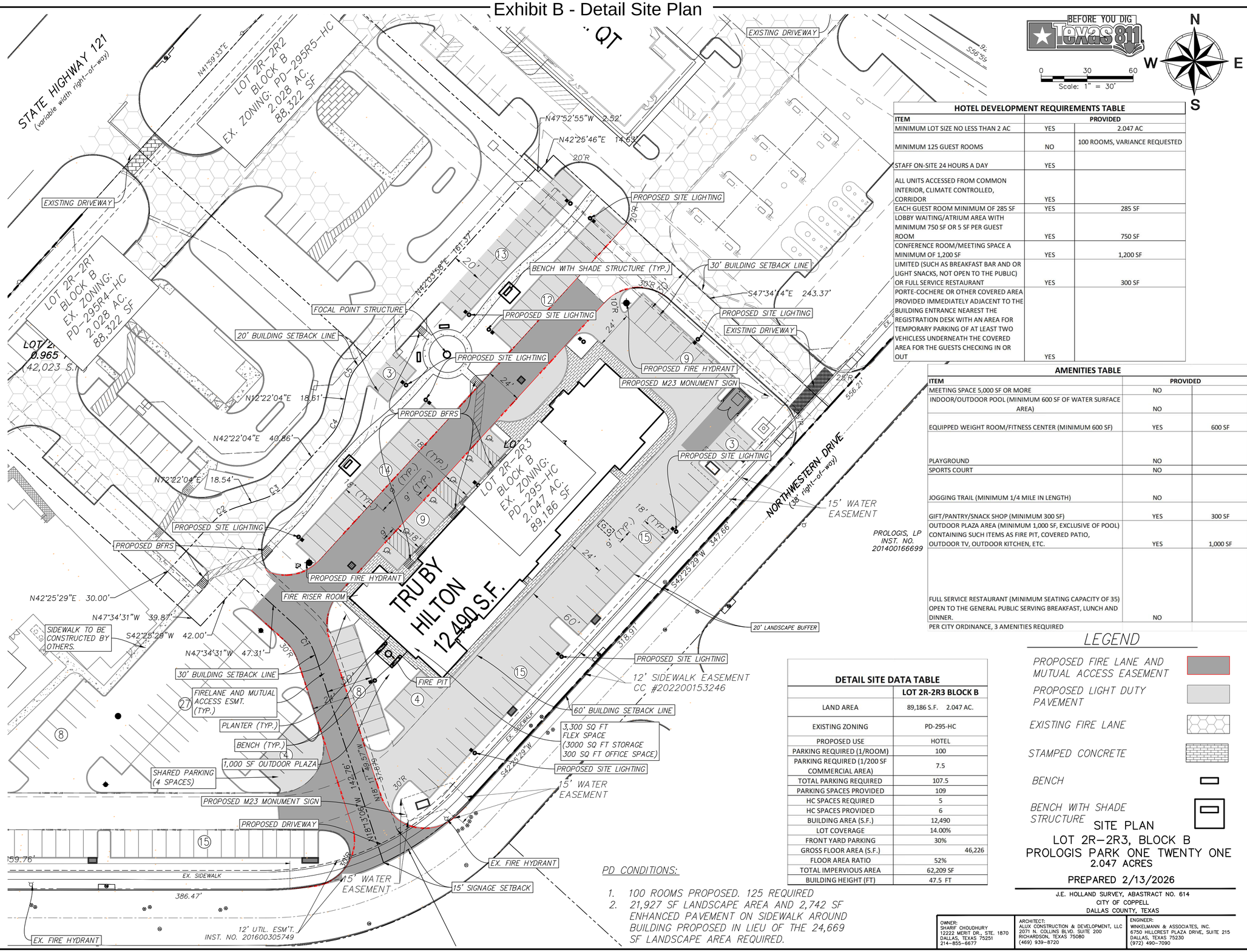
Exhibit B - Detail Site Plan



HOTEL DEVELOPMENT REQUIREMENTS TABLE		
ITEM	PROVIDED	
MINIMUM LOT SIZE NO LESS THAN 2 AC	YES	2.047 AC
MINIMUM 125 GUEST ROOMS	NO	100 ROOMS, VARIANCE REQUESTED
STAFF ON-SITE 24 HOURS A DAY	YES	
ALL UNITS ACCESSED FROM COMMON INTERIOR, CLIMATE CONTROLLED, CORRIDOR	YES	
EACH GUEST ROOM MINIMUM OF 285 SF	YES	285 SF
LOBBY WAITING/ATRIUM AREA WITH MINIMUM 750 SF OR 5 SF PER GUEST ROOM	YES	750 SF
CONFERENCE ROOM/MEETING SPACE A MINIMUM OF 1,200 SF	YES	1,200 SF
LIMITED (SUCH AS BREAKFAST BAR AND OR LIGHT SNACKS, NOT OPEN TO THE PUBLIC) OR FULL SERVICE RESTAURANT	YES	300 SF
PORTE-COCHERE OR OTHER COVERED AREA PROVIDED IMMEDIATELY ADJACENT TO THE BUILDING ENTRANCE NEAREST THE REGISTRATION DESK WITH AN AREA FOR TEMPORARY PARKING OF AT LEAST TWO VEHICLESS UNDERNEATH THE COVERED AREA FOR THE GUESTS CHECKING IN OR OUT	YES	

AMENITIES TABLE		
ITEM	PROVIDED	
MEETING SPACE 5,000 SF OR MORE	NO	
INDOOR/OUTDOOR POOL (MINIMUM 600 SF OF WATER SURFACE AREA)	NO	
EQUIPPED WEIGHT ROOM/FITNESS CENTER (MINIMUM 600 SF)	YES	600 SF
PLAYGROUND	NO	
SPORTS COURT	NO	
JOGGING TRAIL (MINIMUM 1/4 MILE IN LENGTH)	NO	
GIFT/PANTRY/SNACK SHOP (MINIMUM 300 SF)	YES	300 SF
OUTDOOR PLAZA AREA (MINIMUM 1,000 SF, EXCLUSIVE OF POOL) CONTAINING SUCH ITEMS AS FIRE PIT, COVERED PATIO, OUTDOOR TV, OUTDOOR KITCHEN, ETC.	YES	1,000 SF
FULL SERVICE RESTAURANT (MINIMUM SEATING CAPACITY OF 35) OPEN TO THE GENERAL PUBLIC SERVING BREAKFAST, LUNCH AND DINNER.	NO	
PER CITY ORDINANCE, 3 AMENITIES REQUIRED		

DETAIL SITE DATA TABLE	
	LOT 2R-2R3 BLOCK B
LAND AREA	89,186 S.F. 2.047 AC.
EXISTING ZONING	PD-295-HC
PROPOSED USE	HOTEL
PARKING REQUIRED (1/ROOM)	100
PARKING REQUIRED (1/200 SF COMMERCIAL AREA)	7.5
TOTAL PARKING REQUIRED	107.5
PARKING SPACES PROVIDED	109
HC SPACES REQUIRED	5
HC SPACES PROVIDED	6
BUILDING AREA (S.F.)	12,490
LOT COVERAGE	14.00%
FRONT YARD PARKING	30%
GROSS FLOOR AREA (S.F.)	46,226
FLOOR AREA RATIO	52%
TOTAL IMPERVIOUS AREA	62,209 SF
BUILDING HEIGHT (FT)	47.5 FT

PD CONDITIONS:

1. 100 ROOMS PROPOSED. 125 REQUIRED
2. 21,927 SF LANDSCAPE AREA AND 2,742 SF ENHANCED PAVEMENT ON SIDEWALK AROUND BUILDING PROPOSED IN LIEU OF THE 24,669 SF LANDSCAPE AREA REQUIRED.

LEGEND

- PROPOSED FIRE LANE AND MUTUAL ACCESS EASEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- EXISTING FIRE LANE
- STAMPED CONCRETE
- BENCH
- BENCH WITH SHADE STRUCTURE

SITE PLAN
LOT 2R-2R3, BLOCK B
PROLOGIS PARK ONE TWENTY ONE
2.047 ACRES
PREPARED 2/13/2026

J.E. HOLLAND SURVEY, ABASTRACT NO. 614
CITY OF COPPELL
DALLAS COUNTY, TEXAS

OWNER:	ARCHITECT:	ENGINEER:
SHARIF CHOUDHURY 12222 MERIT DR., STE. 1870 DALLAS, TEXAS 75251 214-855-6677	ALUX CONSTRUCTION & DEVELOPMENT, LLC 2071 N. COLLINS BLVD. SUITE 200 RICHARDSON, TEXAS 75080 (469) 939-8720	WINKELMANN & ASSOCIATES, INC. 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			
6.			

LAST SAVED BY: CCHARLTON February 13, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7090
Texas Engineers Registration No. 89 (972) 490-7099 FAX
Texas Surveyors Registration No. 100866-00
COPYRIGHT © 2025, Winkelmann & Associates, Inc.

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF WILLIAM R. WINKELMANN, P.E. #120376. THESE PLANS ARE RELEASED FOR REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES

2-13-2026

DETAIL PLAN
COPPELL HOTELS
COPPELL, TEXAS

01

G:\780\03\04\ENGINEERING\Construction Plans\780030A-Site Concept.dwg