



Parking Summary

MAXIMUM RETAIL OCCUPANCY AT 800 SF MAXIMUM AREA			
RETAIL:			
800 SF /200 SF PER SPACE =	4 SPACES	20 SPACES REQUIRED	
X 5 BLDGS =		10 SPACES REQUIRED	
RESIDENTIAL COMPONENT =	2 SPACES PER UNIT	30 SPACES REQUIRED	
X 5 BLDGS =		33 SPACES PROVIDED	
TOTAL			
WITH ONE MEDICAL OFFICE:			
1200 SF / 175 SF PER SPACE =	7 SPACES REQUIRED	16 SPACES	
4 BUILDINGS AT 4 SPACES EACH =		10 SPACES REQUIRED	
RESIDENTIAL COMPONENT =	2 SPACES	33 SPACES REQUIRED	
PER UNIT X 5 BLDGS =		33 SPACES PROVIDED	
TOTAL			
ALL PROFESSIONAL OFFICE:			
1200 SF/300 SF X 5 BLDGS =	20 SPACES	10 SPACES	
RESIDENTIAL COMPONENT =		30 SPACES REQUIRED	
TOTAL		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: 695 SF  
COVERED FRONT PORCH: 175 SF  
COVERED/UNCOVERED EAST PATIO LEVEL 2: 250 SF  
COVERED/UNCOVERED WEST PATIO LEVEL 2: 151 SF  
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  
gfnkg@gpfarchitects.com

Purpose Statement

- THE PURPOSES OF THIS REVISION ARE:
1. ADD THE OPTION OF UP TO 800 SF OF RETAIL/SERVICE USE PER BUILDING.
  2. DELETE THE RECESSED SOUTH SIDE ENTRANCE AND ALLOW A SIDE DOOR AS NOTED ON THE EXTERIOR ELEVATIONS.
  3. ALLOW FOR COVERED WEST LEVEL 2 BALCONY AT BUILDINGS 'A', 'C' AND 'E', AT BUYER PREFERENCE.

Planned Development Conditions

1. 8' BOARD ON BOARD FENCE WITH TRIM CAP PROPOSED IN LIEU OF THE REQUIRED 6' BRICK SCREENING WALL ON THE EASTERN PROPERTY LINE.
2. THE LOTS TO HAVE 1' SETBACK ON ONE SIDE WITH 7' SETBACK ON THE OTHER SIDE. ALL HOME OCCUPANTS SHALL BE GRANTED ACCESS BETWEEN THE HOUSES.
3. THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREA LOT, THE LANDSCAPE ISLANDS ON COPPELL ROAD AND THE PERIMETER FENCING.
4. ALL PROPOSED SIGNAGE SHALL COMPLY WITH ORDINANCE REQUIREMENTS.
5. NO MORE THAN ONE UNIT SHALL BE A HIGH PARKING GENERATOR (1 SPACE PER 175 SQUARE FEET). THIS INCLUDES USES SUCH AS MEDICAL AND DENTAL OFFICE, AND CHIROPRACTOR. THE REMAINING USES WILL BE PROFESSIONAL OFFICE.
6. GARAGES SHALL NOT BE USED FOR BUSINESS FUNCTIONS.
7. SCREENING OF SECOND FLOOR PATIO AREA IS REQUIRED TO REDUCE SIGHT LINES TO THE ADJACENT RESIDENCES TO THE EAST.
8. ONE UNIT MAY BE A HIGH PARKING GENERATOR (1 SPACE PER 175 SQUARE FEET). THIS INCLUDES USES SUCH AS MEDICAL, DENTAL, or CHIROPRACTOR OFFICE.
9. ALL FIVE UNITS MAY BE ALLOWED FOR UP TO 800 SF RETAIL / SERVICE USE ON THE FIRST FLOOR.
10. ALL BUILDINGS MAY BE ALLOWED FOR PROFESSIONAL OFFICE USE.
11. 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.

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**GPF**  
Architects  
LLC

549 E. SANDY LAKE ROAD  
SUITE 100  
COPPELL, TEXAS 75019  
TEL: (972) 824-7966

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CONSULTANTS

LANDSCAPE ARCHITECT  
AMIR DESIGNS, LLC  
P.O. BOX 1746  
ALED0, 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	
REVISD PD 9/20/2023	
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DATE  
ISSUE FOR CC MTG  
09/28/21

DRAWN  
GF

CHECKED  
GF

SCALE  
AS SHOWN

JOB NO.  
290

SHEET

**A1.0**

OF SHEETS