

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

**ORDINANCE NO. 91500-A-700**

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 12A, COMPREHENSIVE LAND USE PLAN UPDATE, COPPELL 2030 - COMPREHENSIVE MASTER PLAN AND THE LAND USE MAP THEREOF; BY ADDING A NEW LAND USE CATEGORY, REDEFINING THE MIXED USE CATEGORIES AND REVISING THE FUTURE LAND USE MAP; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City staff, commissions, committees and outside consultants have worked to establish the “Coppell 2030 – A Comprehensive Master Plan”, for the City of Coppell, Texas; and

**WHEREAS**, said plan includes, but is not limited to, demographics, housing characteristics, strategic framework, 2030 Community Planning Goals and Objectives sustainability, land use, parks and open space, transportation and mobility, attractive and well maintained neighborhoods, safe and healthy neighborhoods, neighborhood planning, special area plans for districts such as Old Coppell Historic District, Transit Oriented Development, Denton Tap and Belt Line District, Belt Line and MacArthur District, approaches to support redevelopment, redevelopment area policies, and implementation of the such plan; and

**WHEREAS**, on or about January 10, 2006, the City adopted Ordinance No. 2006-1119 which provided for the incorporation of a planning element entitled the Comprehensive Plan Update, Intergovernmental Cooperation Element, dated December 13, 2005; and

**WHEREAS**, on March 22, 2011 the adopted Ordinance No. 91500-A-559 the Coppell 2030 - Comprehensive Master Plan and amended the code by adding Chapter 12A to provide for the adoption of said plan and the incorporation of the Comprehensive Plan Update, Intergovernmental Cooperation Element is in the best interest of the City;

**WHEREAS**, on June 14, 2016 the City Council, after providing public notice, hearing and upon recommendation by the Planning and Zoning Commission approved amendments the said Comprehensive Plan.

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

**SECTION 1.** That the Code of Ordinances be, and the same is, hereby amended by amending Chapter 12A, Comprehensive Land Use Plan, Section 12A-1-1 by amending the text *Coppell 2030 - Comprehensive Master Plan*, Chapter 2: Planning Framework and the land use map thereof, and by incorporating therein the Comprehensive Plan by revising references to Mixed Use Neighborhood Center to Old Coppell Mixed Use, in said Chapter Pages 40, 41 and to establish a new land use category, “Neighborhood Center Retail” to replace “Mixed Use Neighborhood Center”, on pages 40A and 40B; to revise “Mixed Use Community Center”; establishing two land use categories “Mixed Use Community Center (no residential)” and “Mixed Use Community Center (or residential)” and providing for residential uses to be medium density single family with a maximum density of 10 units per acre, on pages 42, 43, 42A and 43B, which are providing in Exhibit A, which are attached hereto and incorporated herein by reference as if set forth in full.

**SECTION 2.** As illustrated in adopted herein, Chapter 2: Planning Framework, Page 33 (Revised July 2016), the Land Use Map is hereby amended attached hereto and incorporated herein as if set forth in full Exhibit B, to reflect the new and amended districts as herein defined, and a to reflect existing and anticipated future land uses as follows:

<b>Location</b>	<b>Existing Land Use Designation</b>	<b>Amended Land Uses Designation</b>
Sandy Lake & Moore Road	Mixed Use Neighborhood	Neighborhood Center Retail
Belt Line & Southwestern	Mixed Use Neighborhood	Mixed Use Community Center (commercial or SF residential max. 10 du/ac) and Neighborhood Residential
Sandy Lake & MacArthur	Mixed Use Neighborhood	Neighborhood Center Retail and Neighborhood Residential
Denton Tap & Braewood	Mixed Use Neighborhood	Neighborhood Center Retail
Denton Tap & Bethel School	Mixed Use Neighborhood	Neighborhood Center Retail
Town Center Area	Mixed Use Community Center	Mixed Use Community Center (with no residential)

MacArthur & Belt Line	Mixed Use Community Center	Mixed Use Community Center (commercial or SF residential max. 10 du/ac)
S. Belt Line & I-635	Mixed Use Community Center	Freeway Special District

**SECTION 4.** The text, graphics and illustrations on pages 33, 40-43 of the Comprehensive Plan shall be deleted in their entirety, and replaced with pages 40A, 41A, 40, 41, 42,43, 42A, 43A and page 33 attached here as Exhibits “A” and “B” are hereby adopted and hereby amend the Comprehensive Land Use Plan.

**SECTION 5.** All references to “mixed use” in the “Coppell 2030 - A Comprehensive Plan” shall refer to the amended Purpose, Uses, and Development Guidelines as herein amended.

**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.** 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.

*[Signature page to follow]*

**DULY PASSED** by the City Council of the City of Coppell, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

APPROVED:

\_\_\_\_\_  
KAREN SELBO HUNT, MAYOR

ATTEST:

\_\_\_\_\_  
CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

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