

**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 LI (LIGHT INDUSTRIAL) TO PD-311-LI (PLANNED DEVELOPMENT-311 – LIGHT INDUSTRIAL) TO ALLOW THE CONSTRUCTION OF A 18,186-SF ACCESSORY TANK FARM STRUCTURE AND AN APPROXIMATE 3,000-SF BUILDING ADDITION TO THE EXISTING OFFICE/WAREHOUSE BUIDLING, AS PROVIDED HEREIN IN A DETAIL SITE PLAN, ON APPROXIMATELY 8 ACRES OF LAND ON A PORTION OF LOT 3R1, BLOCK 8, LOCATED AT THE NORTH SIDE OF WRANGLER DRIVE BETWEEN FREEPORT PARKWAY AND ENTERPRISE DRIVE, FOR THE PROPERTY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL THE DETAIL SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS; ATTACHED HERETO AS EXHIBITS “B” THOUGH “D”; AND PROVIDING FOR DEVELOPMENT REGULATIONS; 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-311-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 PD-311-LI (Planned Development-311- Light Industrial) to allow the construction of a 18,186 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; for the property described in Exhibit “A” attached hereto and made a part hereof for all purposes; 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 Building 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 company as provided in PD-311-LI and Code of Ordinances, is hereby approved subject to the following development regulations:

- A. The term tank farm as used in this Ordinance shall mean a storage building containing tanks that hold chemicals or petroleum products in above ground or below ground storage containers for use of the contents on site.
- B. The building housing the tank farm shall be platted prior to the issuance of a building permit.
- C. A tree removal permit shall be required prior to the removal of any trees on the site and shall comply with the provisions of the tree mitigation, as used in this Ordinance.
- D. PD Additional Regulations:
  - 1. To allow for a parking variance and allow a minimum of 200 parking spaces as shown on the Site Plan.
  - 2. All storage tanks shall be contained in the interior of the 18,186 square building as depicted in Exhibit B.
  - 3. No outside storage of chemicals, liquids, solids or compounds thereof outside of the storage tanks. The contents of the storage tanks will be used for onsite consumption for use in the adjacent building.
  - 4. The tanks farm shall not be used to store any flammable or explosive chemicals or compounds.
  - 5. The building materials shall be as indicated on the building elevations, Exhibit “D” and notes contained on the attached, Building Elevations, Site Plan, Landscape Plans, Exhibits “B” through “D”.

E. All on-site lighting elements on the parking and building provided will not exceed the maximum standard as set forth in the City of Coppell Code of Ordinances, Chapter 12, Article 36, standards for glare and lighting.

**SECTION 3.** That the Detail Site Plan, Landscape Plan, and Building Elevations attached hereto as Exhibits “B” through “D”; 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 \_\_\_\_\_, 2023.

APPROVED:

\_\_\_\_\_  
WES MAYS, MAYOR

ATTEST:

\_\_\_\_\_  
ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

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ROBERT HAGER, CITY ATTORNEY