

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Capital One Bank, Site Plan

P&Z HEARING DATE: August 16, 2018

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

LOCATION: SWC Sandy Lake Road and Denton Tap Road

SIZE OF AREA: 0.92 acres of property

CURRENT ZONING: R (Retail)

REQUEST: Site plan approval for an approximately 3,558 square-foot one-story bank building.

APPLICANT:	Leasee: Partick Intalan Capital One 299 Park Ave., 22 nd Floor New York, NY, 10171 516-864-6521 patrickintalan@capitalone.com	Engineer: John Blacker, P.E. Hart, Gaugler & Associates 12801 N. Central Expressway, Ste 400 Dallas, Texas 75243 972-239-5111 jblacker@hartgaugler.com
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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.

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:**Site Plan**

Capital One Bank is the long-term lease holder for the property and are proposing to construct a 3,558 square-foot one-story building. The bank intends to occupy the entire building and would also have a two-lane drive thru area limited to ATM use.

The existing driveway on Sandy Lake Road, located on this property, will be removed. This property will be served by the driveway located on the adjacent property to the west on Sandy Lake Road, served by a mutual access easement. A second access point will be provided on the existing driveway located on Denton Tap Road.

Landscape Plan/Tree Survey

As designed, the Landscape Plan is compliant with the regulations of the *Landscape Ordinance*. Given that this property is less than two acres in size, a recent a Landscape Ordinance amendment caps the site area required to be devoted to landscaping 30%. This site is exceeding the minimum and is providing approximately 34% of the site in landscaped areas. Overstory trees are being provided adjacent along the entire perimeter of this site, in addition to keeping seven existing trees and planting nine new trees.

Building Elevations, Lighting & Signage

The building is approximately 21-ft in height with the tower feature located at the northeast corner of the building being approximately 27-ft 9-in in height. The two facades visible from the street are the north and east facades, with the entrance being located on the northern facade. These facades have vertically oriented windows with metal canopies. Transom windows are located above the eastern façade. These two street facing façades include a variety of bricklaying design, with a soldier course along the roofline and a decorative diagonal soldier banding “X” pattern on the tower element. The entire building will be constructed of brick.

In reviewing the Photometric Study submitted, it appears that the ordinance provisions will be achieved along the residential property line (far side of alley). Lighting information provided will include shielding of any pole lighting and will be reviewed at the time of Building Permit.

Signage for the site includes a sign on the tower element of the building that meets ordinance requirements. Other signage on site includes directional signage that will also need to meet ordinance requirements.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Capital One Bank 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.

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 Plan & Tree Preservation
3. Building Elevations & Rendering
4. Photometric Study (Electrical Site Plan)
5. Sign Exhibits