



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: August 14, 2018

Reference: Consider approval of and ordinance for PD-292R-SF-12 (Planned Development 292 Revised-SF-12) to allow the construction of a 7,800-square foot classroom addition, 13,800-square foot gym addition and a 2,500-square foot cafeteria expansion (under the existing roof), and authorizing the Mayor or to sign.

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

Executive Summary:

This request is to allow three additions to the existing building: a competition gymnasium, a classroom expansion and addition to the existing cafeteria. These projects were also part of the 2016 CISD bond program. The entire school will be updated to with automatic fire sprinkler system.

Introduction:

Last year CISD improved the field with artificial turf, added new goal posts and resurfaced the track and the existing chain link fence was replaced with an 8' ornamental fence encircling the track and field. In March of this year City Council approved the second phase of this project to provide additional parking, bleachers, press box, concession/restroom facility and field lighting. As of this date the lighting, bleachers and press box have been installed. The current request includes:

- 7,800-square foot classroom addition adjacent to falcon Drive,
- 13,800-square foot gym addition which will also serve as a storm shelter, and
- 2,500-square foot cafeteria expansion (under the existing roof).

These plans also address two outstanding conditions from the previous approval; the detail design of the revised parking lot adjacent to the gym and the inclusion of a shrub row of Nellie Stevens Holly abutting the track/field to buffer this use from the existing residential.

Analysis:

On July 10, 2018, the City council unanimously approved this PD request, subject to the conditions as recommended by the Planning and Zoning Commission. These conditions have been included in the Ordinance adopting this Planned Development District.

On June 21, 2018, the Planning and Zoning Commission unanimously recommended Approval of PD-292R-SF-12 Coppell Middle School East, with the following conditions remain outstanding:

1. Additional comments will be generated at the time detail engineering review of the grading, drainage, utility and paving plans, and building permit.

2. This property shall be platted prior to a C.O. for any of the expansion areas.

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 - Overall Site Plan
4. Exhibit C - Detail Site Plan
5. Exhibit D - Landscape Plan
6. Exhibit E - Building Elevations