

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-311-LI – AstraZeneca Tank Farm

P&Z HEARING DATE: August 17, 2023
C.C. HEARING DATE: September 12, 2023

STAFF REP.: Mary Paron-Boswell, AICP Senior Planner

LOCATION: 508 Wrangler Dr

SIZE OF AREA: 8.015 acres

CURRENT ZONING: LI (Light Industrial)

REQUEST: LI (Light Industrial) to PD-311-LI (Planned Development- 311- Light Industrial) to allow the construction of a 19,893 square foot accessory tank farm structure and approximate 3,000 square foot building addition to the existing office/warehouse building on approximately 8 acres, being a portion of Lot 3R1, Block 8 located at 508 Wrangler Drive, at the request of ML Realty on behalf of AstraZeneca, being represented by Allen Hager, DPR Construction.

APPLICANT:

Owner:
ML Realty Partners
5950 Berkshire Lane
Suite 900
Dallas, TX 75225
972-265-0138
rrainwater@holtlunsford.com

Developer:
DPR Construction
310 Comal St.
Suite 300
Austin, TX 78702
617-386-6911
allenh@dpr.com

Applicant:
AstraZeneca
508 Wrangler Dr.
Coppell, TX 75019

Engineering:
DPS
959 Concord St. #100
Framingham, MA 01701
508-532-6760
Aidan.Coleman@dpsgrogglobal.com

HISTORY: AstraZeneca is a pharmaceutical company located on Wrangler Drive. This particular location produces one product – Lokelma, which is a prescription medicine that is used to treat adults with Hyperkalemia. Hyperkalemia is a condition where the potassium levels in a person’s blood are too high and can lead to potentially life-threatening health issues, especially for those with chronic kidney disease (CKD). CKD affects approximately 200 million people worldwide. It is the

only place where this drug is produced worldwide. Currently they have six (6) manufacturing lines and are proposing to expand it to eight (8). Staff has previously approved administratively a parking expansion, minor building expansion and utility yard. This new building addition requires a PD since they are asking for a parking variance.

HISTORIC COMMENT: This property has no noted historical significance.

TRANSPORTATION: Wrangler is a four-lane undivided street.

SURROUNDING LAND USE & ZONING:

North: Office Warehouse - Light Industrial (LI)

South: Office Warehouse (LI) & Coppell 9th Grade Center (PD-289R-C)

East: Light Industrial (LI)

West: Vacant - Light Industrial (LI) -9)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as appropriate for Industrial Special District.

DISCUSSION:

AstraZeneca has forecasted that the demand for the drug they produce here will more than double in the next three years. To meet this demand, they are seeking to expand the manufacturing capacity at this site. This expansion includes the construction of a building that will hold the chemicals required to make the Lokelma medicine. This facility operates 24 hours a day/everyday.

Site Plan

This site plan shows two phases, the first is the construction of a new building for the proposed tank farm and the second is the proposed small 3,000-sf expansion at the rear of the existing building. This second phase will happen if they need it and was included because it would take out eight (8) additional parking spaces. Some additional equipment will be added to the utility yard already existing on the eastern portion of the site.

The Site Plan shows the tank farm proposed on the rear western side of the site. This portion of the site has been used up until now as a laydown yard for other work that has happened on-site. This will now be converted to the building for the tanks, referred to as the tank farm. Trucks will enter the site from Wrangler Drive and drive down the eastern side of the building to the rear of the site and then make their way to the tank farm building on the western portion of the site. The building will have two bays to receive the trucks. The applicant has provided a turning template that shows the trucks ability to move into and out of the truck docks. The building itself will have a subterranean level or pit, and then two levels above that which will contain the chemical tanks, offices, pump room, break room and waste room. The new building will have a backup generator on the east side which will be screened. Nothing at the front half portion of the site will be changing other than

the existing building will have a backup generator on the east side which will also be screened.

A PD condition is being requested for parking. There are 237 parking spaces currently which is above what is required. With the new construction, some adjustments will be made that will require 45 existing parking spaces to be removed, and they will be adding back 16 spaces, leaving them with 208 spaces. As mentioned earlier, if phase 2 is constructed, eight additional spaces would be removed, leaving 200 spaces in total. We asked the Astrazeneca representatives about their operational needs and as mentioned in their letter, this is a 24 hour a day operation and their current average maximum occupancy is 140 employees per day. They have indicated that the 200 spaces will meet their current and future business needs based on their operating staffing plan. Staff is in support of the requested parking variance.

Elevations

The new tank farm building will be made of pre-cast concrete panels to match the existing building façade both in pattern, paint colors and texture. They will be using a combination of Sherwin Williams Balanced Beige and Tavern Taupe. Renderings of the building have been provided as well as photographs of the existing building. The western length of the interior wall of the tank farm building will be 4-hour rated, so as not to interfere with future possible construction on the adjacent lot.

Landscaping

As mentioned earlier, the front half of the site will not be impacted with the new construction. They will be removing some trees from the site to make way for the new building and parking spaces, and saving those that they can. In addition, they will be planting 32 new trees on site in the parking area, around the new building and along the western perimeter. They will be required to pay approximately \$32,500 in tree mitigation fees. They have provided a landscape plan for the limit of work area and will be providing a revised plan for the entire limits of their site.

Staff is in support of the request and recommends approval.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the request subject to the following conditions:

1. There may be additional comments during detailed engineering plan review.
2. Revise the Landscape Plan prior to City Council
3. PD Conditions:
 - a. To allow for a parking variance and allow 200 parking spaces as shown on the Site Plan.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Take the case under advisement to a future date

ATTACHMENTS:

1. Detail Site Plan
2. Elevation Renderings
3. Floor Plan
4. Landscape Plan
5. Narrative
6. Parking Memo