

**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-295R5-HC (PLANNED DEVELOPMENT 295 REVISION 5- HIGHWAY COMMERCIAL) TO PD-295R6-HC (PLANNED DEVELOPMENT 295-REVISION 6- HIGHWAY COMMERCIAL) TO REVISE THE CONCEPT PLAN, TO ALLOW A DETAIL PLAN FOR A FOUR STORY, 46,226-SF HOTEL, WITH 100 ROOMS, ON 2.05 ACRES OF PROPERTY LOCATED AT THE NORTHWEST SIDE OF NORTHWESTERN SOUTHWEST OF FREEPORT PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE DETAIL SITE PLAN, DETAIL LANDSCAPE PLAN & TREE SURVEY, FLOOR PLAN, ELEVATIONS & DETAILS AND RENDERINGS ATTACHED HERETO AS EXHIBITS “B-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-295R6-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-295R5-HC (Planned Development-295 Revision 5- Highway Commercial) to PD-295R6-HC (Planned Development-195 Revision 6- Highway Commercial), to establish a Detail Site Plan for a hotel use on 2.05 acres of property, located at the northwest side of Northwestern, southwest of Freeport Parkway, 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-759 and Ordinance 91500-A-739 which are incorporated herein as set forth in full and hereby republished, except as amended herein.
- B. The Property, Prologis Park One Twenty One, Lot 2R-2R3, Block B, shall be replatted prior to issuance of any building permit(s).
- C. The development and maintenance of the property shall be in accordance with the Detail Site Plan; Detail Landscape Plan; Floor Plan and Elevations and notes or provisions included therein, which are deemed to be development regulations, attached hereto and made part of the ordinance, being Exhibits B through F.
- D. 100 hotel rooms shall be provided for.
- E. To allow the 21,927- sf total landscape area and 2,742- sf hardscape of enhanced pavement on the sidewalk around the building in lieu of the required 24,669 -sf total landscape area.
- F. Tree removal permit is required prior to removal of any trees.
- G. A shared parking agreement with the adjacent property to the southeast shall be submitted and administratively approved by the Community Development Director prior to permitting.
- H. The Community Development Director is eligible to administratively approve the plans for the focal point element in the landscape area.
- I. Signs shall comply with City Ordinances.
- J. There may be additional comments at the time of Building Permit and Detail Engineering Review.

**SECTION 3.** That the Detail Site Plan, Detail Landscape Plan & Tree Survey, Floor Plan, Elevations & Details and Renderings, 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 \_\_\_\_\_, 2026.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
LAUREN THODEN, CITY SECRETARY

APPROVED AS TO FORM:

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ROBERT E. HAGER, CITY ATTORNEY  
(03/19/2026: 4933-0824-5913,v.1)