



MEMORANDUM

To: Mayor and City Council

From: Mindy Hurley, Director of Community Development

Date: February 14, 2017

Reference: Consider approval of Case No. PD-287-SF-7, Coppell Middle School North & Denton Creek Elementary, to allow the existing eight-foot-tall chain link fence with barbed wire at the top to remain at Middle School North and to eliminate the masonry requirement for the vertical poles on the existing shade structure at Denton Creek Elementary on 24.77 acres of property located at 120 & 250 Natches Trace,

2030: **Community Wellness and Enrichment**
Sense of Community
Special Place to Live

Executive Summary:

Attached is a letter from Sid Grant, Assistant Superintendent for Business Support Services, dated February 7, 2017 requesting this zoning request be withdrawn, pending agreement from the City of Coppell to pay one-half the cost of the eight foot wrought iron fence to replace the existing eight foot chain link fence.

Introduction:

This proposal is to establish Planned Development zoning to provide relief from development standards contained in the *Zoning Ordinance* regulating fencing and accessory structures. This request is to the allow the retention of an existing eight-foot tall chain link fence with three strands of barbed wire at the top to remain at the middle school athletic field and to eliminate the masonry requirement for the vertical poles on an existing shade structure at the elementary school. This type of fence is not permitted in a residential zoning district (only permitted in LI and AG). The School District representative stated that this fence is necessary to provide needed security to the million-plus dollar artificial turf, press box, concession building and stands, which have been the subject of vandalism.

The shade structure given its visibility from a public street is required to have masonry columns. The CISD representative explained that the shade structure was a gift from the PTO, and if required to comply with the Ordinance, they will simply remove the structure.

Analysis:

On January 10, 2017 City Council continued this request until February 14, 2017, with the public hearing left open.

On December 15, 2016 the Planning and Zoning Commission unanimously recommended denial of this request. including the following issues discussed by the Commissioners and the citizens in attendance at the meeting:

A $\frac{3}{4}$ vote (6 out of 7) of the City Council is required to overturn this recommendation of Denial by the Planning and Zoning Commission

Legal Review:

This did not require city attorney review

Fiscal Impact:

None

Recommendation:

The Planning Department recommended approval, subject to the following conditions:

1. Construct masonry columns that comply with code around the existing shade structure that faces the residential neighborhood to the east.
2. Allow the chain link/barbed wire fencing to remain, but plant over-story trees of minimum three-inch caliper, at 40 feet on center and low foundation landscaping along the east side of the fencing adjacent to the residential neighborhood to the east.
3. Plant over-story trees of minimum three-inch caliper at 40 feet on center along the north side of the property adjacent to the playing field fencing.

Attachments:

1. Appeal Letter
2. Summary of Planning and Zoning Commission discussion
3. Staff Report
4. Overall Site Plan (Sheet C1)
5. Detail of Eight-foot fence and barbed wire detail (Sheet C2)
6. Shade structure flame retardant letter dated May 11, 2017 (request of Fire Department)