

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Andrew Brown Community Parks, Site Plan

P&Z HEARING DATE: April 16, 2015

C.C. HEARING DATE: May 21, 2015

STAFF REP.: Matthew S. Steer, Senior Planner

LOCATION: 234 E. Parkway Blvd. & 363 N. Denton Tap Road

SIZE OF AREA: Approximately 62 acres of property (Andrew Brown West – 42 acres & Andrew Brown East – 20 acres)

CURRENT ZONING: TC (Town Center)

REQUEST: Site plan approval for park improvements, including pavilions, restrooms, recreational fields and concession buildings.

| | | |
|-------------------|---|--|
| APPLICANT: | Applicant: | Landscape Architect: |
| | Brad Reid | Adam Brewster |
| | Parks & Recreation Department | Dunaway Associates |
| | 255 Parkway Boulevard | 550 Bailey Avenue, Suite 400 |
| | Coppell, Texas 75019 | Fort Worth, Texas 76107 |
| | Phone: (972) 462-5100 | Phone: (817) 335-1121 |
| | Email: B Reid@coppelltx.gov | Abrewster@dunaway-assoc.com |

HISTORY: In March 1999, Council approved the preliminary plat and site plan for the Coppell Aquatic & Recreation Center. In May 2000, Council approved the final plat which was filed for record on June 5, 2000. In September 2004, Council approved a replacement of a 70-foot light standard with an 80-foot light standard to permit a wireless communication antenna with ground-mounted equipment attached to the concession stand/restroom facility located at Andrew Brown West with a subsequent expansion of the ground equipment and replacement of the antennae in July 2010. In September 2010, Council approved an 11,600-square-foot expansion to the then 37,700-square-foot recreation center increasing the size to 49,300 square feet.

HISTORIC COMMENT: The *Historic Resource Survey* provided by the Coppell Historical Society, shows Denton Creek as a Historic Site. This abuts Andrew Brown Park along the northern property line. This plan has no impact on the creek.

TRANSPORTATION: Parkway Boulevard is a C4D, four-lane divided thoroughfare built to standard in a 90-foot right of way. Denton Tap Road is a P6D, six-lane, concrete divided thoroughfare developed to standard and contained within a 110-120 foot right-of-way.

SURROUNDING LAND USE & ZONING:

North – Denton Creek, flood plain, and single-family housing; TC (Town Center), PD-133 FP, Planned Development-133-Flood Plain, PD-165-SF-7

South – Park land; TC (Town Center)

East – Park land; TC (Town Center)

West – Residential and park land; SF-9 (Single Family – 9), TC (Town Center)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as suitable for parks and open space.

DISCUSSION:

The Andrew Brown Park CRDC redevelopment project was conceived under the premise of creating a balance of active recreation and passive green spaces to foster opportunities for small group outings, families and friends to gather daily, and large group activities during seasonal events. An interactive Festival Plaza with Grand Pavilion and waterside Civic Green could become home to civic gatherings, festivals and other community celebrations. Re-branded sports areas are anticipated to anchor Andrew Brown West for local youth sports activities. This proposal does not include changes to Andrew Brown Central.

This proposal includes two areas totaling 62 acres. The changes to Andrew Brown West encompass 42 acres & those to Andrew Brown East, 20 acres. A number of plan sheets accompany this staff report. Each Sheet is outlined below.

Existing Conditions Andrew Brown West (Attached aerial):

Currently, the amenities at Andrew Brown West consist of: a concession stand with restrooms, two large soccer fields, five small soccer fields, two basketball courts, and two multiuse fields for field sports and softball. Also, there are several soccer practice areas directly abutting the asphalt parking area. The existing parking lot is estimated to have around 400 parking spaces. As mentioned in the History Section above, in September 2004, Council approved a replacement of a 70-foot light standard with an 80-foot light standard to permit a wireless communication antenna with ground-mounted equipment attached to the concession stand/restroom facility. A subsequent expansion of the ground equipment and replacement of the antennae was approved in July 2010. Currently, these antennae and equipment are owned by Verizon and the City leases space to them. The Parks Department and Verizon need to determine whether these will remain in the current location, will be moved, or removed from the site. This is listed as a condition of approval.

Site Plan Andrew Brown West (Sheet L1.0W)

Proposed are: five large soccer fields, one half-sized soccer field, a 2,903-square-foot “Soccer Restroom/Concessions Building”, two volleyball courts, two full-size basketball courts, two basketball half-courts, a playground & gathering area, four smaller soccer fields, batting cages, and a softball four-plex with a 2,522-square-foot restroom/concessions building. A large monument is proposed at the entry to

Andrew Brown West leading into a parking area that wraps the softball four-plex and contains approximately 600 spaces. The parking lot is sufficiently landscaped with a 26-foot drive aisle and 9'x19' parking spaces. There are 12 identity monuments (six on each side of Denton Tap Road) which provide a unique theme for the park system. These are explained in detail on the elevation sheet.

Landscape Plan Overall & Landscape Plan West (Sheets L2.0W, L2.1W)

There are 284 overstory trees (50 Cedar Elms, 63 Lacebark Elms, 103 Live Oaks, and 68 Red Oaks) and 23 accent trees (Crape Myrtles) proposed in Andrew Brown West in concert with 24 existing trees which remain.

Existing Conditions of Andrew Brown East (Attached aerial):

Currently, a softball four-plex occupies the majority of the 20-acre site. There is a pavilion/restroom area at the entry, a basketball court, open space and a hike and bike trail between two ponds.

Site Plan East (Sheet L1.0E)

The proposal is situated with the arrival court north of the current parking area. This consists of a lawn area with a 20-foot walk on both sides which curve and lead to the 2,116-square-foot Grand Pavilion. There is a small 595-square-foot Group Pavilion on the west side and a 913-square-foot restroom/storage facility on the east side. North of the Grand Pavilion is a "Great Lawn" with 10-foot bowed walkways on both sides. Both to the east and the west of the great lawn is "open green" space. On the north end of the 10-foot bowed walkway is a proposed channel connecting the existing ponds on the east and west. Both to the northwest and northeast are 15-foot bridges over the channel both leading on the north side to the 1,075-square-foot "Boardwalk Overlook." On the east side of the east "open green" is a 1,160-square-foot "Performance Pavilion and Overlook."

Hardscaping Details East (Sheet L1.1E)

There are variations in the hardscaping materials for the circular drop off area and within the new walkways adding detail and interest to the design. Some of the concrete walks are stamped and colored with a textured finish and brick banding while other areas consist entirely of brick pavers. The colors are not finalized at this time, but when selected will be earth-tone and will complement the materials uses on the structures.

Landscape Plan East (Sheet L2.1E)

There are 124 overstory trees (Nine Cedar Elms, 40 Lacebark Elms, 39 Live Oaks, & 36 Red Oaks) and 35 accent trees (18 Vitex, 11 Crape Myrtles, 6 Redbuds) proposed to be planted alongside 20 existing trees. There are discrepancies between the numbers in the plant schedule and the landscaping calculations that should be rectified and additional overstory trees may be required. This is listed as a condition within staff's recommendation.

Four-Plex Restroom/Concession West (Sheet A1.1W)

Proposed is a 28-foot high concession/restroom/storage facility with a red/brown brick with cast stone accents and a composite slate shingle. There are gable ends with grey painted steel trusses on the east/west elevations which open to the

breezeway leading to the restrooms and concessions. The north elevation includes doors to the storage area and the south is a solid brick wall.

Soccer Restroom/Concession West (Sheet A1.2W)

This is a 28-foot high restroom/concession facility similar to the Four-plex restroom/concession facility above, except for the breezeway that extends through the structure terminates into a rounded covered pavilion with seating and tables. All materials are the same as the Four-plex restroom/concessions facility.

Playground Pavilion & Monuments West (Sheet A1.3W)

The playground pavilion is 20 feet high measured to the peak and consists of red/brown brick and cast stone accents similar to the above two facilities. The covered area is 17'x 35'. The Entry Monument is a roughly 6' x 6' monument extending 24 feet in height (measured to the peak). It is proposed to have the same brick and cast stone and incorporates the steel trusses as found on the entrances to the restroom/concession facilities. It is proposed to have a standing seam metal roof. There are 12 identity monuments, all of the same design, but only 15 feet in height.

Grand Pavilion (Sheet A1.1E)

This is a 46-foot high covered pavilion (measured to the peak of the cupolas). The materials are red/brown brick with cast stone accents and two grey steel trusses on both the north and south elevations. The covered area is 72' x 26' with a 41'x16' trellis on each end.

Performance Pavilion (Sheet A1.2E)

This is a 33-foot high covered pavilion (measured to the peak) with grey painted steel trusses in the middle of the east/west elevations and on the ends of north/south elevations. The brick and cast stone match the other structures throughout the proposal.

Boardwalk Pavilion (Sheet A1.3E)

This is a 36-foot high covered pavilion measured to the peak of the cupola. The center of the pavilion is a 37-foot diameter rotunda with a 41'x14' terrace extending from each side. The materials are consistent with the other facilities proposed throughout.

Restroom/Storage & Monuments (Sheet A1.4E)

This is a 21-foot high restroom facility with a red/brown brick with cast stone accents and a composite slate shingle. On the west elevation is a gable end with grey painted steel trusses. The north elevation includes doors to the storage area and the south is a solid brick wall. The same entry monument is shown in Andrew Brown East as was depicted in Andrew Brown West. The location of the monument should be identified on the Site Plan.

In summary, the vision for this plan began about five years ago with the adoption of *Coppell 2030* (March 10, 2009). *Coppell 2030* outlined a desire to enhance Andrew Brown West as a destination for sports and Andrew Brown East as a place for a variety of events and passive recreation and enjoyment for picnics and

gathering. This project has undergone a master planning process beginning 2012, which involved forming an Andrew Brown Park Master Plan Committee and several public input meetings. The plans have been revised numerous times based on concerns raised and valuable input received. This is the final plan that will be constructed, if approved. Staff is recommending approval of this plan, subject to three conditions outlined below.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request with three conditions:

1. Determine whether the telecommunication antenna and equipment will remain, be relocated, or will be removed from Andrew Brown West.
2. Identify the location of the Entry Monument on the Andrew Brown East Plan.
3. Rectify the discrepancies between the plant schedule and the landscape calculations. Include additional trees to fulfill the tree requirement of the Landscape Ordinance (three accent trees count for one overstory tree).

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Existing Conditions Aerial (11"x17")
2. Site Renderings (11"x17"s)
3. Cover Page
4. L1.0W Site Plan West
5. L2.0W Landscape Plan Overall
6. L2.1W Landscape Plan West
7. L1.0E Site Plan East
8. L1.1E Hardscaping Details East
9. L2.1E Landscape Plan East
10. A1.1W 4 Plex Restroom/Concession West
11. A1.2W Soccer Restroom/Concession West
12. A1.3W Playground Pavilion & Monuments West
13. A1.1E Grand Pavilion
14. A1.2E Performance Pavilion
15. A1.3E Boardwalk Pavilion
16. A1.4E Restroom/Storage & Monuments