

MEMORANDUM

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Date: January 19, 2026

Subject: Coppell Multifamily
Traffic Impact Analysis Determination and Parking Memorandum
Coppell, Texas

Introduction and Purpose

This technical memorandum documents the need for a traffic impact analysis (TIA) for the proposed Coppell Multifamily development located northwest of Coppell Road & Canyon Drive in the City of Coppell, Texas. Analysis was conducted per City of Coppell's *Code of Ordinances* Section 13-8-4. Additionally, it documents the parking requirements per the City of Coppell and ITE and the proposed parking by the development.

Proposed Development

The proposed development will include 225 dwelling units of senior adult living land use. A conceptual site plan is provided in the **Appendix**.

Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the 12th edition of the ITE *Trip Generation Manual*. ITE has established trip rates in nationwide studies of similar land uses. Applying these trip generation rates to the proposed land use results in daily, AM peak hour, and PM peak hour trips. Each trip shown is a “one-way trip”, which is defined as the entry or exit of a vehicle from the site. Therefore, each vehicle visiting the site is counted as two one-way trips, one inbound and one outbound.

Trip generation was calculated using the Senior Adult Housing - Multifamily (ITE #252) land use. **Table 1** provides the average rates included in the *Trip Generation Manual* in addition to the entering and exiting distribution splits for the proposed development.

Table 1: Trip Generation Rates

Land Use	Units	ITE Code	Daily One-Way Trips	AM Peak Hour			PM Peak Hour		
				IN	OUT	RATE	IN	OUT	RATE
Senior Adult Housing - Multifamily	Dwelling Units	252	3.25	34%	66%	0.19	56%	44%	0.25

Trip Generation rates based on ITE's *Trip Generation Manual*, 12th Edition .

Table 2 summarizes the total number of trips that are projected to be generated by the proposed development daily and during the AM and PM peak hours. The number of trips generated represents the number of vehicles entering and exiting the proposed development to and from the adjacent street system.

Table 2: Trip Generation

Land Use	Intensity	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Senior Adult Housing - Multifamily	225	Dwelling Units	252	731	15	28	43	32	24	56

Number of trip generated = Trip Rate (Development Unit); X=Dwelling Units

Based on the calculation, the proposed Coppell Multifamily development is anticipated to generate 731 daily trips with 43 AM peak hour trips (15 inbound / 28 outbound) and 56 PM peak hour trips (32 inbound / 24 outbound).

According to the City of Coppell *Code of Ordinances* Section 13-8-4 a TIA is required if the development exceeds 1,000 daily trips, exceeds 100 total trips during either the AM or PM peak hour, or if a development exceeds a floor-to-area ratio (FAR) of 0.75 or greater.

Based on the conceptual site plan, the gross building area is 230,000 square feet. The project site encompasses a total of 430,862 square feet. Based on these figures, the calculated FAR is approximately 0.53.

Thus, per City of Coppell *Code of Ordinances* Section 13-8-4, a TIA is not required for the Coppell Multifamily development as it is projected within minimum thresholds for all requirements.

Parking Requirement Considerations

Per the City of Coppell *Code of Ordinance* Section 12-18-4, residential developments are required to provide 2 spaces per 1 or 2-bedroom unit, 2.5 spaces per 3-bedroom unit, and 0.5 spaces per unit for guest parking. For the proposed development of 225 units with only 1 or 2 bedrooms, this would require 450 resident parking spaces and 113 guest parking spaces, for a total of 563 parking spaces for the development.

ITE is also an industry source that provides parking generation based on land use. *ITE Parking Generation Manual, 6th Edition* was used to calculate the Senior Adult Housing - Multifamily (ITE #252) land use with an average rate of 0.61 parking spaces per unit, which would require 138 total parking spaces for the development.

Per the site plan, the development is proposing a total of 338 parking spaces, with 30 being guest parking spaces. This is approximately 1.4 parking spaces per unit of senior adult living dedicated to residents. **Table 3** summarizes the parking requirements by the City and ITE, and the proposed parking by the development.

Table 3: Parking Generation

Total Parking Spaces	City of Coppell Minimum Requirements	ITE Parking Generation, 6 th Edition	Proposed
	563	138	338



The proposed 338 total parking spaces by the development is anticipated to provide sufficient parking for the expected tenants. It is requested that a variance to the parking requirements outlined by the City of Coppell be approved for the proposed senior adult housing development. This is due to the proposed development meeting other industry parking standards, like ITE, by over 200 parking spaces. Additionally, the anticipated tenants are either 55+ or 65+ communities that do not drive or own as many vehicles as typical multifamily developments that the City's ordinance requires.

If you have any questions, please contact me at mason.shoaf@kimley-horn.com or by phone at 817-984-4209.