

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-214R11-C, The Shops at Sandy Lake, Lot 1, Block A

P&Z HEARING DATE: July 16, 2026
C.C. HEARING DATE: August 11, 2026

STAFF REP.: Mary Paron-Boswell, AICP, Sr. Planner

LOCATION: SWQ Denton Tap Road and Sandy Lake Road

SIZE OF AREA: 2.03 acres of property

CURRENT ZONING: PD-214R2-C

REQUEST: A zoning change request from PD-214R2-C to PD-214R11-C, to allow for the Detail Planned Development of a 14,480 square foot commercial center for retail and medical uses on approximately 2.03 acres located at the south side of Sandy Lake Road, approximately 560-ft west of Denton Tap Road.

APPLICANT:	Owner:	Developer:	Engineer:
	Peak Coppell LLC	RCM Capital Investments, LLC	D.R. Rankin, PLLC

HISTORY: This property was originally part of a larger 29-acre development that included the residential development of Arbor Manors and additional commercial property along both Denton Tap and Sandy Lake Roads. The original zoning for the overall development was approved in 2007, with subsequent rezonings occurring with each new Detail Site Plan for the commercial sites. This represents the final commercial piece to be developed. A Planned Development for this site which included retail, medical and restaurant uses with a patio area was denied in April of 2026.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: Denton Tap Road is a six-lane divided thoroughfare contained within 110-ft right-of-way. Sandy Lake is a four-lane divided thoroughfare built within a 112-foot right-of-way.

SURROUNDING LAND USE & ZONING:
North: Woodside Village Shopping Center; PD-285R-C & PD-285R2-C
South: Arbor Manors; PD-214R2-SF-9
East: Arbor Manors; PD-214R2-SF-9
West: Verizon; R

COMPREHENSIVE PLAN: The *Amended Coppel 2030 Comprehensive Master Plan* shows this property as Mixed Use Community Center (No Residential).

DISCUSSION:

Site Plan

The site is currently vacant, and the site plan shows a proposed 14,480-sf building. The proposed uses are a mix of retail and medical. No restaurant use is proposed with the current proposal. The site will be accessed from two driveways along Sandy Lake Road. The first driveway entrance on Sandy Lake Road sits approximately 200-ft west from Arbor Manors Drive and just west of the turn lane within the median on Sandy Lake Road. The second driveway is a shared access point from the neighboring Verizon site to the west. There is an existing six-foot in height brick screening wall between this property and the residential property to the south. The building is setback 30-ft from the rear property line allowing for an extended rear landscape buffer (30-ft in lieu of the 10-ft required). Based on feedback from the residents, the developer increased the rear yard landscape buffer and building setback. In order to accommodate this increased landscape setback at the rear and maintain the parking count, there is a proposed PD condition to allow the front yard landscape strip as shown. This ranges from 9.1-ft to 15.24-ft, and averages approximately 12.5-ft in depth with parking abutting it versus the required 15-ft. The parkway along Sandy Lake Road is approximately 24-ft in depth, so the landscaping out front will be approximately 30-43-ft when you include the parkway. Staff has no objection to this request. There are two trash receptacles proposed on the western portion of the site, situated approximately 75-ft away from the residences.

In the time since the previous submittal was made for this property, the City engaged a traffic engineering consultant to study the traffic in and around the Arbor Manors subdivision per Council direction and in response to resident concerns regarding traffic conditions in the neighborhood. In particular, the study examined delays exiting the neighborhood, potential cut-through traffic through the neighborhood, and the impact of potential development of the vacant Arbor Manors commercial property. The study did not find evidence of cut-through traffic using the neighborhood streets to bypass the intersection of Sandy Lake Road and Denton Tap Road, and the study did not recommend installing a traffic signal at the intersection of Denton Tap Road and Braewood Drive. Phase 2 of the study, looking at the warrant analysis for the intersection of Arbor Manors Drive and Sandy Lake Road and the impact of potential development, has not been finalized at the time of Staff Report writing.

Building Elevations & Signage

The building will be a combination of brick, aluminum storefront with dark bronze metal fascia and trim. The lower part of the building contains a light-colored brick and a darker colored brick above the water table. A monument sign is proposed along Sandy Lake Road approximately six feet instead of 10-ft from the property line in order to not be covered up from the parking spaces. The parkway along Sandy Lake Road is approximately 24-ft in depth, so the sign will be 30-ft from the road. Staff has no objection to this request. The sign will use the same darker brick as the building and be six feet in height and six feet in width, with external illumination. No signage was presented for the buildings. Any proposed signage

will need to comply with City requirements. The building height is just under 19-feet with a parapet wall at the front varying in height from approximately 20-25-ft, creating some articulation. The trash enclosures material will match the building material as well.

Landscaping

There is a variable landscape strip, averaging 12-ft in depth, proposed along Sandy Lake Road in order to provide for the larger 30-foot landscape strip along the rear perimeter as previously requested by the residents. The eastern perimeter will see a large number of existing trees being preserved. Additional existing trees along the southern perimeter will also be preserved. In total 55 existing trees will be saved on-site and an additional 31 overstory trees will be planted on site. 71 Nellie R Stevens will be planted to provide additional screening along the southern perimeter as they grow quickly and tall. No tree mitigation will be required for this development as mitigation fees were provided with the original development.

RECOMMENDATION:

Staff is recommending APPROVAL of PD-214R11-C, subject to the following PD conditions:

1. Detailed Engineering review will occur at the time of full engineering submittal.
2. To allow for the landscaping as shown on the plans.
3. To allow for the monument sign to be constructed as shown on the plans.
4. The downstream drainage analysis will need to be updated to address Staff comments.
5. All other signage to meet City requirements.

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. Site Plan
2. Landscape Plan
3. Building Elevations & Material Board
4. Monument Sign & Trash Enclosure