



SITE DATA TABLE	
EXISTING ZONING	LIGHT INDUSTRIAL
PROPOSED USES	WAREHOUSE/OFFICE
SQUARE FOOTAGE OF EACH PROPOSED USE	WAREHOUSE SPACE = 167,529 SQ. FT. OFFICE SPACE = 18,314 SQ. FT.
BUILDING AREA	186,143 SQ. FT.
BUILDING HEIGHT	43 FT.
PARKING REQUIRED (OFFICE USE)	18,314/300 = 62 SPACES
PARKING REQUIRED (WAREHOUSE USE)	167,529/1000 = 168 SPACES
TOTAL PARKING REQUIRED	230 SPACES
TOTAL PARKING PROVIDED	230 SPACES
PROPOSED LOT COVERAGE	32.75%
FLOOR AREA RATIO	0.33
TOTAL IMPERVIOUS AREA	404,368 SQ. FT.

OWNER:
BPVIF V HOLDINGS 29 LLC
1111 Broadway, Suite 1670
Oakland, California 94607
(617) 970-6615

OWNER:
Kenneth D. Jones and Vicki S. Marshall
300 N Freeport Pkwy
Coppell, Texas 75019
(972) 742-9027

ARCHITECT:
Seeberger
Perry E. Seeberger, AIA, NCARB, LEED AP
2555 Central Parkway
Houston, TX 77092
(713) 977-5400
perrys@seeberger.com

DEVELOPER:
Alliance Industrial Company
Levi Hermes
9900 North Central Expressway, Suite 330
Dallas, TX 75231
(940) 235-9894
levi.hermes@allindustrialco.com

APPLICANT/CIVIL ENGINEER:
Langan Engineering and Environmental Services, LLC
Sony David, PE, LEED AP
2999 Olympus Boulevard, Suite 165
Dallas, TX 75019
(817) 328-3200
sdavid@langan.com

Date	Description	No.
10/08/2024	REVISED PER CITY COMMENTS	2.
10/02/2024	REVISED PER CITY COMMENTS	1.

PROPOSED PLANNED DEVELOPMENT CONDITIONS:
1. TO ALLOW THE LIVING SCREEN INSTEAD OF MASONRY WALL BETWEEN THE SITE ZONED LIGHT INDUSTRIAL AND ADJACENT RESIDENTIAL PROPERTIES.
2. TO ALLOW FOR CONSTRUCTION OF 43-FT HIGH BUILDING WITHIN 150 FEET OF RESIDENTIAL PROPERTIES.
3. TO REQUEST A VARIANCE TO THE CITY REQUIREMENT FOR A CONDITIONAL LETTER OF MAP REVISION (CLOMR).

INTERIM REVIEW ONLY

DOCUMENT IS NOT FINAL:
NOT INTENDED FOR
CONSTRUCTION OR PERMIT
ENGINEER: SONY DAVID
P.E. No. 142436
Date: 10/8/2024
Langan Engineering and
Environmental Services, LLC.
TBP, Firm Registration No. F-13709



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PAVEMENT LEGEND

	LIGHT DUTY CONCRETE (5')
	MEDIUM DUTY CONCRETE (6')
	HEAVY DUTY CONCRETE (7')
	PRIVATE CONCRETE SIDEWALK

SIGN LEGEND

	STOP
	R1-1
	R7-8T
	R7-8P

ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST REGULATIONS BY TEXAS DEPARTMENT OF TRANSPORTATION.

300 FREEPORT PARKWAY REDEVELOPMENT CITY OF COPPELL DALLAS COUNTY TEXAS	Project 300 FREEPORT PARKWAY REDEVELOPMENT	Drawing Title SITE PLAN 300 FREEPORT PARKWAY REDEVELOPMENT LOT 1, BLOCK A	Project No. 520085501	Drawing No. CS101
	Date 09/16/2024	Drawn By SEB	Checked By SD	