



MEMORANDUM

To: Michael Garza, P.E.
 Director of Public Works, City of Coppell

From: Jake Halter, P.E., PTOE
 Jaric Jones, AICP

Date: September 6, 2024

Subject: 800 S Royal Industrial - Trip Generation

Introduction

The proposed warehouse development is located northeast of Royal Lane and Gateway Boulevard in Coppell, Texas. A conceptual site plan is attached at the end of this memo. The parcel was but is not currently in use, previously a parking lot/shuttle service for DFW airport. The purpose of this memo is to show the expected trip generation from the proposed development.

The proposed site will be (2) industrial warehouses totaling 282,512 SF – one building 117,608 SF and the other 164,904 SF.

Trip Generation

Table 1 shows the resulting weekday daily, and AM and PM peak hour trip generation for the proposed warehouse development. No reductions were taken for pass-by trips or multimodal use.

Table 1 –Trip Generation

Land Uses	Amount	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
Warehousing - Total	282,500	SF	150	485	45	13	58	17	43	60
Warehousing - Trucks	282,500	SF	150	170	3	3	6	4	4	8
Warehousing - Passenger Cars	282,500	SF	150	315	42	10	52	13	39	52
Development Totals										
Total Net New External Vehicle Trips:				485	45	13	58	17	43	60

Trip Generation rates based on ITE's *Trip Generation Manual*, 11th Edition.

The proposed trip generation does not exceed the Coppell TIA threshold of 1,000 daily trips nor does it exceed the 100 peak hour trip threshold in the AM or PM peak hour.

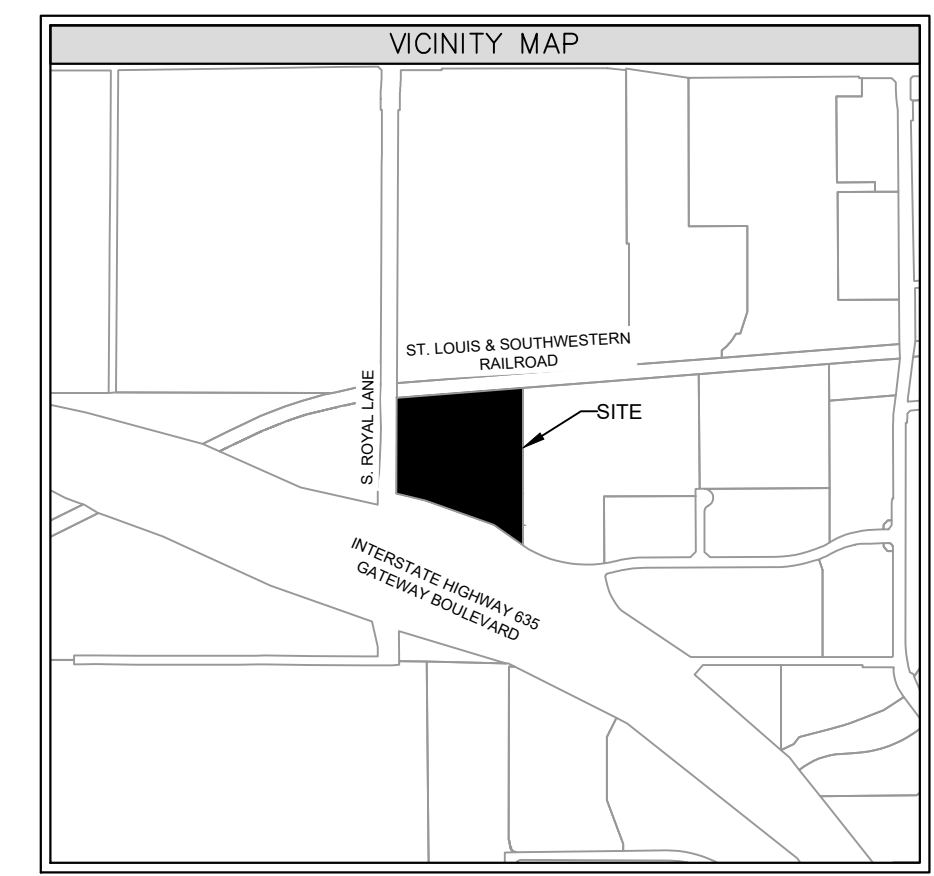
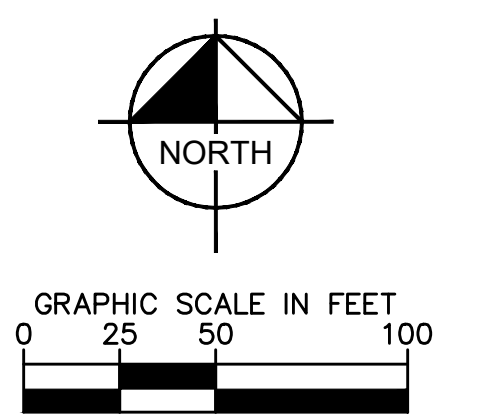
END



Attachments: Proposed Conceptual Site Plan

Plotted By: Alarcob, Andrew. Sites: Sites\2024\08\000828\1600 N COLLINS BLVD. #1000 RICHARDSON, TX 75080. L:\Users\alarcob\OneDrive - Kimley-Horn and Associates, Inc. Documents\2024\08\000828\1600 N COLLINS BLVD. #1000 RICHARDSON, TX 75080. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ST. LOUIS & SOUTHWESTERN RAILROAD
 VOLUME 95, PAGE 518
 (100' right-of-way)



LOT 1R-2, BLOCK 2
 GATEWAY BUSINESS PARK
 PARK REPLAT
 INST. NO. 201700235650
 LANTHAN COPPELL, TX LLC
 INST. NO. 202300259370
 ZONING: LI

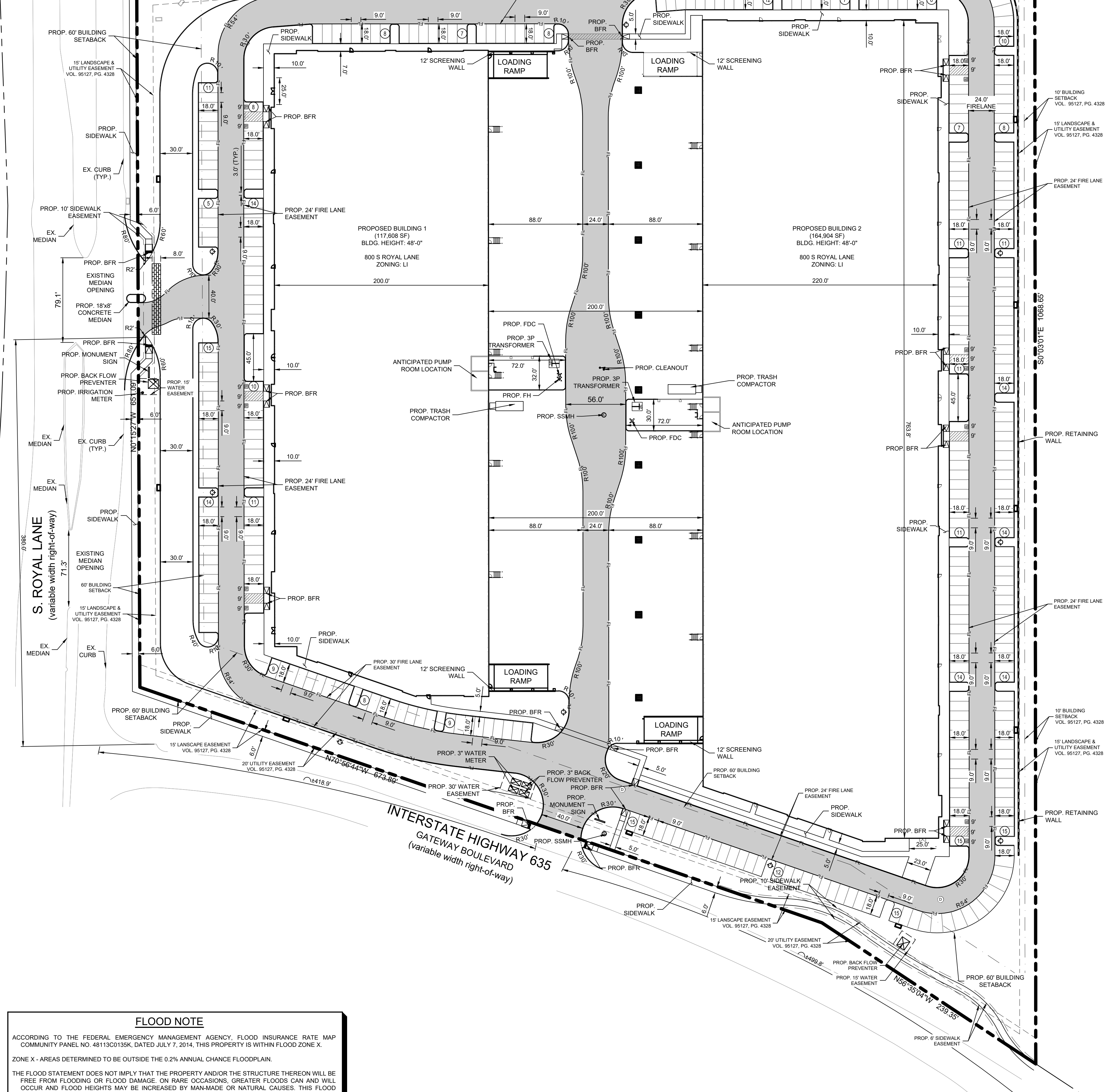
	BUILDING 1	BUILDING 2
PARKING SUMMARY TABLE		
BUILDING AREA	117,608 SF	164,904 SF
PROPOSED OFFICE AREA	33,000 SF	
REQUIRED AUTO PARKING SPACES	110 SPACES	
OVERALL WAREHOUSE AREA	249,512 SF	
REQUIRED AUTO PARKING SPACES	250 SPACES	
TOTAL REQUIRED PARKING SPACES	360 SPACES	
PROPOSED AUTO PARKING SPACES	361 SPACES WITH ADA SPACES	
ADA PARKING SPACES PROVIDED	12 SPACES	
OFFICE PARKING CALCULATIONS	SF OFFICE = 33,000 SF/300 SF PER SPACE = 110 SPACES	
WAREHOUSE PARKING CALCULATIONS	SF WAREHOUSE = 249,512 SF/1,000 SF PER SPACE = 250 SPACES	

	BUILDING 1	BUILDING 2
SITE DATA SUMMARY TABLE		
EXISTING ZONING	LIGHT INDUSTRIAL (LI)	
PROPOSED USE	OFFICE, WAREHOUSE	
LOT ACREAGE	16.0719 ACRES	
OFFICE AREA	33,000 SF	
WAREHOUSE AREA	249,512 SF	
TOTAL BUILDING AREA	117,608 SF	164,904 SF
BUILDING HEIGHT	48'-0"	48'-0"
PROPOSED LOT COVERAGE	40%	
FLOOR AREA RATIO	0.4:1	
IMPERVIOUS AREA	14.08 AC	

LEGEND

- PROPERTY LINE
- FIRE LANE
- FIRE HYDRANT
- BFR (BARRIER FREE RAMP)
- CITY OF COPPELL FIRE LANE

- 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.
 - NO OUTSIDE STORAGE IS PROPOSED.



FLOOD NOTE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4811300135K, DATED JULY 7, 2014, THIS PROPERTY IS WITHIN FLOOD ZONE X.
 ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SITE PLAN
STONELAKE SKYPORT
LOT 1, BLOCK A
 TOTAL ACREAGE: 16.0719 ACRES
 CITY OF COPPELL, DALLAS COUNTY, TEXAS
 ZONED LI (LIGHT INDUSTRIAL)
 CITY PROJECT NO. SITE24-08-000828
 SUBMITTED SEPTEMBER 10, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER,
 SUITE 700
 DALLAS, TEXAS 75240
 PH (972) 770-1300
 CONTACT: NEDA HOSSEINY, P.E.

OWNER/DEVELOPER:
 STONELAKE CAPITAL PARTNERS,
 100 CRESCENT COURT, SUITE 850,
 DALLAS, TX 75201
 PH (214) 220-7297
 CONTACT: BLAKE WILSON

ARCHITECT:
 ALLIANCE ARCHITECTS
 1600 N. COLLINS BLVD. #1000 RICHARDSON,
 TX 75080
 PH (972) 233-0400
 CONTACT: THOMAS M. MAXWELL, AIA, CCCA

STONELAKE SKYPORT
LOT 1, BLOCK A
GATEWAY BUSINESS PARK
COPPELL
TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
1 OF 1

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-9820
 WWW.KIMLEY-HORN.COM TX F-928
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NO.	REVISIONS	DATE