

**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 LI (LIGHT INDUSTRIAL) AND PD-194R4R-LI (PLANNED DEVELOPMENT -194-REVISION 4 REVISED-LIGHT INDUSTRIAL) TO PD-300-LI (PLANNED DEVELOPMENT 300-LIGHT INDUSTRIAL), TO ATTACH A DETAIL SITE PLAN TO PERMIT A 19,275 SQUARE FOOT PUBLIC SAFETY FACILITY AND RESOURCE CENTER ON APPROXIMATELY 4.33 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF NORTHPOINT DRIVE, APPROXIMATELY 700 ROYAL LANE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" AS LOT 1, BLOCK A, OF THE DIAMOND ADDITION, ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE DETAIL SITE PLAN, LANDSCAPING PLAN, ELEVATIONS AND RENDERING, AND TREE SURVEY, 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-300-LI 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 LI (Light Industrial) and PD-194R4R-LI (Planned Development-194-Revision 4 Revised-Light Industrial) to PD-300-LI

(Planned Development-300- Light Industrial), to develop, conduct and maintain a 19,275 square foot Public Safety Facility and Resource Center building and an appurtenance on approximately 4.33 acres located on the south side of Northpoint Drive and being more particularly described in Exhibit “A” attached hereto and made part hereof for all purposes, subject to the detailed Site Plan and development regulations provided in this ordinance.

**SECTION 2.** That Planned Development PD-300-LI is hereby approved subject to the following development regulations:

- A. That the property be platted in accordance with the subdivision ordinance and regulations.
- B. The development and maintenance of the property shall be in accordance with the Detail Site Plan; Landscape Plan; Elevations, Tree Survey and notes or provisions included therein, which are attached hereto and made part of the ordinance.
- C. To allow the removal of a historic tree as delineated on the Tree Survey.
- D. Permit a variance to allow seventy five percent (75%) masonry requirements on the primary structure.
- E. To allow three visitor parking spaces in the front yard of the building as noted on Detail Site Plan.

**SECTION 3.** That the Detail Site Plan, Landscaping Plan, Tree Survey, Elevations and Perspectives, and all comments and notes set forth therein, 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 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

## **EXHIBIT A**

### **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 LI (LIGHT INDUSTRIAL) AND PD-194R4R-LI (PLANNED DEVELOPMENT -194- REVISION 4 REVISED-LIGHT INDUSTRIAL) TO PD-300-LI (PLANNED DEVELOPMENT 300- LIGHT INDUSTRIAL), TO ATTACH A DETAIL SITE PLAN TO PERMIT A 19,275 SQUARE FOOT PUBLIC SAFETY FACILITY AND RESOURCE CENTER ON APPROXIMATELY 4.33 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF NORTHPOINT DRIVE, APPROXIMATELY 700 ROYAL LANE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" AS LOT 1, BLOCK A, OF THE DIAMOND ADDITION, ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE DETAIL SITE PLAN, LANDSCAPING PLAN, ELEVATIONS AND RENDERING, AND TREE SURVEY, 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.**

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

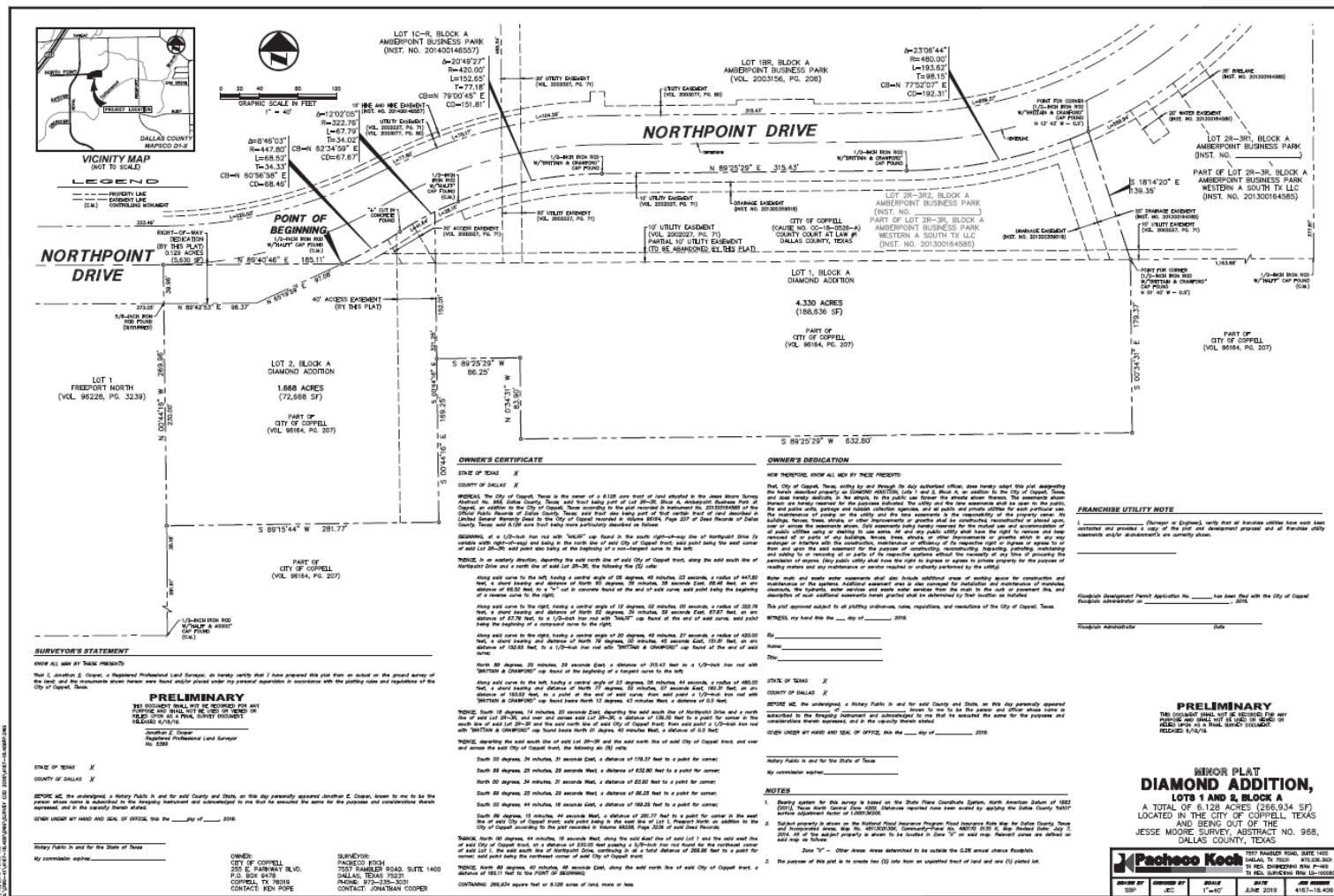
APPROVED:

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

ATTEST:

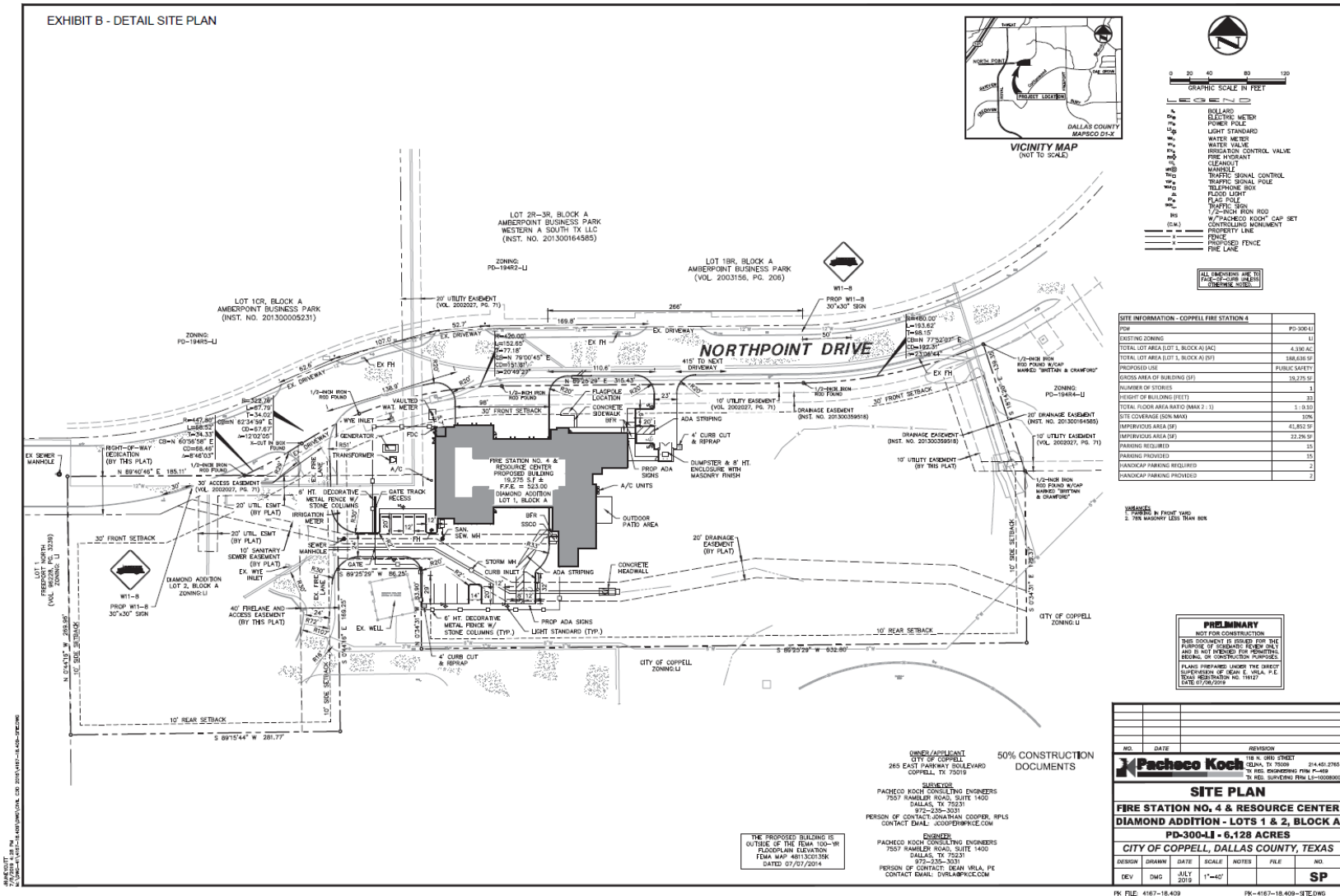
\_\_\_\_\_  
CHRISTEL PETTINOS, CITY SECRETARY

# EXHIBIT A



# EXHIBIT B

EXHIBIT B - DETAIL SITE PLAN



## EXHIBIT C

## EXHIBIT C - LANDSCAPE PLAN

### GENERAL LANDSCAPE NOTES

2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL LANDSCAPE MATERIALS FROM DAMAGE. DAMAGED PLANT MATERIAL SHALL BE REPLACED WITH SIMILAR MATERIALS AND SIZES IF DAMAGED, DESTROYED, OR LOST.
4. IF THERE IS ANY DISCREPANCY OR INCONSISTENCY IN THE DRAWINGS, THE CONTRACTOR SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY CONFLICTION FOUND ON THE SITE, OR ANY OTHER PRESENTS INFORMATION AS SHOWN ON THE DRAWINGS.
5. ALL PLANTS, UNLESS OTHERWISE SPECIFIED, IN A SEASONAL BED SHALL HAVE A THICK 2" WHITEWASH WINTER WAX LAYERS, UNLESS OTHERWISE NOTED.
6. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE LANDSCAPE CONTRACTOR SHALL MAINTAIN A LINE IN THE AREA AND VEGGIES GROWTHS, CONSTRUCTION, AND WET BEDS SHALL BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE. THE CONTRACTOR SHALL MAINTAIN THE GROWTHS OF PLANTS AND VEGGIES GROWTHS, CONSTRUCTION, AND WET BEDS SHALL BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE.
7. STRUCTURAL AND LANDSCAPE MATERIAL SHALL BE REPLACED PRIOR TO PLANTING MATERIAL.
8. PLANTS AND VEGGIES SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
9. PLANT SPACING IS AS INDICATED ON THE PLANT SCHEDULE, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE. REMEMBER: IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT AN ANNUAL INSPECTION OF THE PLANTING AREAS TO DETERMINE THE NEED FOR REPLACEMENT OF PLANTS AND VEGGIES.
10. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL TURF AND LANDSCAPE BEDS AND SHALL BE OPERATIONAL AT THE TIME OF PLANTING. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM, INCLUDING OF HYDROLOGIC CONSTRUCTION AND OPERATIONAL TESTS, SHALL BE COMPLETED PRIOR TO PLANTING MATERIAL.
11. ALL TREES PLANTED OR CUT SHALL BE PLACED AT LEAST 4' CLEAR FROM THE CURB FACE UNLESS OTHERWISE NOTED. REFERENCE CITY ORDINANCE NUMBER 100 FOR OTHER REQUIREMENTS.
12. REFER TO CITY ENGINEER'S SPECIFICATIONS FOR PROPOSED GRADING.

[illegible]

## LANDSCAPE PLAN NOTES

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

## LANDSCAPE DATA TABLE

Total Site Area Devoted to Landscaping @  
100,036 SF Total Site Area / 147,000 SF Landscaped

REQUIRED	PROVIDED
—	70% (\$47,000)

**PERIMETER LANDSCAPING:**  
1. Tree and shrub planting

Yield per 50 LF (PL)  
Northern Boundary @ 550 (3,250 LF)

11 Trees      4 Trees (+9 Excl.)

Eastern Boundary @ 215 (2,100 km)

14 Trees      14 Trees (Plot with Explot.)

Western Boundary @ 290° (2,900 SF)

20,300 SF      20,300 SF

Total Perimeter Trees

### INTERIOR LANDSCAPING:

A minimum of 10% of the gross non-exempt and (4 x 20 SD).

10 Times 10 Times

#### NON-VEHICULAR LANDSCAPING:

The size of that area shall equal at least 15 percent of that portion of the lot not covered by a building or by buildings. Not less than 50% of the feature landscaping shall be located in the required front yard.

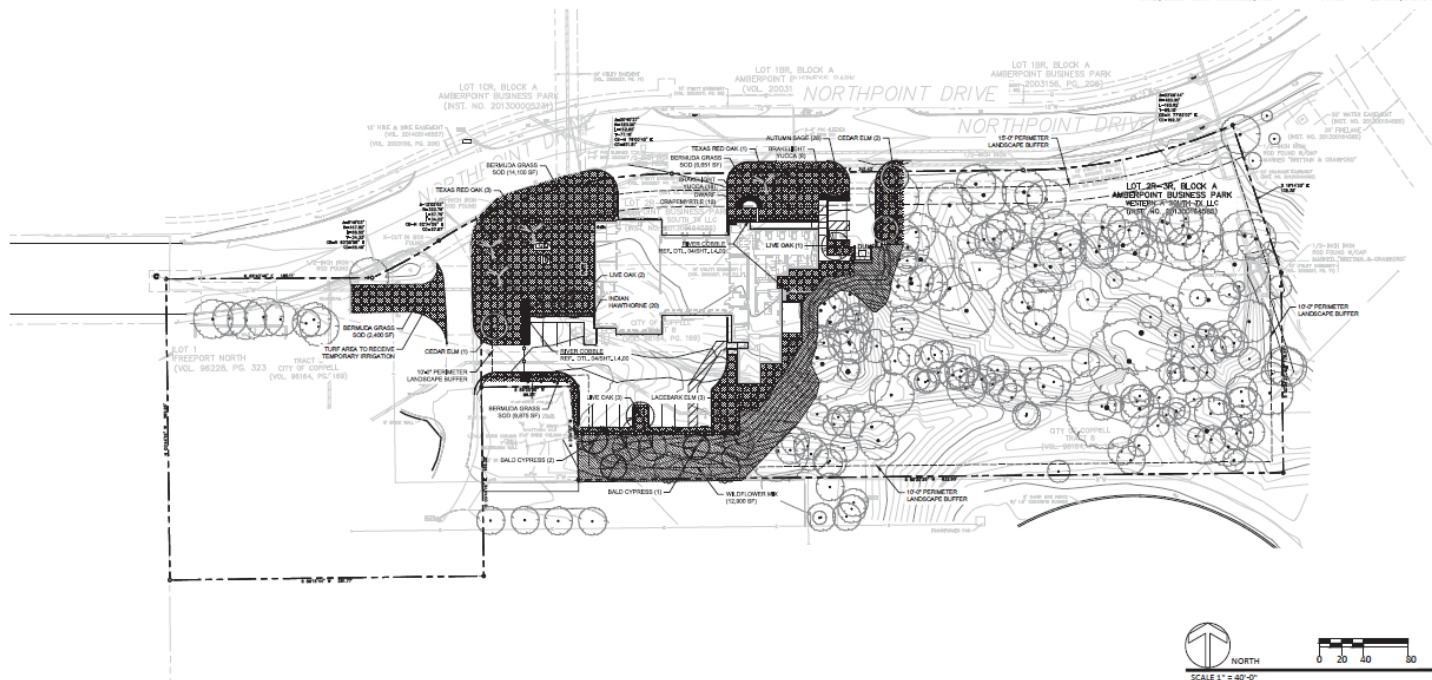
of the lot not covered by a building or by building of the feature landscaping shall be located in the

15% (24,402 SF) 65% (126,828 SF)

1 Tree per 2,500 SF of non-vehicular open space

45,336 DF	147,888 DF
-----------	------------

TOTAL (Perimeter + Interior + Non-Vehicular) T



**4.33 ACRES, ZONING PD-300-LI  
DIAMOND ADDITION, LOT 1 & 2, BLOCK A**

INTERNAL REVIEW  
DOCUMENTS  
NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION  
QUALITY CHECKS  
TX REG. NO. 10112

**BRW**

**BROWN REYNOLDS WATFORD**  
A RCHITECTS

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DALLAS, TEXAS 75206  
214.638.6700  
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**HALFF**  
1301 NORTH BOWLING ROAD  
MCKINNEY, TX 75069-4270  
TEL: (972) 341-0000  
FAX: (972) 341-0808

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 BROWN REYNOLDS WATFORD ARCHITECTS, INC.  
 DATE JULY 25, 2019  
 DRAWN BY JWB  
 CHECKED BY JWB  
 PROJECT NUMBER 210.047.00

**CITY OF COPPELL  
FIRE STATION No. 4 &  
RESOURCE CENTER  
NORTHPOINT DRIVE  
COPPELL, TEXAS 75019**

L2.00

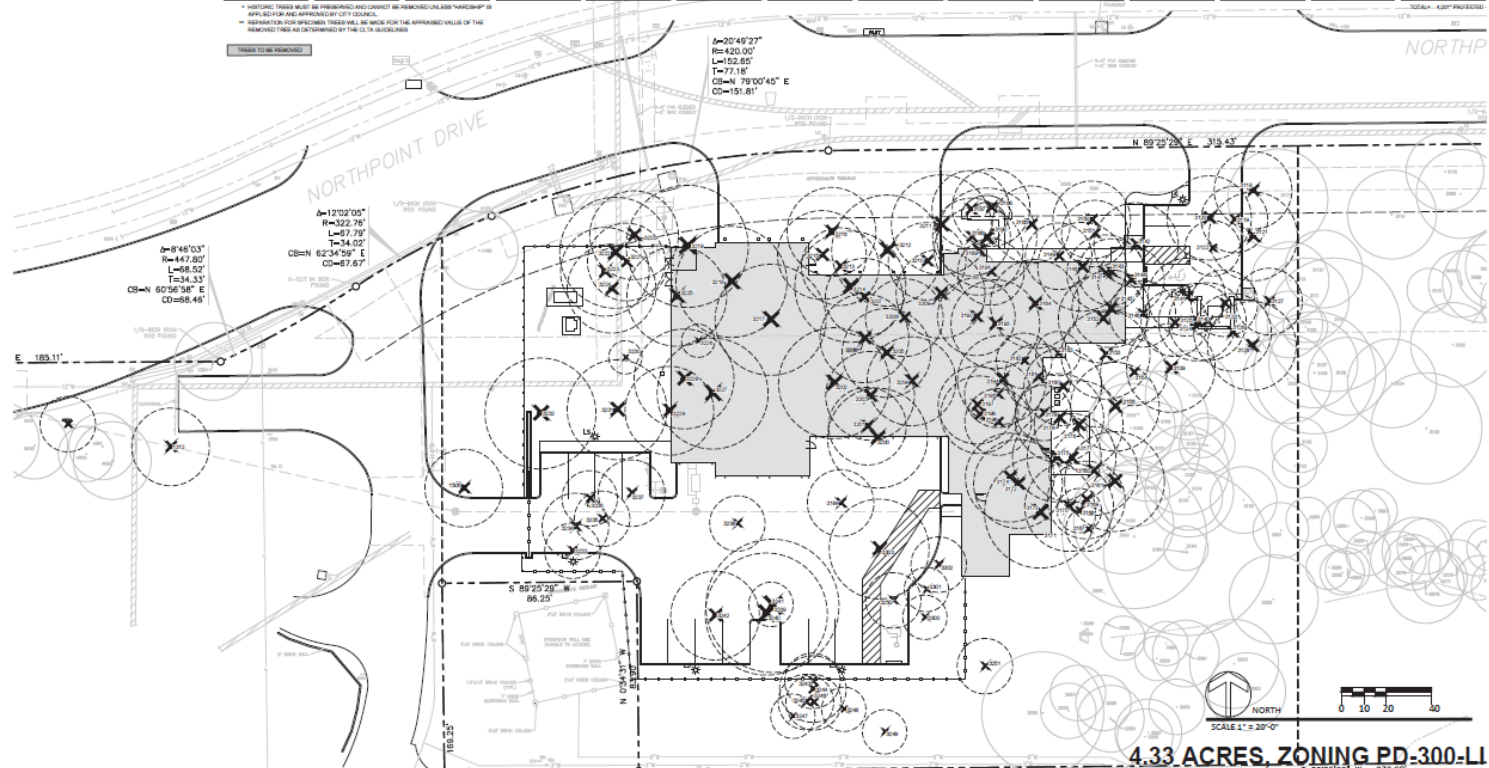
LANDSCAPE PLAN



TREE SUMMARY	
PROTECTED TREES	4,201*
PRESERVED TREES	2,376*
REMOVED TREES	1,625*

[illegible]

REPARATION FOR SPECIMEN TREES WILL BE MADE FOR THE APPRAISED VALUE OF THE REMOVED TREE AS DETERMINED BY THE C.T.A. GUIDELINES



**4.33 ACRES, ZONING PD-300-LI**  
**DIAMOND ADDITION, LOT 1 & 2, BLOCK A**

INTERIM REVIEW  
DOCUMENTS  
NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION  
GARY CERVES  
TX REG. NO. 10112

**BRW**

**BROWN REYNOLDS WAITFORD**  
**A RCHITECTS**

3035 TRAVIS STREET  
SUITE 250  
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TEL 414.4074  
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**HALFF**  
2001 NORTH GUYARD BLVD  
HOUSTON, TX 77057-1220  
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FAX: (713) 344-0005

DATE JULY 02, 2019  
DRAWN BY JWS  
CHECKED BY JWS  
PROJECT NUMBER 210.0.00

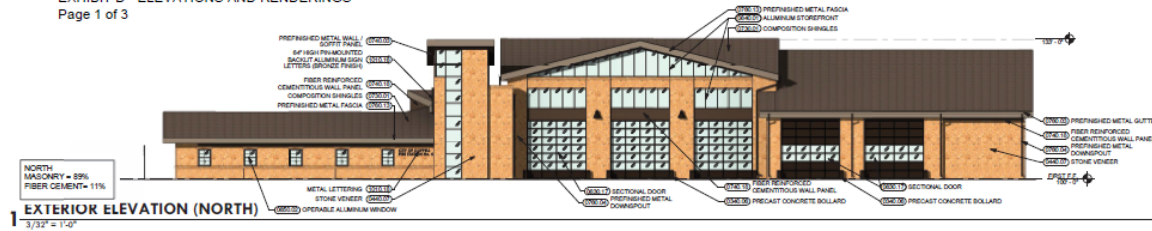
**CITY OF COPPELL**  
**FIRE STATION No. 4 &**  
**RESOURCE CENTER**  
NORTHPOINT DRIVE  
COPPELL, TEXAS 75019

L1.00

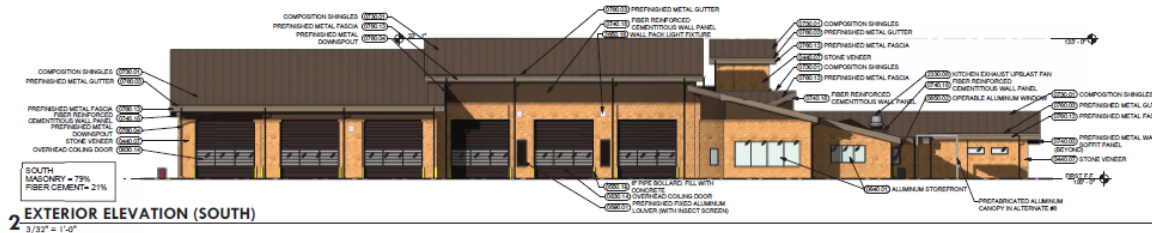
TREE  
REMOVAL

## EXHIBIT D

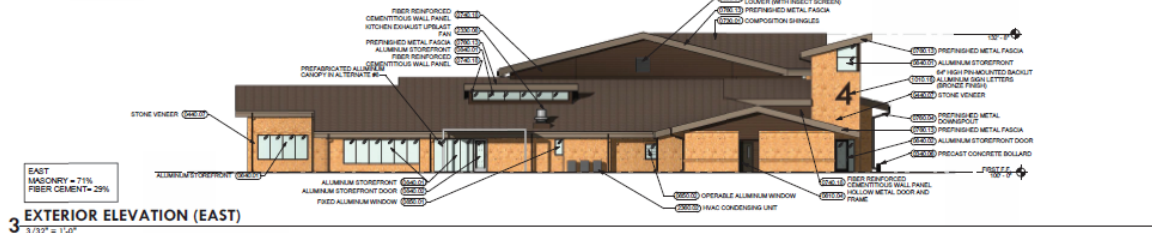
EXHIBIT D - ELEVATIONS AND RENDERINGS  
Page 1 of 3



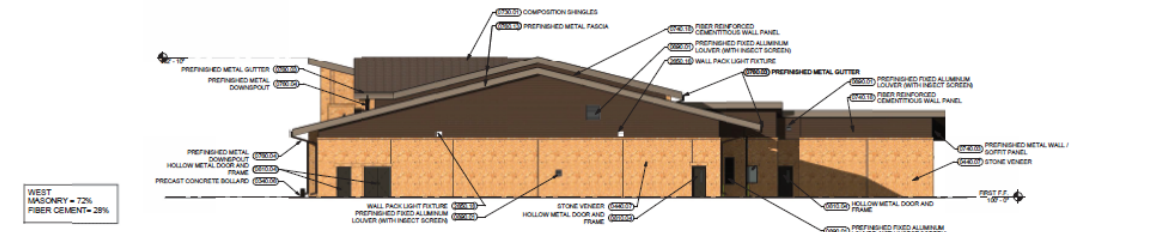
**1 EXTERIOR ELEVATION (NORTH)**



### EXTERIOR ELEVATION (SOUTH)



2 EXTERIOR ELEVATION (EAST)



#### 4 EXTERIOR ELEVATION (WEST)



## KEYNOTES

- |        |                                       |
|--------|---------------------------------------|
| 034-06 | PRECAST CONCRETE BOLLARD              |
| 034-07 | STONE SKIVER                          |
| 034-08 | PIPE BOLLARD FILL WITH CONCRETE       |
| 034-09 | COMPOSITION SINGLELS                  |
| 034-10 | PREFINISHED METAL WALL / SPLIT PANEL  |
| 034-11 | PREPARED METAL WALL PANEL             |
| 034-12 | PREFINISHED METAL GUTTER              |
| 034-13 | PREFINISHED METAL COMPOUSIT           |
| 034-14 | PREFINISHED METAL FACIA               |
| 034-15 | ALUMINUM METAL FRAME                  |
| 034-16 | OUTRIGER COILING DOOR                 |
| 034-17 | SECTIONAL DOOR                        |
| 034-18 | ALUMINUM STOREFRONT                   |
| 034-19 | ALUMINUM STOREFRONT DOOR              |
| 034-20 | ALUMINUM STOREFRONT WINDOW            |
| 034-21 | PREFAB ALUMINUM WINDOW                |
| 034-22 | PREFINISHED PWD ALUMINUM LOWER        |
| 034-23 | UPPER WINDOW                          |
| 034-24 | 54 HIGH-IMPACT POLYCARBONATE ALUMINUM |
| 034-25 | LETTERING (ALUMINUM FRAMES)           |
| 034-26 | METAL LETTERING                       |
| 034-27 | STITCHED EXHAUST EXTERIOR FAN         |
| 034-28 | WALL CHANGING                         |
| 034-29 | WALL PACK LIGHT FIXTURE               |

PERCENTAGE OF MASONRY MATERIALS = 77%

### EXTERIOR FINISH LEGEND

	<p>IF ROMAN, NATURAL STONE MASHORI - BEO GUARRIS "CHATEAU CHESTNUT"</p>	
	<p>REFINISHED FIBER-CONCRETE PANEL SDG - NISHIDA "TOUGHSAMR - TOBACCO"</p>	
	<p>ASPHALT SHINGLES (BASE COAT) TANKO BOL - 100% IMPACT RESISTANT - RUSTIC SLATE</p>	
	<p>STAINLESS STEEL METAL, BRONZING, AL TITANITE W/1 SERENICE CEE LOCK - MEDIUM BRONZE</p>	
	<p>LINEAR METAL, SPLIT, 1/4" V-GROOVE "CONCRETE" BY WAYNE COATINGS - "LIGHT NATURAL, INSET"</p>	
	<p>REFINISHED METAL, SPLITTER, DOWNSIDE/SLITS FALICA, TRIP COATING, KTYARS COATING SIMILAR TO SERENICE MEDIUM BRONZE</p>	
	<p>STOREFRONT SYSTEM: OLDCASTLE 3X6 CENTER- GLAZED - BRONZE ANOXIDED</p>	
	<p>CURTAINWALL SYSTEM: OLDCASTLE RELIANCE LT. BRONZE ANOXIDED</p>	
	<p>OPERABLE WINDOWS: OFCO 880 SINGLE GLASS WITH DIVIDER UTILITY - BRONZE ANOXIDED</p>	
	<p>FOUR-FOLD, SECTIONAL, AND-COLLING DOORS: DESIGNED TO MATCH STOREFRONT</p>	

4.33 ACRES, ZONING PD-300-LI

DIAMOND ADDITION, LOT 1 &amp; 2, BLOCK A



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 JULY 02, 2019  
 ORDER  
 218047.00

**CITY OF COPPELL**  
**FIRE STATION No. 4 &**  
**RESOURCE CENTER**  
NORTHPOINT DRIVE  
COPPELL, TEXAS 75019

**G1.90**

## EXHIBIT E





## EXHIBIT E



① NICHHA FIBER  
CEMENT PANEL:  
TOBACCO



② STONE VENEER:  
BBCO QUARRIES  
CHATEAU  
CHESTNUT



STONE VENEER PATTERN



③ STOREFRONT:  
OLDCASTLE  
MEDIUM BRONZE



④ SOFFIT PANEL:  
LONGBOARD LIGHT  
NATIONAL WALNUT