



Legislation Details (With Text)

File #:	2016-3115	Version:	3	Name:	PD-287-SF-7, Coppell Middle School North & Denton Creek Elementary
Type:	Agenda Item	Status:	Passed		
File created:	12/7/2016	In control:	Planning		
On agenda:	2/14/2017	Final action:	2/14/2017		

Title: CONTINUED PUBLIC HEARING:
Consider approval of CASE. NO. PD-287-SF-7, Coppell Middle School North & Denton Creek Elementary, a zoning change request from SF-7 (Single Family-7) to PD-287-SF-7 (Planned Development-287-Single Family-7), 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, respectively.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Cover Memo.pdf, 2. Coppell ISD Withdrawal Letter.pdf, 3. Appeal Letter.pdf, 4. Staff Report.pdf, 5. Overall Site Plan.pdf, 6. Fence Details.pdf, 7. Shade Structure Letter.pdf

Date	Ver.	Action By	Action	Result
2/14/2017	3	City Council	Close the Public Hearing	Pass
1/10/2017	2	City Council	Postponed	Pass
12/15/2016	1	Planning & Zoning Commission	Denied	Pass

CONTINUED PUBLIC HEARING:

Consider approval of CASE. NO. **PD-287-SF-7, Coppell Middle School North & Denton Creek Elementary**, a zoning change request from SF-7 (Single Family-7) to PD-287-SF-7 (Planned Development-287-Single Family-7), 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, respectively.

See attached email from Sid Grant, CISD, dated December 16, 2016 appealing the Planning Commission's decision to City Council.

A $\frac{3}{4}$ VOTE OF CITY COUNCIL (6 OUT OF 7) IS NECESSARY TO OVERTURN THE PLANNING COMMISSION'S DENIAL OF THIS ZONING CHANGE.

Staff Recommendation:

On January 10, 2017, City Council continued the public hearing to February 14, 2017 (6-0) because one of the Council members was not present for the $\frac{3}{4}$ vote.

On December 15, 2016, the Planning Commission unanimously recommended denial of this ZONING CHANGE (7-0), due to the Planning Commission's and citizen concerns with the following issues:

- Unsightliness of the fence (looks like a prison)

- Lack of public access to this public facility (constructed with city and school district funds)
- Contractor's liability for constructing without proper permits
- Does not meet the aesthetic standards required of all other developments in the City.
- The fence sends the wrong message about the neighborhood and the City
- Does not serve the purpose intended, other non-fence options should be considered
- Will set a precedent for future school facilities

Commissioners, Williford, Sarma, Robinson, Haas, Portman, Darling and Blankenship voted for denial; none opposed.

The Planning Department recommended APPROVAL.

Goal Icon: Community Wellness and Enrichment, Sense of Community, Special Place to Live