

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-272 (PLANNED DEVELOPMENT 272-LIGHT INDUSTRIAL) TO PD-272R-LI (PLANNED DEVELOPMENT REVISED 272-LIGHT INDUSTRIAL), TO AMEND THE CONCEPT PLAN BY REDUCING THE PARKING REQUIREMENT FOR WAREHOUSE USE TO ONE SPACE PER 2,500 SQUARE FEET AND TO INCREASE THE NUMBER OF PROPOSED OFFICE/WAREHOUSE BUILDINGS FROM FIVE (5) TO SIX (6) AND ADJUSTMENTS TO BUILDING SIZES AND HEIGHTS ON 111.3 ACRES OF LAND LOCATED NORTH OF SANDY LAKE ROAD, SOUTH OF S.H. 121, AND PROVIDING FOR THE EXTENSION OF FREEPORT PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN, OVERALL LANDSCAPE PLAN WITH DETAIL SHEETS (6 PAGES), EXISTING TREE PLAN (7 SHEETS), AND TYPICAL BUILDING ELEVATION ATTACHED HERETO AS EXHIBITS "B", "C", "D" AND "E" RESPECTIVELY; 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-272R-LI 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 zoning change from

PD-272 (Planned Development 272-Light Industrial) to PD-272R-LI (Planned Development Revised 272-Light Industrial), to amend the Concept Plan by reducing the parking requirement for warehouse use to one space per 2,500 square feet and to increase the number of proposed office/warehouse buildings from five (5) to six (6) and adjustments to building sizes and heights on 111.3 of land located north of Sandy Lake Road, south of S.H. 121, and providing for the extension of Freeport Parkway and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That Planned Development District 272R-Light Industrial shall be used and developed in accordance with the Light Industrial Standards except as hereby approved subject to the following development regulations:

A) The Detail Site Plan, which conforms to the Consent Plan made a part hereof (Exhibit “B”), may be administratively approved by the Director of Planning; otherwise, a Detail Site Plan, shall be considered for approval by the Planning and Zoning Commission and Council.

B) All retaining walls adjacent to the extension of Freeport Parkway shall be maintained by a Property Owners Association, in accordance with the Coppel Code of Ordinances.

C) Drainage for the site(s) shall be evaluated and approved by the City Engineers as part of the Detailed Site Plan process; and, such review evaluation and approval shall comply and be in conformance to the city ordinances and regulations adopted hereunder.

D) There shall be a maximum of 15 parking spaces between landscaped islands as required in Section **Sec. 12-34-8(B) 3.** of the *Coppel Code of Ordinances*.

SECTION 3. That the Concept Plan, Overall Landscape Plan with Detail Sheets (6 pages), Existing Tree Plan (7 sheets), and Typical Building Elevation and notes set forth therein, attached hereto as Exhibits “B”, “C”, D”, and “E”, respectively, and are made a part hereof for all purposes, are hereby approved as development regulations.

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 _____, 2015

APPROVED:

KAREN SELBO HUNT

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY