



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: February 9, 2016

Reference: Consider approval of an Ordinance for PD-186R8-LI, to attach a Detail Site Plan for a 108,148-square-foot office/warehouse building on 7.36 acres of property located at the northeast corner of Bethel Road and Freeport Parkway and an amendment to the Land Use Map of the *Coppell 2030 Comprehensive Master Plan* from 'Old Coppell Historic District' to 'Industrial Special District'

2030: Business Prosperity, Sense of Community

Introduction:

This is a request to build a warehouse/distribution facility for Tohatsu. This company, currently located in Farmers Branch, is a distributor for Japanese-made outboard boat motors. This facility is proposed to be 90% warehouse and 10% office with 25 employees. The Site Plan indicates that 55 parking spaces will be constructed initially, with sufficient land available if additional parking is required in the future. Given residential adjacency, in addition to the existing 6 foot-tall brick screening wall, the applicant is providing a 190' setback from the building to the residential property line, a 60' wide landscape buffer with 4" caliper overstory trees. This facility is closed in the evenings and on weekends, and generally receives two shipments per month from Japan. Average number of trucks to and from this facility is 2-3 per day and will be limited by PD ordinance to deliveries between 7 a.m. and 7 p.m.

Analysis:

On January 12, 2016, the City Council unanimously approved this PD amendment request, subject to the standard condition that there will be detailed engineering comments at time of detailed submittal.

On December 17, 2015 the Planning and Zoning Commission unanimously recommended approval of this PD Amendment request, subject to the standard condition that there will be detailed engineering comments at time of detailed submittal.

Legal Review:

This item did not require City Attorney review.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

1. Ordinance
2. Exhibit A- Legal Description
3. Exhibit B – Detail Site Plan
4. Exhibit C - Tree Preservation Plan
5. Exhibit D - Landscape Plan
6. Exhibit E - Building Elevations
7. Exhibit F – Site Lighting Plan