

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-324-SF-7, Lakeside Elementary School

P&Z HEARING DATE: August 21, 2025
C.C. HEARING DATE: September 9, 2025

STAFF REP.: Mary Paron-Boswell, AICP, Senior Planner

LOCATION: Northeast corner of Village Parkway & MacArthur Blvd

SIZE OF AREA: 10.0 acres of property

CURRENT ZONING: MF-2 (Multi-Family Two)

REQUEST: A zoning change request from MF-2 (Multi-Family Two) to PD-324-SF-7 (Planned Development 324- Single-Family 7), to approve a Detail Plan to build a 21,054-sf two-story addition onto the existing elementary school on 10 acres of property located on the northeast corner of MacArthur Blvd. and Village Parkway, at the request of Coppell ISD, being represented by Robert Howman, Glenn Engineering.

APPLICANT:	Engineer: Glenn Engineering 4500 Fuller Dr. #200 Irving, TX 75063	Owner: Coppell ISD 1303 Wrangler Dr. Coppell, Texas 75019
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HISTORY: In 1992 a replat of this property occurred, allowing C.I.S.D. to purchase this property and construct a new elementary school. This school was constructed to alleviate overcrowding at Mockingbird and the former Lee Elementary (now New Tech High) schools.

HISTORIC COMMENT: This property has no noted historical significance.

TRANSPORTATION: MacArthur Blvd is a six-lane divided thoroughfare built within a 110-foot right-of-way. Village Parkway is a two-lane street.

SURROUNDING LAND USE & ZONING:

North: Lakewood Estates (SF-7)
South: City Pump Station (MF-2); Residential (PD-267R-RBN-TH);
Chase Bank (PD-223R-C)
East: Lakewood Estates (SF-7)
West: Waters Edge PH 1 (PD-125-SF-7); Kroger (PD-308R-C)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as appropriate for Urban Residential Neighborhood.

DISCUSSION:

Site Plan

Lakeside Elementary was constructed in the early 1990's. It is a two-story 76,600-sf. building. This new detail site plan adds a total of 21,054-sf to the school spread amongst three different areas. Two of the three area additions will also be two story, while the third addition near the front of the school will be one story. Two of the additions will be located at the rear of the building on either side of the existing structure. These will include new classrooms, a storm shelter wing with Pre-K classrooms, and an art classroom. The two interior courtyard areas will serve as outdoor instructional areas that can be utilized as quasi-playgrounds. They will have artificial turf and rubberized flooring. The addition near the front of the building will house administration, nurse and counseling staff.

The screening between the school property and Oakwood Lane is a tubular steel fence with brick columns. There are three residential lots that directly abut the school property, which would require a solid masonry wall. The school is not planning on modifying the existing fence and is requesting to allow for an exception to this requirement. The school is proposing to add trees in these areas to act as screening.

Building Elevations & Signage

The proposed addition has been designed to be integrated into the existing building design and not look like an awkward addition. The bricks to be used will match the existing brick on the building. The two additions to the rear of the building as mentioned earlier, will be two story. The third addition near the front of the school will be one story. They are also proposing to add a new monument sign with cast aluminum lettering along Village Parkway.

Landscaping

The school is adding landscaping throughout the property. They will be adding trees along the perimeter and enhancing the tree line adjacent to the three residences along Oakwood Lane. They will also be replacing landscaping that has died over the years. Over half of the site is devoted to landscaping and the proposal complies with the requirements of the Landscape Section of the *Zoning Ordinance*.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the request subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A final plat will be required to show the fire lane.
3. PD Conditions:
 - a. All signage shall comply with City regulations, unless specifically requested and granted.
 - b. To allow the existing fencing to remain in lieu of a masonry wall along parts of Oakwood Lane where the school abuts residential property.
 - c. Allow the existing head-to-head parking to remain as 9'x18' spaces.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Take the case under advisement to a future date

ATTACHMENTS:

1. Site Plan
2. Landscape Plan
3. Elevations and Signage