

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE No.: PD-183R2-C, Coppel High School Expansion (Tennis and Fine Arts Center)**

**P&Z HEARING DATE:** April 18, 2024

**C.C. HEARING DATE:** May 14, 2024

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

**LOCATION:** 185 W. Parkway Blvd.

**SIZE OF AREA:** 63.478 acres

**CURRENT ZONING:** PD-183R- C (Planned Development 183 Revised - Commercial)

**REQUEST:** A zoning change request from PD-183R-C (Planned Development-183 Revised-Commercial) to PD-183R2-C (Planned Development-183 Revision 2 - Commercial), to approve a Detail Site Plan 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. at the request Coppel ISD, being represented by Drew Anderson of Core Construction.

**APPLICANT:**

**Applicant:**

Drew Anderson  
Core Construction  
6320 Research Rd, #200  
Frisco, Texas 75033  
903-327-6533

**Owner:**

Dr. Brad Hunt  
CISD  
200 S Denton Tap Rd  
Coppell, TX 75019  
214-496-6000

**HISTORY:**

The original plat was approved in 1987 after Council directed the applicant to work with staff over unresolved issues. Major areas of concern were traffic access, water and sewer. These issues were worked out and the plat was approved in 1987 with conditions. The plat was not signed and had to go back before City Council in 1989 for approval including the previously approved conditions.

City Council approved a site plan amendment to allow the construction of a band hall, principal's suite, dining/lecture hall, and grade 9 classroom wing on June 17, 1999. The following month, the Planning and Zoning Commission approved a site plan amendment to allow for construction of concession stands, a press box, additional seating at the football stadium, a multi-purpose building, tennis court, tennis center, storage facility and additional parking subject to the Board of Adjustment granting a number of special exemptions and variances. On August 10, 1999, the City Council approved an amending plat and site plan with a number of conditions. On December 17, 1999, the P&Z held the case under advisement to

the January 20, 2000, meeting. This was then requested to be heard at the April P&Z meeting and May 9<sup>th</sup> City Council meeting. A variance was approved to allow for a six-foot high chain link fence with landscaping along the northern edge of the new parking lot.

In 2014, there was a zoning change request to PD-183R-C, to allow for a one-story 80,701-sf multi-purpose building, a two-story 52,137-sf arena and a one-story 4,237-sf kitchen addition.

**HISTORIC COMMENT:** There is historic significance to this property.

**TRANSPORTATION:** W. Parkway Blvd is a 4-lane divided collector in a 85-ft wide right-of-way and Cowboy Drive is a 4-lane road in a 60-ft wide right-of-way.

**SURROUNDING LAND USE & ZONING:**

**North:** Residential; SF-9 & 12

**South:** Residential; PD-148-SF and PD-172R-SF-12

**East:** Residential; PD-129R2-SF-9

**West:** Residential; SF-12

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this property as suitable for development in accordance with the Residential Neighborhood and compatible with residential uses such as schools.

**DISCUSSION:**

The Coppell High School site has expanded over the years to include new buildings and facilities as deemed necessary by the school board. This current round of construction will see a new 46,265-sf Fine Arts Building, a new 4,600-sf Tennis Building accessory and new field event areas constructed.

**Site Plan**

The overall site plan shows the location of the two proposed buildings in relation to the existing buildings and structures on site. The 4,600-sf tennis center will be constructed on the northern portion of the site adjacent to the tennis courts and existing tennis building which is central to the site. The building is a one-story sprinklered building that will have offices for coaching staff, storage and locker rooms. The facilities will be constructed in a portion of the existing parking lot.

The second major building proposed is the Fine Arts Building. At 46,265-sf, the building will have a band hall, storage areas, offices, lockers and other instrument rooms, practice rooms, etc. This is also proposed to be a one-story sprinklered building. This building is proposed to be constructed on the western portion of the property which currently operates as a baseball field. The last item proposed with this zoning is the construction of a long jump and pole vault area just south of the new fine arts building.

### **Building Elevations & Signage**

Both buildings will be constructed of brick (field brick- interstate brick - mountain red). The Fine Arts Building will have an accent brick design on one elevation (accent brick- Endicott brick- graphite). The door entranceway will have metal canopies and downspouts. There is proposed signage on the building “FINE ARTS REHEARSAL BUILDING” in brushed aluminum letters over the main entrance.

The Tennis Center will have the same main brick, with metal canopies over the doorways and metal downspouts. A sign is also proposed on the building exterior “COPPELL TENNIS” in brushed aluminum letters over the main entrance. The existing tennis building and the proposed new building will be adjacent to one another and will be fenced in together.

### **Landscaping**

The area around the new tennis building will not have any additional landscaping. The new fine arts building is proposed to have landscaping surrounding the buildings and the parking area abutting the building. A dense living screen exists along the western border of the property, shielding the residents from the building. This dense living screen extends down the western property line and screens the new outdoor field events area. 20 new trees are proposed on-site with additional shrubs, grasses, ground cover and perennials.

### **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 showing the revised fire lanes and easements.
3. PD Conditions:
  - a. To allow the landscaping as proposed.
  - b. Approve the site plan as presented.

### **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