

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-108R5R2-H, Coppel Service Center Expansion

P&Z HEARING DATE: February 29, 2024

C.C. HEARING DATE: March 26, 2024

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

LOCATION: 816 S. Coppel Road, east side of S. Coppel Road at the terminus of Burns St.

SIZE OF AREA: 11.516 acres

CURRENT ZONING: PD-108R5R-H (Planned Development 108 Revision 5 Revised - Historic)

REQUEST: A zoning change request from PD-108R5R-H (Planned Development 108 Revision 5 Revised - Historic) to PD-108R5R2-H (Planned Development 108 Revision 5 Revision 2 - Historic), to allow for an 8,664-sf building addition and associated parking to the Coppel Service Center, located at 816 S. Coppel Road, at the request of the City of Coppel, being represented by Chris Schnitger of Parkhill.

APPLICANT:

Engineer:

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Owner:

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HISTORY:

In 2000, the zoning was approved for this location to allow for the development of the Coppel Service Center. This included a 15,626-sf building with 114 parking spaces along with covered and open storage spaces. In 2005, this property was part of the larger 100 acres in Old Town that changed from HO (Historic Overlay) to H (Historic). In 2013, the property was replatted into two lots with Lot 1R containing the Service Center and Lot 2 being developed into Life Safety Park. In 2015, The site added a structure for equipment and vehicle storage, a bulk storage enclosure, an auction storage building and various additions to existing buildings, additional paving, parking and landscaping.

HISTORIC COMMENT:

In the early 1930's, a western entry (dirt path) to Grapevine Springs Park (WPA – Works Progress Administration Project) crossed the Coppel Service Center property and is believed to have extended east/west just north of the Service Center drive.

TRANSPORTATION: South Coppel Road is a two-lane, improved, 36-ft wide concrete street within a 75-ft right-of-way and north of Burns is contained within a 90-ft right-of-way with angled parking.

SURROUNDING LAND USE & ZONING:

North: Residential; PD108R11-H (Planned Development-108 Revision 11-Historic)
South: DART railroad right-of-way; LI (Light Industrial)
East: Grapevine Springs Senior and Community Center; PD-108R10-H (Planned Development-108 Revision 10-Historic)
West: Life Safety Park; PD-108R12-H (Planned Development-108 Revision 12-Historic) and Office/Warehouse; LI (Light Industrial)

COMPREHENSIVE PLAN:

Coppel 2030, A Comprehensive Master Plan, shows this property as suitable for development in accordance with the Old Town Historic Special Area Plan with Civic infill.

DISCUSSION:

The Service Center was constructed approximately 24 years ago, where it was relocated from Deforest Road. The municipal operations currently housed here include Fleet, Public Works, Streets, Water Utilities and Parks and Recreation. There were three phases proposed with the last zoning. Phase 1 and 2 of the process have taken place. The original third phase included expansion of the existing office building and fleet facility. In 2017, Corgan Architecture performed a space assessment of the facility. In 2021, Corgan developed options to determine if a remodel of the existing facility was a viable option. It was determined that a remodel of the existing facility would not be able to support the needs of the Parks and Public Works Department. The recommendation was to create a separate office structure to house offices, work rooms, traffic management space, meeting rooms, etc. In 2022, Parkhill was awarded the design project for this and was tasked to evaluate and explore several value engineering and budgeting options. It was determined that the project would be approximately \$12M. In September and October of 2023, City Council was presented two options for the building. The first option was the original plan - to build a new building and remodel the existing space. The second option was to only remodel the existing space. After walk-through site visits by City Council and further discussion, it was agreed that the City should move forward with the first option which is what is contained with this Planned Development proposal.

Site Plan

The site plan identifies the new building proposed which will house office space, collaboration spaces, a meeting room, restrooms and a breakroom. Moving these functions from the existing service building will allow for the remodel of the existing building to accommodate needed locker rooms, crew facilities, traffic management facilities, and storage areas. The plan also includes emergency flexible staging/sleeping quarters for staff as part of the winter weather and emergency protocols.

The new 8,664-sf building will be located directly in front of the existing service center. To accommodate this new building, some existing parking spaces will be removed. These will be relocated on site with the construction of additional parking with some off the driveway from Coppell Road and the remainder connecting to the existing parking area interior to the site. Part of the existing fire lane is proposed to be abandoned. This will be done by plat. A pedestrian walkway will be constructed connecting the new building to Life Safety Park and another from Life Safety Park to the new parking area at the Service Center.

Building Elevations

The building itself will be approximately 8,664-sf and rectangular in shape. The building will be a combination of mostly brick, with some EIFS and fiber cement architectural wall panels with storefront framed entryways with metal canopies. Tall windows will also make up the north portion of the building with transom windows located above the canopies to allow natural light into the conference room. The other elevations will also have tall windows evenly spaced to allow for light. The brick is proposed to mimic that used at Life Safety Park. There will be one enclosed corridor that attaches the new building to the existing building and a fenced in outdoor courtyard will also be located in between the two buildings.

Landscaping

The site will have approximately 20 trees removed in order to construct the building and associated parking. 22 new trees will be planted on site with additional shrubs, grasses, ground cover and perennials. In addition to the plantings around the new parking areas, additional landscaping will be provided in the outdoor courtyard. The northwest portion of the building will also contain a bioswale that will be used as an educational tool for classes attending Life Safety Park.

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. Changes to the building elevations can be approved administratively by the Director of Community Development.
 - c. 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