

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 S-1033R4-SF-12 (SPECIAL USE PERMIT-1033 REVISION 4-SINGLE FAMILY-12) TO S-1033R5-SF-12 (SPECIAL USE PERMIT-1033 REVISION 5-SINGLE FAMILY-12), TO ALLOW FOR A 6,537-SQUARE-FOOT EXPANSION TO THE EXISTING 32,687-SQUARE-FOOT CHARTER SCHOOL AND A REVISED FLOOR PLAN ON 4.85 ACRES OF PROPERTY LOCATED AT 140 S. HEARTZ ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, LANDSCAPE PLAN, TREE PRESERVATION PLAN AND ELEVATIONS, ATTACHED HERETO AS EXHIBITS "B", "C", "D" AND "E", RESPECTIVELY; PROVIDING FOR SPECIAL CONDITIONS; 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. S-1033R5-SF-12 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 request from S-1033R4-SF-12 (Special Use Permit-1033 Revision 4-Single Family-12) to S-1033R5-SF-12 (Special Use Permit-1033 Revision 5-Single Family-12), to allow for a 6,537-square-foot expansion to the existing 32,687-square-foot Charter School and a revised floor plan on 4.85

acres of property located at 140 S. Heartz Road and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes, subject to special conditions.

SECTION 2. That Special Use Permit 1033R4-SF-12 for a private school is hereby approved subject to the following special conditions:

- A) This charter school shall be licensed and maintained in accordance with state law and may provide instruction for Kindergarten through eighth (8th) grade.
- B) The student enrollment capacity under this Special Use Permit shall not exceed five hundred (500) students.
- C) Solid waste receptacle enclosure shall be maintained with solid screening gates which shall remain closed except during service.
- D) Comply with the Traffic Management Plan as depicted on the Site Plan and located in accordance with the Site Plan for on-site queuing of vehicles for student drop-off and pick-up as depicted on the approved site plan which shall prohibit on-street queuing.
- E) Dwarf Yaupon Holly shrubs shall be replanted along the north and east property line to adhere to the Landscape Plan.
- F) That the occupants shall comply in all respects to development of the site in accordance with the approved site plan, landscape plan, and elevations/sign plan and other development/special conditions contained in Section 3 of this ordinance.

SECTION 3. That the Site Plan, Landscape Plan, Tree Preservation Plan and Elevations, and notes set forth therein, attached hereto as Exhibits “B”, “C”, “D”, and “E” respectively, and made a part hereof for all purposes, are hereby approved as special conditions.

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, including any prior special use permits 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 _____, 2016

APPROVED:

KAREN SELBO HUNT

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY
(REH/mpm)