

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-221R3-HC (PLANNED DEVELOPMENT DISTRICT-221 REVISION 3-HIGHWAY COMMERCIAL) TO PD-221R3R3-HC (PLANNED DEVELOPMENT-221 REVISION 3 REVISED 3-HIGHWAY COMMERCIAL) TO ATTACH A DETAIL SITE PLAN FOR AN 8,526 SQUARE FOOT RETAIL/RESTAURANT BUILDING ON 1.9 ACRES OF LAND (LOT 1R-1), AND TO AMEND THE CONCEPT PLAN ON LOT 1R- 8 (3.6 ACRES) AND ATTACH A DETAIL PLAN FOR A PARKING LOT ON ONE (1) ACRE AND RETAIN THE CONCEPT PLAN FOR A HOTEL ON THE REMINDER 2.6 ACRES OF PROPERTY, LOCATED NORTH OF IH-635, AND WEST OF S. BELT LINE ROAD AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF OVERALL CONCEPT PLAN, DETAIL SITE PLAN, LANDSCAPE PLAN, MONUMENT SIGN AND SITE DETAILS, BUILDING ELEVATIONS AND PERSPECTIVE VIEW 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 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-221R3-R3-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-221R3R-HC (Planned

Development-221 Revision 3 Revised-Highway Commercial) to PD-221R3R3-HC (Planned Development-221 Revision 3 Revised 3-Highway Commercial) to attach a Detail Site Plan for an 8,526-square foot retail/restaurant building on 1.9 acres of land (Lot 1R-1), and to amend the Concept Plan on Lot 1R- 8 (3.6 acres) and attach a Detail Plan for a parking lot on one (1) acre and retain the Concept Plan for a Hotel on the remainder 2.6 acres of property located north IH-635, and west of S. Belt Line 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-221R3R3-HC is hereby amended 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 Highway Commercial zoned property as set forth in Ordinance 91500-A-690 and the requirements of PD-221R3R-HC except as amended herein which is incorporated herein as set forth in full and hereby republished.
- B. Prior to the development within Lot 1R-1 or Lot 1R8, a replat of Lot 1R-8 into two lots shall be required providing the following:
 - a. Lot 1R8X, (1 acre) as a common area lot for the parking lot and the incorporation of this property of the Property Owners Agreement; and
 - b. Lot 1R8R, (2.65 acres) to establish the mutual access easement from Private Drive “B” to the office tract to the north.

This plat must be approved and filed with Dallas County Clerk prior to issuance of any building permits on said lots of this phase.

- C. There may be compliance with additional engineering or building official comments at the time of Building Permit and Detail Engineering Review.

SECTION 3. That, Overall Concept Plan, Detail Site Plan, Landscape Plan, Monument Sign and Site Details, Building elevations and Perspective View respectively, attached hereto as Exhibits “B”, “C”, “D”, “E”, “F” and “G” for amendments provided herein, 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 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:

KAREN SELBO HUNT, MAYOR

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY