

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Sandy Lake Crossing Addition, Lot 3R, Block 1

P&Z HEARING DATE: September 20, 2018

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

LOCATION: SWC of S. Denton Tap Road & Sandy Lake Road

SIZE OF AREA: 0.918 acres of property

CURRENT ZONING: R (Retail)

REQUEST: Replat of Lot 3, Block 1 of the Sandy Lake Crossing Addition to establish fire lane and other easements for a retail development.

APPLICANT:

Owner:	Engineer:
RLC Jenna 18 LLC	John Blacker
525 William Penn Place	Hart, Gaugler & Assoc.
25 th Floor	12801 N. Central Expressway, Ste. 1400
Pittsburgh, PA 15219	Dallas, Texas 75243
	972-239-5111
	jblacker@hartgaugler.com

HISTORY: This property has been zoned R (Retail) for approximately 30 years. In 1988 an Exxon convenience store with gas station was approved for this site. The property was sold to 7-Eleven in 2012 and the site was cleared in 2014 and resold to two more times. Capital One has a long-term ground lease for the property and will be constructing the new building.

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

TRANSPORTATION: Sandy Lake is a four-lane divided thoroughfare built within a 112-foot right-of-way. Denton Tap is a P6D, a six-lane concrete divided thoroughfare.

SURROUNDING LAND USE & ZONING:

- North - Convenience Store and Gas Station; Commercial (C)
- South – Fast Food Restaurant; Retail (R)
- East - Restaurant & Retail Center; PD-209R2-C
- West – Retail Center and Single-Family Residential; Retail (R) & Arbor Manors (PD-214R2-SF-9)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, indicates this property as a Mixed-Use Community Center without residential.

DISCUSSION:

A Site Plan for this property was approved by the Planning and Zoning Commission in August of this year, allowing the construction of a new 3,558 square foot building to be occupied by Capital One. This approval was subject to providing a fire lane easement and establishing the necessary easements to support this proposed development, which this plat does. This plat shows easements and a right-of-way dedication previously established by separate instrument, in addition to the new fire lane and mutual access easement dedicated by this plat.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval subject to the following conditions:

1. Additional comments may be generated upon detail engineering review and building permit.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat
2. Site Plan