

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 HC (HIGHWAY COMMERCIAL) TO PD-323-HC (PLANNED DEVELOPMENT 323-HIGHWAY COMMERCIAL) TO ALLOW FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY DETAIL SITE PLAN FOR A BUILDING CONTAINING FIVE (5) PICKLEBALL COURTS (13,000-SF) WITH A SPECULATIVE RESTAURANT (2,485-SF) AND RETAIL SPACE (2,170-SF), TOTALING 17,655-SF ON 1.6 ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF SH 121, APPROXIMATELY 940 FEET WEST OF DENTON TAP ROAD, FOR THE PROPERTY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPERATED HEREIN; PROVIDING FOR THE APPROVAL OF DETAIL SITE PLAN, LANDSCAPE PLAN, TREE SURVEY, FLOOR PLAN, BUILDING ELEVATIONS, DETAILS & RENDERING; ATTACHED HERETO AS EXHIBITS “B” THROUGH “H”; 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-323-HC 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 HC (Highway Commercial) to PD-323-HC (Planned Development 323-Highway Commercial) to allow for the development, construction, maintenance, and use of a Commercial Indoor Recreational Facility totaling 17,655-sf, for indoor commercial recreational use (13,000-sf), restaurant (2,485-sf), and retail space (2,170-sf), on 1.6 acres of property located on the north side of SH 121, approximately 940 feet west of Denton Tap Road, for the property described in Exhibit “A” attached hereto and made a part hereof for all purposes; and, to approve the Detail Site Plan (Exhibit “B”), Landscape Plan (Exhibit “C”), Tree Survey (Exhibit “D”), Floor Plan (Exhibit “E”), Building Elevations (Exhibit “F”), Details (Exhibit “G”) & Rendering (Exhibit “H”) for said development, and made part hereof for all purposes, subject

to the detailed Site Plan in which development shall be strictly regulated as amended, and subject to the provisions of this Ordinance.

SECTION 2. That the Planned Development-323-Highway Commercial shall be developed, constructed, and maintained in accordance with the Highway Commercial District Regulations except as provided herein in the development regulations Exhibits B-H and subject to the following development regulations:

- A. To allow 13,000 square feet of Indoor Recreational Commercial uses as defined herein, on the property allowing the hours of operation to be 24 hours a day, 7 days a week.
- B. To allow for a maximum of 2,485 square feet of restaurant space, and 2,170 square feet of retail space with hours of operation to be from 6 a.m. to 12 a.m., daily.
- C. Texas Department of Transportation approval shall be required to the tie-in to the stormwater system from the Property.
- D. To allow technical and code comments at the time of Detail Engineering and Building Permit review.
- E. A plat will be required to be filed of record prior to issuance of any development permits.
- F. All attached building signage shall comply with the Sign Section of the Zoning Ordinance.
- G. The six-foot screening wall will be required to be constructed prior to the building's construction above grade.
- H. For purposes of this Ordinance, Commercial Indoor Recreation shall mean an indoor facility providing accommodations for a variety of individual, organized, or franchise sports including, but not limited to, tennis, pickleball, ice or roller hockey, wrestling, soccer, volleyball, or basketball. Such facility may also provide other regular, organized, or franchise events, health fitness club, snack bar, restaurant, retail sales or sports related, health or fitness, and other support facilities.
- I. To allow for a pedestrian access site to and from the Coppell Greens common area, subject to the applicant, Property Owner, and the Coppell Greens Homeowner's Association access agreement, which shall be filed with the City prior to issuance of a certificate of occupancy.

SECTION 3. That the Detail Site Plan, Landscape Plan, Tree Survey, Floor Plan, Building Elevations, Details & Rendering attached hereto as Exhibits "B" through "H"; respectively shall be deemed as development regulations to this development.

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 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:

ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT HAGER, CITY ATTORNEY