

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 LI (LIGHT INDUSTRIAL) TO PD-265-TH-1 (PLANNED DEVELOPMENT-265-TOWN HOUSE-1), TO ALLOW THE DEVELOPMENT OF 15 SINGLE-FAMILY LOTS AND TWO (2) COMMON AREA LOTS ON THREE (3) ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF EAST BELT LINE ROAD APPROXIMATELY 1,700 FEET WEST OF MOORE ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, TYPICAL HOUSE SIDE ELEVATION WITH FIRST AND SECOND FLOOR PLANS, TREE REMOVAL PLAN, LANDSCAPE PLAN, SCREENING WALL DETAILS AND PERSPECTIVES ATTACHED HERETO AS EXHIBITS "B", "C", "D", "E", "F" AND "G" RESPECTIVELY; 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 PD-265-TH-1 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 LI (Light Industrial) to PD-265-TH-1 (Planned Development-265-Town House-1), to allow the development of 15 single-family

lots and two (2) common area lots on three (3) acres of property located on the north side of East Belt Line Road approximately 1,700 feet west of Moore Road and being more particularly described in Exhibit “A”, attached hereto and made a part hereof for all purposes.

SECTION 2. That the property shall be developed and used as provided in the base Town House -1 zoning district as specified in the Comprehensive Zoning Ordinances except as amended herein, and in accordance with following development regulations as set forth herein below;

- A) The minimum front yard setback shall be 15 feet.
- B) Minimum garage door setbacks shall be a 22 feet.
- C) Exterior elevation design shall be repeated no more than once for every four (4) lots.
- D) Each residential unit shall have no more than three bedrooms.
- E) There shall be no on-street parking within this development, which will be established by City Ordinance.
- F) The Property Owner shall file and obtain required approvals for connection of the storm drainage across East Belt Line Road, from the City of Dallas.
- G) Approval from Dallas Area Rapid Transit Authority shall be obtained to allow Storm water and surface drainage into or across the Cottonbelt right-of-way adjacent East Belt Line Road. The owner shall provide such approvals at time of Final Platting.
- H) The driveway and median cuts onto East Belt Line shall be approved and permitted through the City of Dallas; and the Property Owner shall provide such evidence of approval at time of Final Platting.
- I) Tree removal permit required prior to any construction or site development.

J) Park Development fees of \$1,285 per residential lot are hereby assessed and shall be paid upon application and issuance of building permits.

SECTION 3. That the Site Plan, Typical House Side Elevation with First and Second Floor Plan, Tree Removal Plan, Landscape Plan, Screening Wall Details and Colored Perspective attached here to as Exhibits “B”, “C”, “D”, “E”, “F” and “G” in their entirety, and made a part hereof for all purposes as special regulations, are hereby approved.

SECTION 4. That the above property shall be developed and 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 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 6. 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 7. 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 8. 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 9. 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 _____, 2014

APPROVED:

KAREN SELBO HUNT, MAYOR

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY
(REH/mpm)