



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** June 11, 2024

**Reference:** Consider approval of an Ordinance for PD-183R2-C, a zoning change request from PD-183R-C (Planned Development-183 Revised- Commercial), to allow for a 46,265 sq. ft. Fine Arts Building, a 4,600 sq. ft. Tennis Building and field equipment/event areas on 63.478 acres of property located at 185 W. Parkway Blvd. and authorizing the Mayor to sign.

**2040: Perpetuate a Learning Environment**

---

**Introduction:**

The purpose of this agenda item is to ask Council to approve an Ordinance for PD-183R2-C, to allow for a 46,265 sq. ft. Fine Arts Building, a 4,600 sq. ft. Tennis Building and field equipment/event areas on 63.478 acres of property located at 185 W. Parkway Blvd.

**Background:**

On April 18, 2024, the Planning and Zoning Commission unanimously recommended approval of this zone change request. Coppell High School is planning to construct two new buildings and a new field equipment event area for their students. On May 14, 2024, City Council unanimously approved this request with the following conditions that have been added to the ordinance:

1. There may be additional comments during the Detail Engineering review.
2. A plat will be required showing the revised fire lanes and easements.
3. PD Conditions:
  1. To allow the landscaping as proposed.
  2. Approve the site plan as presented.

**Benefit to the Community:**

This will help enrich the students lives.

**Legal Review:**

The City Attorney has reviewed the Ordinance.

**Fiscal Impact:**

No fiscal impact to the City.

**Recommendation:**

The Community Development Department recommends approval of the Ordinance and authorizing the Mayor to sign.

**Attachments:**

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Detail Site Plan
4. Exhibit C - Landscape Plan
5. Exhibit D – Building Elevations & Signage