

**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 C (COMMERCIAL) AND PD-217R-C (PLANNED DEVELOPMENT-217 REVISED COMMERCIAL) TO PD-217R2-C, (PLANNED DEVELOPMENT-217 REVISION 2-COMMERCIAL), TO AMEND AND EXPAND THE DETAIL SITE PLAN FOR THE EXISTING 0.692 ACRE DOGGIE'S WONDERLAND SITE AND TO ALLOW THE CONSTRUCTION OF AN APPROXIMATE 3,000 SQUARE FOOT BUILDING FOR A KENNEL (RESCUE), SELF-SERVICE PET WASH AND BAKERY USE ON 0.439 ACRES AND TO ESTABLISH A CONCEPT PLAN FOR FUTURE DEVELOPMENT ON THE REMAINING 0.346 ACRES AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, LANDSCAPE PLAN & TREE SURVEY, AND THE ELEVATIONS & RENDERING WITH SIGNAGE AND FLOOR PLAN FOR LOT 5, ATTACHED HERETO AS EXHIBITS "B", "C", "D" AND "E" 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 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-217R2-C 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 to grant a change in zoning from C (Commercial) and PD-217R-C (Planned Development-217 Revised-Commercial) to PD-217R2-C, (Planned Development-217

Revision 2-Commercial), to amend and expand the Detail Site Plan for the existing 0.692 acre in the Northlake Woodlands Addition, Lots 4R-6 of Block A and to allow the construction of an approximate 3,000 square foot building for a kennel (rescue), self-service pet wash and bakery use on 0.439 acres and to establish a Concept Plan for future development on the remaining 0.346 acres; 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-217R2-C is hereby approved subject to the following development regulations:

- A. Except as amended herein and as provided in this Ordinance, the property shall be developed in accordance with Commercial zoned property as set forth in Ordinance 91500-A-518 which is incorporated herein as set forth in full and hereby republished.
- B. The installation of a grease trap shall be required for the bakery use on lot 4R of Block A.
- C. The hours of operation for the self-service shall not exceed the hours of operation of the pet day care.
- D. There shall be shared parking for Lots 4R and 5.
- E. The dumpster shall serve and be shared by the occupants of Lots 4R, 5 and 6 of Block A.

**SECTION 3.** That the Site Plan, Landscape Plan & Tree Survey, Elevations and Building Prescriptive and Rendering, including signage and Floor Plan and all comments and notes to each such exhibits for Lot 5, attached hereto as Exhibits “B”, “C”, “D” and “E” 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 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 \_\_\_\_\_, 2018.

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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CITY ATTORNEY