

**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-273R-C (PLANNED DEVELOPMENT-273 REVISED -COMMERCIAL) TO PD-273R2-C (PLANNED DEVELOPMENT-273 REVISION 2-COMMERCIAL) TO ESTABLISH A DETAIL SITE PLAN FOR A CONVENIENCE STORE WITH GAS PUMPS ON 0.97 ACRES OF PROPERTY LOCATED AT 890 S. DENTON TAP ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE DETAIL SITE PLAN, LANDSCAPE PLAN/TREE SURVEY, BUILDING ELEVATIONS AND SIGN PLAN ATTACHED HERETO AS EXHIBITS “B” THOUGH “E”; 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-273R2-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 by granting a change in zoning from PD-273R-C (Planned Development-273 Revised -Commercial) to PD-273R2-C (Planned Development-273 Revision 2-Commercial) to establish a Detail Site Plan for a convenience store with gas pumps on 0.97 acres of property located at 890 S. Denton Tap Road, 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 Commercial purposes and as a convenience store with gas pumps as provided in the Code of Ordinances, is hereby approved subject to the following development regulations:

1. The canopy lighting shall be fully recessed so that no light fixture extends or is otherwise visible below the canopy as viewed from the adjacent public right-of-way.
2. Three - 9 square foot, lit or unlit, 7-ELEVEN full color logo medallions signs are permitted on the gas canopy as provided on the Sign Plan (Exhibit E) and Elevation Plan (Exhibit D).
3. Signage on the elevation widows shall be prohibited.
4. This site shall comply with the regulations on Outside Storage and Display in Section 42 of the Zoning Ordinance, Chapter 12, Coppell Code of Ordinances.
5. A license agreement shall be entered into with the City of Coppell, approved by the City Manager, to allow for the landscaping, irrigation and maintenance of the 1,237 square feet of land located at the corner of S. Denton Tap and E. Belt Line Road to achieve the thirty percent (30%) landscape requirement, and as depicted on Detailed Site Plan; Exhibit B, which must be executed prior to issuance of any building permit.
6. A tree removal permit is required prior to issuance of building permit.
7. The property and site shall be replatted in conformity with the Coppell subdivision ordinance and regulation prior to the issuance of any engineering or building permits.

**SECTION 3.** That the Detail Site Plan, Landscape Plan/Tree Survey, and Building Elevations and Sign Plan, and respective notes thereon, attached hereto as Exhibits “B” though “E”; respectively shall be deemed as development regulations to this development.

**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

ATTEST:

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

APPROVED AS TO FORM:

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CITY ATTORNEY