

**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 LI (LIGHT INDUSTRIAL) TO PD-284-LI (PLANNED DEVELOPMENT-284-LIGHT INDUSTRIAL), TO ALLOW THE DEVELOPMENT OF AN APPROXIMATE 16,000-SQUARE FEET OFFICE/WAREHOUSE BUILDING ON 3.148 ACRES OF PROPERTY LOCATED AT 196 S. FREEPORT PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” AND TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FROM “RESIDENTIAL NEIGHBORHOOD” TO “INDUSTRIAL SPECIAL DISTRICT, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “B” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE DETAIL SITE PLAN, TREE SURVEY AND MITIGATION PLAN, LANDSCAPE PLAN AND ELEVATIONS, ATTACHED HERETO AS EXHIBITS “C”, “D”, “E” AND “F” 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-284-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 LI (Light Industrial) to PD 284 LI (Planned Development 284 Light Industrial), to allow the

development of an approximate 16,000 square feet office/warehouse building on 3.148 acres of property located at 196 S. Freeport Parkway being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes, and to amend the Future Land Use Map of the Comprehensive Plan from “Residential Neighborhood” to “Industrial Special District” being more particularly described in Exhibit “B” attached hereto and made a part hereof for all purposes.

**SECTION 2.** That Planned Development District 284-Light Industrial shall be used and developed in accordance with the Light Industrial Standards as set for in the Code of Ordinances except as hereby limited and approved subject to the following development regulations:

- A. Minor Plat approval will be required prior to the issuance of a building permit.
- B. The design of the monument and building attached signs shall comply with the regulations of the *Sign Ordinance*, and may be approved administratively by the Director of Planning
- C. The existing office structure may be occupied and retained for up to 120 days after issuance of a Temporary Certificate of Occupancy. Thereafter, the structure shall be removed and will be replaced with landscaped front yard and monument sign, as indicated on Exhibit “C” Detail Site Plan; Installation of the front yard landscaping may be extend to accommodate appropriate growing season as provided in Article 34 – Landscape Regulations, Sec. 12-34-4. – Permits – of the Coppel Code of Ordinances.
- D. Hours of operation shall generally be 7:00 a.m. to 7:00 p.m., but in no event shall there be any deliveries (to the rear) of the building between 7:00 p.m. and 7:00 a.m. and/or

on the weekend or on major holidays (January 1<sup>st</sup>, July 4<sup>th</sup>, Memorial Day, Labor Day, Thanksgiving Day and Christmas Day).

- E. Parking spaces shall be limited to amount and location indicated on the Detail Site Plan, including no parking shall be permitted on rear (east) side of proposed building, as set forth on Exhibit “C”.
- F. No Commercial Motor Vehicles, as defined by State law (Semi-tractor/trailers) shall be allowed on the property.
- G. This property shall only be used for office, warehouse, and light assembly, no manufacturing shall be permitted.
- H. Sirens or loud truck alarms (except for those required for safety) shall not be permitted, as set forth under the Coppel Code of Ordinances.
- I. The lowest amount of wattage necessary to maintain security in the rear of the building will be used to avoid light shining on to neighboring houses, and all external lighting shall comply with Article 12-36, Glare and Lighting Standards as codified in the Coppel Code of Ordinances.
- J. A tree removal permit shall be required prior to the removal of any trees from this property.

**SECTION 3.** That the Detail Site Plan, Tree Survey and Mitigation Plan, Landscape plan, Elevation and notes set forth therein, attached hereto as Exhibits “C”, “D”, “E”, and “F” 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 Coppel, 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