

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-242R-HC (PLANNED DEVELOPMENT-242 REVISED-HIGHWAY COMMERCIAL), TO PD-242R2-HC (PLANNED DEVELOPMENT-242 REVISION 2-HIGHWAY COMMERCIAL), TO REVISE THE DETAIL SITE PLAN ON 4.86 ACRES TO ALLOW ONE FIVE-STORY HOTEL ON THE SOUTHERN 2.76 ACRES AND A FUTURE HOTEL ON THE NORTHERN 2.1 ACRES ON PROPERTY 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 AND DETAIL SITE PLAN, FIRST FLOOR PLAN AND TYPICAL UPPER FLOOR PLANS, LANDSCAPE PLAN, TREE MITIGATION PLAN, BUILDING ELEVATIONS AND 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-242R2-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-242R-HC (Planned Development-242 Revised-Highway Commercial), to PD-242R2-HC (Planned Development-242 Revision 2-Highway Commercial), to revise the Detail Site Plan on 4.86 acres to allow one five-story hotel on the southern 2.76 acres and a future hotel on the northern 2.1 acres on property

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. Except as amended herein, the property shall be developed in accordance with the Planned Development Ordinance, No. 91500-A-694 which is incorporated herein as set forth in full and hereby republished.
- B. This property shall be replatted to provide a building sites, utilities, easements and fire lanes prior to the issuance of a Building Permit.
- C. The entire fire lane/mutual access easement shall be constructed with the first hotel.
- D. As indicated in Exhibit “B” the Detail Site for the hotel site on the southern 2.76 acres shall meet the following criteria:
 - i. There shall be a minimum of 139 rooms;
 - ii. the minimum room size shall be 305 square feet;
 - iii. the lobby/waiting/atrium area shall be a minimum of 1,600 square feet;
 - iv. there shall be a minimum of 1,200 square feet of meeting rooms
 - v. there shall be a limited service restaurant defined as - food is selected by a customer while going through a serving line and taken to a table for consumption during limited morning hours.
 - vi. the outdoor plaza or patio area shall be a minimum of 3,000 square feet as depicted.
 - vii. The pool shall have a minimum of 600 square feet of water surface area as depicted.

viii. The equipped weight or fitness room shall be a minimum of 800 square feet

ix. The gift/pantry snack shop shall be a minimum of 320 square feet.

E. A tree removal permit will be required prior to the removal of any trees.

F. A detail site shall be submitted and approved in accordance with the ordinances of the City of Coppell for the 2.1 acre remaining site.

G. Final determination of code compliance of materials specified will be made at the time of review of building permit.

SECTION 3. That the Concept and Detail Site Plan, First Flor and Upper Floor Plans, Landscape Plan, Tree Mitigation Plan, Building Elevations, and Renderings, attached hereto as Exhibits “B” though “G”;”, respectively shall be deemed 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 Coppell, Texas, this the _____ day of _____, 2017.

APPROVED:

KAREN SELBO HUNT

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY