

SIGN PLAN – ZONING SUBMITTAL

Project Address:

145 Town Center Dr, Coppell, TX 75019

Business Name: Excellent Pet Club

Cover Letter

City of Coppell

Planning Department

255 E. Parkway Blvd

Coppell, TX 75019

Re: Sign Plan Submittal – Excellent Pet Club

Property Address: 145 Town Center Dr, Coppell, TX 75019

Dear Planning Staff,

Please accept this letter and the attached Sign Plan as part of our zoning and entitlement review for the proposed business, Excellent Pet Club, located at 145 Town Center Dr in Coppell, Texas.

The proposed signage consists of one (1) non-illuminated, wall-mounted sign centered on the primary building façade within the front gable. The existing sign currently on the building façade will be removed and replaced in the same general location. No modifications to the building façade are proposed.

The proposed sign is fully compliant with City of Coppell signage regulations. Based on an approximate building façade width of 137–144 linear feet, the maximum allowed attached sign area is 137–144 square feet. The proposed sign area is approximately 33.3 square feet, which is well below the maximum permitted.

This submission is provided for zoning and entitlement review purposes only. Upon zoning approval, a separate Attached Sign Permit application will be submitted.

Sincerely,

Nazanin Javan

Authorized Representative

Excellent Pet Club

Sign Plan Narrative

Existing Condition:

The primary building façade currently contains an existing wall-mounted sign centered above the main entrance. The existing sign will be removed. No changes to the building façade are proposed.



Proposed Condition:

One (1) non-illuminated wall-mounted sign consisting of a logo and individual lettering fabricated from white acrylic/PVC. The sign will be centered within the front gable above the main entrance and installed using stud-mounted hardware.

PROPOSED:



NON LIT 1 INCH DEEP PVC LETTERS

150' x 32''



EXCELLENT PET CLUB

Sign Dimensions & Specifications

- Overall sign width: 150 inches (12.5 feet)
- Overall sign height: 32 inches (2.67 feet)
- Total sign area: 33.3 square feet
- Letter depth: 1 inch
- Mounting type: Stud-mounted to wall
- Stud size: 3/16 inch x 3 inches
- Mounting height above grade: approximately 14–18 feet
- Illumination: None (non-illuminated)
- Number of signs: One (1)

Code Compliance Summary

Based on a primary building façade width of approximately 137–144 linear feet, the maximum permitted attached sign area under City of Coppell regulations is 137–144 square feet. The proposed sign area of 33.3 square feet is significantly below the maximum allowed and is fully compliant with applicable zoning and signage requirements.