

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 S-1113R2-SF-7 (SPECIAL USE PERMIT 1113 REVISION 2 SINGLE-FAMILY 7) TO S-1113R3-SF-7 (SPECIAL USE PERMIT 1113– REVISION 3- SINGLE-FAMILY 7) TO INCREASE STUDENT ENROLLMENT TO ALLOW A PRIVATE SCHOOL WITH A MAXIMUM ENROLLMENT OF 130 STUDENTS TO OPERATE AT THE CHURCH OF THE APOSTLES LOCATED AT 322 S. MACARTHUR BLVD, AS PROVIDED HEREIN IN A DETAIL SITE PLAN, FOR THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS ADDITION, SAVE AND EXCEPT THAT PORTION DEEDED TO THE CITY ON JULY 9, 2025, AS SHOWN IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL THE SITE PLAN, AND TRAFFIC CIRCULATION PLAN; ATTACHED HERETO AS EXHIBITS “B” THOUGH “C”; 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. S-1113R3-SF-7 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 S-1113R2-SF-7 (Special Use Permit - 1113 Revision 2 - Single-Family 7) to S-1113R3-SF-7 (Special Use Permit - 1113 Revision 3- Single-Family 7) to increase student enrollment to allow a private school with a maximum enrollment of 130 students on property owned by the Church of the Apostles Corporation of Episcopal Diocese of Dallas located at 322 S. MacArthur Blvd; for the property described as Lot 1, Block A, Corporation

of the Episcopal Diocese of Dallas Addition, Save and Except that portion deeded to the City on July 9, 2025, as shown in Exhibit “A” attached hereto and made a part hereof for all purposes; to provide for those uses of said buildings to allow in Single-Family 7 District zoning except as provided herein; and, to approve the Site Plan, and Vehicular Traffic Circulation Plan for said development, 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 continue to be used as a church with the accessory use for a Private School, as provided in S-1113R3-SF-7 and Code of Ordinances, and is hereby approved subject to the following development regulations:

- A. Except as amended herein, the property shall be developed in accordance with the Ordinance 91500-A-706 and Ordinance 91500-A-826 which is incorporated herein as set forth in full and hereby republished, except as amended herein.
- B. The Private School shall be licensed and maintain its required accreditation under regulations in accordance with state law; and, said school may provide instruction for PreKindergarten-3 through Twelfth (12<sup>th</sup>) grade.
- C. The total student enrollment capacity under this Special Use Permit shall not exceed one hundred (130) students.
- D. The school shall be allowed only for the 2026-2027 school year. Any further use would require a new application request.

**SECTION 3.** That the Site Plan, and Circulation Plan attached hereto as Exhibits “B” though “C”; respectively shall be deemed as development regulations, uses permitted herein and 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 \_\_\_\_\_, 2026.

APPROVED:

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
ROBERT HAGER, CITY ATTORNEY

SAVE & EXCEPT

**BEING** 2.085 acres of land situated in and being a portion Lot 1, Block 1, Corporation of the Episcopal Diocese of Dallas Addition, an addition to the City of Coppell, Dallas County, Texas, as filed in Instrument #97199-2682, Plat Records of Dallas County, Texas (P.R.D.C.T.), and being a portion of a tract of land described in the deed to Corporation of the Episcopal Diocese of Dallas, a Texas non-profit corporation, according to the deed filed in Volume 95007, Page 2023, Deed Records of Dallas County, Texas (D.R.D.C.T.); and being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut set on the edge of a concrete walk at the southeast corner of said Lot 1, also being a re-entrant corner of a tract of land described in the deed to The City of Coppell, Texas, a political subdivision of the State of Texas, according to the deed filed in Volume 95007, Page 1993, D.R.D.C.T.;

**THENCE** N 89°46'26" W, along the south line of said Lot 1, and along the most westerly north line of said City of Coppell tract, a distance of 204.33 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same);

**THENCE** leaving said line passing over and across said Lot 1, the following courses, and distances;

N 00°19'21" E, a distance of 94.80 feet, from which the southeast corner of a 0.65' wide brick dumpster enclosure, bears S 89°58'32" W, a distance of 0.10 feet;

S 89°58'32" W, passing along the south line of said brick dumpster enclosure, a distance of 14.74 feet to the southwest corner of said brick dumpster enclosure;

N 00°44'28" E, passing along the west line of said brick dumpster enclosure, a distance of 16.33 feet to the northwest corner of said brick dumpster enclosure;

N 89°58'32" E, passing along the north line of said brick dumpster enclosure, a distance of 14.62 feet, from which the northeast corner of said brick dumpster enclosure, bears S 89°58'32" W, a distance of 0.15 feet;

N 00°19'21" E, a distance of 332.93 feet to an "X" cut set on a concrete walk in the north line of said Lot 1, also being in the south Right-of-Way (R-O-W) line of Starleaf Street (variable width);

**THENCE** S 89°46'26" E, along the north line of said Lot 1, and along the south R-O-W line of said Starleaf Street, a distance of 203.59 feet to an "X" cut set on a concrete walk at the northeast corner of said Lot 1, also being the most northerly northwest corner of said City of Coppell tract;

**THENCE** S 00°13'34" W, along the east line of said Lot 1, and along the most northerly west line of said City of Coppell tract, a distance of 444.07 feet to the **POINT OF BEGINNING** and containing 90,813 square feet or 2.085 acres of land.





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