

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**The Shops at Sandy Lake Addition, Replat, Lot 1, Block A**

**P&Z HEARING DATE:** July 16, 2026

**STAFF REP.:** Mary Paron-Boswell, A.I.C.P., 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:** To replat the existing parcel and fire lanes for the construction of one 14,480-sf commercial center building on Lot 1.

**APPLICANT:**

<b>Owner:</b> Peak Coppell LLC	<b>Developer:</b> RCM Capital Investments, LLC
<b>Engineer:</b> 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. The plat produced in March of this year was never filed since the Planned Development was denied.

**HISTORIC COMMENT:** The property has no known historical 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:** This plat request is a companion item to Lot 1, Block A, The Shops at Sandy Lake Planned Development. The replat will include the mutual access, fire lanes and utility easements necessary for the development of a 14,480-sf commercial building.

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

Staff is recommending approval of The Shops at Sandy Lake Addition, Lot 1, Block A, Replat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.

**ALTERNATIVES:**

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

**ATTACHMENTS:**

1. Replat