

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 S-1029-LI (SPECIAL USE PERMIT 1029-LIGHT INDUSTRIAL) TO S-1029R-LI (SPECIAL USE PERMIT 1029 REVISED-LIGHT INDUSTRIAL) TO AMEND THE SUP CONDITIONS AND SITE PLAN TO ALLOW THE RELOCATION AND EXPANSION OF CAR REPAIR FACILITY TO A TOTAL OF 8,734 SQUARE FEET, TO BE LOCATED IN SUITE 160, 1203 CRESTSIDE DRIVE; PROVIDING FOR THE APPROVAL OF THE DETAIL SITE AND FLOOR PLAN, ATTACHED HERETO AS EXHIBIT "A"; 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. S-1029-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 zoning change from S-1029-LI (Special Use Permit 1029-Light Industrial) to S-1029R-LI (Special Use Permit 1029 Revised -Light Industrial) to amend the SUP conditions and site plan to allow the relocation and expansion of car repair facility to a total of 8,734 square feet, to be located in Suite 160, 1203 Crestside Drive.

SECTION 2. That Special Use Permit 1029 Revised -Light Industrial shall be used and developed in accordance with the Light Industrial Standards as set for in the Code of Ordinances except as hereby limited and approved subject to the following special conditions:

- A. Except as amended herein, the property shall be developed in accordance with the Special Use Permit Ordinance, No.297-A-66, which is incorporated herein as set forth in full and hereby republished.
- B. Automobile repair shall be limited to minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; mufflers; performing state inspections and making minor repairs necessary to pass said inspection; servicing of air-conditioning systems, and other similar minor services for motor vehicles except heavy load commercial motor vehicles, but shall not include major repair, rebuilding, or reconditioning of engines or transmissions for motor vehicles; wrecker service with vehicle storage; collision services including body, frame or fender straightening or repair; customizing; overall painting or paint shop.
- C. All vehicular repair shall occur inside of the building as provided in the Detail Site and Floor Plans.
- D. No vehicles shall be permitted to be parked in the fire lane at any time.

Said property being described as follows:

BEING Suite 160 Crestside Drive, City of Coppell, Dallas County Texas.

Said property more particularly shown on the Detail Site and Floor Plans attached hereto as Exhibit "A".

SECTION 3. That the Detail Site and Floor Plan, attached hereto as Exhibit A, is made a part hereof for all purposes, are hereby approved as special conditions.

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 _____, 2017

APPROVED:

KAREN SELBO HUNT, MAYOR

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY