

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Gateway Business Park, Lot 1R-2, Block 2, Site Plan Amendment (Haverty's)**

**P&Z HEARING DATE:** May 18, 2017

**STAFF REP.:** Marcie Diamond, Assistant Director of Community Development/Planning

**LOCATION:** 770 Gateway Blvd

**SIZE OF AREA:** 26.88 acres of property

**CURRENT ZONING:** LI (Light Industrial)

**REQUEST:** A site plan amendment to allow a 156,150-square-foot expansion to the existing 273,074-square-foot warehouse/showroom facility, with additional trailer storage areas.

**APPLICANT:**

<p><b>Owner:</b> Glenn Boone Haverty's Furniture 780 Johnson Ferry Road NE Suite 800 Atlanta, Ga 303042 404-427-2342</p>	<p><b>Engineer:</b> Jason Weaver Goodwin and Marshall Inc. 2405 Mustang Drive Grapevine, Texas 817-329-4373 <a href="mailto:jweaver@gmcivil.com">jweaver@gmcivil.com</a></p>
--	--

**HISTORY:**

City Council approved the Final Plat for Gateway Business Park in 1990. In 1993, Council approved a Replat of Block 2. In 1996, a second Replat with a Site Plan for the subject property was approved allowing a 214,000-square foot regional distribution warehouse and a 50,000-square foot retail furniture showroom with a 236,000-square foot future expansion area. Also in 1996, the Board of Adjustment granted a special exception to allow a 229-parking space reduction for Phases 1 and 2.

In 2000 and 2003, Council approved site plans for the expansion of this facility, both of which have expired. In 2006, a revised Site and Landscape Plan were Administratively Approved to allow for an additional 110 trailer storage stalls in the northern portion of the site, subject to the replacement of existing and the planting of additional trees to obscure the view of the trailer storage area.

**HISTORIC COMMENT:** There is no historical significance attached to this property.

**TRANSPORTATION:** Gateway Blvd is a C4U, four-lane undivided collector street.

**SURROUNDING LAND USE & ZONING:**

North – U.S. Post Office facility and office/warehouse; LI and PD-229R-LI  
South – I-635 and office/warehouse; LI  
East – vacant land and office/warehouse; LI  
West – Park and Ride facility; LI

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, designates this area as Industrial Special District

**DISCUSSION:**

As discussed above, Haverty's has been a corporate citizen of Coppell for almost 20 years. Their current facilities include a 223,720-square foot warehouse and a 49,354-square foot outlet center. They anticipated and provided sufficient land to provide expansion with their initial construction. Several Site Plans have been approved, and then expired over the years. It is staff's understanding that they intend to proceed with this 156,150-square foot expansion to their warehouse facility.

**Site Plan**

The Site Plan indicates the building expansion, a guard house, and additional trailer storage, as well as, a relocation of the existing fire lane to accommodate this building. When this property was approved in 1996 the Board of Adjustment granted a Special Exception to allow a 229-parking space reduction. No additional parking spaces are being provided with this expansion; however, in the event that additional parking is needed, there is a two-acre undeveloped area that has been designated, since the initial development, to accommodate 69 future parking spaces. If needed, additional parking spaces could be provided in this area. The applicant has stated that there are always excess parking spaces and there will not be a significant increase in number of employees and/or visitors with this expansion.

**Landscape Plan/Tree Survey**

The relocation of the fire lane to the east to accommodate this building expansion will necessitate the removal of 13 overstory trees. Per the Tree Preservation Ordinance, these 180 caliper inches will be replaced on-site in addition to the required trees, as indicated on the Landscape Plan. Forty-two of the 46 trees will be 4" caliper, exceeding the minimum 3" caliper to off-set mitigation fees. Tree rows are being planted and enhanced along the eastern and southern property lines.

**Building Elevations**

The materials and colors of the building expansion will match the existing building, and dock high doors will be provided along the northern and southern building facades. The eastern façade will essentially be a continuation of the existing building.

This proposal also includes a 72-square foot guard house to be located in an island in the realigned driveway from Fritz Road. The elevations indicate that this is proposed to be a metal building. However, this building is required to be clad with a masonry product, which will be the same color and have the appearance as the main structure. This is a condition of approval.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending APPROVAL of Gateway Business Park, Lot 1R-2, Block 2, Site Plan Amendment (Haverty's ) subject to the following conditions:

1. Revise the building elevations of the guard building to indicate a cladding with a masonry product to have the same appearance as the main structure.
2. Gates crossing the fire lane shall have automatic actuators and equipped with GTT Opticom

**ALTERNATIVES:**

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Hold this request under advisement

**ATTACHMENTS:**

1. Site Plan
2. Tree Survey
3. Landscape Plan
4. Building Elevations