

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: PD-136R4-LI RumbleOn,

P&Z HEARING DATE: January 18, 2018

C.C. HEARING DATE: February 13, 2018

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

LOCATION: 4301 Patriot Drive

SIZE OF AREA: 9.93 acres of property

CURRENT ZONING: PD-136R3-LI (Planned Development District-36R4-Light Industrial)

REQUEST: A zoning change request to PD-136R4-LI (Planned Development District-136 Revision-4 Light Industrial) to allow internet-based motorcycle sales and ancillary uses within a 58,500-square foot lease space and to permit additional vehicle parking in the truck court.

APPLICANT:

Owner:

DCT DFW Trade Center LLC
5430 LBJ Freeway, Suite 1030
Dallas, Texas 75240
972-982-8550

Architect:

Bobby Pross
Pross Design Group, Inc.
5310 Harvest Hill Road, Suite 180
Dallas, Texas 75230
817-446-6877
bpross@pdgarch.net

HISTORY:

In July 1995, City Council approved PD-136-LI on a 63-acre tract in the City of Coppell to allow office/warehouse development, this was part of 180-acre master planned, multi-jurisdictional development, known as DFW Trade Center. The original PD allowed for four buildings wholly in the City of Grapevine, three in Coppell, and three buildings which straddle the city limit lines. To allow for this development the cities of Coppell and Grapevine entered into an Interlocal Agreement. The main impetus for this agreement was that the City of Coppell did not have the capacity to provide water or sewer service. This agreement also included provisions for impact and building permit fees, inspections, permitting and property maintenance. Over the past 20 years some issues have arisen with the provision of emergency services, especially where buildings straddle the city limit line.

Recently, the cities were approached about developing the 9.9-acre tract located north of Patriot Drive for office/warehouse use, similar to the existing development in DFW Trade Center. Given that the City of Coppell cannot provide water or

sewer to this property, staff took this opportunity to amend the Interlocal Agreement to incorporate additional land as well as to provide additional clarity as to each municipalities' role in the provision of emergency services, site plan and permitting. The revised Interlocal Agreement was approved by the Cities of Coppell and Grapevine 2016.

The Concept Plan and Detail Plans for this 115,000-square-foot office/warehouse building were approved in fall of 2016. The current SUP request is for a lease space for approximately one half of that building.

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

TRANSPORTATION: S.H. 121 has recently been improved to freeway standards abutting this property. Patriot Drive and Trade Center are both two-lane undivided roads built within 60' of right-of-way.

SURROUNDING LAND USE & ZONING:

North: concrete batch plant and Denton Creek Flood Plain; LI and A
South: office /warehouse; PD-136-LI (Planned Development 136-Light Industrial)
East: S.H. 121, office and office warehouse; PD-171R5-HC (Planned Development 171R5-Highway Commercial)
West: office/warehouse; PD-136-LI (Planned Development 136-Light Industrial)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, indicates this property appropriate for Industrial Special District uses.

DISCUSSION:

This request is to amend to the original PD for this property which did not anticipate internet-based motorcycle sales when established almost 25 years ago. This use, while somewhat similar to warehouse (storage and distribution) use, it also incorporates minor repair and washing of the motorcycles, therefore a PD amendment was required.

As described in the attached narrative provided by the Applicant, this facility will be the headquarters for *RumbleOn* and will contain the executive offices, accounting, technology, marketing and customer service departments. The reception area will have a kiosk for walk-in customers to view the inventory on-line. The warehouse will house the inventory of motorcycles, which arrive on tractor trailers and are shipped out in crates by tractor trailers. A wash station, along with minor repair, limited to oil changes, battery replacement and tire changes. Other maintenance and repair activities of the motorcycles will take place at third party off-site facilities. It is anticipated that there will be 50 employees per shift.

To accommodate this number of employees, the applicant is also requesting an amendment to the recently approved Detail Site Plan to allow 48 employee parking spaces in areas currently designated for truck docks and trailer storage. While conceptually a less intense use of the land, care needs to be taken to minimize the conflicts between the vehicular and truck traffic. A variance to the landscape requirements are also being requested. The proposed 30 parking spaces being

striped in the truck dock not contain the landscape islands at the end of each parking row. The *Zoning Ordinance* does provide for parking areas being exempt from this requirement when “the area has restricted access and effective screening”. This area has neither, however could be supported given relative small size of this area, location and the existing landscaping and berming that would obscure the view from the public right-of-way.

Given the operational needs of this use, conditions have been added to this PD to assure that this use appears to be similar to other office/warehouse uses in this light industrial park and adhere to all Building, Environmental and Fire Codes.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of PD-136R4-LI RumbleOn, subject to the following conditions:

1. All parking spaces shall solely be used for customer and employee parking.
2. There shall be no motorcycle display outside of the building.
3. At no time shall there be signs/banners/painting on windows, etc. on any motorcycle indicating that it is for sale.
4. Motorcycle repair within the building shall be limited to battery replacement, oil changes, tire changes and washing.
5. Variance to the landscaping requirement for the parking being striped in the truck dock area that is not exempt parking.
6. Circulation paths within the building shall be striped to ensure that inventory does not block egress.
7. The occupancy of this building for this use shall adhere to all Building, Fire, and Environmental Codes.
8. There may be additional comments at the time of permitting.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Applicant's Narrative
2. Sign Plan
3. Site Plan
4. Floor Plan