

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-198-SF-7 (PLANNED DEVELOPMENT 198-SINGLE-FAMILY-7), C (COMMERCIAL) AND S-1155R2 (SPECIAL USE PERMIT 1155 REVISION 2) TO PD-198R-SF-7 (PLANNED DEVELOPMENT 198 REVISED-SINGLE-FAMILY 7) TO REMOVE THE COMMERCIAL DISTRICT ZONING AND SPECIAL USE PERMIT AND CONVERT THE ENTIRE LOT TO SINGLE-FAMILY RESIDENTIAL AT PROPERTY LOCATED AT 804 BULLOCK DRIVE, AS PROVIDED HEREIN FOR THE PROPERTY DESCRIBED AS LOT 23A, BLOCK A, NORTHLAKE ESTATES REVISED, AS SHOWN IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL THE SURVEY EXHIBIT ATTACHED HERETO AS EXHIBIT “B”; 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-198R-SF-7 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-198-SF-7 (Planned Development – 198 – Single -Family 7), C (Commercial), and S-1155R2 (Special Use Permit - 1155 Revision 2) to PD-198R-SF-7 (Planned Development – 198 Revision 2-Single-Family 7) to reestablish appropriate zoning for existing residential single-family uses on approximately 0.35 acres of property located at

804 Bullock Drive (Lot 23A, Block A, Northlake Estates Revised) and being more particularly described in Exhibit “A”; attached hereto and made a part hereof for all purposes.

SECTION 2. That the Property will continue to be used as a residence, as provided in PD-198R-SF-7 and Code of Ordinances, and is hereby approved subject to the following development regulations:

- A. Except as amended herein, the property shall be developed in accordance with the Ordinance 91500-A-339 which is incorporated herein as set forth in full and hereby republished, including the removal of any commercial use, except as amended herein.
- B. The existing paved parking lot at the rear of the lot be demolished and removed prior to a building permit being issued.
- C. To approve a wooden fence in lieu of a brick wall adjacent to the commercially zoned property to the eastern parameter of the affected lot.

SECTION 3. That the Survey Exhibit attached hereto as Exhibit “B”; and made part hereto and incorporated herein as Exhibit “B”.

SECTION 4. That the above property shall be used and maintained only in the manner and for the purpose provided in this ordinance, 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 Coppel, Texas, in conflict with the provisions of this ordinance be, including the permission of a previous ordinance that a portion of the property may be used for commercial purposes (parking facility), 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 _____, 2025.

APPROVED:

WES MAYS, MAYOR

ATTEST:

PHOEBE STELL, INTERIM CITY SECRETARY

APPROVED AS TO FORM:

ROBERT HAGER, CITY ATTORNEY

EXHIBIT A

2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

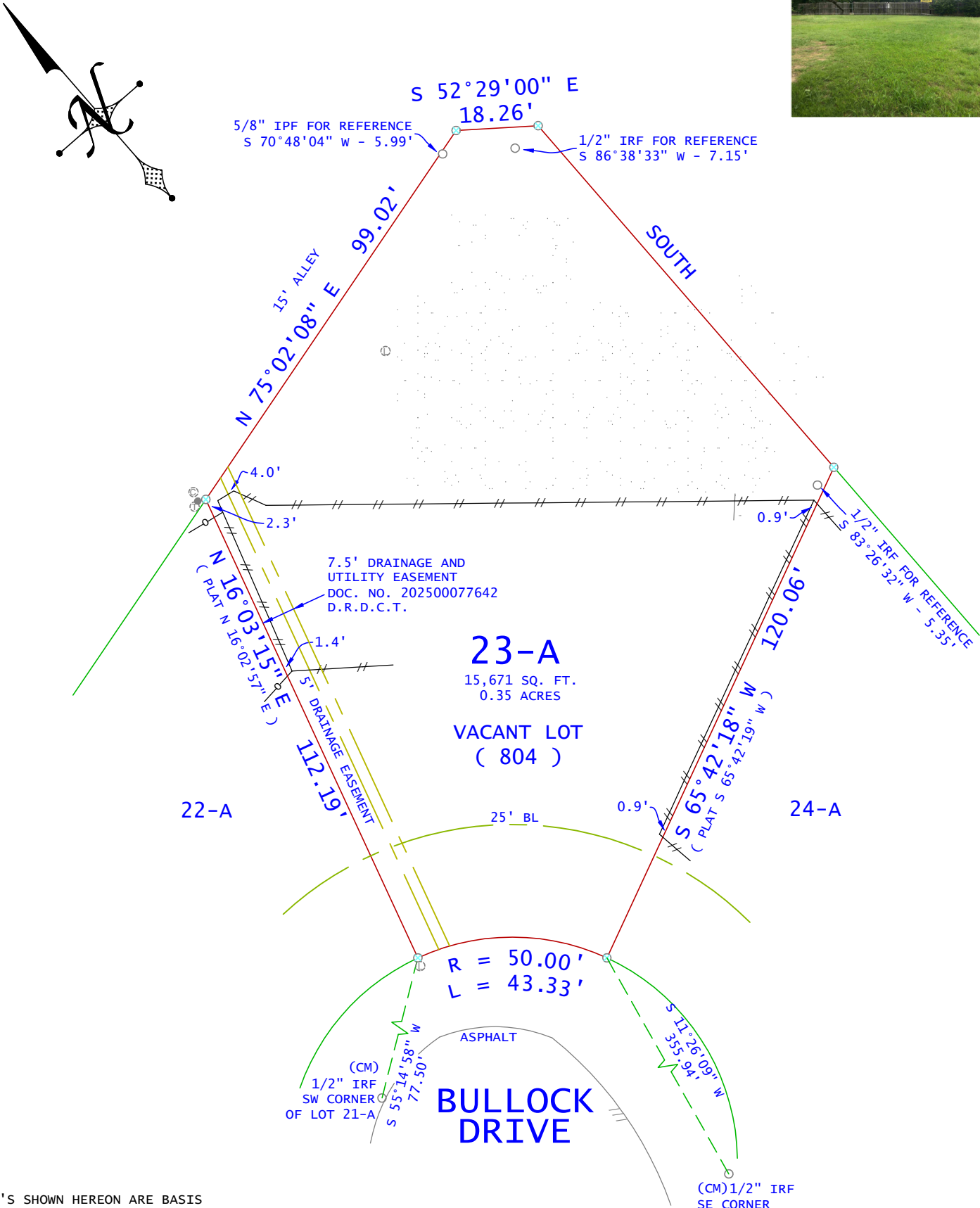
BOUNDARY SURVEY



Exhibit "A"
Page 1 of 1

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 804 BULLOCK DRIVE, in the City of COPPELL, DALLAS County, Texas.

Lot 23-A, of the REVISION OF LOTS 20 THROUGH 33 OF NORTH LAKE ESTATES, an addition to the City of Coppell, Dallas County, Texas, according to the revised map thereof recorded in Volume 71102, Page 65, Map Records of Dallas County, Texas.



CM'S SHOWN HEREON ARE BASIS
FOR DIRECTIONAL CONTROL

THIS CERTIFICATION DOES NOT TAKE INTO
CONSIDERATION ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

This parcel depicted hereon is a true, correct, and accurate
representation of the property as determined by survey; The lines and
dimensions of said property being as indicated by the plat; The size,
location, and type(s) of building(s) are as shown, all improvements being
within the boundaries of the property setback from the property lines the
distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY DFW GREEN HOMES
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 06/03/2025
G. F. No.: -
Job no.: 202504788
Drawn by: CF

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK
AND UNDERSIGNED IS NOT RESPONSIBLE TO
OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

DFW GREEN HOMES

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	
EASEMENT SETBACK	
CM - CONTROLLING MONUMENT	
MRD - MONUMENT OF RECORD DIGNITY	
POINT FOR CORNER	
1/2" IRON ROD WITH CAP STAMPED	
"BURNS SURVEYING" SET	
X-CUT FOUND OR SET (AS NOTED)	
FENCE POST FOR CORNER	
MONUMENT FOUND	EM - ELECTRIC METER
CABLE	E - ELECTRIC
CLEAN OUT	PE - POOL EQUIP
GAS METER	PP - POWER POLE
FIRE HYDRANT	T - TELEPHONE
LIGHT POLE	WM - WATER METER
MANHOLE	WV - WATER VALVE
(UNLESS OTHERWISE NOTED)	



EXHIBIT B

2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

BOUNDARY SURVEY

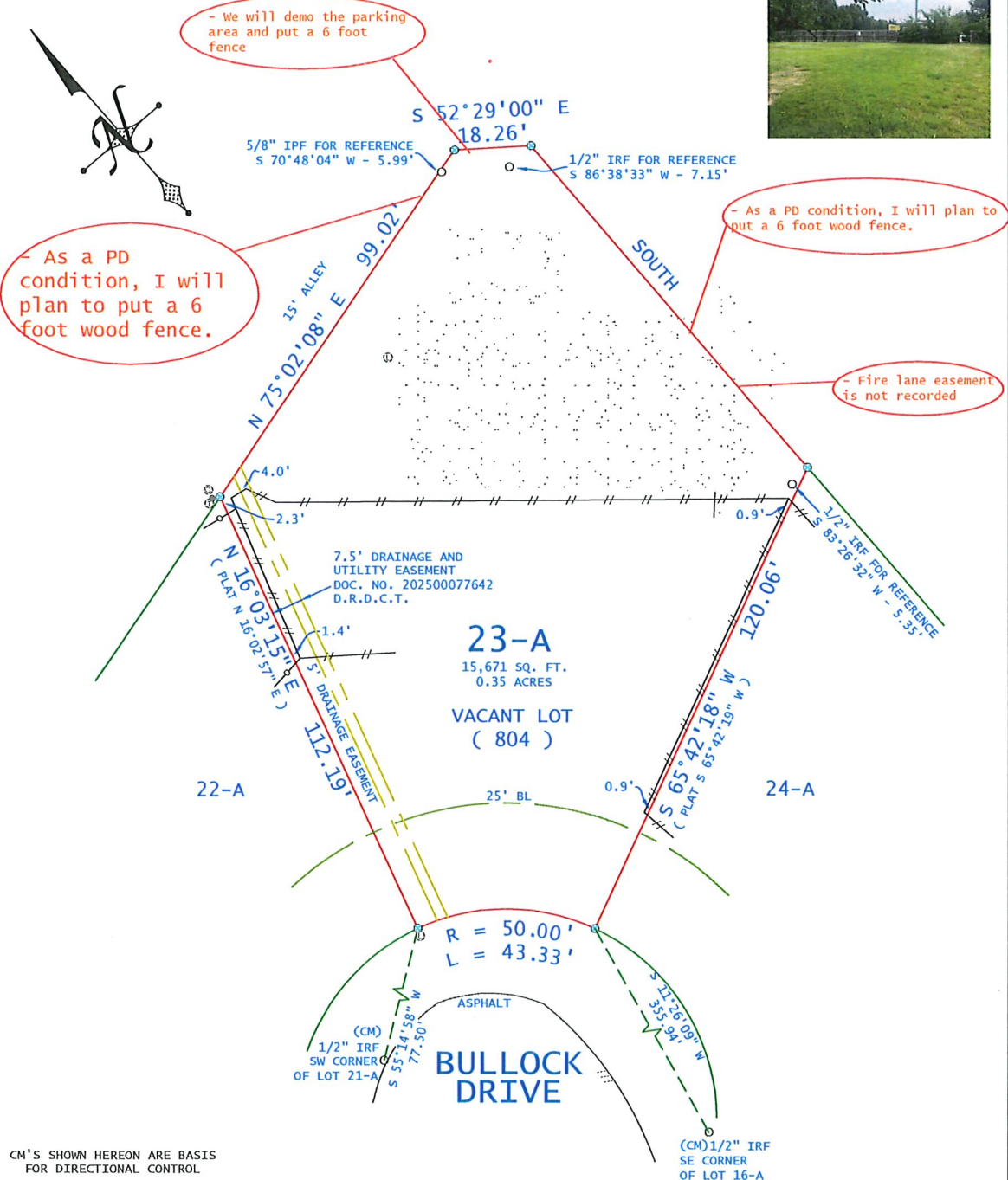


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4911-8386-1091, v. 1