



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: September 9, 2025

Reference: Public Hearing: Consider approval of PD-324-SF-7, a zoning change request from MF-2 to PD-324-SF-7, to approve a Detail Plan to build a 21,054-sf one-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.

2040: Perpetuate a Learning Environment

Introduction:

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.

Background:

The proposed addition has been designed to be integrated into the existing building design. 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. They are requesting exceptions that include maintaining the existing tubular steel fence adjacent to the three residences on Oakwood Lane in lieu of a masonry wall; and keeping the existing 9'x18' head-to-head parking in lieu of 9'x19' for head-to-head parking. 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. They are also proposing to add a new monument sign with cast aluminum lettering along Village Parkway. P&Z recommended CISD conduct a traffic impact and management plan, which they are working on.

Benefit to the Community:

Enhancing the existing school for Coppell residents.

Legal Review:

The City Attorney was present at the Planning and Zoning Commission Meeting.

Fiscal Impact:

No fiscal impact.

Recommendation:

The Planning and Zoning Commission (6-0) recommended APPROVAL of the request subject to the following PD conditions:

1. There may be additional comments during the Detail Engineering and Building 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.
 - d. CISD conduct a traffic impact and management plan and mitigate any concerns.

ATTACHMENTS:

1. PZ Staff Report
2. Site Plan
3. Landscape Plan
4. Elevations and Signage