



CHART OF DEVIATIONS FROM HC AND BASE ZONING

Existing Standard	Applicant Request
12-22-1(26) - "Office/Warehouse (warehouse being limited to a maximum of 20 percent of the gross floor area). Use regulation - N/A Use regulation - N/A	Office/Warehouse General warehousing activities (which is listed as a permitted use under LI zoning - 12-25-1(18)). "Distribution Center" use defined to ensure proposed development is in compliance: i) All structures shall be 80 percent masonry or concrete tilt-wall exterior exclusive of doors and windows. ii) Flat roofs and parapet walls around flat roofs shall have a cornice, cap or other detail with a vertical height that will screen any rooftop equipment from the frontage right-of-way and is at least 6 inches greater than the roofline. Pitched roofs shall have roofing material of a lusterless neutral/earth tone, white, or green color. Green colors shall be limited to dark forest greens, gray greens, pale bluish-gray greens, slate greens and copper patina. Metal roofs may be standing seam either with a baked-on lusterless finish or made of copper. iii) Where walls exceed 100 feet in length, additional architectural accents must be included to break up the expanse of the wall. These may include items such as reveals, windows, and wall articulations, among others. iv) Metal canopies are permitted.
12-31-6 (18) - "Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse, printing or plumbing shop, or similar establishment. One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 1,000 square feet of floor area."	Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse, distribution center, printing or plumbing shop, or similar establishment. One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 2,000 square feet of floor area.
12-31-1(7)(B) - "All roof-mounted utility and mechanical equipment including, but not limited to, fans, vents, air conditioning units, cooling towers, and satellite dishes, shall be screened so as not to be visible at ground level from the adjacent properties and/or public rights-of-way, that complies with fire code requirements. In general, the screening of roof-mounted utility and mechanical equipment shall be provided by a parapet wall, unless otherwise permitted by the city council."	Roof-mounted mechanical and utility equipment must only be screened from the frontage right-of-way and any adjacent residential uses.
12-34-2-6 "In areas zoned LI (Light Industrial), trees located within the building footprint, public utility easements, fire lanes, detention areas, and areas identified for commercial uses on the site plan shall not be considered as protected trees under this section and shall not be subject to tree replacement payment. Replacement of protected trees may be satisfied by providing replacement trees as identified on the Landscape Plan and paying money in lieu of tree replacement to the City of Coppell Reforestation and Natural Areas Fund in an amount not to exceed \$465,650.00.	Trees located within the building footprint, public utility easements, fire lanes, detention areas, and areas identified for commercial uses on the site plan shall not be considered as protected trees under this section and shall not be subject to tree replacement payment. Replacement of protected trees may be satisfied by providing replacement trees as identified on the Landscape Plan and paying money in lieu of tree replacement to the City of Coppell Reforestation and Natural Areas Fund in an amount not to exceed \$465,650.00.
12-36-2 - "All off-street parking areas for nonresidential uses in nonresidential district which are used after dark, shall be illuminated beginning one-half hour after sunset and continuing throughout the hours of use or until midnight, whichever is earlier. In case only a portion of a parking area is offered for use after dark, only that part is required to be illuminated in accordance with these standards. However, the portion offered for use shall be clearly designated. Lighting within the parking areas shall meet the following minimum requirements. No intermittent or flashing lights are permitted."	Site lighting shall be permitted at all hours provided that the intensity measured at the adjacent property line is 0.00 foot candles.

- NOTES**
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF COPPELL STANDARD CONSTRUCTION DETAILS.
 - DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF ENGINEERING OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURBS ARE 6" IN HEIGHT UNLESS OTHERWISE NOTED.
 - ALL CURBS ARE 3' IN RADIUS UNLESS DIMENSIONED OTHERWISE.
 - NO OUTSIDE STORAGE IS PROPOSED.
 - ALL PARKING SHOWN IS 9.0' X 18.0' UNLESS OTHERWISE NOTED.
 - THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

DEVELOPER
LOVETT INDUSTRIAL, LLC
 127 HOWELL ST, DALLAS, TX 75207
 (602) 999-3716
 COLBY.EVERETT@LOVETTIINDUSTRIAL.COM

APPLICANT
KIMLEY-HORN AND ASSOCIATES, INC.
 2600, N CENTRAL EXPRESSWAY, SUITE 400,
 RICHARDSON, TX 75080
 (214) 617-0535
 DAN.GALLAGHER@KIMLEY-HORN.COM

LOVETT COPPELL BUSINESS PARK
ZONED HC / REZONED PD-LI, 17.6949 AC
LOTS 1, 2 & 3
ALT/NSP LAND TITLE SURVEY
P. HARMONSON SURVEY
ABSTRACT NO. 604
CITY OF COPPELL
DENTON COUNTY, TEXAS
OCTOBER 2023

SITE DATA TABLE LOT 1 - WAREHOUSE

EXISTING ZONING	HIGHWAY COMMERCIAL
PROPOSED USES	WAREHOUSE
BUILDING AREA	257,600 SF
BUILDING HEIGHT	44'
PROPOSED LOT AREA / COVERAGE	14.69 / 40.8%
FLOOR AREA RATIO	0.408
IMPERMEABLE AREA	± 11.9 AC
PROPOSED OFFICE AREA	12,880 SF
PROPOSED WAREHOUSE AREA	244,720 SF
REQUIRED AUTO PARKING SPACES	166
PROPOSED AUTO PARKING SPACES	175
ADA PARKING SPACES PROVIDED	6
SF OFFICE = 12,880 SF ± 300 SF PER SPACE = 43 SPACES	
SF WAREHOUSE = 244,720 ± 2000 SF PER SPACE = 123 SPACES	
TOTAL REQUIRED SPACES = 166 SPACES	

SITE DATA TABLE LOT 2 - OFFICE

EXISTING ZONING	HIGHWAY COMMERCIAL
PROPOSED USES	OFFICE
BUILDING AREA	14,100 SF
BUILDING HEIGHT	36'
PROPOSED LOT AREA / COVERAGE	1.11 / 17.4%
FLOOR AREA RATIO	0.287
IMPERMEABLE AREA	± 0.68 AC
PROPOSED OFFICE AREA	14,100 SF
REQUIRED AUTO PARKING SPACES	47
PROPOSED AUTO PARKING SPACES	47
ADA PARKING SPACES PROVIDED	2
SF COMMERCIAL = 14,100 SF ± 300 SF PER SPACE = 47 SPACES	
TOTAL REQUIRED SPACES = 47 SPACES	

SITE DATA TABLE LOT 3 - OFFICE/RETAIL

EXISTING ZONING	HIGHWAY COMMERCIAL
PROPOSED USES	OFFICE/RETAIL
BUILDING AREA	18,200 SF
BUILDING HEIGHT	36'
PROPOSED LOT AREA / COVERAGE	1.89 / 11.1%
FLOOR AREA RATIO	0.222
IMPERMEABLE AREA	± 1.23 AC
PROPOSED RETAIL AREA	18,200 SF
REQUIRED AUTO PARKING SPACES	75
PROPOSED AUTO PARKING SPACES	75
ADA PARKING SPACES PROVIDED	3
SF RETAIL = 9,100 SF ± 200 SF PER SPACE = 45 SPACES	
SF OFFICE = 9,100 SF ± 300 SF PER SPACE = 30 SPACES	
TOTAL REQUIRED SPACES = 75 SPACES	

2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
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 WWW.KIMLEY-HORN.COM TX F-928
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT: 0649225668

DATE: OCTOBER 2023

SCALE: AS SHOWN

DESIGNED BY: RHW

DRAWN BY: RHW

CHECKED BY: DPG

LOVETT COPPELL
 PREPARED FOR
 LOVETT INDUSTRIAL

CONCEPT PLAN
 SHEET NUMBER
 C-101

STATE OF TEXAS
 COUNTY OF DENTON
 CITY OF COPPELL

REVISIONS

NO.	DATE	DESCRIPTION