

**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 A ZONING FROM PD-221R9R2-HC (PLANNED DEVELOPMENT-221 REVISION 9 REVISION 2- HIGHWAY COMMERCIAL) TO PD-221R9R3-HC (PLANNED DEVELOPMENT-221 REVISION 9 REVISION 3-HIGHWAY COMMERCIAL) TO AMEND THE PLANNED DEVELOPMENT TO ATTACH A DETAIL SITE PLAN TO ALLOW A 138 ROOM RESIDENCE HOTEL AND A 134 ROOM HOTEL ON 5.49 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF POINT WEST BOULEVARD AND DIVIDEND DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE OVERALL SITE PLAN, DETAIL SITE PLAN, BUILDING ELEVATIONS AND FIRST FLOOR PLANS, AND LANDSCAPE PLAN, AND ATTACHED HERETO AS EXHIBITS “B” THROUGH “D”; 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-221R9R3-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 by granting a change in zoning from PD-221R9R2-HC (Planned Development-221Revision 9 Revision 2-Highway Commercial) to PD-221R9R3-HC (Planned Development-221 Revision 9 Revision 3-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 138 room residence hotel and a 134 room hotel,

as defined in the Code of Ordinances, on 5.49 acres of property located at the southeast corner of Point West Boulevard and Dividend Drive, for the property described in Exhibit “A” attached hereto and made a part hereof for all purposes.

**SECTION 2.** That the Property will be used and developed for Highway Commercial, including a Residence Hotel and a Hotel, purposes as provided in the Code of Ordinances, is hereby approved subject to the following development regulations:

A. As indicated in attached Exhibits, this **Residence Hotel** shall meet the following development regulations:

- i. There shall be a minimum of 125 and a maximum of 138 guest rooms.
- ii. the minimum guest room size shall be at least 368 square feet;
- iii. the lobby/waiting/atrium area shall be a minimum of 990 square feet;
- iv. there shall be a dedicated meeting room space of at least 1,532 square feet.
- v. there shall be a limited food service/restaurant defined such as a self-serve food and beverages bar available for guests with a common seating area/tables for consumption with or without servers.
- vi. there shall be outdoor plaza or patio area and shall be a minimum of 2,765 square feet as depicted in approved Detail Site Plan, Exhibit B.
- vii. There shall be an outdoor swimming pool with a minimum of 650 square feet of water surface area as depicted in Exhibit B.
- viii. The equipped weight or fitness room shall be a minimum of 710 square feet.

B. There shall be a minimum separation of 1,500 feet from any other residence hotel.

C. Compliance with **Sec. 12-30-18 (2)** of the Code of Ordinances, except the room-to-acre density requirement as set forth on 12-30-18(2)(c).

D. As indicated in attached Exhibits A through D, this Hotel shall meet the following development regulations:

- i. There shall be a minimum of 125 and a maximum of 134 guest rooms;
  - ii. the minimum guest room size shall be at least 312 square feet;
  - iii. the lobby/waiting/atrium area shall be a minimum of 802 square feet;
  - iv. there shall be a dedicated meeting room space of at least 1,570 square feet.
  - v. there shall be a full-service restaurant with a minimum seating capacity of 35, open to the general public serving breakfast and dinner.
  - vi. there shall be outdoor plaza or patio area and shall be a minimum of 2,000 square feet as depicted in approved Detail Site Plan, Exhibit B.
  - vii. There shall be a gift/pantry/snack shop with a minimum of 165 square feet as depicted in approved Detail Site Plan, Exhibit B.
  - viii. The equipped weight or fitness room shall be a minimum of 916 square feet.
- E. This property shall be replatted to provide a building sites, utilities, easements and fire lanes prior to the issuance of a Building Permit.
- F. Signs to be compliant with the provisions of the *Sign Ordinance*.
- G. Allow an exception for parking in the front yard as depicted in Exhibit “B”
- H. Allow for a shared loading zone
- I. Allow for a reduction in ultimate parking spaces as presented, provided a shuttle service is offered by the hotel.

**SECTION 3.** That the Detail Site Plan, Building Elevations & First Floor, and Landscape Plan, attached hereto as Exhibits “B” through “D”; respectively, are hereby approved and shall be 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
ROBERT E. HAGER, CITY ATTORNEY

**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 A ZONING FROM PD-221R9R2-HC (PLANNED DEVELOPMENT-221 REVISION 9 REVISION 2- HIGHWAY COMMERCIAL) TO PD-221R9R3-HC (PLANNED DEVELOPMENT-221 REVISION 9 REVISION 3-HIGHWAY COMMERCIAL) TO AMEND THE PLANNED DEVELOPMENT TO ATTACH A DETAIL SITE PLAN TO ALLOW A 138 ROOM RESIDENCE HOTEL AND A 134 ROOM HOTEL ON 5.49 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF POINT WEST BOULEVARD AND DIVIDEND DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE OVERALL SITE PLAN, DETAIL SITE PLAN, BUILDING ELEVATIONS AND FIRST FLOOR PLANS, AND LANDSCAPE PLAN, AND ATTACHED HERETO AS EXHIBITS "B" THROUGH "D"; 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.**

**DULY PASSED** by the City Council of the City of Coppel, Texas, this the \_\_\_\_\_ day  
of \_\_\_\_\_, 2021.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
ASHLEY OWENS, CITY SECRETARY