

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Gateway Business Park, Lot 1R-2 and 3A-R, Block 2, Replat (Haverty's)

P&Z HEARING DATE: May 18, 2017

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

LOCATION: North side of Gateway Boulevard, south of the DART R.O.W.

SIZE OF AREA: 43.28 acres of property

CURRENT ZONING: LI (Light Industrial)

REQUEST: A Replat of Lot 1R and 3A, Block 2 and to relocate the mutual lot line and provide necessary easements to allow a 156,150-square-foot expansion to the existing 273,074-square-foot warehouse/showroom facility on Lot 1R-2.

APPLICANT:	Owner: Glenn Boone Haverty's Furniture 780 Johnson Ferry Road NE Suite 800 Atlanta, Ga 303042 404-427-2342	Engineer: Jason Weaver Goodwin and Marshall Inc. 2405 Mustang Drive Grapevine, Texas 817-329-4373 jweaver@gmcivil.com
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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. In 2000 and 2003, Council approved site plans for the expansion of this facility, both of which have expired.

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 – US 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:

This is a companion request to the Site Plan amendment to allow the expansion of the existing facilities. This replat relocates the eastern property line of Lot 1R-2 to the east by 27.15 feet, increasing the area of the lot by approximately one-half an acre. This replat also relocates fire lanes and drainage easements.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Gateway Business Park, Lot 1R-2 and 3A-R, Block 2, Replat, subject to the following condition:

1. Include the purpose statement: “The purpose of this replat is to abandon existing and establish new fire lane easements and to relocate the lot line to allow the expansion of the warehouse facility on Lot 1R-2” on Page 1 of the replat.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request

ATTACHMENTS:

1. Replat