



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: October 14, 2025

Reference: Consider approval of an ordinance for 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 and authorizing the Mayor to sign.

2040: Perpetuate a Learning Environment

Introduction:

This item is presented for Council consideration of an Ordinance for case PD-324-SF-7, to approve a Detail Plan to build a 21,054-sf one-story addition onto the existing elementary school.

Background:

On August 21, 2025, The Planning and Zoning Commission recommended APPROVAL of PD-324-SF-7, 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.~~

On September 9, 2025, the City Council approved the zoning change request with the same conditions, except item 3(d).

Benefit to the Community:

Enhancing the existing school for Coppel residents.

Legal Review:

The City Attorney drafted the ordinance.

Fiscal Impact:

None.

Recommendation:

The Community Development Department recommends approval of the ordinance.