

**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 A REZONING FROM PD-157R7-C (PLANNED DEVELOPMENT 157 REVISION 7-COMMERCIAL) TO PD-157R8-C (PLANNED DEVELOPMENT 157 REVISION 8 – COMMERCIAL) TO ALLOW REVISIONS TO THE SITE BY ALLOWING THE SUBDIVISION OF THE PROPERTY INTO THREE LOTS AND REVISING THE SITE PLAN, PARKING AND LANDSCAPING PLANS ON 4.6 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF E. BELT LINE ROAD AND S. MACARTHUR BLVD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, LANDSCAPE PLAN 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-157R8-C 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 a PD-157R7-C (Planned Development 157-Revision 7- Commercial) to PD-157R8-C (Planned Development 157 Revision

8 – Commercial) to allow revisions to the Planned Development Site by allowing the subdivision of the property into three separate lots and revising the site plan, parking and landscape plans on 4.6 acres of property located at the southwest corner of E. Belt Line Road and S. MacArthur Blvd 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-157R8-C is hereby approved 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 Commercial zoned property as set forth in Ordinance 91500-A-715 which is incorporated herein as set forth in full and hereby republished, except as amended herein.
- B) The replat for this Property shall be filed as set forth in the Site Plan, Exhibit B.
- C) To allow for the building setbacks for Lot 3, Block A, to be as depicted and noted on the Site Plan, Exhibit B.
- D) To allow the landscaping for each of the Lots 1, 2 and 3, Block A and shall be installed and maintained in accordance with the Landscape Plan, Exhibit C.
- E) Parking configuration and spaces shall be as provided and depicted on the Site Plan and as provided for in shared parking agreement between owners of Lots 1 and 3 that must be filed with City and the Deed Records of Dallas County.
- F) Allow for a shared solid waste disposal agreement between Lots 1 and 3 that must be filed with the City and the Deed Records of Dallas County.
- G) The agreements between the Lot owners regarding parking and waste disposal as provided herein shall be noted on the Plat and Site Plan.

**SECTION 3.** That the Site Plan, Landscape Plan, and Building Elevations, attached hereto as Exhibits “B”, “C”, and “D”, respectively, are made a part as development regulation hereof for all purposes, and hereby approved.

**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 \_\_\_\_\_, 2021.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
ROBERT E. HAGER, CITY ATTORNEY

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