

**TOWN OF TROPHY CLUB, TEXAS
ORDINANCE NO. 2026-19**

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS APPROVING A SPECIFIC USE PERMIT FOR OUTDOOR SODIUM HYPOCHLORITE (BLEACH) STORAGE TANK USE LOCATED AT 301 TROPHY LAKE DRIVE, SUITE 124, WITHIN PD PLANNED DEVELOPMENT NO. 21; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club, Texas (the "Town") is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the applicant seeks to install an outdoor sodium hypochlorite (bleach) storage tank to support the applicant's retail pool supply operations, located at 301 Trophy Lake Drive, Suite 124, within PD Planned Development No. 21 (PD-21); and

WHEREAS, all legal requirements and conditions were complied with, and after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning & Zoning Commission of the Town has recommended to the Town Council the adoption of this Ordinance; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and the information and other materials received at a public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interests of the Town of Trophy Club, Texas, and of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, THAT:

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.
APPLICABLE REGULATIONS, DISCONTINUATION, & REVOCATION

In all respects the land shall be subject to the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances and regulations of the Town, including, without limitation, regulations governing PD Planned Development No. 21 (PD-21) and all amendments thereto. The Specific Use Permit granted by this Ordinance shall control in cases of conflict between this Ordinance and/or PD Planned Development No. 21 (PD-21) and/or the Comprehensive Zoning Ordinance. The Specific Use Permit is subject to the conditions provided in **Exhibit A**, which is attached hereto and made a part of this Ordinance as if fully set forth herein. The Specific Use Permit granted hereby shall discontinue if the use for which this Specific Use Permit is granted ceases to be operated at the permitted location for a minimum period of six (6) continuous months. Further, this Specific Use Permit shall be subject to revocation in accordance with the Town of Trophy Club Code of Ordinances.

SECTION 3.
CUMULATIVE

This Ordinance shall be cumulative of all other provisions of ordinances of the Town, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4.
SAVINGS

All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of any other ordinance affecting the subject matter of this Ordinance within the Town which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 5.
SEVERABILITY

The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6.
PENALTY**

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues. The penalty provided by this section shall be cumulative of all other penalties allowed by law, including without limitation, civil remedies available for enforcement of this Ordinance.

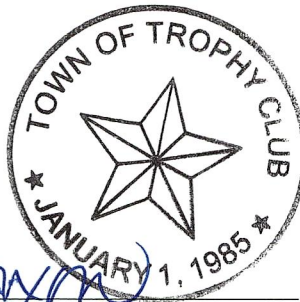
**SECTION 7.
PUBLICATION**

The Town Secretary of the Town of Trophy Club is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 3.16 of the Town's Charter, or Section 52.013 of the Texas Local Government Code, as applicable.

**SECTION 8.
EFFECTIVE DATE**

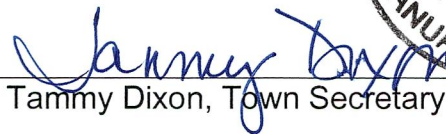
This Ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas, this 13th day of July 2026.




Jeannette Tiffany, Mayor

ATTEST:


Tammy Dixon, Town Secretary

APPROVED AS TO FORM:


Dean Roggia, Town Attorney

EXHIBIT A

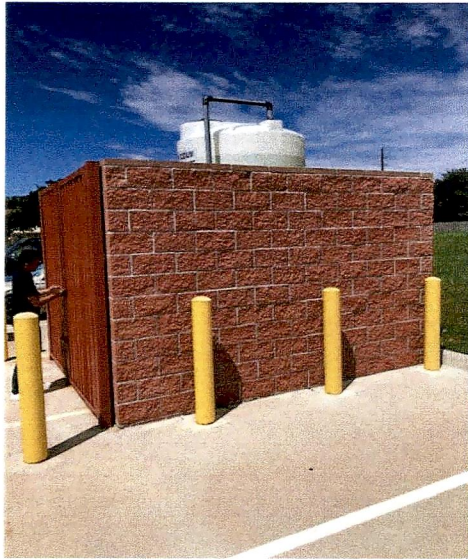
SPECIFIC USE PERMIT - CONDITIONS

This Specific Use Permit is subject to the following conditions:

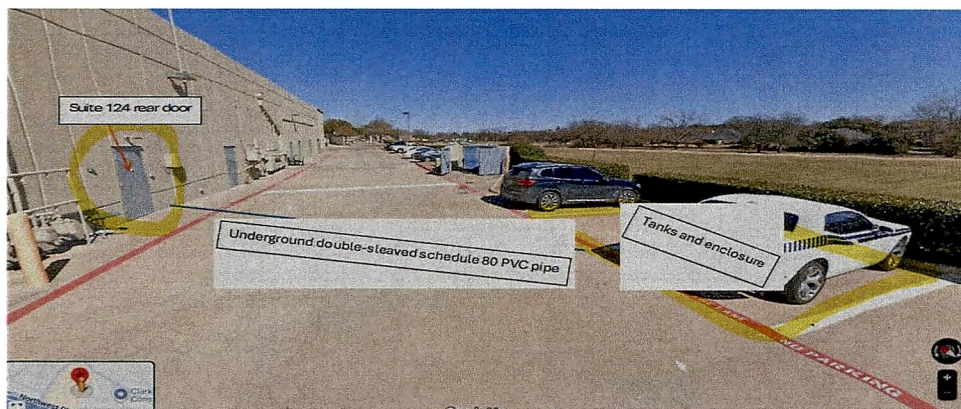
1. A spill analysis study shall be completed and submitted to the Town Building Official and the Fire Marshal for approval prior to installation.
2. The height and security of the proposed masonry enclosure shall be kept and maintained at all times in a manner to prevent vandalism, unauthorized access, or other potential safety concerns.
3. Shading or other appropriate measures shall be installed to minimize heat exposure and reduce venting concerns associated with the Tank.
4. The applicant shall remove the Tank and associated improvements upon termination of the lease, including restoration of the site to an acceptable condition in compliance with applicable law and the codes and ordinances of the Town.
5. The location of the outdoor sodium hypochlorite (bleach) storage tank (the "Tank") shall be located at the rear of the building within an existing service and parking area in the location shown on the picture below to minimize visibility from Trophy Lake Drive and reduce potential health and safety impacts to nearby properties.



6. Subject to the conditions provided above, the Tank and the enclosure shall be constructed as generally shown below and in accordance with the following specifications:



The installation includes a 975-gallon heavy-duty polyethylene storage Tank placed on a paved surface within a secondary containment structure designed to capture potential spills. The Tank will be located in an enclosed area behind Suite 124, occupying approximately two (2) parking spaces near the rear service entrance. The system shall incorporate several safety features, including overflow prevention, secondary containment, routine inspections, employee training, proper labeling, and required on-site safety equipment. The storage tank will connect to the building through underground double-sleeved Schedule 80 PVC piping and will be used to safely store and dispense liquid pool chemicals, as generally shown on the image below.



The installation and maintenance of the Tank and containment structure shall meet the minimum requirements of the adopted Fire Code for hazardous materials storage, and other codes and ordinances of the Town. Additional safety signage will be installed prior to use in accordance with applicable laws, codes, and ordinances.