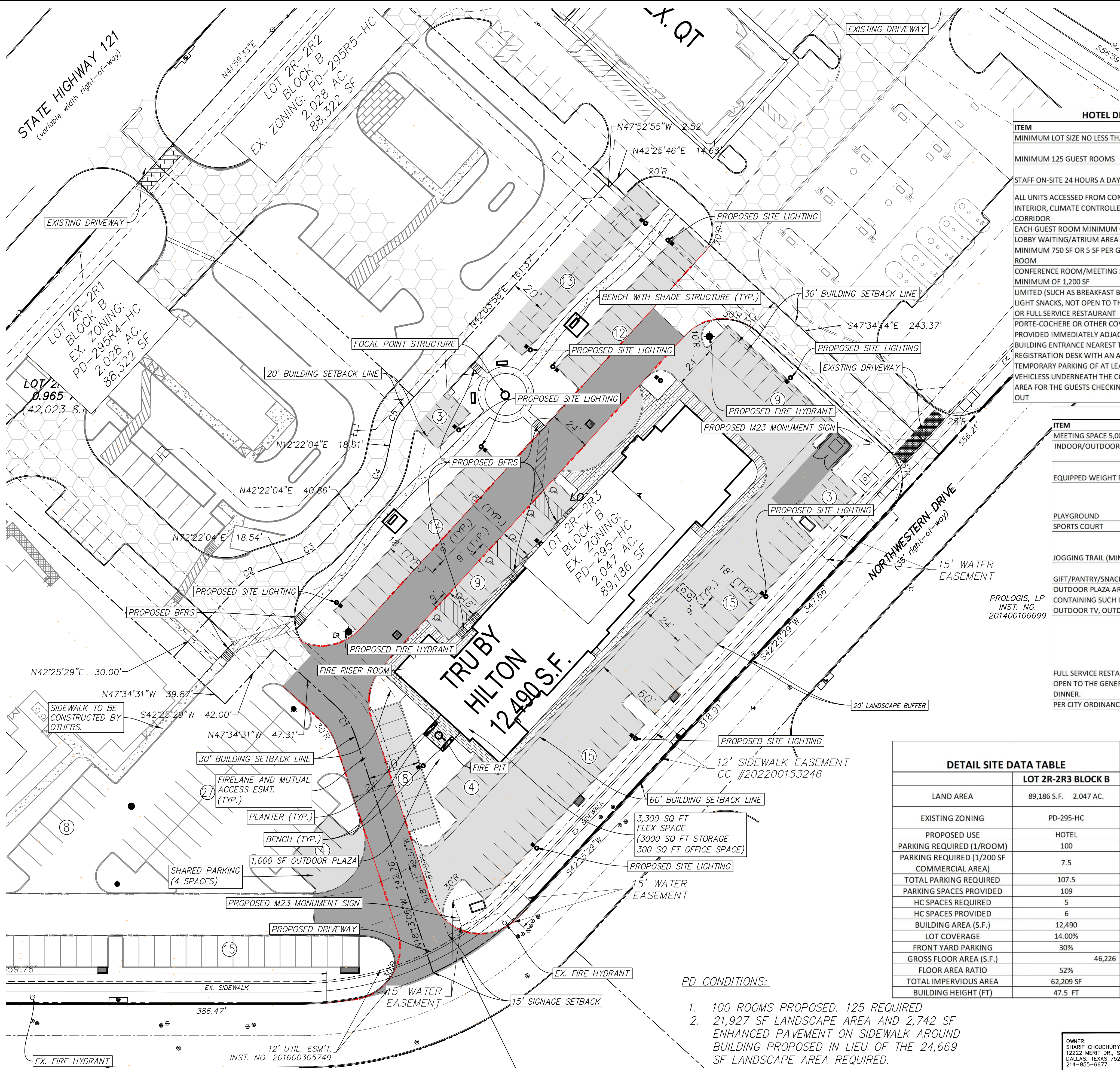




BEFORE YOU DIG

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Scale: 1" = 30'

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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 VEHICLELESS 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. PER CITY ORDINANCE, 3 AMENITIES REQUIRED	NO	

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	

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, ABSTRACT NO. 614

CITY OF COPPELL

DALLAS COUNTY, TEXAS

- PD CONDITIONS:
- 100 ROOMS PROPOSED. 125 REQUIRED
 - 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.

OWNER:
SHARIF CHOUDHURY
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DALLAS, TEXAS 75251
214-855-6677

ARCHITECT:
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2071 N. COLLINS BLVD, SUITE 200
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(469) 938-8720

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(972) 490-7090

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS

SURVEYORS

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(972) 490-7090
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STATE OF TEXAS

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF WILLIAM R. WINKELMANN, P.E. #232078. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LICENSED PROFESSIONAL ENGINEER

2-13-2026

DETAIL PLAN

COPPELL HOTELS

COPPELL, TEXAS

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REVISION

DATE

No.

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APPROV.

LAST SAVED BY: CCHARLTON February 13, 2026

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