

**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-186R2-LI (PLANNED DEVELOPMENT-186 REVISION 2-LIGHT INDUSTRIAL) TO PD-186R8-LI (PLANNED DEVELOPMENT-186 REVISION 8-LIGHT INDUSTRIAL), TO ATTACH A DETAIL SITE PLAN FOR A 108,148-SQUARE-FOOT OFFICE/WAREHOUSE BUILDING ON 7.36 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF BETHEL ROAD AND FREEPORT PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE DETAL SITE PLAN, TREE PRESERVATION PLAN, LANDSCAPE PLAN, BUILDING ELEVATIONS AND SITE LIGHTING PLAN, ATTACHED HERETO AS EXHIBITS "B", "C", "D", "E" AND "F" ; PROVIDING FOR SPECIAL CONDITIONS; AND FURTHER APPROVING AN AMENDMENT TO THE LAND USE MAP OF THE *COPPELL 2030 COMPREHENSIVE MASTER PLAN* FROM 'OLD COPPELL HISTORIC DISTRICT' TO 'INDUSTRIAL SPECIAL DISTRICT' ATTACHED HERETO AS EXHIBIT "G", AND 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-186R8-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, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from PD-186R2-LI (Planned

Development-186 Revision 2-Light Industrial) to PD-186R8-LI (Planned Development-186 Revision 8-Light Industrial), to attach a Detail Site Plan for a 108,148-square-foot office/warehouse building on 7.36 acres of property located at the northeast corner of Bethel Road and Freeport Parkway, 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 Light Industrial purposes as provided in the Code of Ordinances and to Plan to allow 108,148-square-foot office/warehouse building is hereby approved subject to the following development regulations:

- A. That accept as amended herein, the property shall be developed in accordance with Ordinance 91500-A-307, which is incorporated herein as set forth in full and hereby republished.
- B. The building shall be constructed of concrete tilt-wall 4-60 Medium Texture material in SW Aesthetic White finish with SW Worldly Gray and SW Rare Gray accent colors as depicted in Exhibits “B” and “D”.
- C. The hours of operation shall be between 8:00 a.m. to 5:00 p.m. Monday through Friday, with no operations between close of business at 5:00 p.m. on Friday through Monday at 8:00 a.m.
- D. The loading and unloading of any supplies, merchandise or materials or any other deliveries shall be limited to no more than four (4) times per day between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday; and, there shall not be any deliveries between 7:00 p.m. Friday through 7:00 a.m. Monday.
- E. Fourteen (14) dock doors shall be permitted as shown on Exhibit “E”, “Building Elevations”, and located only on the eastern elevations of the building. However only

six (6) of said doors in the loading area shall be used for loading or unloading; and, all remaining doors shall be used for ventilation of the warehouse area.

F. A minimum of fifty-five (55) parking spaces shall be constructed with the initial construction. In the event that fifty-five parking spaces is not sufficient, then up to an additional seventy-four spaces shall be constructed as indicated on Exhibit “B” Detail Site Plan.

G. Lighting of the truck court shall be directed toward the pavement surface and shall be in accordance with the Site Lighting Plan attached hereto as Exhibit “F” and shall meet the City Ordinance glare standards.

**SECTION 3.** That the Detail Site Plan (Exhibit “B”), Tree Preservation Plan (Exhibit “C”), Landscape Plan (Exhibit “D”), Building Elevations (Exhibit “E”), and Site Lighting Plan, (Exhibit “F”), all attached hereto and incorporated herein, respectively, and made a part hereof for all purposes, are hereby approved.

**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 an amendment to the Land Use Map of the *Coppell 2030 Comprehensive Master Plan* from ‘Old Coppell Historic District’ to ‘Industrial Special District’, as illustrated in Exhibit “G” shall also be approved.

**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 \_\_\_\_\_, 2016.

**APPROVED:**

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**KAREN SELBO HUNT, MAYOR**

**ATTEST:**

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**CHRISTEL PETTINOS, CITY SECRETARY**

**APPROVED AS TO FORM:**

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**ROBERT E. HAGER, CITY ATTORNEY**  
(REH/ag/75211/1-25-16)