

**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-133-HC (PLANNED DEVELOPMENT DISTRICT-133-HIGHWAY COMMERCIAL) TO PD-133R8-HC (PLANNED DEVELOPMENT DISTRICT-133R8-HIGHWAY COMMERCIAL) TO APPROVED THE DETAIL SITE PLAN TO ALLOW TO APPROVE THE DETAIL SITE PLAN TO ALLOW SIX, ONE-STORY OFFICE BUILDINGS ON 5.41 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF S.H. 121 AND APPROXIMATELY 215-FEET SOUTH OF DENTON TAP ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, LANDSCAPE PLAN & LANDSCAPE DETAILS, ELEVATIONS & MONUMENT SIGNAGE, SCREENING WALL & DUMPSTER ENCLOSURES, 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-133R8-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 to grant a change in zoning from PD-133-HC (Planned Development District-133-Highway Commercial) to PD-133R8-HC (Planned Development

District-133 Revised 8-Highway Commercial) to approve the Detail Site Plan to allow six, one-story office buildings on 5.41 acres of property located on the south side of S.H. 121 and approximately 215-feet south of Denton Tap Road, 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-133R8-HC is hereby approved subject to the following development regulations:

- A. A plat will be required to establish fire lanes and easements prior to the issuance of a building permit in accordance with current subdivision ordinance regulations.
- B. All proposed attached signage shall be in compliance with current sign provisions of the Code of Ordinances; and be consistent with front, color, style and material.
- C. The masonry screening wall adjacent to the residential shall be constructed to eight (8) feet in height; and shall be completed prior to issuance of a building permit for vertical construction of the office building as depicted in Exhibit E.
- D. Onsite sanitary waste water collection system shall be tied into the city sanitary wastewater collection system; such onsite system shall not dedicate to the City and be the responsibility of the property owner.
- E. The applicant and Magnolia Home Owners Association will provide a signed and notarized agreement to provide an acceptable closure of the screening wall and furthest Northwest point of the development; and such agreement shall be approved by the Community Development and filed in the deed record of Dallas County Texas.
- F. The solid waste disposal shall be located in accordance with the site plan (Exhibit B) and constructed and maintained as depicted on Exhibit E.

**SECTION 3.** That Site Plan, Landscape Plan & Landscape Details, Elevations & Monument Signage, and Screening Wall & Dumpster Enclosures, comments notes and materials noted therein, respectively, attached hereto as Exhibits “B”, “C”, “D” and “E” are made a part hereof for all purposes, and hereby approved.

**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 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:

\_\_\_\_\_  
ROBERT E. HAGER, CITY ATTORNEY

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KAREN SELBO HUNT, MAYOR

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