



February 5, 2025  
Revised: February 6, 2025

ARCHITECTURE  
INTERIOR DESIGN  
GRAPHIC DESIGN

**Graystone Construction**  
192 Southwestern Boulevard  
Coppell, Texas 75019

Plan Number: PD25-01-000857

### **PROPOSED PROVISIONS for ZONING APPROVAL**

The following are issues for consideration and the property Owner's commitment concessions presented to the City of Coppell – Planning and Zoning for approval.

1. To prevent commercial vehicles from parking on the street and/or on the property the Owner will post "NO COMMERCIAL VEHICLES" signage on the Owner's property along Howell Street.
2. The existing warehouse on the property has been a viable functioning facility for over 40 years. The warehouse has existing utilities (water, sewer, gas and electrical services).
3. The existing warehouse is currently listed in the Dallas County Central Appraisal District as a taxable structure.
4. The Owner has already invested \$50K in significant improvements to the existing warehouse to improve the aesthetic street appeal as well as added energy saving insulation.
5. To further enhance the existing warehouse building the Owner will install a 4'-0" high brick wainscot around the North, South and East sides. The wainscot will match the brick used on the new office Building. See submitted warehouse exterior elevations.
6. It is noted that there is a 15' wide abandoned alley on the North side of the property with no property line abutting a neighboring property See hashed area on the plan.
7. The previously proposed outside trailer parking has been removed from the West end of the existing warehouse and is now showing as a one vehicle parking space. If needed trailers will be parked inside the warehouse or on a site outside the City of Coppell.