



**SITE PLAN**  
Scale: 1"=10'

HEATH LANE

EXISTING ZONING R4

WHERE RECESSED ENTRANCES ARE DELETED THE GARAGE WALL WILL INWARD TO MAINTAIN THE REQUIRED MAXIMUM CONDITIONED AREA.

## Parking Summary

MAXIMUM RETAIL OCCUPANCY AT 800 SF MAXIMUM AREA  
RETAIL:  
800 SF / 200 SF PER SPACE = 4 SPACES  
X 5 BLDGS = 20 SPACES REQUIRED  
RESIDENTIAL COMPONENT = 2 SPACES PER UNIT  
X 5 BLDGS = 10 SPACES REQUIRED  
TOTAL 30 SPACES REQUIRED  
33 SPACES PROVIDED  
WITH ONE MEDICAL OFFICE:  
1200 SF / 175 SF PER SPACE = 7 SPACES REQUIRED  
4 BUILDINGS AT 4 SPACES EACH = 16 SPACES  
RESIDENTIAL COMPONENT = 2 SPACES  
PER UNIT X 5 BLDGS = 10 SPACES REQUIRED  
TOTAL 33 SPACES REQUIRED  
33 SPACES PROVIDED  
ALL PROFESSIONAL OFFICE:  
1200 SF/300 SF X 5 BLDGS = 20 SPACES  
RESIDENTIAL COMPONENT = 10 SPACES  
TOTAL 30 SPACES REQUIRED  
33 SPACES PROVIDED

## Site Data

EXISTING ZONING: PD-213R2-H  
PROPOSED ZONING: PD-213R6-H  
PROPOSED USE: 5 LIVE / WORK UNITS AND ONE COMMON AREA LOT FOR PARKING  
SQUARE FOOTAGES FOR EACH BUILDING:  
CONDITIONED AREA: 3,000 SF ( 1200 FIRST LEVEL, NOMINAL, 1800 SECOND LEVEL, NOMINAL  
2 CAR GARAGE: 625 TO 695 SF  
COVERED FRONT PORCH: 175 SF  
COVERED/UNCOVERED EAST PATIO LEVEL 2: 250 SF  
COVERED/UNCOVERED WEST PATIO LEVEL 2:  
BUILDING HEIGHT: 34'-6" TO RIDGE  
28'-0" TO CENTERLINE OF ROOF  
SITE AREA: 30,862 SF, 0.71 ACRE  
LOT COVERAGE INCLUDING PORCHES: 0.36

560 S. COPPELL ROAD, BEING LOT 27, BLOCK 1, OF LOST CREEK ADDITION, AN ADDITION TO THE CITY OF COPPELL, DALLAS, COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 20080103717, PLAT RECORDS, DALLAS COUNTY, TEXAS. 06/21/2021 BY B&D SURVEYING, LEWISVILLE, TEXAS 75029

OWNER/APPLICANT: CHRIS COLLINS  
566 S. COPPELL ROAD  
COPPELL, TX 75019  
TEL: 214-477-0320  
chriscollins@kw.com  
ARCHITECT: GPF ARCHITECTS LLC  
549 E. SANDY LAKE ROAD, SUITE 100  
COPPELL, TEXAS 75019  
TEL: 972-824-7966  
gfrnka@gpfarchitects.com

## Purpose Statement

THE PURPOSES OF THIS REVISION ARE:  
1. ADD THE OPTION FOR EACH BUILDING TO BE RESIDENTIAL USE ONLY. THIS WILL NOT REVISE THE PARKING REQUIREMENTS

## Planned Development Conditions

- 8 BOARD ON BOARD FENCE WITH TRIM CAP PROPOSED IN LIEU OF THE REQUIRED 6' BRICK SCREENING WALL ON THE EASTERN PROPERTY LINE.
- THE LOTS TO HAVE T SETBACK ON ONE SIDE WITH 7' SETBACK ON THE OTHER SIDE. ALL HOME OCCUPANTS SHALL BE GRANTED ACCESS BETWEEN THE HOUSES.
- THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREA LOT, THE LANDSCAPE ISLANDS ON COPPELL ROAD AND THE PERIMETER FENCING.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH ORDINANCE REQUIREMENTS.
- GARAGES SHALL NOT BE USED FOR BUSINESS FUNCTIONS.
- SCREENING OF SECOND FLOOR PATIO AREA IS REQUIRED TO REDUCE SIGHT LINES TO THE ADJACENT RESIDENCES TO THE EAST.
- ONE UNIT MAY BE A HIGH PARKING GENERATOR (1 SPACE PER 175 SQUARE FEET). THIS INCLUDES USES SUCH AS MEDICAL, DENTAL, OR CHIROPRACTOR OFFICE.
- ALL FIVE UNITS MAY BE ALLOWED FOR UP TO 800 SF RETAIL / SERVICE USE ON THE FIRST FLOOR.
- ALL BUILDINGS MAY BE ALLOWED FOR PROFESSIONAL OFFICE USE.
- SECOND FLOOR WEST PORCHES AT BUILDINGS A, C, AND E MAY BE COVERED VIA EXTENDING THE GABLED ROOF LINE AND EXTENDING THE FIRST FLOOR COLUMNS UP TO SUPPORT THE ROOF. THIS WILL BE A BUYER PREFERENCE.
- ALL BUILDINGS MAY BE RESIDENTIAL USE ONLY.

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**GPF**  
Architects  
LLC

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NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, MECHANICAL, ELECTRONIC, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

CONSULTANTS  
LANDSCAPE ARCHITECT  
AWR DESIGNS, LLC  
P.O. BOX 1746  
ALEDO, TX 76008

THESE PLANS ARE NOT COMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION

560 S. COPPELL ROAD LLC  
LIVE / WORK DEVELOPMENT  
560 S. COPPELL ROAD  
COPPELL, TEXAS 75019

REVISIONS	BY
East X Lot	
10/01/21	
REVISED PD	
9/20/2023	
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*	
*	

DATE	FOR ZONING
11/20/2023	
DRAWN	
GF	
CHECKED	
GF	
SCALE	
AS SHOWN	
JOB NO.	
290	
SHEET	

**A1.0**

OF SHEETS