

**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-242-HC (PLANNED DEVELOPMENT-242-HIGHWAY COMMERCIAL), TO PD-242R-HC (PLANNED DEVELOPMENT-242 REVISED – HIGHWAY COMMERCIAL) TO AMEND THE CONCEPT PLAN FOR HOTEL, OFFICE, RETAIL AND RESTAURANT USES ON 9.08 ACRES OF PROPERTY AND ATTACH A DETAIL SITE PLAN ON 4.86 ACRES TO ALLOW TWO HOTELS TO BE LOCATED SOUTH OF NORTHPOINT DRIVE, EAST OF S.H. 121, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE CONCEPT SITE PLAN, DETAIL SITE PLAN, LANDSCAPE PLAN, TREE MITIGATION PLAN, NORTH HOTEL FIRST FLOOR PLAN AND TYPICAL UPPER FLOOR PLANS, SOUTH HOTEL FIRST FLOOR PLAN AND TYPICAL UPPER FLOOR PLANS, NORTH HOTEL BUILDING ELEVATIONS AND RENDERINGS AND SOUTH HOTEL BUILDING ELEVATIONS AND RENDERINGS ATTACHED HERETO AS EXHIBITS “B” THROUGH “T”; 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-242R-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-242-HC (Planned Development-242-Highway Commercial), to PD-242R-HC (Planned Development-242 Revised-Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant uses on

9.08 acres of property and attach a Detail Site Plan on 4.86 acres to allow two hotels to be located south of Northpoint Drive, east of S.H. 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 purposes as provided in the Code of Ordinances, is hereby approved subject to the following development regulations:

- A. This property shall be replatted to provide a building sites, utilities, easements and fire lanes prior to the issuance of a Building Permit.
- B. A shared parking agreement for the property to the west in the City of Coppell shall be reviewed by the City Attorney, to ensure adequate number of available parking for the North and South hotel sites as shall be filed in the deed records of Dallas County Texas prior to filing of the final plat.
- C. As indicated in Exhibit “F”, the North hotel site shall meet the following criteria:
  - i. there shall be a minimum of 118 rooms;
  - ii. the minimum room size shall be 316 square feet;
  - iii. the lobby/waiting/atrium area shall be a minimum of 2,400 square feet;
  - iv. There shall be a minimum of 5,715 square feet of meeting rooms (including pre-function area);
  - v. There shall be a full service restaurant with a minimum of 50 seats.
  - vi. the outdoor plaza areas shall be a minimum of 1,500 square feet.
- D. As indicated in Exhibit “G”, the South hotel site shall meet the following criteria:
  - i. there shall be a minimum of 136 rooms;
  - ii. the minimum room size shall be 290 square feet;
  - iii. the lobby/waiting/atrium area shall be a minimum of 1,600 square feet;
  - iv. The equipped fitness room shall be a minimum of 780 square feet.

- v. The Gift/pantry/snack shop shall be a minimum of 320 square feet.
  - vi. The pool shall have a minimum of 600 square feet of water service area.
  - vii. There shall be a limited service restaurant.
  - viii. the outdoor plaza areas shall be a minimum of 2,300 square feet.
- E. The site shall be landscaped with the caliper inch of trees and landscaping materials as established in the Landscaping Plan, Exhibit D; and, the owner shall provide with inclusive enhanced paving in lieu of portion of the required non-vehicular landscape areas, as indicated and depicted in Exhibit “D”, Landscape Plan.
- F. A tree removal permit will be required prior to the removal of any trees.

**SECTION 3.** That the Concept Site Plan, Detail Site Plan, Landscape Plan, Tree Mitigation Plan, North hotel site First Floor and Typical Upper Floor Plans, South First Floor and Typical Upper Floor Plans, North hotel Building Elevations and Renderings and South Building Elevations and Renderings, attached hereto as Exhibits “B” though “I”, respectively.

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

APPROVED:

\_\_\_\_\_  
KAREN SELBO HUNT

ATTEST:

\_\_\_\_\_  
CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

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CITY ATTORNEY