

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 ZONING CHANGE REQUEST FOR PD-113R-SF-9, PECAN VALLEY, LOT 5, BLOCK A, A ZONING CHANGE REQUEST FROM PD-113-SF-9 (PLANNED DEVELOPMENT-113-SINGLE FAMILY-9) TO PD-113R-SF-9 (PLANNED DEVELOPMENT-113 REVISED-SINGLE FAMILY-9), TO AMEND THE REAR BUILDING SETBACK LINE FROM 20 TO 18 FEET 8 INCHES TO ALLOW FOR A BUILDING ADDITION TO SUPPORT SPECIAL ACCOMMODATIONS FOR A DISABLED RESIDENT, FOR PROPERTY LOCATED AT 416 PECAN HOLLOW DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, FLOOR PLAN AND ELEVATIONS ATTACHED HERETO AS EXHIBITS "B" THROUGH "D"; 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 PD-113R-SF-9 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 for PD-113R-SF-9, Pecan Valley, Lot 5, Block A, a zoning change request from PD-113-SF-9 (Planned Development-113-Single Family-9) to PD-113R-SF-9 (Planned Development-113 Revised- Single Family-9), reduce the

rear yard setback to eighteen (18) feet eight (8) inches to allow for a building addition to support special accommodations for a disabled resident on 8,400 square feet lot of real property located at 416 Pecan Hollow Drive and being more particularly described in Exhibit “A”, attached hereto and made a part hereof for all purposes.

SECTION 2. That the property shall be developed, used and maintained only as permitted in a Single Family-7 District and in accordance with following development regulations as set forth herein below;

- A) Except as amended herein, the property shall be developed in accordance with Ordinance 297-A-89, PD-113-SF-9, as amended, that is incorporated herein as set forth in full and hereby readopted and republished as set forth in full.
- B) Additional comments may be generated upon detail building permit reviews.
- C) The addition of a second cooktop is an accommodation for special needs of the occupant; if the occupant ceases to reside in the home, then the cooktop shall be removed.
- D) The building shall be constructed in accordance with Site Plan, Floor Plan and Elevations, Exhibits B through D, respectively, attached hereto.

SECTION 3. That the Site Plan, Floor Plan and Elevations, attached hereto as Exhibits “B-D”, and made a part hereof for all purposes as development regulations, are hereby approved.

SECTION 4. That the above property shall be developed and used only in the manner and for the purpose provided for by the -SF-9 (Single Family -9 District) regulations, Comprehensive Zoning Ordinance of the City of Coppell, as heretofore amended and amended herein as PD-113R-SF-9.

SECTION 5. 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 6. 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 7. 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 8. 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 9. 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 _____, 2022.

APPROVED:

WES MAYS, MAYOR

ATTEST:

ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY

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