

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS**

**ORDINANCE NO. 91500-A-760**

**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-304-H (PLANNED DEVELOPMENT 304 – HISTORIC) TO ALLOW THE CONSTRUCTION AND MAINTENANCE OF A 3,880-SQUARE FOOT SINGLE FAMILY RESIDENCE ON LOT 1, BLOCK A; AND, CONSTRUCTION AND MAINTENANCE ON A 4,190-SQUARE FOOT SINGLE RESIDENCE ON LOT 2, BLOCK A, BEING A 0.44 ACRE TRACT OF LAND LOCATED AT 713 & 715 S. COPPELL ROAD, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, SUBJECT TO THE DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, LANDSCAPE PLAN, TREE SURVEY, BUILDING ELEVATIONS, PRIVATE MUTUAL ACCESS EASEMENT AND PRIVATE DRAINAGE, UTILITY & MAINTENANCE EASEMENT ATTACHED HERETO AS EXHIBITS “B”, “C”, “D”, “E”, “F” & “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-304-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-304-H (Planned Development 304 – Historic) to allow the construction and maintenance of a 3,880-square foot single

family residence on Lot 1, Block A; and, construction and maintenance on a 4,190-square foot single residence on Lot 2, Block A, being a 0.44 acre tract of land located at 713 & 715 S. Coppel Road, respectively, 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-304-H is hereby approved subject to the following development regulations:

- A) A 12’ Private Mutual Access Easement and 10’ Private Utility, Drainage and Maintenance Easement shall be created by separate instrument on a form in substantial compliance with Exhibits G and H, attached hereto for private use located on the mutual property line between Lots 1 and 2; for the mutual private use and benefit of subsequent owners of Lots 1 and 2, attached hereto and incorporated herein as if set forth in full shall be executed upon conveyance to subsequent owners; and, said easement as provided herein shall be noted on the Minor Plat filed prior to issuance of any building permit.
- B) A Minor Plat of Lots 1 and 2 of Block A, indicating all required easements shall be filed with Dallas County prior to obtaining building permits.
- C) Detailed engineering review to take place with engineering permit submittal.
- D) For engineering review, submit site plan and plans for paving, grading, utilities, and erosion control.

**SECTION 3.** That Site Plan, Landscape Plan, Tree Survey, Building Elevations, Private Mutual Access Easement and Private Drainage, Utility & Maintenance Easement attached hereto as exhibits “B”, “C”, “D”, “E”, “F” & “G” made a part hereof for all purposes, are 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 Coppel, 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

