

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 LI (LIGHT INDUSTRIAL) TO PD-296-LI, (PLANNED DEVELOPMENT-296 LIGHT INDUSTRIAL), TO APPROVE A DETAIL SITE PLAN TO ALLOW AN APPROXIMATE 85,220 SQUARE FOOT OFFICE WAREHOUSE BUILDING, 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 MITIGATION; ELEVATIONS AND SIGNAGE; AND RENDERING FOR LOT 1, BLOCK A, SAMARITANS PURSE FELLOWSHIP ADDITION, 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-296-LI 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 LI (Light Industrial) to PD-296-LI, (Planned Development-296 -Light Industrial); and, to approve the Detail Site Plan for 10.683 acres of real property in the Samaritans Purse Fellowship Addition, Lot 1, Block A; and, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, subject

to the development regulations; and, to allow for the construction of an approximate 85,220 square foot building for office and warehouse use;

SECTION 2. That PD-296-LI as provided herein is hereby approved subject to the following development regulations:

- A. All landscape areas as provided in Exhibit C shall be irrigated.
- B. Tree mitigations fees shall be paid, and a tree removal permit shall be required prior to the removal of any trees in accordance with Tree Survey and Mitigation.
- C. All signage shall be approved administratively and shall be uniform and in compliance with the Code of Ordinances.
- D. No building permit shall be issued until the property is platted to conform with the Detail Site Plan and in accordance with the Code of Ordinance.
- E. Approve the following variances to the landscape ordinance as provided in the Landscape Plan, Exhibit C:
 - a. To allow trees planted outside of the 15-ft landscape setback along Creekview Drive as shown.
 - b. No screening shrubs along the west property line adjacent to the parking area.
 - c. To allow a credit for the existing 27 trees within the development and require an addition of 9 trees just outside of the western setback to account for the 36 required trees.
- F. The exterior construction and building shall be constructed with the elements and materials as provided in the Elevation Plan, Exhibit E.

SECTION 3. That the Site Plan, Landscape Plan, Tree Survey and Mitigation Plan, Elevations and Signage, and Renderings, including all comments and notes to each such exhibits

for Lot 1, 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 _____, 2019.

APPROVED:

KAREN SELBO HUNT, MAYOR

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY