

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. _____

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 PD-311-LI (PLANNED DEVELOPMENT-311- LIGHT INDUSTRIAL) TO PD-311R-LI (PLANNED DEVELOPMENT-311REVISED - LIGHT INDUSTRIAL) TO REVISE THE BELOW GRADE PIPE DELIVERY SYSTEM TO ALLOW AN OVERHEAD TANK PIPELINE FROM THE ACCESSORY TANK FARM STRUCTURE TO THE EXISTING OFFICE WAREHOUSE MANUFACTURING ON APPROXIMATELY 8 ACRES, BEING A PORTION OF LOT 3R1, BLOCK 8 OF THE PARK WEST CENTER ADDITION, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY TEXAS LOCATED AT 508 WRANGLER DRIVE; TO PROVIDE FOR THOSE USES OF SAID BUILDINGS TO ALLOW IN LIGHT INDUSTRIAL DISTRICT ZONING EXCEPT AS PROVIDED HEREIN; AND, TO APPROVE THE DETAIL SITE PLANS, DETAIL LANDSCAPE PLAN, AND PIPE RACK DESIGN AND ELEVATIONS ATTACHED HERETO AS EXHIBITS “A” THROUGH “C”; 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-311R-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 PD-311-LI (Planned Development-311- Light Industrial) to PD-311R-LI (Planned Development-311Revised - Light Industrial) to revise the below grade pipe delivery system to allow an overhead tank pipeline from the accessory tank

farm structure to the existing office warehouse manufacturing on approximately 8 acres, being a portion of Lot 3R1, Block 8 of the Park West Center Addition, an addition to the City of Coppell, Dallas County Texas; to provide for those uses of said buildings to allow in Light Industrial District zoning except as provided herein; and, to approve the Detail Site Plans, Detail Landscape Plan, and Pipe Rack Design and Elevations for said development, and made part hereof for all purposes, subject to the detailed Site Plan and development regulations as amended and provided in this ordinance.

SECTION 2. That the Property will be used and developed for a pharmaceutical manufacturing facility as provided in PD-311R-LI and Code of Ordinances, is hereby approved subject to the following development regulations:

- A. Except as amended herein, the property shall be developed in accordance with the previous Ordinance 91500-A-801 which is incorporated herein as set forth in full and hereby republished.
- B. Amending PD Regulation shall amend the previous development regulations as follows:
 1. To allow for an ariel pipe routing system between the tank farm and primary structure subject to the Amended Detail Site Plan, Amended Landscape Plan, Tank Farm Pipe Rack, and Tank Farm Pipe Rack Design, Tank Farm Rack Cross Section and Elevations.
 2. That all elements of the ariel above ground pipe routing system shall be painted to match the tank farm and primary structure.

SECTION 3. That the Amended Detail Site Plan, Amended Landscape Plan, Tank Farm Pipe Rack, and Tank Farm Pipe Rack Design, Tank Farm Rack Cross Section and Elevations attached hereto as Exhibits “A” though “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 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 Coppell, Texas, this the _____ day of _____, 2024.

APPROVED:

WES MAYS, MAYOR

ATTEST:

ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT HAGER, CITY ATTORNEY

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APPROVED:

WES MAYS, MAYOR

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ASHLEY OWENS, CITY SECRETARY

Coppell Site Expansion – Krystal Tank Farm Pipe Routing

Project: Krystal Tank Farm

Objective:

- Starting Material Pipes – Route pipes from remote Tank Farm to existing building

Alternate Design Proposal:

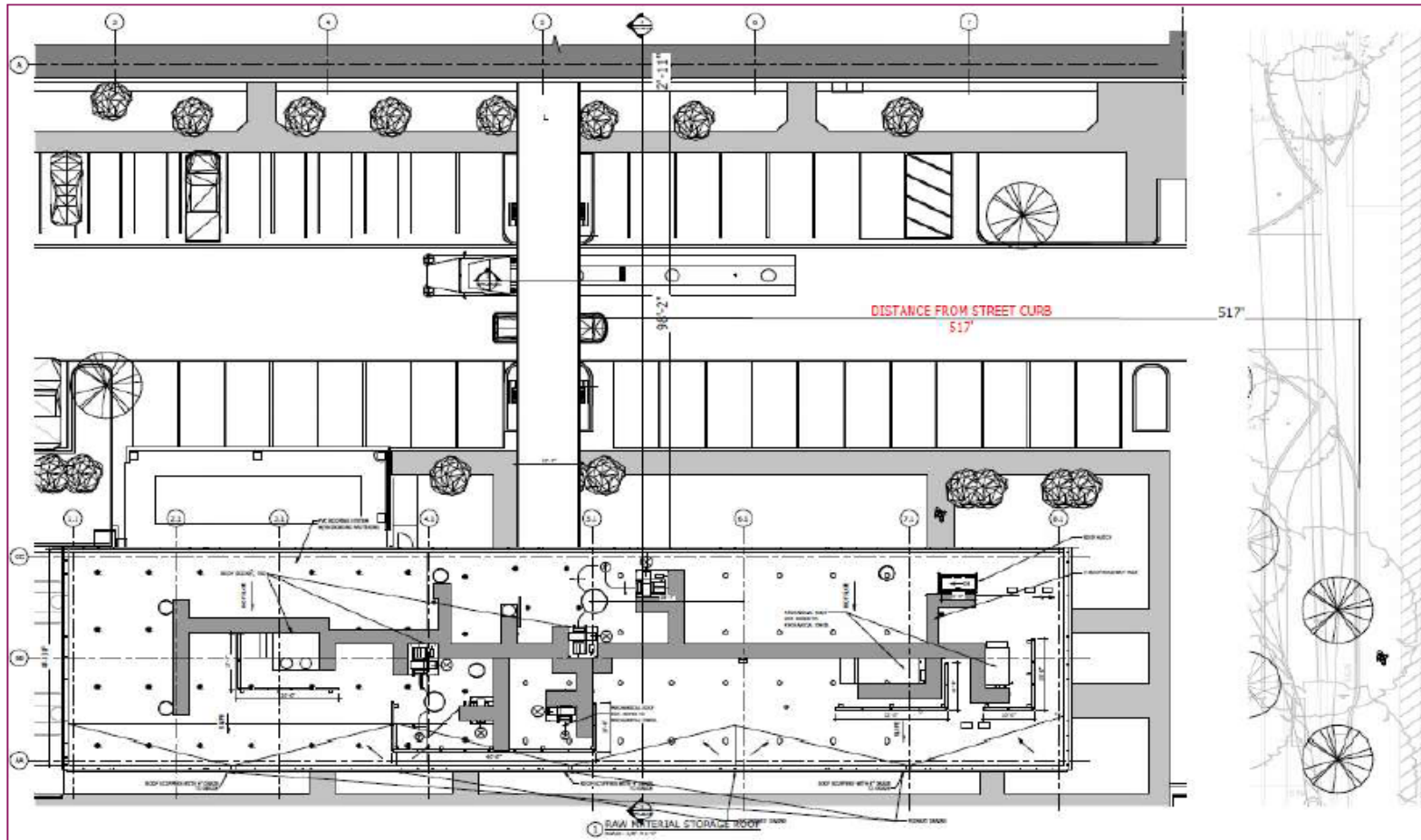
- Design an overhead 'Pipe Rack' to keep the pipe routing above the parking lot.

Design Advantages:

- Pipes would be accessible for maintenance and non-routine repairs.
- Pipe installation and construction would be less disruptive to existing manufacturing operations.
- Construction Schedule – Shorter timeline to complete construction and installation



Coppell Site Expansion – Krystal Tank Farm Pipe Routing



Coppell Site Expansion – Krystal Tank Farm Pipe Rack Design

Pipe Rack Design Highlights

Safety Controls:

1. Pipe Rack Structural Support Columns
 - Safety Guard Railing that meets BSI PAS 13 guidelines will be installed around support columns
 - Support Columns will be installed in landscaped areas to eliminate exposure to traffic
 - 3' Base of Column will be encased in concrete
 - Deep foundations utilized to account for soil and ground movement
2. Wind / Load Rating: System will be designed with a wind rating of 120mph
3. Leak Detection: Enclosure will include a leak detection system
4. Automation and Controls: System will be designed to safely shutdown if low flow or leaks are detected
5. Signs: Pipe Rack will be labeled with Low Clearance / Max Height signs
6. Piping – Double-contained and fully welded with minimal mechanical joints

Miscellaneous Details:

1. Enclosure Exterior Walls: Walls will be designed to have same appearance as building
2. Pipe Rack External Dimensions: 12' – 5" W x 7' – 9" H
3. Pipe Rack Min / Max Height: 23.00' / 30.75'



Coppell Site Expansion – Krystal Tank Farm Pipe Rack Cross Section

