

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-221R3R5-HC (PLANNED DEVELOPMENT-221 REVISION 3 REVISED 5-HIGHWAY COMMERCIAL) TO PD-221R3R6-HC (PLANNED DEVELOPMENT-221 REVISION 3 REVISED 6-HIGHWAY COMMERCIAL) ATTACH A DETAIL SITE PLAN FOR AN 75,432 SQUARE FOOT HOTEL WITH 134 ROOMS ON 2.66 ACRES OF LAND, LOCATED NORTH OF IH-635, AND WEST OF S. BELT LINE ROAD AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF A DETAIL SITE PLAN, FLOOR PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS 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-221R3R6-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 to grant a change in zoning from PD-221R3R5-HC (Planned Development-221 Revision 3 Revised 5-Highway Commercial) to PD-221R3R6-HC (Planned Development-221 Revision 3 Revised 6-Highway Commercial) to approve a Detail Site Plan for

an 75,432-square foot hotel building on 2.66 acres of land located north IH-635, and west of S. Belt Line Road and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes, subject to the development regulations.

SECTION 2. That PD-221R3R5-HC (Hotel Site) is hereby amended subject to the following development regulations:

- A. Except as amended herein and as provided in this Ordinance, the property shall be developed in accordance with Highway Commercial zoned property as set forth in the Code of Ordinances, as amended and the requirements of PD-221R3R5-HC, and the Detail Site Plan as depicted in Exhibit B.
- B. Compliance with additional technical comments generated at the time of Building Permit and Detail Engineering Review.
- C. A shuttle service shall be provided to and from DFW Airport and surrounding businesses to the Hotel Site as depicted on the Detail Site Plan, Exhibit B.
- D. The required parking shall be calculated as one required parking space per hotel room and one required parking space per 450 square feet of meeting space, as depicted on the Detail Site Plan, Exhibit B.
- E. A replat with necessary easements be filed prior to permitting, in accordance with the Subdivision Ordinance and Detailed Site Plan, Exhibit B.
- F. A five foot (5') wide landscaping perimeter shall be permitted on the southern property line of the lot, as depicted on the Detailed Site Plan and Landscape Plan, Exhibits B and D, respectively.
- G. A single service loading space shall be allowed on the west side of the building as depicted on the Detailed Site Plan, Exhibit B.

SECTION 3. That, Detail Site Plan, Floor Plan, Landscape Plan and Building Elevations, attached hereto as Exhibits “B”, “C”, and “D” and “E”, respectively, for amendments provided herein, are made a part hereof for all purposes, and hereby approved as development regulations for the applicable portions of the Development within the Planned Development.

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 Coppel, 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 Coppel, 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
4935-7505-0100

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