

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 PD-296-LI, (PLANNED DEVELOPMENT-296 LIGHT INDUSTRIAL), TO PD-296R-LI, (PLANNED DEVELOPMENT-296-REVISED-LIGHT INDUSTRIAL), TO APPROVE A DETAIL SITE PLAN TO ALLOW A THREE-STORY, APPROXIMATELY 29,388-SQUARE FOOT OFFICE BUILDING AND NEW PARKING AREA, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE SITE PLAN; BUILDING ELEVATIONS; LANDSCAPE PLAN, TREE SURVEY AND MITIGATION PLAN; FOR LOT 1R, BLOCK A, SAMARITANS PURSE FELLOWSHIP ADDITION, 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. PD-296R-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 PD-296-LI (Planned

Development-296-Light Industrial) to PD-296R-LI, (Planned Development-296 Revised-Light Industrial); and, to approve the Detail Site Plan for 12.779 acres of real property in the Samaritans Purse Fellowship Addition, Lot 1R, Block A; and, being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes, subject to the development regulations; and, to allow for the construction of an approximate 29,388 square-foot building and parking for office use;

SECTION 2. That PD-296R-LI as provided herein is hereby approved subject to the following development regulations:

- A. Development of the property shall be in accordance with the previous zoning and regulations as provided in Ordinance 91500-A-737, except as herein amended.
- B. All landscape areas as depicted and provided in Exhibit D shall be irrigated, which shall be installed and maintained to promote healthy and adequate condition.
- C. Tree mitigations fees shall be paid, and a tree removal permit shall be required prior to the removal of any trees in accordance with Tree Survey and Mitigation plan; the specimen Ash tree may be removed and mitigation for such removal included in the “Mitigation Plan”.
- D. All signage shall be approved administratively and shall be uniform and in compliance with the Code of Ordinances.
- E. No building permit shall be issued until the property is replatted to conform with the Detail Site Plan and in accordance with the Code of Ordinance.
- F. A downstream drainage analysis will be required in order to determine whether stormwater detention is needed, subject to the requirements of the City Engineer based on generally accepted engineering standards.
- G. The new parking area must be installed and stripped prior to obtaining a certificate of occupancy for the new three-story building.
- H. Approve the following variances to the landscape ordinance as provided in the Landscape Plan, Exhibit C:
 - a. To allow staff to administratively approve any changes related to the landscaping in the 30-ft gas easement.

SECTION 3. That the Site Plan, Building Elevations, Landscape Plan, Tree Survey and Mitigation Plan, including all comments and notes to each such exhibits for Lot 1R, attached hereto as Exhibits “B”, “C”, “D” and “E” 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 _____, 2026.

APPROVED:

WES MAYS, MAYOR

ATTEST:

LAUREN THODEN, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY
(04/21/2026: 4929-4397-5588, v.1)