

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COPPELL, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM PD-224R-HC (PLANNED DEVELOPMENT 224 REVISED-HIGHWAY COMMERCIAL) TO PD-224R2-HC (PLANNED DEVELOPMENT 224 REVISION 2-HIGHWAY COMMERCIAL), TO REVISE THE CONCEPT MASTER PLAN AND ATTACH A DETAIL SITE PLAN TO PERMIT A 146,655 SQUARE FOOT EXPANSION IN CONJUNCTION WITH CONSTRUCTION EDUCATION FOUNDATION (CEF) ON APPROXIMATELY 34.8 ACRES OF PROPERTY LOCATED AT 101 S. ROYAL LANE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE CONCEPTUAL MASTER PLAN, DETAIL SITE PLAN, TREE SURVEY, LANDSCAPING PLAN, ELEVATIONS, ARCHITECTURAL PERSPECTIVES AND DEVELOPMENT REGULATIONS, ATTACHED HERETO AS EXHIBITS "B", "C", "D", "E", "F", "G" AND "H" 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-224R2-HC should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Zoning 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 Zoning 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-224R-HC

(Planned Development 224 Revised-Highway Commercial) to PD-224R2-HC (Planned Development 224 Revision 2-Highway Commercial), to revise the Concept Master Plan and attach a Detail Site Plan to permit a 146,655 square foot building expansion for classrooms and laboratories on approximately 34.8 acres located at 101 Royal Lane and being more particularly described in Exhibit “A” attached hereto and made part hereof for all purposes, subject to development regulations provided in this ordinance.

**SECTION 2.** That Planned Development PD-224R2-HC is hereby approved subject to the following development regulations:

- A. That the expansion facility may have a large outdoor laboratory space shared for events, workshops and mockup projects and will be screened from public view adjacent to SH 121.
- B. The building use will be for classrooms, laboratories and an ‘A3’ multipurpose room for lectures and events.
- C. The material for the building will generally match the existing North Campus color palette and include Brick B1 Cocoa Brown; B2 Whitestone; Aluminum Composite Panel ACP 1 Umbra Grey; ACP 2 Oyster White; Kawneer Curtain Wall System 1600 Anodized Aluminum.
- D. Existing parking = 300 spaces  
Proposed additional parking space of a total of 417 spaces
- E. A compressed gas storage area shall be dedicated on the west of building includes bottle storage for Oxygen, Acetylene and Argon bottles. The enclosure for the compressed gas storage will include 6’ tall CMU masonry walls with brick veneer screening and be maintained outside the main building and shall contain a dedicated delivery area and storage for bottles.
- F. Welding lab and Tool Room in approved storage carts safely secured, in compliance with the Code Ordinances Fire Code. The facility will have 29 workstations of 15 to 20 – 300 size bottles which include:
  - 1. Oxy compressed gas.
  - 2. Acetylene Dissolved
  - 3. Nitrogen (Medical Grade).
  - 4. Nitrogen Compressed Gas.
  - 5. Compressed Gas N.O.S.

6. SZ Argon.
7. Liquefied Petroleum
8. 410A Freon
9. NU22 Freon
10. 22R Freon
11. Bottles are contained per NFPA guidelines

G. Usage Logs shall be maintained on site for Freon Gases.

H. Building materials for the expansion of building shall include:

1. Cocoa Brown and Whitestone brick colors in lieu of red traditional earth tones to match existing North Campus building.
2. East and West elevation has less than 80% masonry / brick and more glass which will allow better daylighting for the labs and classrooms facing east and west.
3. Cornice or cap at Brick parapets will be less than 3% height of the building.

**SECTION 3.** That the Conceptual Master Plan, Detail Site Plan, Tree Survey, Landscaping Plan, and Elevations and Architectural perspectives, and all comments and notes set forth therein, attached hereto as Exhibits “B”, “C”, “D”, “E”, “F”, “G” and “H” 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 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 \_\_\_\_\_, 2019.

APPROVED:

\_\_\_\_\_  
KAREN SELBO HUNT, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

---

ROBERT E. HAGER, CITY ATTORNEY

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS**

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COPPELL, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM PD-224R-HC (PLANNED DEVELOPMENT 224 REVISED-HIGHWAY COMMERCIAL) TO PD-224R2-HC (PLANNED DEVELOPMENT 224 REVISION 2-HIGHWAY COMMERCIAL), TO REVISE THE CONCEPT MASTER PLAN AND ATTACH A DETAIL SITE PLAN TO PERMIT A 146,655 SQUARE FOOT EXPANSION IN CONJUNCTION WITH CONSTRUCTION EDUCATION FOUNDATION (CEF) ON APPROXIMATELY 34.8 ACRES OF PROPERTY LOCATED AT 101 S. ROYAL LANE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE CONCEPTUAL MASTER PLAN, DETAIL SITE PLAN, TREE SURVEY, LANDSCAPING PLAN, ELEVATIONS, ARCHITECTURAL PERSPECTIVES AND DEVELOPMENT REGULATIONS, ATTACHED HERETO AS EXHIBITS "B", "C", "D", "E", "F", "G" AND "H" 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.**

**DULY PASSED** by the City Council of the City of Coppel, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

APPROVED:

\_\_\_\_\_  
KAREN SELBO HUNT, MAYOR

ATTEST:

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