R-MF-2 (PLANNED DEVELOPMENT-160 REVISED-MULTI-FAMILY-2) TO PD-160R2-MF-2 (PLANNED DEVELOPMENT-160 REVISION 2-MULTI-FAMILY-2) TO APPROVE A ZONING AMENDMENT TO ALLOW CONVERSION OF 1,254 SQUARE FEET OF THE SECOND FLOOR OF THE CLUBHOUSE BUILDING TO A RESIDENTIAL UNIT ON 34.75 ACRES OF PROPERTY LOCATED ALONG THE EAST SIDE OF NORTH COPPELL ROAD, APPROXIMATELY 967 FEET NORTH OF PARKWAY BOULEVARD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; AND PROVIDING FOR APPROVAL OF THE SITE PLAN, ELEVATIONS, AND PROPOSED FLOOR PLAN, ATTACHED HERETO AS EXHIBITS “B” THROUGH “D”, 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-160R2-MF-2 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-160R-MF-2 (Planned Development-160 Revised-Multi-family-2) TO PD-160R2-MF-2 (Planned Development-160 Revision 2-Multi-family-2) to approve the amended Site Plan, Elevations, and Floor Plan for conversion of 1,254 square feet of the second floor of the clubhouse building to a residential unit on

34.75 acres of property located along the east side of North Coppell Road, approximately 967 feet north of Parkway Boulevard, for the property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the Property shall be developed and used only in accordance with development regulations as provided herein and subject to the following development regulations as set forth herein below:

- A. Development of the property shall be in accordance with the previous zoning and regulations as provided in Ordinance 91500-A-173 and Ordinance 91500-A-193, except as herein amended.
- B. Use, construction and maintenance of the property shall be in accordance with applicable regulations contained in the Code of Ordinances for the addition of a residential use to 1,254 square feet of the second floor of the clubhouse.
- C. Development, construction and use shall conform to the amended Site Plan as depicted in Exhibit "B".
- D. Development shall conform to the Elevations as depicted in Exhibit "C".
- E. Development shall conform to the Floor Plan as depicted in Exhibit "D".

SECTION 3. That the Site Plan, Elevations and Floor Plan 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 _____, 2026.

APPROVED:

WES MAYS - MAYOR

ATTEST:

LAUREN THODEN, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT HAGER, CITY ATTORNEY
(1/20/2026: 4896-6807-0793, v.1)