

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. 91500-A-765

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 C (COMMERCIAL) TO PD-305-C (PLANNED DEVELOPMENT-305-COMMERCIAL) TO AMEND THE DETAIL SITE PLAN TO ALLOW FOR AN ADDITIONAL 1,400-SQUARE-FOOT RESTAURANT WITH DRIVE THRU TO AN EXISTING DEVELOPMENT WITH A CURRENT RESTAURANT USE WITH 2 FUTURE PARKING SPACES ON 0.842 ACRES OF LAND, LOCATED AT 205 N. DENTON TAP RD., FOR THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE DETAIL SITE PLAN, LANDSCAPE PLAN, BUILDING ELEVATIONS, AND SIGN PLAN, ATTACHED HERETO AS EXHIBITS "B" THROUGH "E"; 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. PD-305-C 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 C (Commercial) to PD-305-C (Planned Development-305-Commercial) to amend the Detail Site Plan to allow for an additional 1,400-square-foot restaurant with drive thru to an existing development with an current restaurant use with 2 future parking spaces on 0.842 acres of land, located at 205 N. Denton Tap Rd., for the property described in Exhibit "A" attached hereto and made a part hereof for all purposes ("the Property").

SECTION 2. That the Property will be used, developed and maintained for Commercial uses and as an 875 square foot restaurant and a 1,400 square foot restaurant with a drive thru window, as defined and provided in the Code of Ordinances, as set forth in the Detail Site Plan, Exhibit B, is hereby approved subject to the following development regulations for the site:

- A. Allowing two restaurant uses (Donut City and proposed Smoothie King) on the Property.
- B. The speaker on the menu board shall face to the south and shall be shielded to direct the sound away from the residential properties to the west. The sound from the speaker of the menu board shall not exceed 60 decibels as measured at the west property line.
- C. Hours of operation for the respective uses shall not exceed the following:
 - South restaurant - 10 am to 8 pm on Sunday, 7 am to 9 pm Monday - Friday and 8 am to 9 pm on Saturday.
 - North restaurant - 6 am to 12 pm. Tuesday-Sunday (closed Monday).
- D. Signage shall be as depicted on Sign Plan or as otherwise provided in the Zoning Ordinance for the uses permitted herein.
- E. Menu board shall be located as shown on the Site Plan and granted an exception to the 80% masonry requirement.
- F. All exterior lighting elements shall be constructed and maintain to comply with the glare and lighting standards as provided in the Zoning Ordinance.
- G. Landscaping shall be installed and maintained in accordance with the Landscape Plan, as depicted in Exhibit C.

SECTION 3. That the Detail Site Plan, Landscape Plan Building Elevations, and Sign Plan attached hereto and incorporated herein as Exhibits “B” though “E”; respectively; and, are hereby deemed as development regulations to this 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 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 13th day of April, 2021.

APPROVED:


KAREN SELBO HUNT

ATTEST:


ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:


ROBERT E. HAGER, CITY ATTORNEY

EXHIBIT 'A' – Legal Description, Lot 1, Block A, Dry Clean City Addition

BEGINNING at a 1/2 inch iron rod found at the southeast corner of Homeowners Association's Common Area, Huntington Ridge, an addition to the City of Coppell as recorded in Volume 93093, Page 1513 of the Deed Records of Dallas County, Texas, said point also being in the west line of Denton Tap Road (100 foot Right-of-Way);

THENCE S 00 deg 58 min 32 sec E along said west line of Denton Tap Road, a distance of 165.57 feet to a cross found in a sidewalk being the northeast corner of Lot 1R, Block A, Sonic Addition, an addition to the City of Coppell, Texas, according to the plat recorded in Volume 2000156, Page 1823, Map Records of Dallas County, Texas;

THENCE S 88 deg 18 min 44 sec W departing said west line of Denton Tap Road and along the north line of said Sonic Addition, a distance of 220.33 feet to a 1/2 inch iron rod found in the east line of Lot 32 of Huntington Ridge Addition;

THENCE N 00 deg 19min 41 sec E along said east line of Huntington Ridge, a distance of 170.45 feet to a ½ iron rod found at an ell corner of said Huntington Ridge Addition;

THENCE N 89 deg 34 min 53 sec E along the south line of said Common Area, a distance of 216.45 feet to the PLACE OF BEGINNING and containing 36,685 square feet or 0.842 acres of land.

1. TWO PARKING SPACES DEFICIENCY, SEE NOTES.
2. ENCROACHMENT INTO THE REQUIRED 10' WESTERN PERIMETER LANDSCAPING WITH TWO FUTURE PARKING SPACES.
3. STACKING SHOWN WITHIN THE FIRELANE ON THE WEST SIDE OF THE BUILDING.
4. THE MENU BOARD NOISE LEVEL SHALL NO EXCEED 60dB MEASURED AT THE WESTERN PROPERTY LINE.

1 EXISTING PARKING ON SITE TOTALS 25 SPACES.
HISTORIC DATA FROM CORPORATE INDICATES DRIVE-THRU SALES
ARE 80 PERCENT OF TOTAL STORE SALES AT STORES WITH
A DRIVE-THRU WINDOW.
STACKING SPACE IN THE DRIVE-THRU LANE OUTSIDE OF THE FIRELANE
IS 3 SPACES BRINGING THE TOTAL ON SITE TO 28 SPACES.
IN ADDITION, 2 ADDITIONAL SPACES CAN BE ADDED ON THE WEST
SIDE, IF DEEMED NECESSARY BY THE CITY. THESE SPACES ARE
DASHED IN ON THE WEST SIDE OF THE SITE PLAN.
FINALLY, DONUT CITY HAS BEEN A TENANT FOR 20 YEARS AND
NO CHANGES ARE ANTICIPATED. THEIR OPERATING HOURS ARE
INDICATED BELOW.

2 ANY FUTURE PARKING WILL REQUIRE A CONSTRUCTION
DEVELOPMENT PERMIT WITH ENGINEERING DEPT.

SMOOTHIE KING		
SUNDAY	10am to	8pm
MONDAY-FRIDAY	7am to	9pm
SATURDAY	8am to	9pm

DONUT CITY
MONDAY CLOSED
TUESDAY–SUNDAY 6am to 12pm

EXISTING BUILDING:	3,996 SF
DONUT CITY:	875 SF
DRY CLEAN:	1,775 SF
UNLEASED	1,346 SF
TOTAL BLDG AREA:	3,996 SF

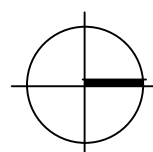
SERVICE (DRY CLEAN)	2 SPACES PLUS ONE ADDITIONAL SPACE FOR EACH 300 SF OVER 1000 SF	
	1,775 = 2 + 3 =	5 SPACES
RESTAURANT (DONUT)	875 / 100 SF PER SPACE =	9 SPACES
FUTURE RESTAURANT (SK)	1346 / 100 SF PER SPACE =	13 SPACES
TOTAL PARKING REQUIRED		27 SPACES
TOTAL PARKING PROVIDED		25 SPACES
SPACES IN STACKING LANE		4 SPACES
*FUTURE SPACES TO BE CONSTRUCTED IF NEEDED OR WHEN CHANGE IN TENANT MIX NECESSITATES MORE PARKING UNDER THE CURRENT ZONING ORDINANCE		2 SPACES
TOTAL SPACES ON SITE		31 SPACES

EXISTING ZONING: COMMERCIAL

SQUARE FOOTAGES:
EXISTING BLDG 3,996 SF

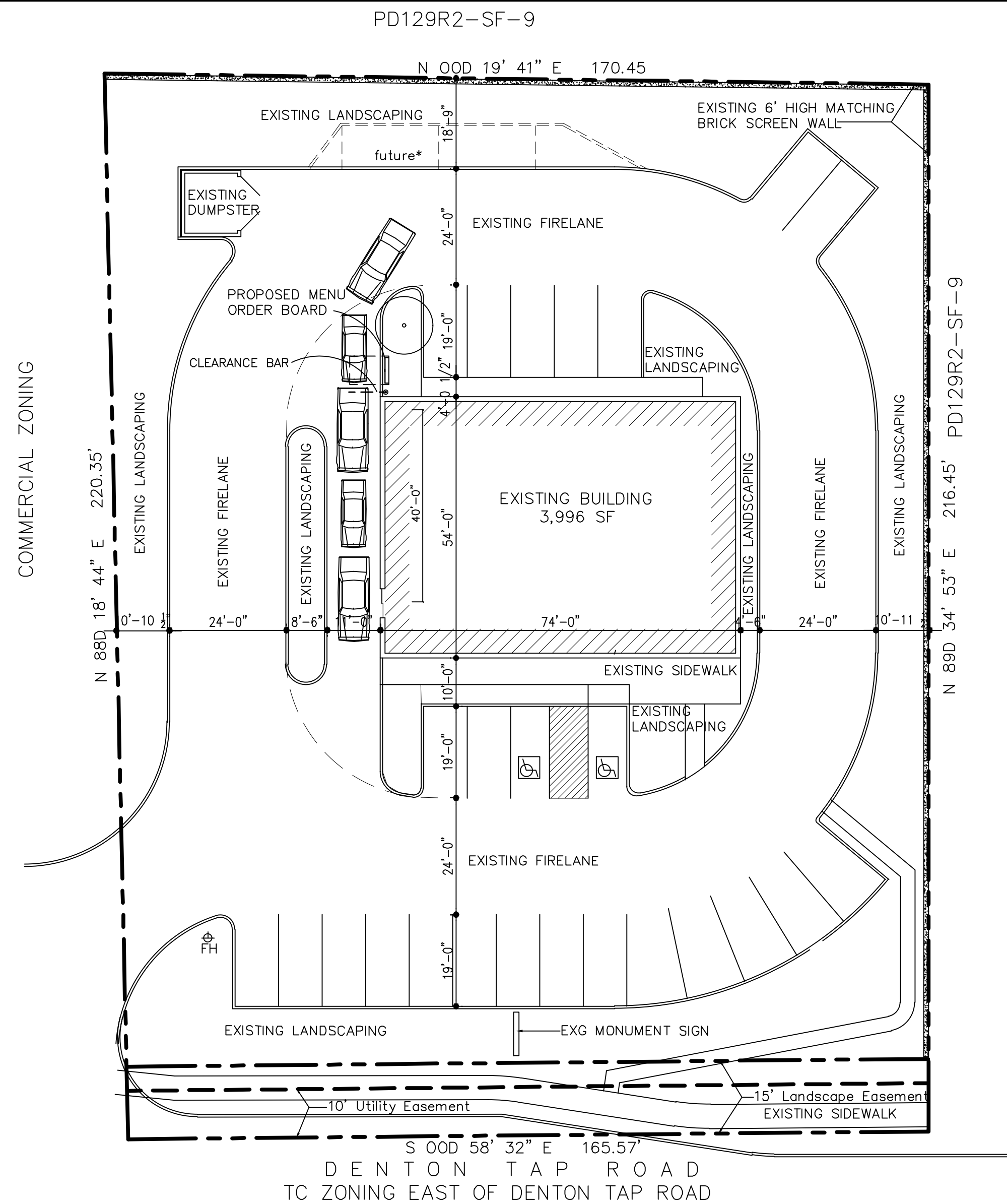
IMPERVIOUS AREA:
EXISTING: 23,484 SF

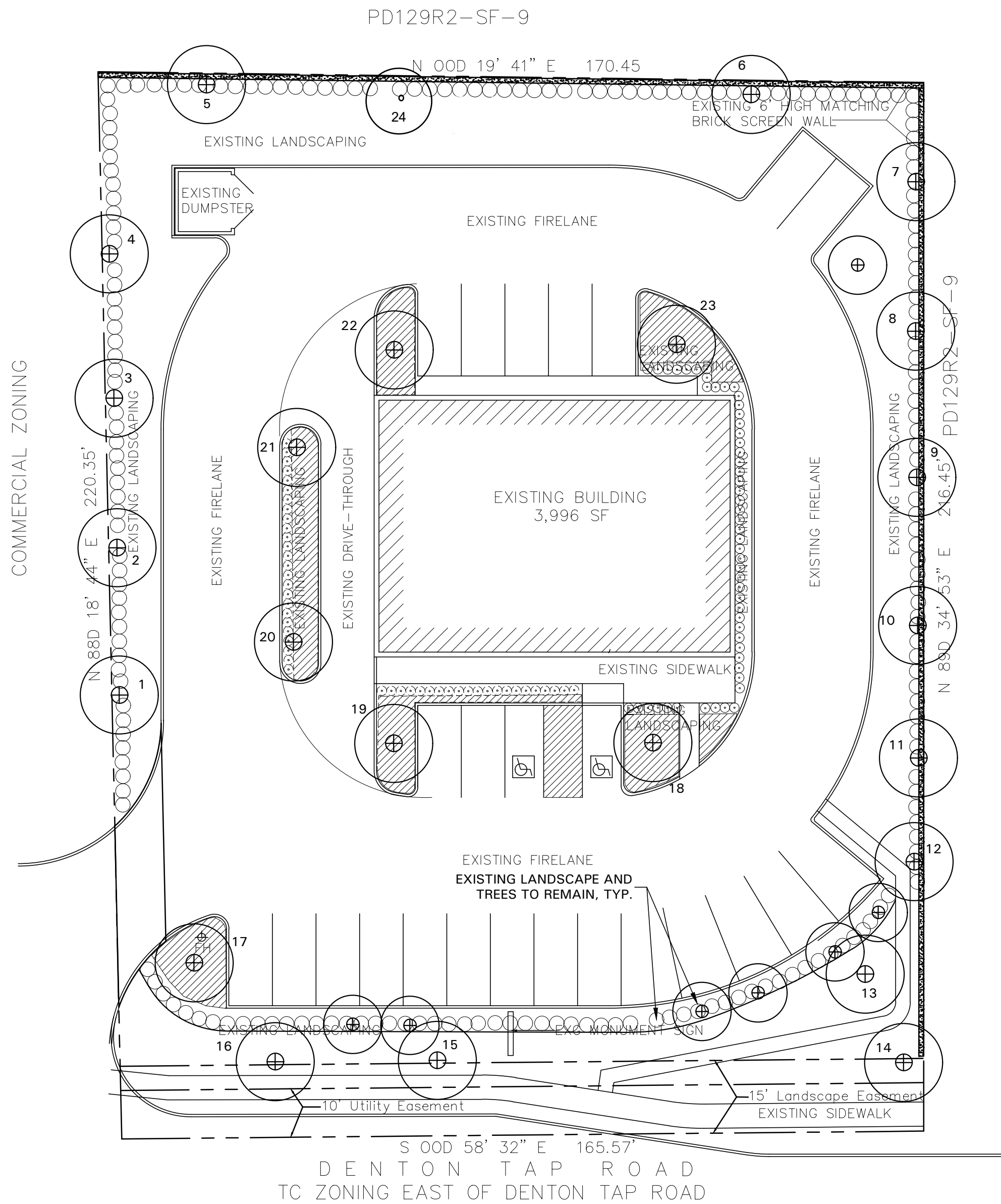
Scale: 1" = 20'



A TRACT OF LAND SITUATED IN THE GEORGE W. JACK ABSTRACT NO. 694, DALLAS COUNTY, TEXAS, SAID TRACT BEING PART OF THAT TRACT OF LAND CONVEYED TO LEE PROPERTIES, INC., EMPLOYEE PROFIT SHARING PLAN AS RECORDED IN VOLUME 99178, PAGE 1370 OF SAID DEED RECORDS.

ARCHITECT: GPF ARCHITECTS LLC
413 W. BETHEL ROAD SUITE 202
COPPELL, TEXAS 75019
TEL: 972-824-7966
FAX: 972-304-9988





ALL PLANT MATERIAL APPEARS TO BE IN HEALTHY GROWING CONDITION FOR THE PRESENT SEASON.

EXISTING TREE				
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
1	7	Cedar Elm	To Remain	
2	7	Cedar Elm	To Remain	
3	7	Cedar Elm	To Remain	
4	7	Cedar Elm	To Remain	
5	10	Cedar Elm	To Remain	
6	12	Cedar Elm	To Remain	
7	6	Cedar Elm	To Remain	
8	6	Cedar Elm	To Remain	
9	8	Cedar Elm	To Remain	
10	8	Cedar Elm	To Remain	
11	12	Cedar Elm	To Remain	
12	12	Cedar Elm	To Remain	
13	6	Live Oak	To Remain	
14	6	Pine	To Remain	
15	12	Live Oak	To Remain	
16	3	Live Oak	To Remain	
17	3	Live Oak	To Remain	
18	9	Chinese Pistache	To Remain	
19	10	Chinese Pistache	To Remain	
20	4	Savannah Holly	To Remain	
21	10	Chinese Pistache	To Remain	
22	9	Chinese Pistache	To Remain	
23	9	Chinese Pistache	To Remain	

TOTAL ON SITE	183
TOTAL TO BE REMOVED	0
24	3 Live Oak Added per P&Z Requirement

LANDSCAPE TABULATIONS

CITY OF COPPELL, TEXAS

LANDSCAPE AREA

Site Area: 36,684

Provided
13,266 s.f. (36.1%)

PERIMETER LANDSCAPE

- Street Frontage: One tree shall be provided for every 40 l.f.
- Perimeter Landscape: One tree shall be provided for every 50 l.f.
- 30' ht screen along perimeter
- 10' buffer required on all sides, excluding the frontage which is 15'.

Required	Provided
8,188 s.f.	7,626 s.f.
Denton Tap Road: 166' = 4 trees	4 existing trees
North Prop Line: 216' = 4 trees	4 existing trees
West Prop Line: 170' = 3 trees	3 existing trees
South Prop Line: 220' = 4 trees	4 existing trees
screening	screening

INTERIOR LANDSCAPE

- 10% of parking area to be landscape
- One tree shall be provided for every 400 s.f. of required landscape area

9,650 s.f. of parking area	
Required	Provided
965 s.f.	1,604 s.f.
2 trees	4 trees

OPEN SPACE LANDSCAPE

- 15% of lot not covered by buildings to be landscape open space. One tree shall be provided for every 2500 s.f. of open space

Required	Provided
4,769 s.f.	4,036 s.f.
2 trees	5 existing trees; 10 ornamental trees

132	ELEAGNUS / ELEAGNUS EBBENHII	5 GAL. CONT. / 24" HT. / 24" SP.
50	NEW BLUE TAM JUNIPER / JUNIPERUS TAM. 'NEW BLUE'	5 GAL. CONT. / 24" HT. / 24" SP.
101	INDIAN HAWTHORN / RAPHIOLEPSIS INDICA 'JACK EVANS'	5 GAL. CONT. / 18" HT. / 18" SP.
24	MOONBAY NANDINA / NANDINA DOMESTICA 'MOONBAY'	3 GAL. CONT. / 12" HT. / 10" SP.
1260	LIRIOPE / LIRIOPE MUSCARI 'BIG BLUE'	4" POTS / 3 BIBS MIN. / FULLY ROOTED
140	SEASONAL COLOR / TO BE DETERMINED	4" POTS / FULLY ROOTED / IN BLOOM
311	SY. BERMUDAGRASS / CYNODON DACTYLON	SOLID SOD

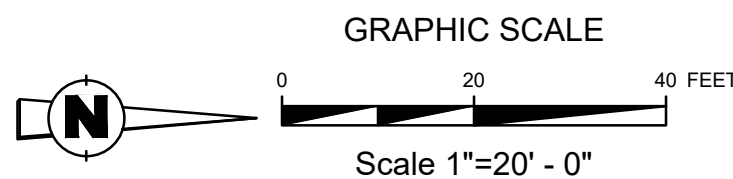


EXHIBIT 'C'



Project Number: 20125

Drawn By: AWR

Checked By: AWR

Issue Date: 10/14/20

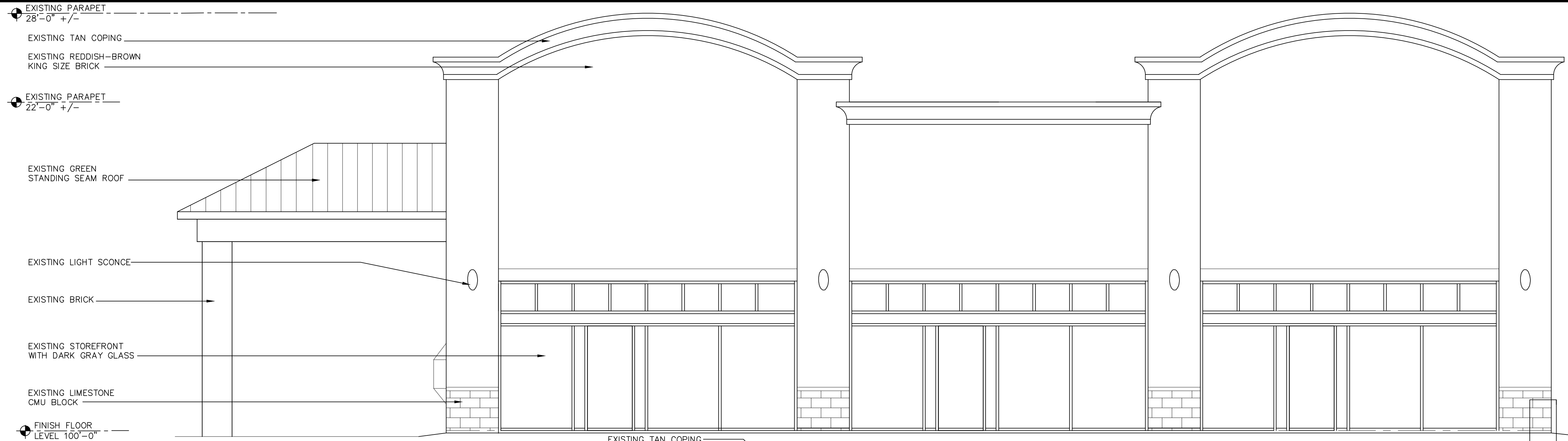
Revisions

Sheet Title:

EXISTING
LANDSCAPE
PLAN

Sheet Number:

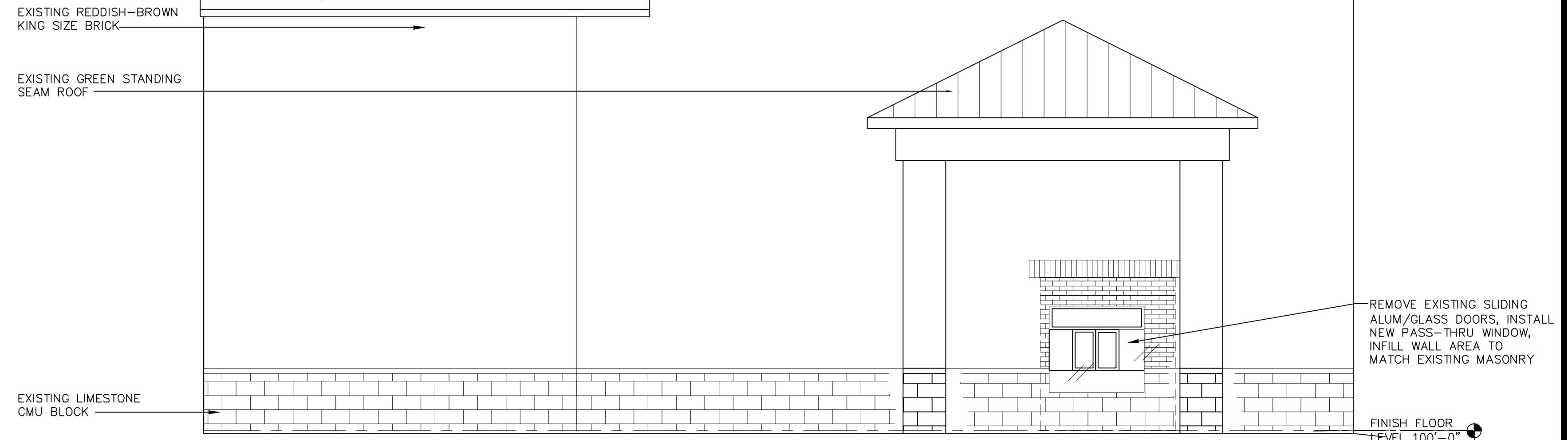
L1.02



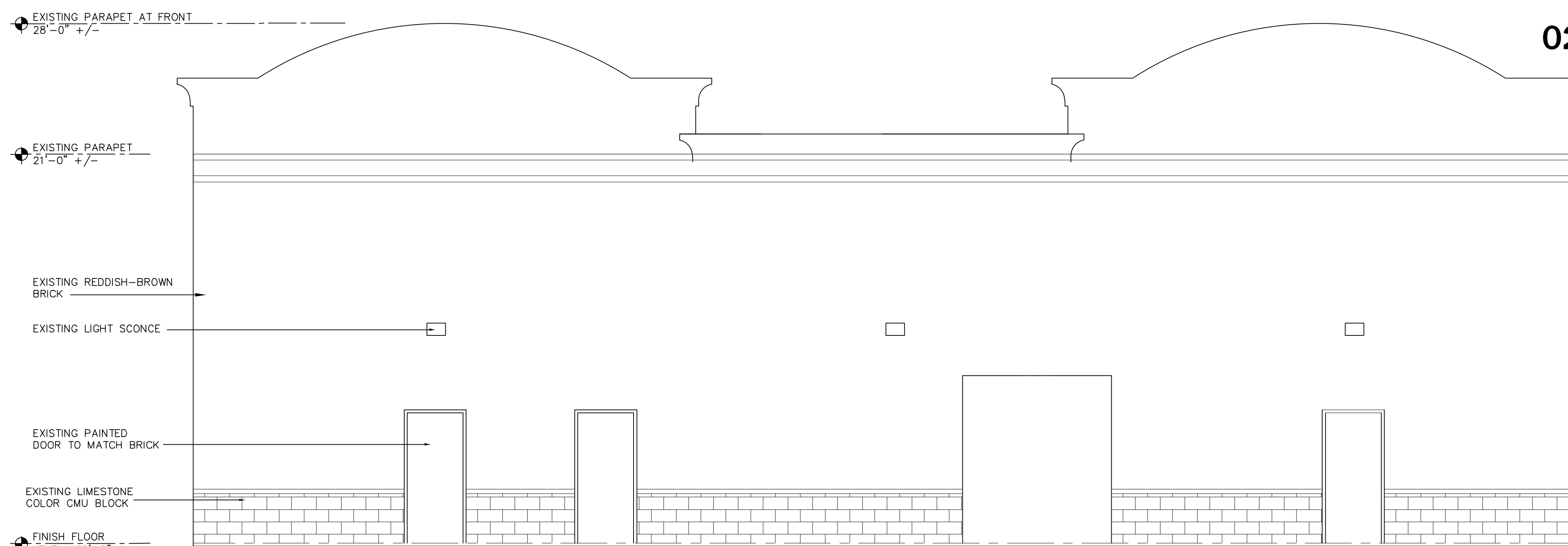
03 EAST ELEVATION
Scale: 1/4" = 1'-0"



04 EXISTING BUILDING



02 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

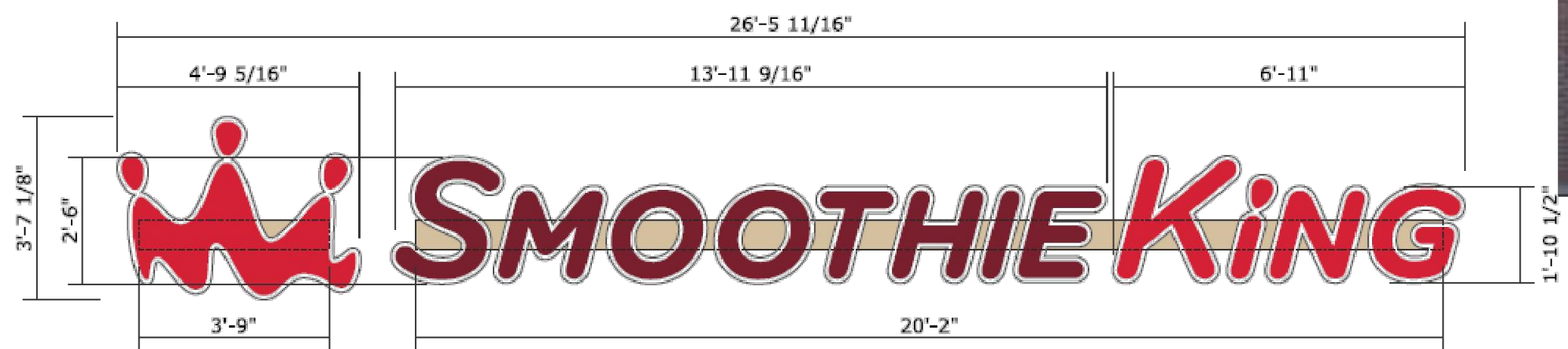


03 WEST ELEVATION
Scale: 1/4" = 1'-0"

REVISIONS	BY
*	
*	
*	
*	
*	

ISSUE FOR POST CC 03/22/21	DRAWN GF
	CHECKED GF
	SCALE AS SHOWN
	JOB NO. 284
	SHEET

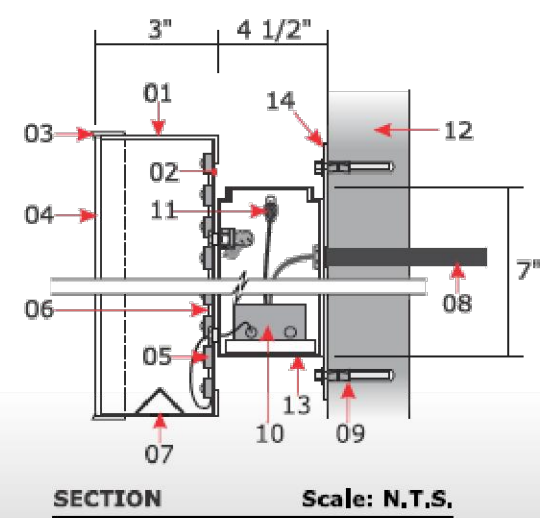
DIMENSIONS ARE FOR PROPORTION ONLY, SEE RENDERING FOR PROPOSED OVERAL DIMENSIONS



B/R2 ILLUMINATED CHANNEL LETTERS
QTY: 1

SCOPE OF WORK:
MANUFACTURE AND INSTALL ONE (1) SET OF FRONT LIT CHANNEL LETTERS.
WHITE LED ILLUMINATED
3" ALUMINUM RETURNS
1" TRIMCAP
RACEWAY MOUNTED, COLOR TBD

- Crown & "King" faces: Avery A900-440T Red with white border.
- "Smoothie" faces: Avery A900-470T Burgundy with white border.
- Returns: Pre-finished metallic silver.
- Trim caps: Metallic silver.
- Backs: pre-finished white.
- Raceways: match wall - color to be determined.



- 01 Pre-finished .040 aluminum returns.
- 02 3mm ACM backs.
- 03 1" trim caps.
- 04 1/8" acrylic faces.
- 05 P-LED QM2 modules.
- 06 LED wiring.
- 07 Weep holes.
- 08 Sealite / greenfield conduit - as required; silicone seal.
- 09 Fasteners as required.
- 10 Power supplies.
- 11 Disconnect switch.
- 12 Wall.
- 13 EMS 7" x 4.5" ext. alum. raceway: 24-63-0155 body, 24-63-157 cover & 24-63-148P tabs.
- 14 Mounting clips - paint to match wall.

- Avery A900-440T Red.
- Avery A900-470T Burgundy.
- X White acrylic 7328.
- Returns: pre-finished metallic silver.
- Trim caps: metallic silver.

Color description is for reference only.
Samples provided upon request after order placement.



Signage Proposal Example

This example details all items required for your signage proposal.

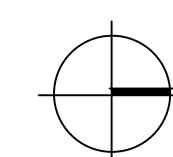
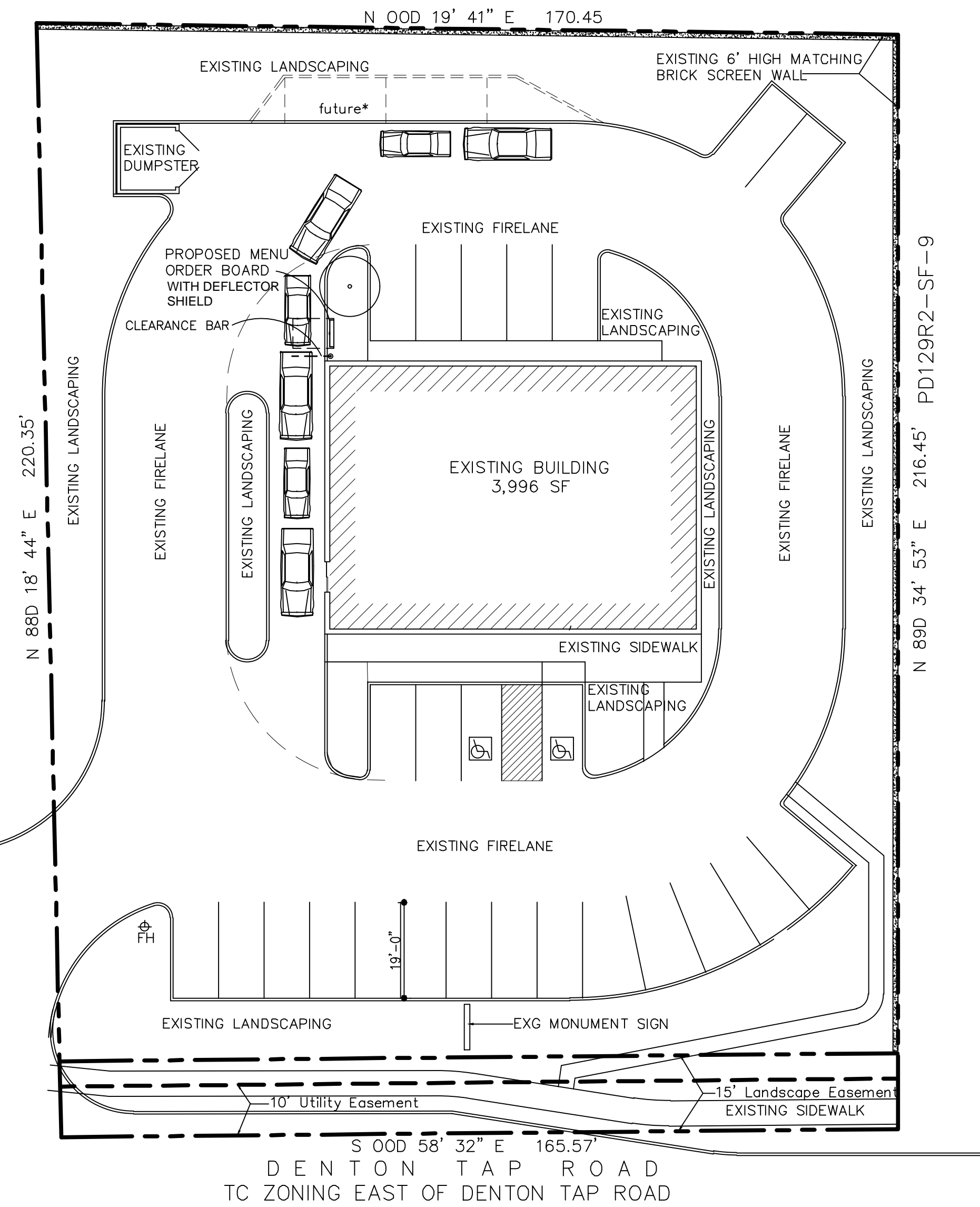
- ⚠ A - mock sign on building
- ⚠ B - dimensions of crown and lettering
- ⚠ C - total square footage of sign & maximum square footage allowed by landlord and city
- ⚠ D - channel letter specifications
- ⚠ E - Section view of single channel letter on building
- ⚠ F - Franchise info (name, store #, address, phone number)

Copyright 2016
Smoothie King Franchises, Inc.
Confidential - Not for distribution

5/21/2018

3

PD129R2-SF-9



SIGNAGE SITE PLAN

Scale: 1" = 20'

Hours of Operation

SMOOTHIE KING	
SUNDAY	10am to 8pm
MONDAY-FRIDAY	7am to 9pm
SATURDAY	8am to 9pm
PERLA CLEANERS	
MONDAY-FRIDAY	7am to 7pm
SATURDAY	8am to 5pm
DONUT CITY	
MONDAY	CLOSED
TUESDAY-SUNDAY	6am to 12pm

SIGNAGE DETAILS



PROPOSED SIGNAGE



MENU BOARD

EXHIBIT 'E'

©2021

GPF
Architects
LLC

413 W. BETHEL ROAD
SUITE 202
COPPELL, TEXAS 75019
TEL: (972) 304-9988

NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, MECHANICAL, ELECTRONIC, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

CONSULTANTS

LANDSCAPE ARCHITECT
AVR DESIGNS, LLC
P.O. BOX 1746
ALEXANDRIA, TX 76008

THESE PLANS ARE NOT COMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION

A PLANNED DEVELOPMENT FOR
COPPELL SHOPPING CENTER
205 N. DENTON TAP ROAD
COPPELL, TEXAS 75019

REVISIONS	BY
*	
*	
*	
*	
*	
*	

ISSUE FOR POST CC
03/22/21

DRAWN	GF
CHECKED	GF
SCALE	AS SHOWN
JOB NO.	284
SHEET	

A1.S

OF SHEETS