



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** March 27, 2018

**Reference:** Consider approval of an Ordinance for PD-292-SF-12, Coppell Middle School East to allow the construction of a concession/restroom facility, bleachers, press box, parking and the addition of lighting for the existing track and football field, on 24.7 acres of property located at 400 Mockingbird Lane, and authorizing the Mayor to sign.

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

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### Executive Summary:

Coppell Middle School East was constructed approximately 30 years ago and has not had significant changes to the exterior of the building or the athletic facilities since that time, except for the construction of tennis courts. In 2017, CISD improved the athletic field with artificial turf, added new goal posts and resurfaced the track. As part of that improvement project, the existing chain link fence was replaced with an eight-foot ornamental fence encircling the track and field. The second phase of this project will be to provide additional parking, bleachers, press box, concession/restroom facility and field lighting to be similar to the facilities at Coppell Middle School North and West.

### Introduction:

On December 21, 2017, the Planning and Zoning Commission held this case under advisement until January 18, 2018, to allow the applicant time to address outstanding conditions and to meet with the neighborhood. CISD held a Town Hall meeting Coppell Middle School East on January 11<sup>th</sup> and proposed various conditions relating to the use of the field, hours of lighting, decibels of speakers, size of bleachers, etc.

At the January 18, 2018, the Planning and Zoning Commission meeting, CISD informed staff that there will not be an Interlocal Agreement with the City of Coppell. After a lengthy public hearing where approximately 50 residents spoke, both in favor and opposed to this rezoning request, the Planning and Zoning Commission recommended APPROVAL subject to conditions which incorporated CISD's, Planning and Zoning Commission's and Staff's recommended conditions.

### Analysis:

On February 13, 2018, the City Council, after another lengthy public hearing, by unanimous vote, approved the request subject to the deletion of various conditions relating to the operation of the facility, the following remaining conditions have been incorporating into this PD Ordinance:

1. Additional comments will be generated at the time detail engineering review of the grading, drainage, utility and paving plans.
2. There will be additional comments on the revised parking layout as relocated between Mockingbird Elementary and CMSE.
3. A Detail Landscape Plan shall be submitted prior to the installation of additional Live Oak trees along the north and east property lines, as currently indicated on the Site Plan. The Detail Landscape Plan shall include the location of the existing trees and incorporate a combination of evergreen trees and shrubbery to obscure the view of the field from the adjacent homes.
4. Additional details on the sound system (type, location, etc.) shall be submitted at the time of a building permit.
  - a. The speaker system shall not produce sound exceeding 50 decibels at school property lines.
  - b. The use of the sound system shall not be permitted prior to 8:00 a.m. or after 9:00 p.m. in the evening, and shall only be used for games, and not practice.
5. The lighting of the track and football field shall not be permitted before 6:30 a.m. or after 9:00 p.m.
6. The use of these facilities shall be limited to CISD athletic and extracurricular activities only.

**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 - Site Plan (C-3, C-3a and C-3b)
4. Exhibit C - Bleachers (C-4a and C-4b)
5. Exhibit D - Press Box (C-5)
6. Exhibit E - Concessions Building Elevations (C-6)
7. Exhibit F - Field Lighting (C-7)
8. Exhibit G - Photometric Study