

**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 PD-184-SF-ED (PLANNED DEVELOPMENT-184 - SINGLE-FAMILY RESIDENTIAL- ESTATE DISTRICT) TO PD-184R2-SF-ED (PLANNED DEVELOPMENT-184 REVISION TWO- SINGLE-FAMILY RESIDENTIAL- ESTATE DISTRICT) TO INCORPORATE THE EXISTING CARRIAGE HOUSE AS A PART OF THE PLANNED DEVELOPMENT DISTRICT AND TO ALLOW THE ADDITION OF A GUEST SUITE, POOL PAVILION, GAME ROOM, GREENHOUSE, PORCH, AND NEW ENTRY GATE TO AN EXISTING RESIDENTIAL UNIT LOCATED ON 5.067 ACRES OF LAND LOCATED AT 748 DEFOREST ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE SITE PLAN, BUILDING ELEVATIONS, AND MATERIAL BOARD, ATTACHED HERETO AS EXHIBITS "B" THROUGH "D"; AND PROVIDING FOR 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-184R2-SF-ED 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 by granting a change in zoning from PD-184-SF-ED (Planned Development-184 - Single-Family Residential- Estate District) to PD-184R2-SF-ED (Planned Development-184 Revision Two- Single-Family Residential- Estate District) to incorporate the

existing carriage house as a part of the Planned Development District; and, to allow the construction and maintenance of a guest suite, pool pavilion, game room, greenhouse, porch, and entry gate to an existing residential use on 5.067 acres of land located at 748 Deforest Road., for the property described in Exhibit “A” attached hereto and made a part hereof for all purposes.

**SECTION 2.** That the Property will be used, developed and maintained for Single-Family Residential Estate District uses, as defined and provided in the Code of Ordinances, as set forth in the Detail Site Plan, Exhibit B, is hereby approved the inclusion of the construction and maintenance of the guest suite, pool pavilion, game room, greenhouse, porch and an entry gate subject to the following development regulations:

- A. There may be additional comments at the time of Building Permit and Detail Engineering Review.
- B. Building permits shall be required for all proposed buildings, structures, paving and fences as provided and in accordance with the Code of Ordinances.
- C. The property shall be responsible for any repairs to the private driveway notwithstanding a response to the property by public safety vehicles, apparatus or equipment.
- D. Gate to be equipped with GTT Opticom sensor for emergency public safety vehicles apparatus or equipment to operate gate and shall include Knox box override capability.
- E. All new structures to be equipped with NFPA-13R fire sprinkler systems and shall provide complete coverage areas meant for human occupancy.
- F. To allow the existing garage/carriage house as depicted on the Exhibits.
- G. That none of the additional accessory structure shall be taller than 12 feet in height, as shown on the attached Exhibits B through D.
- H. To allow the guest suite and pool pavilion to contain a sleeping quarter, kitchen and bathroom plumbing element as depicted on the plans.
- I. The accessory structures shall not be rented or leased out separately from the main house.

**SECTION 3.** That the Site Plan, Building Elevations, and Material Board attached hereto and incorporated herein as Exhibits “B” though “D”; respectively; and, are hereby deemed as development regulations to this 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 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

ATTEST:

\_\_\_\_\_  
ASHLEY OWNENS, CITY SECRETARY

APPROVED AS TO FORM:

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

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