

**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-297-HC (PLANNED DEVELOPMENT-297-HIGHWAY COMMERCIAL) TO PD-297R-HC (PLANNED DEVELOPMENT-297 REVISED -HIGHWAY COMMERCIAL) TO REPEAL THE EXISTING SITE PLAN TO APPROVE AND ESTABLISH A NEW CONCEPT SITE PLAN FOR HOTELS, AN OFFICE/WAREHOUSE AND A COMMERCIAL BUILDING ON 16.57 ACRES OF PROPERTY AND A DETAIL SITE PLAN FOR TWO HOTELS, ON APPROXIMATELY 6.01 ACRES OF LAND, AND A DETAIL SITE PLAN FOR AN OFFICE/WAREHOUSE BUILDING ON 9.01 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF SANDY LAKE ROAD AND SH 121, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; AND AN AMENDMENT TO THE 2030 COMPREHENSIVE MASTER PLAN FROM FREEWAY SPECIAL DISTRICT TO INDUSTRIAL SPECIAL DISTRICT ON APPROXIMATELY 9.01 ACRES , OF LAND IN ACCORDANCE WITH EXHIBIT "B"; AND PROVIDING FOR APPROVAL OF THE CONCEPT PLAN & PHASING PLAN, DETAIL SITE PLAN, LANDSCAPE PLAN, TREE SURVEY, PHASE I OFFICE/WAREHOUSE ELEVATIONS, PHASE II HOTEL ELEVATIONS, HOTEL FIRST FLOOR PLANS, HOTEL FLOORS PLAN ON FLOORS 2-5, PHASE III HOTEL ELEVATIONS, PHASE III FIRST FLOOR PLANS, PHASE III FLOORS PLAN ON FLOOR 2-5, PHASE III ROOM LAYOUT, MONUMENT SIGNS, 40-FOOT MULTI-TENANT PYLON SIGN, AND FOCAL POINT EXHIBIT, ATTACHED HERETO AS EXHIBITS "B" THROUGH "K", RESPECTIVELY; 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-297R-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-297-HC (Planned Development -297 -Highway Commercial) to PD-297R-HC/LI (Planned Development -297 Revised-Highway Commercial/Light Industrial) to repeal in its entirety the existing concept and Site Plan; and, approve and establish a New Concept Site Plan for two hotels, an office warehouse and a commercial building on approximately 16.57 acres of property and approving a Detail Site Plan for two Hotels, on approximately 6 acres of land; and, an office warehouse building on approximately 9 acres of land located at the northeast corner of Sandy Lake and SH 121, 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 and Light Industrial to allow for two hotels, an office building and office warehouse to be developed and maintained as established in the Concept and Site Plans for purposes as provided in the Code of Ordinances, as provided in Section 1, the same is hereby approved subject to the following development regulations:

**A. Concept Plan is hereby approved subject to the development regulations, as follows:**

1. A Detail Site Plan for Phase IV as set forth in the Concept Plan for the commercial building and commercial use as defined by Code of Ordinance and in compliance with the concept plan, city ordinance and the use as herein is hereby.
2. Approve the land use amendment for the approximately 9 acres to Industrial Special District.

**B. Detail Plan for the Hotel sites (Phase II and Phase III) are hereby approved subject to the sub section (C) and (D), respectively, and the developer / owner shall comply with development regulations, as follows:**

1. This property shall be replatted into four lots and in compliance with the Concept/Site Plan and the City subdivision ordinance to provide building sites, necessary easements, fire lanes and public access.
2. There shall be a coherent and architectural consistent design and, each of the primary be consistent sign plan for attached signage to the primary uses (hotels) (Phase II and Phase III and shall be administrative approved by the Director in accordance with sign ordinance).
3. The Royal Lane/Sandy Lake Road intersection improvements shall be included in the Lot 1 and Lot 4 infrastructure plans; and construction of said intersection improvement by the owner/developer shall occur prior to or concurrent with issuance of a building permit for the Phase I.
4. The existing traffic control signal at the intersection of Sandy Lake Road and Royal Lane shall be modified to accommodate the southbound portion of Royal Lane. This includes a new traffic signal pole to house traffic control devise for the southbound lane's directions and pedestrian signals for the intersection.
5. Construct one additional northbound through lane to the development at the intersection of Sandy Lake Road and Royal Lane.
6. Provide for one 40-ft tall pylon sign as measured from grade to be located on Lot 2 of the Concept and detailed Site Plan.
7. Building elevations for each lot are hereby approved and shall constitute development regulations.

8. Irrigation and Landscaping shall comply with the Code of Ordinances, for each Phase, and may be administrative approved in accordance with the Comprehensive Zoning Ordinance prior to issuance of building permit.
9. Site lighting and glare standards shall meet requirements of the Code of Ordinances.
10. A Property Owners Association (POA) agreement and covenants are required for the two hotel sites (Phase II and III) and a separate POA is required for the commercial and industrial sites; these POA's must be reviewed and approved by the City Attorney and such agreement shall be provided for the assessment of fees necessary for maintenance repair and replace internal owned infrastructure.
11. To allow for more than fifty percent (50%) of the approved parking spaces in the front yard are allowed for Phase I and II.

**C. Detail Plan – Phase III Hotel. The following are additional development for Phase III hotel site for this Planned Development and shall be as follows:**

1. Allowance of colors and building materials as provided on the Building Elevations, attached hereto as Exhibit "I".
2. All signage shall be in compliance with provisions of sign regulations in the Comprehensive Zoning Plan, except as shown on Exhibit "J" and subject to the development regulation set forth herein.
3. Provide a minimum 132 parking spaces as depicted in the Detail Site Plan.
4. The hotel shall be constructed and maintained with the following development regulations:
  - i. There shall be a minimum of 125 guest rooms;
  - ii. the minimum guest room size shall be 323 square feet;

- iii. the lobby/waiting/atrium area shall be a minimum of 2,500 square feet;
- iv. there shall be a dedicated meeting room space of at least 1,200 square feet.
- v. there shall be a limited food service/restaurant defined as – buffet food available for self-service by a customer through a serving line and with a table/seating.
- vi. there shall be a minimum of 1,790 square feet outdoor plaza or patio area as depicted in Exhibit “C”.
- vii. there shall be a swimming pool with a minimum of 600 square feet of water surface area and be maintained in good working order in compliance with health regulations and ordinances.
- viii. there shall be equipped weight or fitness room with a minimum of 820 square feet.

**D. Detail Plan – Phase II Hotel**

- a. Color and building materials shall comply with the requirements as set for in Elevation Plan, Exhibit “H”,
- b. All on site signage shall be compliant with the Sign Ordinance, except as shown in Sign Plan, Exhibit “J”,
- c. The hotel shall meet the following development regulations:
  - i. There shall be a minimum of 126 guest rooms;
  - ii. the minimum guest room size shall be 323 square feet;
  - iii. the lobby/waiting/atrium area shall be a minimum of 750 square feet;
  - iv. there shall be a dedicated meeting room space of at least 1,245 square feet.

- v. there shall be a limited food service/restaurant defined as – buffet food available for self-service by a customer through a serving line and with a table/seating for consumption.
- vi. there shall be a minimum of 1,171 square feet outdoor plaza or patio area as depicted in Exhibit “D”,
- vii. there shall be a swimming pool with a minimum of 600 square feet of water surface area and be maintained in compliance with the Code of Ordinances.
- viii. there shall be an equipped weight or fitness room with a minimum of 600 square feet

**E. Detail Site Plan – Office/Warehouse (Phase I)**

- 1. To allow a 130,030 square foot office warehouse building.
- 2. To require the focal point artistic element as depicted in Exhibit “K” be constructed and maintained on Phase I, Lot 1 of development.

**F. Signs –**

- a. The maximum height shall be forty feet measured from ground on multi-tenant pylon sign shall be permitted on SH 121 at the main driveway, as indicated on the Exhibit “D”.
- b. A 60 square foot monument sign, as permitted by the *Sign Ordinance* be allowed at Sandy Lake and the main driveway on Lot 1.
- c. One 60 square foot monument sign, as permitted by the *Sign Ordinance* be allowed on SH 121 and the main driveway on Lot 3.
- d. All other signs shall be in accordance with the Sign Ordinance, except as specifically amended herein.

**SECTION 3.** That the 2030 Comprehensive Master Plan text and map of the City of Coppell is hereby amended by amending the text and map designation of the Property subject of this ordinance from Freeway Special District to Industrial Special District. (Exhibit B)

**SECTION 4.** That the Future Land Use Map amendment, Concept Plan & Phasing Plan, Detail Site Plan, Landscape Plan, Tree Survey, Office/Warehouse Elevations, Hotel Elevations, Hotel First Floor Plans, 2-5 Floor Plans, , Monument Signs, 40-foot Multi-Tenant Sign, and Focal Point exhibit attached hereto as Exhibits “B” though “K”; respectively, shall be deemed as development regulations to this development.

**SECTION 5.** 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 6.** 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 7.** 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 8.** 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 9.** 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 10.** 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 11.** 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 HAGER, CITY ATTORNEY



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of \_\_\_\_\_, 2021.

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WES MAYS - MAYOR

ATTEST:

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ASHLEY OWENS, CITY SECRETARY