

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**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-301R5-HC (PLANNED DEVELOPMENT 301 REVISION 5- HIGHWAY COMMERCIAL) TO PD-301R6-HC (PLANNED DEVELOPMENT 301-REVISION 6- HIGHWAY COMMERCIAL) TO REVISE THE CONCEPT PLAN, TO ALLOW A DETAIL PLAN FOR A FIVE STORY, 76,346-SF HOTEL, WITH 131 ROOMS COMBINING LOT 7R AND A PORTION OF LOT 6R, BLOCK A, ON 2.46 ACRES AND REVISING THE CONCEPT PLAN FOR THE REMAINING PORTION OF LOT 6R, BLOCK A, ON 0.88 ACRES TOTALING APPROXIMATELY 3.34 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST QUADRANT OF S. BELT LINE ROAD AND DIVIDEND DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE REVISED CONCEPT PLAN FOR LOT 6R2, DETAIL SITE PLAN FOR LOT 7R2, DETAIL LANDSCAPE PLAN FOR LOT 7R2, FLOOR PLAN FOR LOT 7R2, AND ELEVATIONS FOR LOT 7R2, ATTACHED HERETO AS EXHIBITS "B", "C", "D", "E", "F", 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-301R6-HC 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-301R5-HC (Planned Development-301 Revision 5- Highway Commercial) to PD-301R6-HC (Planned Development-301 Revision 6- Highway Commercial), to provide for those uses allowed in Highway Commercial except as provided herein; and, to amend said concept by adopting a new Conceptual Site Plan for Lot 6R2 on 0.88 acres of land; and, approve a Detail Site Plan for Lot 7R2, Detail Landscape Plan for Lot 7R2, Floor Plan for Lot 7R2, and Elevations for Lot 7R2 of said development, located at the southeast corner of Dividend Drive and S. Belt Line Road, 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 Highway Commercial District uses and purposes as provided in the Code of Ordinances, and provided herein subject to the following development regulations:

- A. Except as amended herein, the property shall be developed in accordance with the Ordinance 91500-A-819, Ordinance 91500-A-788 and Ordinance 91500-A-784 which are incorporated herein as set forth in full and hereby republished, except as amended herein.
- B. The Property, Lots 6R, Block A and Lot 7R, Block A, shall be replatted to conform to the Site Plan prior to issuance of permitting any building permit.
- C. The development and maintenance of the property shall be in accordance with the amended Conceptual Site Plan for Lot 6R2, attached hereto and made part of the ordinance as Exhibit B.
- D. The development and maintenance of the property shall also be in accordance with the Detail Site Plan; Detail Landscape Plan; Floor Plan and Elevations and notes or provisions included therein for Lot 7R2, which are deemed to be development regulations, attached hereto and made part of the ordinance, being Exhibits C through F.
- E. The façade and overall architectural style of the conceptual building on Lot 6R2 shall have a consistent Architectural and building material components as provided for in the Planned Development Ordinance 91500-A-819, and, as provided herein.
- F. Additional Development Regulations for Lot 7R2, Block A:
  - 1. Any change in building materials shall be subject to Council approval, unless consistent with the materials as requested, described, and depicted in Ordinance 91500-A-819.
  - 2. All building signage shall comply with City ordinances and regulations at time of application and granting of permit.
  - 3. The total required parking for the hotel use (TownePlace Suites) is allowed to be at or no greater than 132 parking spaces, as depicted on the proposed Site Plan.
  - 4. Any change to the room and/or kitchen amenities shall require a zoning change, and be subject to Council approval.
  - 5. Free Shuttle Service to/from Dallas Fort Worth International Airport and/or nearby businesses shall be provided for hotel guests/occupants.

- G. A Detailed Site Plan shall be required prior to the issuance of any building permits for the development use and maintenance of Lot 6R2, Block A of the Planned Development under the new Concept Plan for Lot 6R2, which may be approved administratively by Community Development if in compliance with the approved Concept Plan and development regulations of this Planned Development.

**SECTION 3.** That the new Concept Plan for Lot 6R2, Detail Site Plan for Lot 7R2, Detail Landscape Plan for Lot 7R2, Floor Plan for Lot 7R2 and Elevations for Lot 7R2, and all comments and notes set forth therein, attached hereto as Exhibits “B” through “F” 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 \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
WES MAYS, MAYOR

ATTEST:

\_\_\_\_\_  
PHOEBE STELL, INTERIM- CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
ROBERT E. HAGER, CITY ATTORNEY