

**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 HC (HIGHWAY COMMERCIAL) AND LI (LIGHT INDUSTRIAL) TO PD 290-LI (PLANNED DEVELOPMENT 290-LIGHT INDUSTRIAL), TO APPROVE A DETAIL SITE PLAN FOR AN APPROXIMATE 143,000 SQUARE FOOT OFFICE/WAREHOUSE BUILDING ON 11.72 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FREEPORT PARKWAY AND FRITZ ROAD AND TO AMEND THE COPPELL 2030 COMPREHENSIVE MASTER PLAN, TO DESIGNATE THIS AREA AS “INDUSTRIAL SPECIAL DISTRICT”, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE LAND USE AMENDMENT EXHIBIT, DETAIL SITE PLAN, TREE SURVEY, LANDSCAPE PLAN, BUILDING ELEVATIONS AND COLOR RENDERINGS ATTACHED HERETO AS EXHIBITS “B” THROUGH “G”; 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-290-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 HC (Highway Commercial) and LI (Light Industrial) to PD 290-LI (Planned Development 290-Light Industrial), to approve a Detail Site Plan for an approximate 143,000 square foot office/warehouse building on 11.72 acres of land located at the southwest corner of Freeport Parkway and Fritz Road and to amend the

*Coppell 2030 Comprehensive Master Plan*, and map thereof, to designate this area as “Industrial Special District 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, is hereby approved subject to the following development regulations:

- A. The parking spaces designated as “Future Parking Spaces” on Exhibit C, Detail Site Plan and Exhibit E, Landscape Plan shall be constructed as needed based on number of employees and visitors. All parking areas shall comply with all codes and ordinances, including landscaping.
- B. A Tree Removal Permit will be required prior to the removal of any trees from the property.
- C. As indicated on Exhibit E, Landscape Plan, ornamental trees are permitted as a substitute for overstory trees and may be located within 10 feet of the north elevation of the building to avoid the existing 40’ wide easement adjacent and parallel to Fritz Road, a generally depicted on the Detail Site and Landscape Plan.

**SECTION 3.** That the Land Use Amendment Exhibit, Detail Site Plan, Tree Survey, Landscape Plan, Building Elevations and Color Renderings, attached hereto as Exhibits “B” through “G”, respectively, shall be detained as development regulations for such planned development.

**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 \_\_\_\_\_, 2017.

APPROVED:

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

ATTEST:

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

APPROVED AS TO FORM:

---

CITY ATTORNEY