

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. 91500-A-718

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 A REZONING FROM LI (LIGHT INDUSTRIAL) TO S-1262-LI (SPECIAL USE PERMIT-1262) TO ALLOW THE OCCUPANCY OF THE EXISTING 153,000 SQUARE FOOT OFFICE/WAREHOUSE BUILDING FOR INTERNET-BASED CAR SALES AND ANCILLARY USES (MINOR CAR REPAIR, CAR STORAGE AND OFFICES) ON APPROXIMATELY 8.7 ACRES OF LAND LOCATED AT 100 S. ROYAL LANE AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, LANDSCAPE PLAN, FLOOR PLAN AND SIGN EXHIBIT, ATTACHED HERETO AS EXHIBITS "B", "C", "D", AND "E", 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. S-1262-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, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning from a from LI (Light Industrial) to S-1262-LI (Special Use Permit-1262) to allow the occupancy of the existing 153,000 square foot office/warehouse building for internet-based automobile sales and ancillary uses (minor car repair,

car storage and offices) on approximately 8.7 acres of land located at 100 S. Royal Lane and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, subject to the special conditions established herein.

SECTION 2. That S-1262-LI and Special Use Permit (SUP) are hereby approved subject to the following special conditions:

- A. There shall be no display for sale, lease or resale of automobile outside of the primary structure. However, motor vehicles inventory ("vehicle storage") may be stored outside provided such storage is screened from public view as depicted on the approved Site Plan, Exhibit B. All motor vehicles parked outside of the screened area shall be limited to customer and employee parking as depicted on the approved Site Plan, Exhibit B. At no time shall there be signs/banners/painting on windows or other types of identification which would indicate that automobiles or other motorize vehicles are for sale, lease, resale or combination thereof.
- B. There shall not be any repair, maintenance, painting, service or similar activities (minor auto service) outside of the primary structure at any time; and, any and all such repairs, maintenance or service shall be conducted inside the main structure and shall only be dedicated to the internet sale motor vehicles and not offered such repair services to the general public.
- C. Tires or parts stored outside the main structure shall be contained within the accessory storage structure as depicted on the approved Site Plan, Exhibit B.
- D. In the event that the evergreen tree row along the north property line is removed, or no longer provides the visual screen, then either a solid screening wall and/or replacement trees will be required to allow the continuation of outdoor storage along the north side of the building.

- E. The re-occupancy of this main structure and accessory storage structure shall be required to apply; receive and maintain the required certificate, permits and authorization for this use; and, shall adhere to all Building, Fire, and Environmental Codes, including but not limited to the storage, maintenance, use and disposal of gasoline, oil, petroleum products and other solvents.
- F. A Minor Amending Plat shall be required to provide the extension of the fire lane, as indicated on the site plan.
- G. If the off-site vehicle storage, display or use in connection with this use, is located within the City of Coppell, then an Amendment to this SUP will be required.
- H. Compliance with any additional comments generated during final engineering review.

SECTION 3. That the Site Plan, Landscape Plan, Floor Plan and Sign Exhibit, attached hereto as Exhibits “B”, “C”, “D”, and “E” respectively, are made a part of the special condition hereof for all purposes, and hereby approved.

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 12th day of December, 2017.



APPROVED:

KAREN SELBO HUNT, MAYOR

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

LEGAL DESCRIPTION

LEGAL DESCRIPTION

BEING a tract of land out of the Jesse Moore Survey, Abstract No. 968, Dallas County, Texas and being all of Lot 1, the Final Plat of Four Seasons Addition, an addition to the City of Coppell, as recorded in Volume 99241, Page 00196 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being the same tract as described in Special Warranty Deed to MLRP 100 Royal Limited Partnership, as recorded in Document 200503587532 of the Official Public Records of Dallas County, Texas O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF ASSOC." (hereafter referred to as "with cap") for the southwest corner of said Lot 1 and the northwest corner of Lot 1C-R of Amberpoint Business Park at Coppell addition, as recorded in Document No. 201400146557 D.R.D.C.T., said corner also being on the east right-of-way line of Royal Lane (100 foot right-of-way, as recorded in Volume 88118, Page 877, D.R.D.C.T.);

THENCE North 00 degrees 10 minutes 02 seconds West, along said east right-of-way line and the west line of said Lot 1, a distance of 626.95 feet to a 1/2-inch found iron rod with cap for corner;

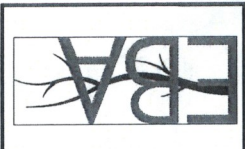
THENCE North 89 degrees 50 minutes 01 second East, departing said east right-of-way line and along the north line of said Lot 1, same being the south line of Lot 2R, Four Season Addition, (dedicated as Lot 2), as recorded in Volume 2004228, Page 121, D.R.D.C.T., a distance of 606.15 feet to the northeast corner of said Lot 1 and common southeast corner of said Lot 2R, from which said point a 1/2-inch found iron rod bears South 89 degrees 50 minutes 01 second West, 0.42 feet, said point also being on the west line of Lot 1AR, Block A of Amberpoint Business Park at Coppell Addition, as recorded in Document No. 20070356424, D.R.D.C.T.;

THENCE South 00 degrees 10 minutes 34 seconds East, along the common east line of said Lot 1 and west line of said Lot 1AR, a distance of 626.87 feet to a 1/2-inch found iron rod for the southeast corner of said Lot 1, same being the northeast corner of the aforementioned Lot 1C-R;

THENCE South 89 degrees 49 minutes 36 seconds West, departing said common east and west lines and along the common south line of said Lot 1 and north line of said Lot 1C-R, a distance of 606.25 feet to the POINT OF BEGINNING AND CONTAINING 380,031 square feet or 8.724 acres of land more or less.

DATE PREPARED: 08/14/2017
DATE REVISED: 11/01/2017

E. BROOKE ASSOCIATES
Dallas, Texas 75228
817-219-2665
efm@ebrooke.com



100 S. ROYAL LANE
CORPUS CHRISTI, TEXAS

LANDSCAPE PLAN
LOT 1
Four Seasons Addition
(vol. 99241, pg. 196)
DALLAS, TEXAS 75228
DATE OF PREPARATION: 11/14/2017



VICINITY MAP
NTS

SITE INFORMATION
ZONING DISTRICT: LI
PROPERTY AREA: 380,301 SF
6.274 ACRES

LANDSCAPE REQUIREMENTS
PERIMETER LANDSCAPE: 20,037 SF
PROVIDED TREES: 17,473 SF
PROVIDED TREES: 48
PROVIDED TREES: 48

INTERIOR LANDSCAPE
CUSTOMER & EMPLOYEE PARKING ALONG ROYAL LANE:
REQUIRED AREA: 49,025 SF
REQUIRED TREES: 8,204 SF (10%)
PROVIDED TREES: 11
PROVIDED TREES: 52
EXEMPT PARKING AREA: 137,908 SF
(3.16 ACRES)

NOTES:
1) IN THE EVENT THAT THE EVERGREEN TREE ROW ALONG THE PERIMETER OF THE LOT IS NOT MAINTAINED, THE USER PROVIDES THE VISUAL SCREEN, THEN EITHER A SOLID SCREENING WALL AND/OR REPLACEMENT TREES WILL BE PROVIDED ALONG THE NORTH SIDE OF THE BUILDING.
2) IN THE EVENT THAT THE EVERGREEN TREE ROW ALONG THE PERIMETER OF THE LOT IS NOT MAINTAINED, THE USER PROVIDES THE VISUAL SCREEN, THEN EITHER A SOLID SCREENING WALL AND/OR REPLACEMENT TREES WILL BE PROVIDED ALONG THE NORTH SIDE OF THE BUILDING.

PLANT MATERIAL LIST SUMMARY CHART

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	HT. NOTES
10	LO LIVE OAK	Quercus virginiana	> 3" CAL	N/A
4	CE CEDAR ELM	Ulmus crassifolia	> 3" CAL	N/A
1	RO RED OAK	Quercus shumardii	> 3" CAL	N/A
1	YH YALPUN HOLLY	Ilex vomitoria	> 2" CAL	N/A
EXISTING GROUNDCOVERS				
476	ICB COMMON BERMUDA	Cynodon dactylon		SOD - SY
PROPOSED TREES				
1	SB SILVER BERRY	Ulmus parvifolia	> 3" CAL	14'-16"
45	ISB SILVER BERRY	Elaeagnus angustifolia		36"
1	SB SILVER BERRY	Elaeagnus angustifolia		

LANDSCAPE ARCHITECT:
E. BROOKE ASSOCIATES, LLC
8624 FERGUSON RD. #570527
DALLAS, TEXAS 75228
(817) 219-2665

ENGINEER:
MACATEE ENGINEERING, LLC
3519 MILES ST.
DALLAS, TEXAS 75209
(214) 373-1180

LANDSCAPE PLAN

SCALE: 1" = 40'-0"

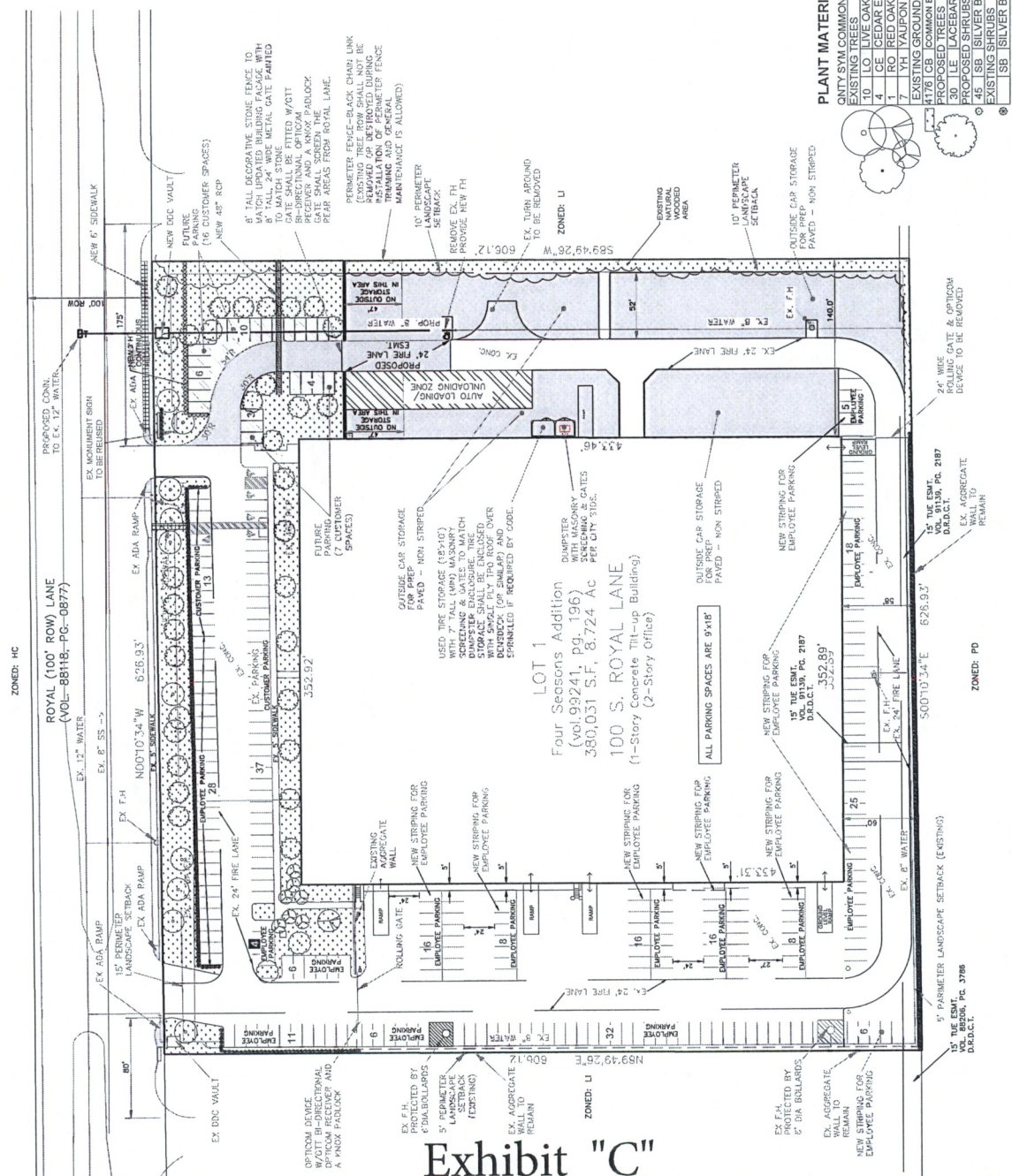


Exhibit "C"

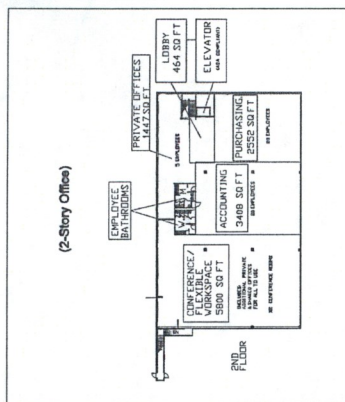
ROYAL (100' ROW) LANE
VOL. 88118, PG. 0877)

1

626.93' S00°10'34"E

SCALE 1"=40'

DRIVERSSELECT
PRELIMINARY SP/
Preliminary Interior
Amount of Employee
Brief Area Use



NOTES:

- 1) SPACE PLAN - SHOWS GENERAL INTERIOR LAYOUT AND PURPOSE FOR EACH DESIGNATED AREA

SITE DATA TABLE
EXISTING ZONING:

SITE DATA TABLE

EXISTING ZONING:	AUTO SALES/STORAGE WITH ANCILLARY OFFICE, SERVICE, & MAINTENANCE FACILITIES
USE:	380,031 SF 152,977 SF
SITE AREA:	
BUILDING FOOTPRINT:	

SITE AREA:
BUILDING FOOTPRINT:

BUILDING FOOTPRINT:
AREA BY USE 1ST FLOOR
MAINTENANCE / RECONDITION

MAINTENANCE / RECONDITION
SHOWROOM / LOBBY
WAREHOUSING

SHOWROOM / LOBBY
WAREHOUSING
SALES & FINANCE OFFICES

SALES & FINANCE OFFICES
DINING / MEETING / COLLISION

**DINING / MEETING / COLLISION
AREA BY USE 2ND FLOOR
LOBBY**

LOBBY
PURCHASING OFFICES
PRIVATE OFFICES

PURCHASING OFFICES
PRIVATE OFFICES
ACCOUNTING OFFICES

ACCOUNTING OFFICES
CONF. & FLEX WORK SPACE

CONF. & FLEX WORK SPACE
BUILDING HEIGHT:
LOT COVERAGE:

LOT COVERAGE:
FLOOR AREA RATIO:
PARKING

FLOOR AREA RATIO:
PARKING
REQUIRED:

REQUIRED:
OFFICE: 24,769SF AT 1:300
WAREHOUSE & MAINTENANCE:

OFFICE: 24,769SF AT 1:300
WAREHOUSE & MAINTENANCE:
128,933SF AT 1:1000

128,933SF AT 1:1000
INDOOR SALES: 11,254SF AT 1:5
TOTAL PARKING REQUIRED:

TOTAL PARKING REQUIRED:

PROVIDED:

**PROVIDED:
EXISTING PARKING**

EXISTING PARKING	
NEW PARKING	
TOTAL PARKING PROVIDED:	

NEW PARKING
TOTAL PARKING PROVIDED: (205 EMP)

IMPERVIOUS AREA (PROPOSED):

IMPERVIOUS AREA (PROPOSED):
IMPERVIOUS AREA (FUTURE):

IMPERVIOUS AREA (FUTURE):
PERVIOUS AREA (PROPOSED):
PERVIOUS AREA (FUTURE):

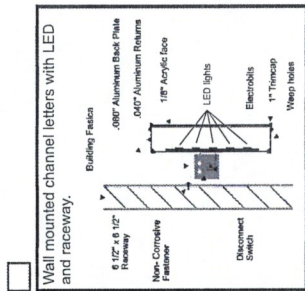
PERVIOUS AREA (FUTURE):

FUTURE PARKING (AS NEEDED WITHIN)

Exhibit "E"

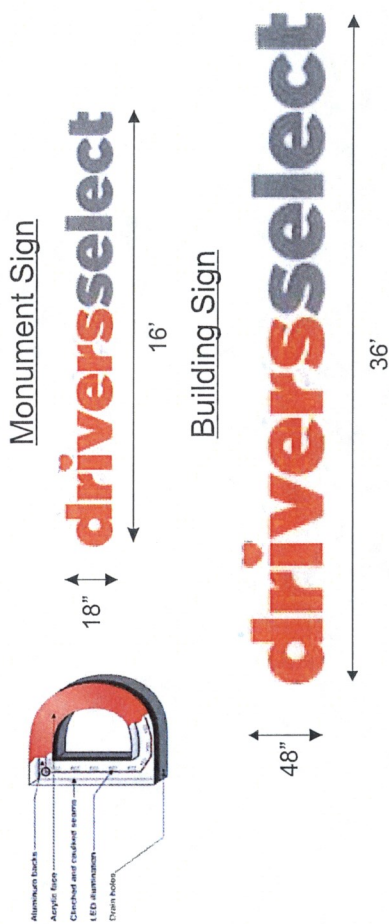


Side Drawing
Channel letters with LED lighting



Specification:
Channel letters with LED lighting.
Acrylic faces with 1 inch trim cap.
5 inch black returns.

Monument sign will externally lit and re-faced with the same material (s) as the updated building façade



DriverSelect	Address 100 S. Royal Lane	Date _____ Signed _____
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