

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. 91500-A-824

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, BY AMENDING THE CODE OF ORDINANCES, AS HERETOFORE, AMENDING CHAPTER 12, ARTICLE 42, SPECIAL DEFINITIONS TO ADD DEFINITIONS FOR “SHOWROOM”, “WAREHOUSE”, “DISTRIBUTION CENTER”, “FULFILLMENT CENTER”, AND “RETAIL CENTER”; AND, TO AMEND ARTICLE 25, LIGHT INDUSTRIAL DISTRICT, OF SAID CHAPTER TO ADD SAID NEW DEFINITIONS TO PERMITTED USES; AND, TO AMEND ARTICLE 31 OF SAID CHAPTER TO ALLOW CONVERSION OF DOCK AREAS TO ADDITIONAL PARKING, TO ALLOW “WAREHOUSE”, “DISTRIBUTION CENTER” AND “FULFILLMENT CENTER” AS DEFINED HEREIN TO REQUIRE NOT LESS THAN ONE (1) PARKING SPACE PER 2,000 SQUARE FEET, “SHOWROOM” AS DEFINED HEREIN TO REQUIRE NOT LESS THAN ONE (1) PARKING SPACE PER 1,000 SQUARE FEET; TO ALLOW THE DIRECTOR OF COMMUNITY DEVELOPMENT TO APPROVE UP TO A 10% REDUCTION IN PARKING FOR RETAIL CENTERS WITH BUILDINGS GREATER THAN 10,000 SQUARE FEET; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Coppel, Texas has determined that it is the City’s best interest to update sections of Article 35 Accessory structures regulations.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS:

SECTION 1. That the Code of Ordinances of the City of Coppel, Texas, be, and the same is hereby amended by amending Chapter 12 ‘Zoning’, Article 25 “‘LI’ Light Industrial District”, by amending Section 12-25-1 ‘Use regulations’ to add permitted uses as follows:

“CHAPTER 12 – ZONING

ARTICLE 1. ENACTING CLAUSE

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ARTICLE 25. – “LI” LIGHT INDUSTRIAL DISTRICT

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Sec. 12-25-1. - Use regulations.

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7. Distribution Center.

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10. Fulfillment Center

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17. Showroom

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23. Warehouse

SECTION 2. That the Code of Ordinances of the City of Coppell, Texas, be, and the same is hereby amended by amending Chapter 12 ‘Zoning’, Article 31 “Off-street Parking Requirements”, by repealing and replacing Section 12-31-6 ‘Parking requirements based on use’ in its entirety and, by providing a new Chapter 12 Zoning, Article 31 “Off-Street Parking” to Parking Requirement Based on Use”, to hereinafter read as follows:

“CHAPTER 12 – ZONING

ARTICLE 1. ENACTING CLAUSE

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ARTICLE 31. – OFF-STREET PARKING REQUIREMENTS

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Sec. 12-31-6. - Parking requirements based on use.

In all districts there shall be provided at the time any building or structure is erected or structurally altered, off-street parking spaces in accordance with the preceding provisions and in accordance with the following requirements:

1. Auto laundry: One space per 500 square feet of gross floor area.
2. Bowling alley: Six parking spaces for each alley or lane.
3. Business or professional office, (general): One space per 300 square feet of gross floor area.
4. Church or other place of worship: One parking space for each three seats in the main auditorium.
5. College or university: One space per each day student.
6. Community center, library, museum, or art gallery: Ten parking spaces plus one additional space for each 300 square feet of floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one space for each four seats that it contains.
7. Commercial amusement: One space per three guests or one space per 100 square feet of gross floor area, whichever is greater.
8. Dance hall, assembly or exhibition hall without fixed seats: One parking space for each 100 square feet of floor area thereof.

9. Day nursery: One space per ten pupils.
10. Distribution Center: One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 2,000 square feet of floor area.
11. Dwellings, multi-family: Two spaces per one and two bedroom units and two and one-half spaces per three bedroom unit.
12. Fraternity, sorority, or dormitory: One parking space for each two beds
13. Fulfillment Center: One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 2,000 square feet of floor area.
14. Furniture or appliance store, hardware store, wholesale establishments, machinery or equipment sales and service, clothing or shoe repair or service: Two parking spaces plus one additional parking space for each 300 square feet of floor area over 1,000.
15. Gasoline station: Minimum of six spaces.
16. Hospital: One space per employee on the largest shift, plus one and one-half spaces for each bed.
17. Hotel: One parking space for each one sleeping rooms or suites plus one space for each 200 square feet of commercial floor area contained therein.
18. Library or museum: Ten spaces plus one space for every 300 square feet.
19. Lodge or fraternal organization: One space per 200 square feet.
20. Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, printing or plumbing shop, or similar establishment: One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 1,000 square feet of floor area.
21. Medical or dental office: One space per 175 square feet of floor area.
22. Mini-warehouse (convenience storage): Four per complex plus one per 3,000 square feet of storage area. When access to individual storage units is adjacent to a fire lane, parallel (8' × 22') parking spaces shall be provided adjacent to the storage units. These parking spaces will be outside of the designated fire lane and are only required adjacent to one side of the fire lane.
 - a. One parking space shall also be provided per 500 square feet of floor area of caretaker's quarters; however, no more than two spaces are required for each caretaker's quarters.
23. Mobile home park: Two spaces for each mobile home plus additional spaces as required herein for accessory uses.
24. Mortuary or funeral home: One parking space for each 50 square feet of floor space in slumber rooms, parlors or individual funeral service rooms.

25. Motel: One parking space for each sleeping room or suite plus one space for each 200 square feet of commercial floor area contained therein.
26. Motor-vehicle sales rooms and used car lots: One parking space for each 500 square feet of sales floor for indoor uses, or one parking space for each 1,000 square feet of lot area for outdoor uses.
27. Nursing home: One space per five beds and one for each day staff.
28. Private club, country club or golf club: One parking space for each 150 square feet of floor area or for every five members, whichever is greater.
29. Retail store or personal service establishment, except as otherwise specified herein: One space per 200 square feet of gross floor area.
30. Restaurant, night club, cafe or similar recreation or amusement establishment:
- a. One parking space for each 100 square feet of floor area.
 - b. Where drive-through facilities are provided, there shall be a minimum of five stacking spaces behind the first point of order. Stacking/queuing shall not be permitted in a designated fire lane.
31. Rooming or boardinghouse: One parking space for each sleeping room.
32. Sanitarium, convalescent home, home for the aged or similar institution: One parking space for each five beds.
33. School, elementary: One parking space for each five seats in the auditorium or main assembly room, or one space for each classroom plus six spaces, whichever is greater.
34. School, secondary, and college: One parking space for each four seats in the main auditorium or eight spaces for each classroom, whichever is greater.
35. Showroom: One parking space for every 1,000 square feet.
36. Theater, auditorium (except school), sports arena, stadium, or gymnasium: One parking space for each three seats or bench seating spaces.
37. Golf course: Three parking spaces per hole.
38. Technology equipment facility: One space per 2,500 square feet of gross floor area devoted to technology or computer equipment, plus additional parking as required in section 12-31 for all accessory uses, such as office, meeting or technical workspace.
39. Warehouse: One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 2,000 square feet of floor area.”

SECTION 3. That the Code of Ordinances of the City of Coppell, Texas, be, and the same is hereby amended by repealing Chapter 12 ‘Zoning’, Article 31 “Off-street Parking Requirements”, Section 12-31-3 (1) and (5) ‘Off-street loading space, all districts’ and replacing with a new Chapter 12, Zoning, Article 31, “Off-Street Parking Requirements,” Section 12-31-3 (1) and (5), to hereinafter read as follows:

“CHAPTER 12 – ZONING

ARTICLE 1. ENACTING CLAUSE

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ARTICLE 31. – OFF-STREET PARKING REQUIREMENTS

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Sec. 12-31-3. - Off-street loading space, all districts.

1. All retail, commercial, and industrial structures having 5,000 square feet or more of gross floor area shall provide and maintain off-street parking facilities for the loading and unloading of merchandise and goods at a ratio of at least one space for the first 20,000 square feet of gross floor area and one space for each additional 20,000 square feet of gross floor area or fraction thereof for a building larger than 5,000 square feet. A loading space shall consist of an area of a minimum of 12 by 30 feet. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks off-street.

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5. Existing loading dock areas of warehouse/distribution sites within the Light Industrial District may be converted to additional off-street parking spaces provided the area is screened from public view or adjacent property with evergreen landscaping in accordance with Section 12-34-7 General Standards, or with a masonry screening wall in accordance with Section 12-33 Screening Standards.”

SECTION 4. That the Code of Ordinances of the City of Coppell, Texas, be, and the same is hereby amended by repealing and replacing Chapter 12 ‘Zoning’, Article 31 “Off-street Parking Requirements”, Section 12-31-7 (1) and (6) ‘Rules for computing number of parking spaces,’ and replacing with a new Chapter 12, Zoning, Article 31, Off-Street Parking Requirement, Section 12-31-7 (1) and (6), to hereinafter read as follows:

“CHAPTER 12 – ZONING

ARTICLE 1. ENACTING CLAUSE

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ARTICLE 31. – OFF-STREET PARKING REQUIREMENTS

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Sec. 12-31-7. - Rules for computing number of parking spaces

In computing the number of parking spaces required for each of the above uses the following rules shall govern:

1. "Floor area" shall mean the gross floor area of the specific use.

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6. For retail centers greater than 10,000 square feet in building area, the Director of Community Development is authorized to approve a reduction of the number of required parking spaces not to exceed a ten percent (10%) reduction; however, any reduction greater than 5% shall require a parking study and alternate parking plan obtained by the owner or developer of the property that is prepared by a licensed transportation engineer.

SECTION 5. That Chapter 12, ‘Zoning’, Article 42 “Special Definitions” of the Code of Ordinances is hereby amended by amending Section 12-42-1 to add new definitions in alphabetical order and by definition of ‘Distribution Center’, ‘Fulfillment Center’, ‘Showroom’, repeal and replace the definitions of ‘Retail stores and shops’ with Retail store(s), shop(s) and Retail Center’, repeal and replace ‘Warehouse/distribution’ with ‘Warehouse’; which shall hereinafter read as follows read as follows:

“CHAPTER 12 – ZONING

ARTICLE 1. ENACTING CLAUSE

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ARTICLE 42. – SPECIAL DEFINITIONS

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Sec. 12-42-1. – Definitions.

Certain words in this Ordinance not heretofore defined are defined as follows:

Accessory building or use: One which: (a) is subordinate to and serves a principal use; and (b) is subordinate in area,

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Distribution Center: an established location that stores goods purchased by the operator for resale, that does engage in storing goods for hire, and where goods are not sold to retail customers.

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Fulfillment Center: an established location operated to receive orders from retail customers, placed primarily over the Internet through the use of websites, for purchase of goods held in inventory at that location that are shipped or delivered from the center directly to the place designated by purchaser. A fulfillment center does not store goods for hire. It keeps or retains goods for sale to retail customers in the regular course of business. It is not a warehouse or a distribution center.

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Retail store(s), shop(s) and Retail Center: established locations that display and sell goods in-person to consumers, but excluding the display and sale in the open, outside a building, of new or used automobiles, heavy machinery, building materials, used appliances, furniture or salvage materials.

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Showroom: a room or area in excess of one thousand square feet where durable goods are displayed for retail sales to consumers.

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Warehouse: an established location engaged in storing goods for hire for multiple parties that does not sell goods in the regular course of business and that does not store goods that the operator has purchased for resale.

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SECTION 6. That all provisions of the Code of 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 word, phrase, paragraph, section or portion of this ordinance or of the Code of Ordinances, as amended hereby, be held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or of the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect on April 8th 2025, and after its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Coppell, Texas, this the 8th day of April, 2025

APPROVED:

Wes Mays
WES MAYS, MAYOR

ATTEST:

Ashley Owens
ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

Robert E. Hager
ROBERT E. HAGER, CITY ATTORNEY