June 6, 2025

Mr. Patrick Filson
Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034

Re: *Victory Coppell Trip Generation Comparisons*

Dear Mr. Filson:

The TIA for the proposed Victory Coppell development, to be located east of Belt Line Road between Dividend Drive and Hackberry Road in Coppell, Texas, was finalized in September 2022. As part of the development process, the land use components within the development were modified. An initial update to the impacts of the land use changes was provided in a December 2022 trip generation update letter. Since then, the land use components within the development have again changed and this document estimates the number of trips generated by the land uses in the latest Site Plan (dated 6/29/2024) and provides a comparison to both the trips generated in the September 2022 TIA and the December 2022 trip generation update letter.

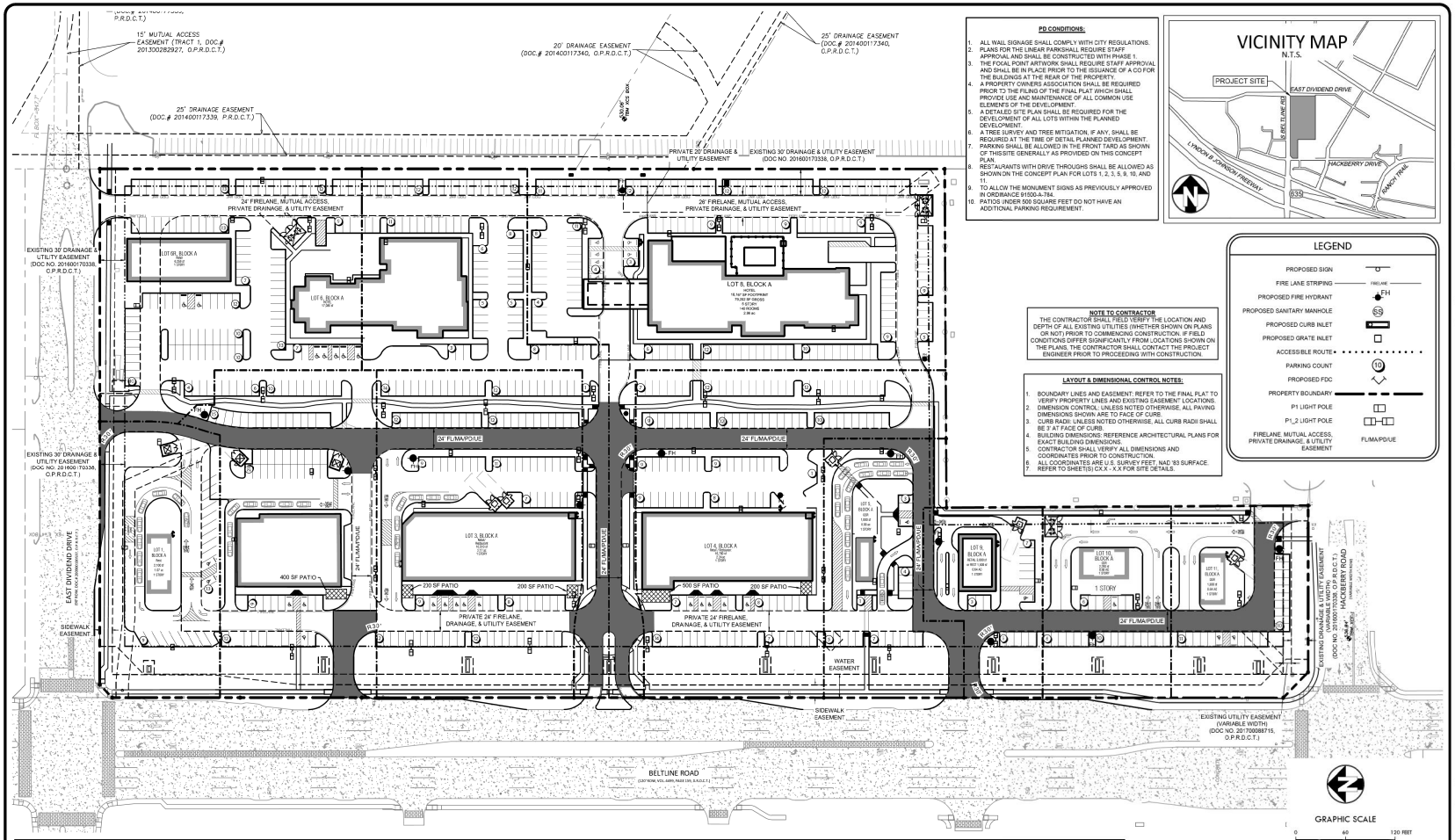
LAND USE DIFFERENCES

The current Site Plan (dated 6/29/2024) is provided in **Figure 1**. The amount of each type of land use for each of the three (3) site plans is summarized in **Table 1**.

Table 1: Land Use Differences Between Site Plans

Land Use	September 2022	December 2022	6/29/2024 Site Plan
Retail (sq ft)	25,893	53,105	32,339
Grocery (sq ft)	21,600	0	0
Restaurant (sq ft)	25,282	25,800	19,296
Patio (sq ft)	3,900	2,300	1,500
QSR (sq ft)	5,200	6,000	7,100
Office (sq ft)	25,000	35,000	0
Medical Office (sq ft)	4,000	4,000	0
Banquet Hall (sq ft)	7,500	0	0
TOTAL (sq ft) [1]	**118,375**	**126,205**	**60,235**
Daycare (students)	200	200	0
Hotel (rooms)	0	0	285

[1] Excludes the square feet of the Daycare and Hotel land uses



PD CONDITIONS:

1. ALL WALL SIGNAGE SHALL COMPLY WITH CITY REGULATIONS.
2. PLANS FOR THE LINEAR PARKSHALL REQUIRE STAFF APPROVAL AND SHALL BE CONSTRUCTED WITH PHASE 1.
3. THE FOCAL POINT ARTWORK SHALL REQUIRE STAFF APPROVAL AND SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A CO FOR THE BUILDINGS AT THE REAR OF THE PROPERTY.
4. A PROPERTY OWNERS ASSOCIATION SHALL BE REQUIRED PRIOR TO THE FILING OF THE FINAL PLAT WHICH SHALL PROVIDE USE AND MAINTENANCE OF ALL COMMON USE ELEMENTS OF THE DEVELOPMENT.
5. A DETAILED SITE PLAN SHALL BE REQUIRED FOR THE DEVELOPMENT OF ALL LOTS WITHIN THE PLANNED DEVELOPMENT.
6. A TREE SURVEY AND TREE MITIGATION, IF ANY, SHALL BE REQUIRD AT THE TIME OF DETAIL PLANNED DEVELOPMENT.
7. PARKING SHALL BE ALLOWED IN THE FRONT TARD AS SHOWN OF THISSITE GENERALLY AS PROVIDED ON THIS CONCEPT PLAN.
8. RESTAURANTS WITH DRIVE THROUGHS SHALL BE ALLOWED AS SHOWN ON THE CONCEPT PLAN FOR LOTS 1, 2, 3, 5, 9, 10, AND 11.
9. TO ALLOW THE MONUMENT SIGNS AS PREVIOUSLY APPROVED IN ORDINANCE 91000-A-784.
10. PATIOS UNDER 500 SQUARE FEET DO NOT HAVE AN ADDITIONAL PARKING REQUIREMENT.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. REFER TO SHEET(S) C.X.X - X.X FOR SITE DETAILS.

VICINITY MAP
N.T.S.

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT — 10
- PROPOSED FDC
- PROPERTY BOUNDARY
- P1 LIGHT POLE
- P1_2 LIGHT POLE
- FIRELANE, MUTUAL ACCESS, PRIVATE DRAINAGE, & UTILITY EASEMENT — FLMA/PD/UE

SITE DATA TABLE

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6R	LOT 6	LOT 8	LOT 9	LOT 10	LOT 11	TOTAL
ZONING	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	
USE	RESTAURANT	RESTAURANT/RETAIL	RESTAURANT/RETAIL	RESTAURANT/RETAIL	RESTAURANT	RETAIL/RESTAURANT	HOTEL	HOTEL	RETAIL	RESTAURANT	RESTAURANT	
PKG. SPACES REQUIRED	21 SPACE	64 SPACES	114 SPACES	133 SPACES	10 SPACES	32 SPACES	131 SPACES	154 SPACES	15 SPACES	22 SPACES	18 SPACES	667
PARKING RATIO	1:100 SF (REST)	1:100 SF (REST) 1:200 (RETAIL)	1:100 SF (REST) 1:200 (RETAIL)	1:100 SF(REST) 1:233 SF (RETAIL)	1:100 SF	1:200 SF (RETAIL)	1 PER ROOM 1:100 MEETING SPACE	1 PER ROOM 1:100 MEETING SPACE	1:100 SF (REST) 1:200 SF (RETAIL)	1:100 SF (REST)	1:100 SF (REST)	
PKG. SPACES PROVIDED (SURFACE)	22 SPACES	60 SPACES	118 SPACES	133 SPACES	20 SPACES	53 SPACES	134 SPACES	154 SPACES	15 SPACES	22 SPACES	21 SPACES	738
ADA PARKING REQUIRED	2 SPACES (1 VAN)	3 SPACES (1 VAN)	5 SPACES (1 VAN)	5 SPACES (1 VAN)	1 SPACE (1 VAN)	1 SPACES (1 VAN)	5 SPACES (1 VAN)	6 SPACES (1 VAN)	1 SPACES (1 VAN)	1 SPACES (1 VAN)	1 SPACES (1 VAN)	
ADA PARKING PROVIDED	2 SPACES (2 VAN)	3 SPACES (2 VAN)	5 SPACES (2 VAN)	5 SPACES (2 VAN)	1 SPACE (1 VAN)	2 SPACES (1 VAN)	5 SPACES (2 VAN)	6 SPACES (1 VAN)	1 SPACES (1 VAN)	1 SPACES (1 VAN)	1 SPACES (1 VAN)	
BUILDING AREA BY USE	REST. 2,100	REST. 3,600 / RETAIL 5,495/ PATIO 400	REST. 9,016 / RETAIL 10,484/ PATIO 400	REST. 9680/RETAIL 7,100/ PATIO 700	REST. 1,000	RETAIL 6,250	HOTEL 79,202 131 ROOMS 1,452 SF MEETING SPACE	HOTEL 79,202 140 ROOMS 1,375 SF MEETING SPACE	RETAIL 3,000 OR REST. 1,500	REST. 2,200	REST. 1,800	
BUILDING AREA (TOTAL)	2,100 SF	9,095 SF	15,510 SF	16,780 SF	1,000 SF	6,250 SF	78,346 SF	79,202 SF	3,000 SF	2,200 SF	1,800 SF	
BUILDING STORIES	1	1	1	1	1	1	1	5	1	1	1	
LOT	1.07 AC	1.70 AC	2.17 AC	2.24 AC	0.99 AC	0.98 AC	2.46 AC	2.98 AC	0.64 AC	0.80 AC	0.86 AC	
LOT COVERAGE	4.51%	12.82%	17.68%	17.81%	2.32%	16.76%	13.40%	14.07%	10.76%	6.31%	4.92%	
NUMBER OF STORIES	1	1	1	1	1	1	1	5	1	1	1	

CONCEPT SITE PLAN
CITY PROJECT NO. PD-301R-HC

VICTORY AT COPPELL
16.769 ACRES
LOT 1-10, BLOCK 1
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF COPPELL, TEXAS
PREPARATION DATE: 6/20/2022

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, SUITE 700
DALLAS, TX 75219
PH: 469-646-6184
CONTACT: BOBBY MENDOZA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-9060
CONTACT: JOHN GARDNER, PE

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX
COLLINSVILLE, TEXAS 76233
PH: 972-800-8676
EMAIL: AMY_LONDON@
LONDON-LANDSCAPES.NET
CONTACT: AMY LONDON, RLA

SURVEYOR
BARTON CHAPA SURVEYING
5203 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-561-1007
CONTACT: JACK BARTON, RPLS

DATE: 06/29/2024
JOHN D. GARNER 138295 LICENSED PROFESSIONAL ENGINEER

VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, STE 700
DALLAS, TX 75219
972-707-9555

VICTORY COPPELL

LOT 1-10, BLOCK A
CITY OF COPPELL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC20008
ISSUE DATE: 2/28/2023

SITE PLAN

SHEET:
SP 1.0

PLOT PATH: K:\Jobs\VIC20008_Coppell\Drawings\03 - Production - REMOVE\Jobs\VIC20008_Coppell\Drawings\03 - Production - NEW\CLD SITE PLAN_VIC20008_Coppell.dwg
PLOTTED BY: JOHN GARDNER
PLOTTED DATE: 6/29/2023

3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006 FAX 972-248-3855
LEE ENGINEERING

Current Site Plan
(6/29/2024)

Figure 1

TRIP GENERATION DIFFERENCES

The number of trips generated by the proposed development was estimated based on the trip generation rates and equations provided in the publication entitled *Trip Generation Manual, 11th Edition*, by the Institute of Transportation Engineers (ITE). Estimates of the number of trips generated by the site were made for the AM peak and PM peak hours, as well as on a daily basis. The trip generation characteristics for the proposed Victory Coppell development are provided in **Table 2**.

Table 2: Trip Generation Characteristics for Proposed Victory Coppell Development (6/29/2024 Site Plan)

Land Use	ITE Code	Variable (X)	Average Weekday			AM Peak Hour			PM Peak Hour		
Equation/Rates [1]											
Hotel	310	Rooms	T = 10.84(X) – 423.51			T = 0.50(X) – 7.45			T = 0.74(X) – 27.89		
Shopping Plaza (40-150K)	821	1,000 sq ft GLA	T = 67.52(Y)			T = 1.73(Y)			T = 5.19(Y)		
Directional Splits [2]											
Hotel	310	Rooms	50 / 50			56 / 44			49 / 51		
Shopping Plaza (40-150K)	821	1,000 sq ft GLA	50 / 50			62 / 38			49 / 51		
Total Trips											
Land Use	Amount	Variable (X)	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Hotel	285	Rooms	2,666	1,333	1,333	135	76	59	183	93	90
Shopping Plaza (40-150K)	60.235	1,000 sq ft GLA	4,068	2,034	2,034	104	64	40	313	153	160
Total Trips			**6,734**	**3,367**	**3,367**	**239**	**140**	**99**	**496**	**246**	**250**

[1] T = Trips Ends; X = # of Rooms; Y = 1,000 ft^2 GLA
[2] XX / YY = % entering vehicles / % exiting vehicles

The number of estimated trips under the current Site Plan (6/29/2024) were compared to the trip generation information presented in the September 2022 TIA and the December 2022 trip generation update letter. A comparison of the estimated number of currently proposed site trips to the previous submittals is provided in **Table 3**.

Table 3: Trip Generation Differences from Previous Submittals

Total Trips									
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
September 2022 TIA	11,458	5,729	5,729	563	336	227	1,172	567	605
Current Site Plan (6/29/2024)	6,734	3,367	3,367	239	140	99	496	246	250
Difference in Trips from September 2022	**-4,724**	**-2,362**	**-2,362**	**-324**	**-196**	**-128**	**-676**	**-321**	**-355**
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
December 2022 Trip Generation Memo	9,340	4,670	4,670	358	209	149	789	384	405
Current Site Plan (6/9/2024)	6,734	3,367	3,367	239	140	99	496	246	250
Difference in Trips from December 2022	**-2,606**	**-1,303**	**-1,303**	**-119**	**-69**	**-50**	**-293**	**-138**	**-155**

As seen by the results in Table 3, the number of trips estimated to be generated by the proposed development under the current Site Plan (6/29/2024) is predicted to be less than the previous submittals under all time periods (weekday daily, weekday AM peak hour, weekday PM peak hour).

CONCLUSIONS

Based on this evaluation, the current Site Plan (6/29/2024) is predicted to result in fewer site generated trips than identified in the previous 2022 submittals.

We appreciate the opportunity to provide these traffic engineering services for you. Please contact me if you have any questions or need further assistance.

Sincerely,

Kelly D. Parma, P.E., PTOE
Senior Project Manager
Lee Engineering, LLC (TBPE Firm F-450)