

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-214R10-C, The Shops at Sandy Lake, Lot 1, Block A

P&Z HEARING DATE: March 19, 2026

C.C. HEARING DATE: April 14, 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-214R10-C, to allow for the Detail Planned Development of a 14,480 square foot commercial center, and patio area on approximately 2.03 acres located at the south side of Sandy Lake Road, approximately 560-ft west of Denton Tap Road

APPLICANT:

Owner:
Peak Coppell LLC

Developer:
RCM Capital Investments, LLC

Engineer:
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.

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 Coppell 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 14,480-sf proposed building that will contain a mix of uses including retail, restaurant and medical. An outdoor patio is proposed on the western end of the building. There is a PD condition to allow the 500-sf patio area per lot without additional parking requirements. Any square footage over 500-sf will require parking. This condition has been granted on other developments. There will be a driveway entrance from Sandy Lake Road and a secondary 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. There are two trash receptacles proposed on the western portion of the site, situated away from the residences.

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. There is no drive-through proposed. A monument sign is proposed along Sandy Lake Road. 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 will be a 20-ft landscaping strip along Sandly Lake Road and 15-20-feet along the southern perimeter. While they are trying to save trees, the majority of trees will need to be cut down to allow for development to occur. The eastern perimeter will see a large number of trees being preserved. Additional trees along the southern perimeter will also be preserved. In total 39 existing trees will be saved on-site and an additional 38 overstory trees will be planted on site. 36 Nellie R Stevens will be planted to provide additional screening along the southern perimeter. 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-214R10-C, subject to the following PD conditions:

1. Detailed Engineering review will occur at the time of full engineering submittal.
2. To allow 500-sf patio area per lot within the existing parking count. Additional patio space will require parking at 1:100-sf.
3. The downstream drainage analysis will need to be updated to address Staff comments.
4. All signage to meet City requirements.
5. To meet the photometric requirements at 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. Site Plan
2. Landscape Plan
3. Building Elevations & Material Board
4. Monument Sign & Trash Enclosure