

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 A (AGRICULTURAL) TO PD-301R-HC (PLANNED DEVELOPMENT -301 REVISED-HIGHWAY COMMERCIAL), TO APPROVE A CONCEPTUAL SITE PLAN FOR FOUR OFFICE BUILDINGS ON APPROXIMATELY 16.722 ACRES AND A DETAIL SITE PLAN FOR AN APPROXIMATE 78,400-SQUARE FOOT OFFICE BUILDING ON APPROXIMATELY 6 ACRES OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF DIVIDEND DRIVE AND SOUTH BELT LINE ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE CONCEPT PLAN, DETAIL SITE PLAN, OVERALL LANDSCAPE PLAN & TREE SURVEY, DETAIL LANDSCAPE PLAN, ELEVATIONS & BUILDING PERSPECTIVES, AND DUMPSTER & SIGNAGE, 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-301R-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 A (Agricultural) to PD-301R-HC (Planned Development-301 Revised- Highway Commercial), to establish a Conceptual Site Plan for four office buildings on 16.722 acres of land and approve a Detail Site Plan for an approximate 78,400-square-foot office building on approximately 6 acres of land within said Planned Development and located at the southeast corner of Dividend Drive and S. Belt Line Road, 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 the Property will be used, developed and maintained for Highway Commercial uses and purposes as provided in the Code of Ordinances, and provided herein subject to the following development regulations:

- A. That the property be platted in accordance with the subdivision ordinance and regulations:
- B. A deceleration lane shall be constructed on S. Belt Line Road as described and depicted with the Detail Site Plan project;
- C. The development and maintenance of the property shall be in accordance with the Detail Site Plan; Detail Landscape Plan; Elevations, Tree Survey and notes or provisions included therein, which are attached hereto and made part of the ordinance.
- D. The façade and overall architectural style of the four buildings shall have a consistent theme throughout the Planned Development.
- E. Detail Site Plan PD Conditions:

1. To allow the north elevation to have 51% glazing, 59% on the east & 53% on the west.
2. All signage shall comply with City ordinances and regulations.
3. Final development plans for Open Space shall require be administratively approved by the City.
4. The focal point art as depicted on the Detail Site Plan shall be submitted and administratively approved and shall be approved prior to the issuance of a CO for the building.

F. A Detailed Site Plan shall be required for the development and maintenance of the remainder of the Planned Development.

SECTION 3. That the Concept Plan, Detail Site Plan, Overall and Detail Landscape Plan, Tree Survey, Elevations & Building Perspectives and Dumpster and Signage Plan, and all comments and notes set forth therein, attached hereto as Exhibits “B”, “C”, “D”, “E”, “F” and “G” 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 _____, 2020.

APPROVED:

KAREN SELBO HUNT, MAYOR

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY

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