

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-286-R (PLANNED DEVELOPMENT 289 - RETAIL) TO PD-289R-RETAIL (PLANNED DEVELOPMENT 289 REVISED - RETAIL) TO APPROVE A DETAIL PLAN TO CONSTRUCT TWO RETAIL/RESTAURANT BUILDINGS TOTALING 16,755 SQUARE FEET ON 2.45 ACRES OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF SOUTH DENTON TAP ROAD AND THE DART R.O.W., AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE DETAIL SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS, ATTACHED HERETO AS EXHIBITS "B", "C", AND "D", 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-289R-R 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-289-R (Planned Development-289 – Retail) to PD-289R-R (Planned Development- 289 Revised – Retail), to provide for those uses allowed in Retail except as provided herein; and, to amend said concept by approving a Detail Site Plan, Landscape Plan, and Building Elevations for the property located at the northeast corner of South Denton Tap Road and the DART R.O.W., 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 Retail District uses and purposes as provided in the Code of Ordinances, and provided herein

subject to the Section 3 and following development regulations:

- A. The Property shall be replatted and comply with subdivision regulations, including but not limited to storm drainage standards prior to permitting.
- B. A tree removal permit is required as provided in the Code of Ordinances.
- C. All monument and building signage shall comply with city ordinances.
- D. Landscaping shall be installed and maintained in a healthy growing condition as set forth in the Landscape Plans. (Exhibit C)
- E. To allow patios under 500-sf for each building depicted on the Detailed Site Plan (Exhibit B). The patio area shall not be included for calculation for parking ratio applicable to the site. In the event that any patio area exceed 500sf, the amount in excess of 500sf shall be included to the calculate parking.
- F. The building material and color scheme shall be in accordance with the Elevation Plan Exhibit D.

SECTION 3. That the new Detail Site Plan, Landscape Plan, and Building Elevations for Pecan Creek Shopping Center, and all comments and notes set forth therein, attached hereto as Exhibits “B” through “D” 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 _____, 2025.

APPROVED:

WES MAYS, MAYOR

ATTEST:

LAUREN THODEN, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY