

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 H (HISTORIC) TO PD-303-H (PLANNED DEVELOPMENT-303-HISTORIC) AND TO ATTACH A DETAIL SITE PLAN FOR AN APPROXIMATE 1,782 SQUARE FOOT EXPANSION WITH ADDITIONAL PARKING TO AN EXISTING 1,548 SQUARE FOOT PROFESSIONAL OFFICE ON 0.6 ACRES OF LAND LOCATED AT 412 W BETHEL ROAD AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF A DETAIL SITE PLAN, LANDSCAPE PLAN & TREE SURVEY, AND BUILDING ELEVATIONS ATTACHED HERETO AS EXHIBITS "B", "C", AND "D" 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-303-H 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 H (Historic) to PD-303-H (Planned Development-303-Historic) to attach a Detail Site Plan for an approximate 1,782 square foot expansion with additional parking to an existing 1,548 square foot professional office on 0.6 acres

of land located at 412 W. Bethel Road and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes, subject to the development regulations.

SECTION 2. That PD-303-H is hereby subject to the following development regulations:

- A. Except as amended herein and as provided in this Ordinance, the property shall be developed in accordance with Historic zoned property as set forth in the Code of Ordinances, as amended and the requirements of PD-303-H.
- B. Building Plans shall be reviewed upon building permit submittal to conform with the regulations adopted herein and applicable building codes.
- C. On drainage plan, show the tie-in to the city’s system. Detailed engineering review will be performed during engineering permit process, which shall include a tie into the City drainage plan and to provide sizes and slopes of proposed storm drains and system.
- D. Shall comply engineering or building official comments at the time of permitting subject to Detail Engineering Review and these regulations.
- E. Detail Site Plan PD Conditions:
 - 1. A 72 linear foot encroachment into the 10’ landscape perimeter area on the western property line.
 - 2. Allowing for the existing 8’ wood stockade fence to remain in lieu of a masonry screening wall (screening fence) on the eastern and northern property lines.
 - 3. The staining, maintenance and replacement responsibility of the screening fence, as set forth hereby, including but not limited to the integrity of the building elements or materials, shall be the sole responsibility of the property owner. Such maintenance and/or repair of both sides of the screening fence shall be performed annually or more often as needed to keep said screening fence structurally in good repair.

SECTION 3. That the Detail Site Plan, Landscape Plan, Building Elevations attached hereto as Exhibits “B”, “C”, and “D”, respectively, are made a part hereof for all purposes, and hereby approved as development regulations of the Development within the Planned 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 Coppel, 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 Coppel, 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 _____, 2020.

APPROVED:

KAREN SELBO HUNT, MAYOR

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY

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