

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-217R3-C (PLANNED DEVELOPMENT-217 REVISION 3-COMMERCIAL) TO PD-217R4-C, (PLANNED DEVELOPMENT-217 REVISION 4-COMMERCIAL), TO APPROVE A CONCEPTUAL SITE PLAN FOR LOT 5R AND A DETAIL SITE PLAN FOR THE CONVERSION OF THE EXISTING BUILDING ON LOT 4R-1 INTO A CHESS CLUB AND LEARNING CENTER AND TO ALLOW THE CONSTRUCTION OF NINE ADDITIONAL PARKING SPACES BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, LANDSCAPE PLAN & TREE SURVEY, AND THE ELEVATIONS FOR LOT 4R-1, 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-217R4-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 PD-217R3-C (Planned Development-217 Revision 3-Commercial) to PD-217R4-C, (Planned Development-217 Revision 4-Commercial), to approve a conceptual site plan for Lot 5R and to approve a Detail Site Plan for the conversion of the existing building on Lot 4R-1, into a new retail use (chess club and learning center),

TM 125137

and to allow the construction of nine additional parking spaces on property totaling 1.13 acres in the Northlake Woodlands Addition; 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-217R4-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-518 and Ordinance 91500-A-730 which is incorporated herein as set forth in full and hereby republished.
- B. The municipal solid waste receptacle shall be located as depicted on the serve and be shared by the occupants of Lots 4R-1, 5R and 6 of Block A.
- C. A Detailed Site Plan shall be required at the time of redevelopment of Lot 5R and 6.
- D. No building permit shall be issued until the property is replatted in accordance with the Code of Ordinance and compliance with this Ordinance.
- E. All signage shall be approved administratively and shall be uniform and in compliance with the Code of Ordinances.

SECTION 3. That the Site Plan, Landscape Plan & Tree Survey, and Elevations and all comments and notes to each such exhibits for Lot 4, attached hereto as Exhibits “B”, “C” and “D” are made a part hereof for all purposes, and hereby approved as development regulations; any conflict between the written portions of this Ordinance and comments or notes on any Exhibits shall be construed in favor of the written portions contained herein.

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:

TM 125137

WES MAYS, MAYOR

ATTEST:

ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

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-217R3-C (PLANNED DEVELOPMENT-217 REVISION 3-COMMERCIAL) TO PD-217R4-C, (PLANNED DEVELOPMENT-217 REVISION 4-COMMERCIAL), TO APPROVE A CONCEPTUAL SITE PLAN FOR LOT 5R AND A DETAIL SITE PLAN FOR THE CONVERSION OF THE EXISTING BUILDING ON LOT 4R-1 INTO A CHESS CLUB AND LEARNING CENTER AND TO ALLOW THE CONSTRUCTION OF NINE ADDITIONAL PARKING SPACES BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, LANDSCAPE PLAN & TREE SURVEY, AND THE ELEVATIONS FOR LOT 4R-1, 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.

DULY PASSED by the City Council of the City of Coppel, Texas, this the _____ day of _____, 2021.

APPROVED:

WES MAYS, MAYOR

ATTEST:

ASHLEY OWENS, CITY SECRETARY