

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

SRINI Coppel Office, Site Plan (RS Denton Tap 121 Addition, Lots 1 & 2, Block A)

P&Z HEARING DATE: November 21, 2019

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

LOCATION: On the north side of SH 121, approximately 1400 feet west of Denton Tap Road

SIZE OF AREA: 5.46 acres of property

CURRENT ZONING: Highway Commercial (HC)

REQUEST: Site plan approval for two office buildings approximately 13,000 square-foot each.

APPLICANT:	Owner RS Denton Tap 121 Investments, LLC 1170 Corporate Dr. W. Suite 204 Arlington, TX 76006	Engineer Claymoore Engineering 1903 Central Drive, Suite 406 Bedford, TX 76021 Contact: Drew Donosky drew@claymooreeng.com
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HISTORY: This parcel was part of a seven lot Preliminary Plat for the Coppel/121Office Park in 2003. The only portion that has developed up to this point is the lot to the east which has a medical office use on it.

TRANSPORTATION: Denton Tap Road (P6D), 6-Land Divided Thoroughfare (110' R.O.W.) State Highway 121 and service road.

SURROUNDING LAND USE & ZONING:

North: Residential; PD-134R-SF-7
South: SH 121
East: Medical Office, Highway Commercial
West: Vacant land; Highway Commercial

COMPREHENSIVE PLAN: *Coppel 2030, A Comprehensive Master Plan*, shows this land as appropriate for Freeway Special District use.

DISCUSSION:

Site Plan

This is a companion item to the RS Denton Tap 121 Addition, Lots 1 and 2, Block A, also on this agenda. The site plan for SRINI Coppel Office located on Lot 1 identifies two proposed buildings – one at 13,081 square feet and the other 13,267 square feet. Both buildings are proposed to contain a mix of office and medical office uses. The parking would also allow some retail potentially. The site will tie into Lot 2 which is not proposed to be developed at this time, other than providing a drive aisle with a mutual fire lane and access easement along the front of the property that will allow it to connect to the other lots fronting SH 121. The site will be accessible from both SH 121 and access easements to Denton Tap Road. The proposed buildings will be 1-story and the site will contain 120 parking spaces. A masonry screening wall will be required to be constructed between this site and the residential property to the north. The screening wall will be required to tie into the existing walls and will need to be constructed prior to the building going vertical.

Landscape Plan

As designed, the Landscape Plan is compliant with the regulations of the *Landscape Ordinance*. Overstory trees are being provided along the perimeter of this site, in addition to keeping 16 existing trees and planting 30 new trees.

Building Elevations, Lighting & Signage

The building is approximately 30-ft in height with tower features located at certain corners of the building being approximately 41-ft in height. All of the facades have vertically oriented windows with metal awnings. Both buildings match the proposed building on Lot 1, Block B, that was presented last month. Certain facades have towers at the corners of the building. The lower portion of the tower, below the cast stone watertable, is a stone veneer. The portion above the watertable is a stucco veneer, with wood roof brackets and a standing seam metal roof. The portions of the building in between the towers alternate between matching the tower material or having a stone veneer from the ground to the roofline. A Photometric Study and lighting plan will include shielding of any pole lighting and will be reviewed at the time of Building Permit. When asked about signage, the engineer indicated that all signage for the site will comply with ordinance requirements.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of SRINI Coppel Office Site Plan, subject to the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. Signage shall comply with the sign ordinance and be generally consistent in terms of style, placement and size.
3. Submission of the location and type of the lighting facilities, security lighting, screening and glare shades will be required at the time of Building Permit, to insure compliance with glare and lighting ordinance.
4. The screening wall will be required to be constructed prior to the building going vertical.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

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 Plans
3. Building Elevations