

**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 SF-12 (SINGLE FAMILY-12) TO PD-292-SF-12 (PLANNED DEVELOPMENT 292-SF-12) TO ALLOW THE CONSTRUCTION OF A CONCESSION/RESTROOM FACILITY, BLEACHERS, PRESS BOX, PARKING AND THE ADDITION OF LIGHTING FOR THE EXISTING TRACK AND FOOTBALL FIELD ON 24.7 ACRES OF PROPERTY LOCATED AT 400 MOCKINGBIRD LANE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE SITE PLAN (C-3, C-3A AND C-3B), BLEACHERS (C-4A AND C-4B), PRESS BOX (C-5), CONCESSION/RESTROOM BUILDING ELEVATIONS (C-6), FIELD LIGHTING (C-7) AND PHOTOMETRIC STUDY, ATTACHED HERETO AS EXHIBITS "B", "C", "D", "E", "F" AND "G" RESPECTIVELY; PROVIDING 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 Coppell, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Coppell, 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-291-SF-12 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 Coppell, Texas, duly passed by the governing body of the City of Coppell, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning from SF-12 (Single Family-12) to PD-292-SF-12 (Planned Development 292-SF-12) to allow the construction of a concession/restroom

facility, bleachers, press box, parking and lighting for the existing track and football field, on 24.7 acres of property located at 400 Mockingbird Lane, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes, subject to the development regulations.

**SECTION 2.** That PD-291-SF-12 is hereby approved subject to the following development regulations:

1. A Detail Landscape Plan shall be submitted and approved prior to the installation of Live Oak trees along the north and east property lines, as currently provided on the Site Plan. The Detail Landscape Plan shall include the location and type of the existing trees and additional plant materials to include a combination of evergreen trees and shrubbery on the northern and eastern perimeter of the property to screen the view of the field from the adjacent homes.
2. That the concession/restroom facility and bleachers shall be located and constructed in compliance with the plans, development and materials as provided Exhibit B – Site Plan, (Sheets C-3, C-3a and C-3b), Exhibit C-Bleachers (Sheets C-4a and C-4b), Exhibit D - Press Box (Sheet C-5), and Exhibit E-Concession/Restroom Building Elevations (Sheet C-6).
3. The use of the outdoor sound system shall not be permitted prior to 8:00 a.m. or after 9:00 p.m. and shall only be used for athletic competitions and not practice.
  - a. Additional performance details on the outdoor sound system (type, location, etc.) shall be submitted to the Department of Community Development at the time of a building permit.
  - b. The sound system including speakers and projection elements shall not produce sound exceeding 50 decibels as measured from the perimeter of the property.
4. The lighting of the track and football field shall be constructed in conformance with the equipment, grid summary, illumination summary, lighting system and light level summary

as set forth in in Exhibits 'F' and 'G', pages 1-6 and shall not be permitted before 6:30 a.m. or after 9:00 p.m.

5. The use of these facilities shall be limited to CISD athletic and extracurricular uses only.
6. Compliance with engineering comments at the time of the grading, drainage, utility and paving plan review.
7. Compliance with additional Planning and Engineering comments on the revised parking layout as indicated the Exhibit B-Site Plan prior to the issuance of permits.

**SECTION 3.** That the Exhibit B - Site Plan (Sheets C-3, C-3a and C-3b), Exhibit C - Bleachers (Sheets C-4a and C-4b), Exhibit D - Press Box ( Sheet C-5), Exhibit E- Concession/Restroom Building Elevations, Exhibit F - Field Lighting (Sheet C-6), Photometric Study (Exhibit G) shall be development regulations and are attached hereto and are made a part hereof for all purposes, and 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 Coppel, 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 Coppel, 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 Coppel, 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 \_\_\_\_\_, 2018.

APPROVED:

\_\_\_\_\_  
KAREN SELBO HUNT, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

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