

**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-221R4-HC (PLANNED DEVELOPMENT-221 REVISION 4-HIGHWAY COMMERCIAL) TO PD-221R9-HC (PLANNED DEVELOPMENT-221 REVISION 9-HIGHWAY COMMERCIAL), TO AMEND THE CONCEPT PLAN FOR HOTEL, OFFICE, RETAIL AND RESTAURANT USES ON 8.21 ACRES AND ATTACH A DETAIL SITE PLAN ON APPROXIMATELY 2.7 ACRES TO ALLOW A FIVE-STORY 127-GUEST-ROOM HOTEL TO BE LOCATED ON THE EAST SIDE OF POINT WEST BLVD, SOUTH OF DIVIDEND DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE CONCEPT PLAN, DETAIL SITE PLAN, LANDSCAPE PLAN, FIRST FLOOR PLAN, TYPICAL UPPER FLOOR PLANS, ELEVATIONS AND SIGNAGE, ATTACHED HERETO AS EXHIBITS “B” THROUGH “H; AND 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. PD-221R9-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-221R4-HC (Planned Development-221 Revision 4-Highway Commercial) to PD-221R9-HC (Planned Development-221 Revision 9-Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant

uses on 8.21 acres and attach a Detail Site Plan on approximately 2.7 acres to allow a five-story 127-guest-room hotel to be located on the east side of Point West Blvd, south of Dividend Drive, 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 in accordance Highway Commercial District regulations in the Code of Ordinances, as amended; is hereby approved subject to the following development regulations:

- A. This property shall be replatted to provide a building site, utilities, easements and fire lanes prior to the issuance of a Building Permit.
- B. Detail Site Plan approval shall be required prior to the developments on Lots 2 and 3 of this Planned Development.
- C. As indicated in Exhibit “E”, this hotel shall meet the following criteria:
  - i. there shall be a minimum of 127 hotel rooms;
  - ii. the minimum hotel room size shall be 258 square feet, with an average hotel room size shall be 295 square feet;
  - iii. the lobby/waiting/atrium area shall be a minimum of 2,800 square feet;
  - iv. minimum of 1,295 square feet common meeting or conference rooms;
  - v. the pool shall have a minimum of 600 square feet of water surface area;
  - vi. the weight room and/or workout center shall be a minimum of 625 square feet, and
  - vii. the outdoor plaza areas shall be a minimum of 1,060 square feet.
- D. That the developer owner or operator shall substantially comply with the first floor plan and typical upper floor as set forth in Exhibits E and F, respectively;
- E. The Building Elevations, materials and color accent plan, are hereby approved as façade plan as depicted and noted on Exhibit G.

F. All attached and monument signage shall comply with Sec. 12-29.- Sign Regulation of the Zoning Ordinance.

**SECTION 3.** That the Concept Site Plan, Detail Site Plan, Landscape Plan, First Floor Plan, Typical Upper Floor Plans, Elevations and Signage, attached hereto as Exhibits “B” though “H”.

**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:

\_\_\_\_\_  
CITY ATTORNEY