



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** April 11, 2017

**Reference:** Consider approval of an Ordinance for PD-289-C, Coppell Middle School West Addition, to allow the conversion of Coppell Middle School to a Ninth-Grade Center on 42.7 acres located at 1301 Wrangler Circle.

**2030:** **Sense of Community and Community Wellness and Enrichment**

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### Executive Summary:

Planned Development District zoning is required to allow for several permanent and temporary on-site improvements to convert the existing Middle School into a ninth grade center. This facility will serve the entire school district, and is anticipated to be open for the 2018-19 school year.

### Introduction:

CISD is proposing following changes to the existing campus:

- Demolish approximately 42,500 square feet of existing north gymnasium area and locker rooms;
- Construct a 41,800-square-foot Athletics Building addition;
- Remodel the interior of the Band Hall and Drama Area;
- Construct a 13,500-square-foot Fine Arts addition;
- Construct 2,550-square-foot Cafeteria addition; and,
- Add two Tennis courts south of the existing tennis courts.

To accomplish this while the school is still functioning and to provide services and safety to the students, CISD is requesting the use of six portable buildings on site, five of which are located south of the existing academic building. The proposed enrollment for the Ninth Grade Center of 1,114 is less than the existing Middle School enrollment (1,126), the onsite parking is sufficient and no additional parking is needed. The building elevations indicate that the colors of the building will be a variety of shades of brown brick and red metal accent panels.

### Analysis:

On February 28, 2017 City Council unanimously approved this PD, outstanding conditions have been incorporated into the ordinance.

On February 16, 2017 the Planning and Zoning Commission recommended approval of this request (6-1) the following conditions remain outstanding:

1. The proposed size and placement of the temporary buildings is accepted as submitted on this site plan. However, in order to preserve the health and safety of students and teachers utilizing the

temporary buildings and appurtenances, additional technical requirements must be met prior to issuing building permits for the portable buildings or demolition. See attachment for details.

2. Engineering staff will work closely with CISD on the traffic management plan.

**Legal Review:**

The city attorney reviewed this ordinance

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends approval.

**Attachments:**

1. Ordinance
2. Exhibit "A" – Legal Description
3. Exhibit "B" - Temporary Construction Fence Logistic Plan
4. Exhibit "C" - Overall Site Plan
5. Exhibit "D" - Enlarged Site Plan 'A'
6. Exhibit "E" - Enlarged Site Plan 'B'
7. Exhibit "F" - Elevations (2 Pages)