

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-315-SF-12, Coppell Fire Station 5

P&Z HEARING DATE: March 21, 2024

C.C. HEARING DATE: April 9, 2024

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

LOCATION: 157 S. Moore Road, between Sandy Lake Road and Bethel School Road

SIZE OF AREA: 1 acre

CURRENT ZONING: SF-12 (Single-Family 12)

REQUEST: A zoning change request from SF-12 (Single-Family 12) to PD-315-SF-12 (Planned Development- 315- Single-Family-12), to allow for an 11,994-sf fire station and associated parking for Fire Station 5, located at 157 S. Moore Road, at the request of the City of Coppell, being represented by Ken Pope of PGAL, INC.

APPLICANT:

Engineer:

Ken Pope
PGAL, Inc.
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Addison, TX 75001
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Owner's Representative:

Jamie Brierton
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HISTORY:

The property has been owned by the City of Coppell since 1984 and served as a fire station until it was converted into the Coppell Theater in 1999. As the city grew, so did the need for a larger arts venue and in 2015 the idea for a new arts center was explored. The theater moved into its new location in Old Town in late 2021. The building on Moore Road has been underutilized ever since.

HISTORIC COMMENT: This building has no historical significance.

TRANSPORTATION: South Moore Road is a two-lane undivided concrete street within a 63-ft right-of-way with a bike lane on both sides.

SURROUNDING LAND USE & ZONING:

North: Austin Elementary drive aisle and residential; SF-12 (Single-Family -12)
South: Austin Elementary parking area; SF-12 (Single-Family -12)
East: Northlake Woodlands East PH2 residential subdivision; PD-91-SF-7 (Planned Development 91- Single-Family 7)

West: Austin Elementary; SF-12 (Single-Family -12)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as suitable for city facilities.

DISCUSSION:

The discussion of having this site be converted back into a fire station emerged with the assessment that was done in 2017 and updated in 2022. The Coppell Fire Department (CFD) worked with Emergency Services Consultants (ESCI) to look at the current locations and response times. With the construction of Fire Station 4 the CFD was at 86% compliance with the National Fire Protection Association (NFPA) 1710 standards (The 1710 standard specifies requirements for effective and efficient organization and deployment of fire suppression operations, emergency medical operations, and special operations to the public by career fire departments to protect citizens and the occupational safety and health of fire department employees). In order to maintain our ISO Class 1 rating, compliance with NFPA needs to be a minimum of 90%. This option includes keeping Fire Station 1 in its current location and the addition of Fire Station 5, which will provide greater distribution and coverage of fire protection to the citizens, businesses and visitors of Coppell. This option allows for the City to utilize existing property versus having to acquire additional property and will utilize existing personnel and equipment.

Site Plan

The existing building will be demolished, and a new fire station is proposed to be constructed on this property. The new building is proposed to be 11,994-sf to have an office and meeting space, a kitchen/dining room, a laundry room, lockers, sleeping quarters, IT, a storage area, a decontamination room, an airlock, a shop area, a lobby, two apparatus bays, and a covered patio area. This station will house a Shift Commander, a Captain and up to 5 Fire Fighters per shift. There are 15 parking spaces proposed on-site with 12 behind the fence and three for visitor parking in the front. The fire apparatus will utilize the existing driveway on Moore Road that is shared with Austin Elementary to access the apparatus bays and will have a large on-site drive approach from the apparatus bays to Moore Road when going on calls. An eight (8)-ft tall wood fence is proposed to screen the northern portion of the site and a six (6)-ft tall ornamental metal fence with shrubs is proposed to provide separation on the western portion of the site.

There are variances being requested. The first is to allow parking in the front yard. This is a very tight site and there will only be three visitor parking spaces in the front by the bay doors. The second variance being requested is to allow a two (2)- foot encroachment into the side yard along the southern portion of the property. In SF-12 the side yard is 10% of the lot width or 25-ft for allowable non-residential uses. The setback on the southern end of the site is 23.25- ft, just shy of the 25-ft.

Building Elevations& Signage

The building itself is proposed to be approximately 11,994-sf. The building is proposed to be a combination of mostly brown brick, with smooth stone leuders buff masonry. The eastern façade, facing Moore Road, is proposed to have two large four-fold doors at the apparatus bays, a front door that will lead to a public lobby area and transom windows above the two large bay doors. The north and west elevations are proposed to also have windows evenly spaced to allow for light. All elevations are shown to have transom windows for additional light. There is signage proposed for the front building façade. A Sign is shown above each bay door with the words “TRUCK” and “BATTALION”, and above those bay door signs, a sign with 12-inch pin mounted letters “COPPELL FIRE DEPARTMENT” is depicted. A 7 to 8-ft pin mounted aluminum number “5” representing the fire station, with lighting behind, is proposed to be on the front façade as well. Also, a 15-sf surface mounted aluminum fire department logo is proposed on the front facade. This is still in design. The area of signage proposed falls within the guidelines for signage.

Landscaping

As mentioned previously, this is a rather tight site. The typical site has a 10-ft landscape buffer around the side and rear perimeter. In this instance the rear landscape width fluctuates between 8.86’ to 9.39’ and the narrowest portion along the side is 6.68 feet to allow for five employee parking spaces. There are three ornamental trees and three overstory trees being removed to construct the building. Six overstory trees are proposed to be preserved and 13 overstory trees and nine ornamental trees to be planted. Overall, the site is less than 2 acres and is required to have 30% landscaping. They are providing approximately 40% landscaping but are short nine trees overall. Part of this is because they are trying to maintain a large visibility area in the front for the fire appartus by not planting close to the driveway. In addition, the limited area at the rear makes it difficult to plant trees that won’t end up extending into the drive aisle and scratching the fire apparatus with their large turning radiuses when they are pulling back into the bays. It is worth noting that there are trees planted on the edge of the common property line with the school that will provide screening as well. The third variance being requested is to allow for the landscape buffer as presented.

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 plat will be required.
3. PD Conditions:
 - a. To allow parking in the front yard.
 - b. To approve the landscape plan as presented.
 - c. To allow a 2-ft encroachment of the building in the side yard setback.

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. Detail Site Plan
2. Landscape Plan
3. Building Elevations & Signage