

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. 91500-A-828

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 LI (LIGHT INDUSTRIAL) TO S-1269-LI (SPECIAL USE PERMIT-1269-LIGHT INDUSTRIAL) TO ALLOW FOR A 6,649 SQUARE FOOT COMMERCIAL INDOOR RECREATIONAL FACILITY TO BE LOCATED AT 1199 SOUTH BELT LINE ROAD, SUITE 160 AT THE NORTHWEST CORNER OF WRANGLER AND SOUTH BELT LINE ROADS FOR THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF FLOOR PLAN, AND PARKING ANALYSIS; ATTACHED HERETO AS EXHIBITS "B" AND "C"; AND PROVIDING FOR SPECIAL CONDITIONS; 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. S-1269-LI 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 LI (Light Industrial) to S-1269-LI (Special Use Permit-1269-Light Industrial) to allow for the development, construction, maintenance, of a 6,649 square feet indoor recreational facility to be located at 1199 South Belt Line Road, Suite 160, at the northwest corner of Wrangler and S Belt Line Roads, for the property described in Exhibit "A" attached hereto and made a part hereof for all purposes; and, to approve the Floor Plan (Exhibit "B"), Parking Analysis (Exhibit "C") for said development, and made part hereof for all purposes,

subject to the detailed Site Plan in which development shall be strictly regulated as amended, and subject to the provisions of this Ordinance.

SECTION 2. That the Special Use Permit-1269-Light Industrial shall be developed, constructed, and maintained in accordance with the Light Industrial District Regulations except as provided herein in the development regulations Exhibits B-C and subject to the following development regulations:

- A. To allow 6,649 square feet of Indoor Recreational Commercial uses as defined herein for Suite 160, on the property allowing the hours of operation for private members with security access to extend from 5 a.m. to 12 a.m. and for non-members from 8 a.m. to 5 p.m. by appointment.
- B. All exterior building signage shall comply with the Sign Regulations of the Comprehensive Zoning Ordinance, Chapter 12, Article 29.
- C. For purposes of this Ordinance, Commercial Indoor Recreation shall mean a commercial recreational use conducted entirely within Suite 160 for virtual golf instruction and amusement.

SECTION 3. That the Floor Plan and Parking Analysis attached hereto as Exhibits “B” through “C”; respectively shall be deemed as development regulations to this development.

SECTION 4. That the above property shall be used and maintained only in the manner and for the purpose provided in this ordinance, 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 Coppel, 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.

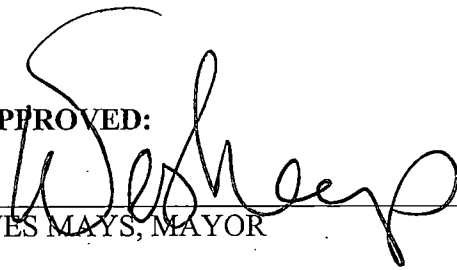
SECTION 8. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

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 Coppel, 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 9th day of September, 2025.

APPROVED:



WES MAYS, MAYOR

ATTEST:



PHOEBE STELL, INTERIM CITY SECRETARY

APPROVED AS TO FORM:



ROBERT HAGER, CITY ATTORNEY