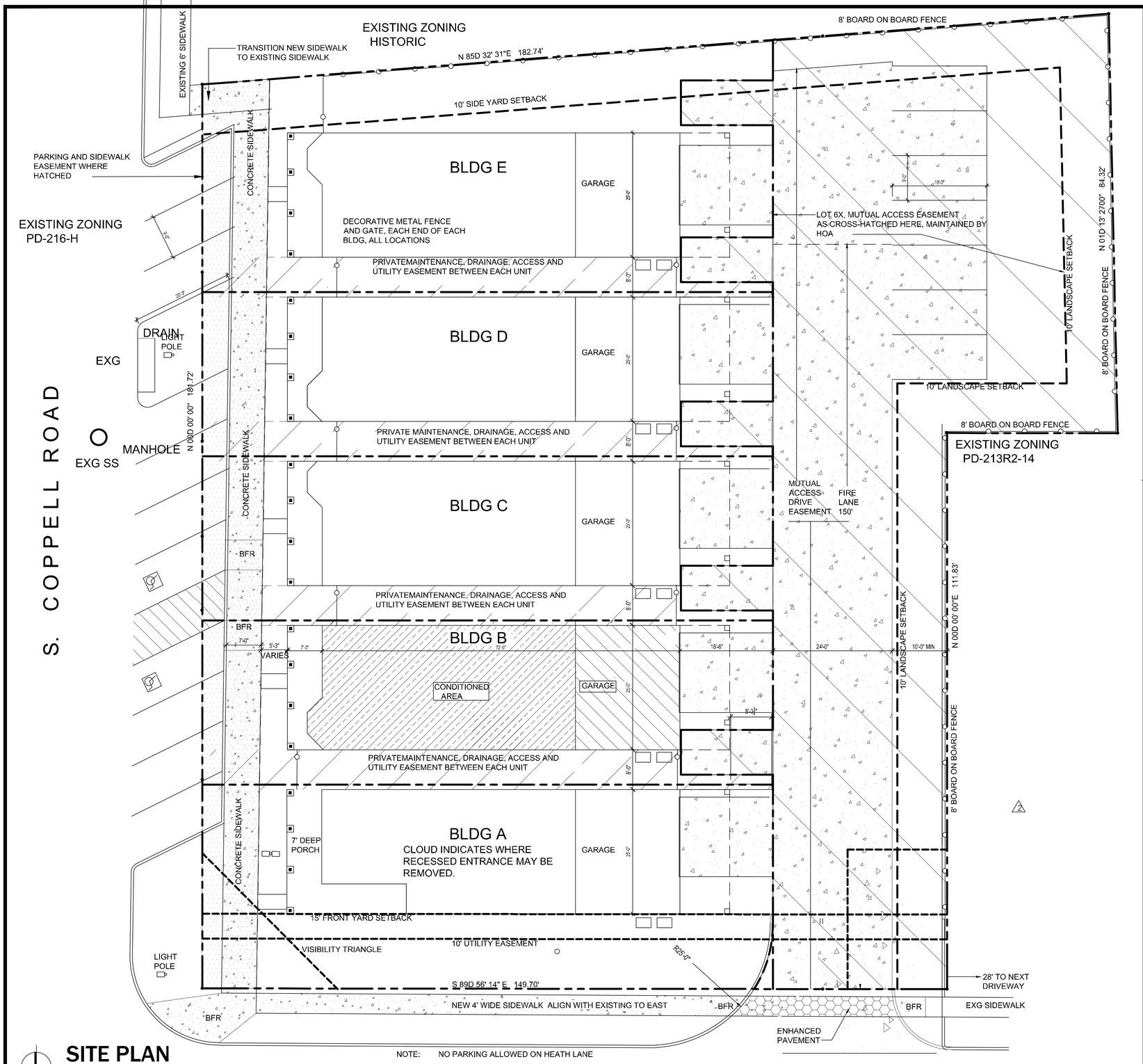

SITE PLAN

Scale: 1"=10'

WHERE RECESSED ENTRANCES ARE DELETED THE GARAGE WALL WILL INWARD TO MAINTAIN THE REQUIRED MAXIMUM CONDITIONED AREA.

Parking Summary

MAXIMUM RETAIL OCCUPANCY AT 800 SF MAXIMUM AREA

RETAIL:
800 SF /200 SF PER SPACE = 4 SPACES
X 5 BLDGS = 20 SPACES REQUIRED
RESIDENTIAL COMPONENT = 2 SPACES PER UNIT
X 5 BLDGS = 10 SPACES REQUIRED
TOTAL 30 SPACES REQUIRED
33 SPACES PROVIDED

WITH ONE MEDICAL OFFICE:
1200 SF / 175 SF PER SPACE = 7 SPACES REQUIRED
4 BUILDINGS AT 4 SPACES EACH = 16 SPACES
RESIDENTIAL COMPONENT = 2 SPACES
PER UNIT X 5 BLDGS = 10 SPACES REQUIRED
TOTAL 33 SPACES REQUIRED
33 SPACES PROVIDED

ALL PROFESSIONAL OFFICE:
1200 SF/300 SF X 5 BLDGS = 20 SPACES
RESIDENTIAL COMPONENT = 10 SPACES
TOTAL 30 SPACES REQUIRED
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: 625 TO 695 SF
COVERED FRONT PORCH: 175 SF
COVERED/UNCOVERED EAST PATIO LEVEL 2: 250 SF
COVERED/UNCOVERED WEST PATIO LEVEL 2:
BUILDING HEIGHT: 34'-6" TO RIDGE
28'-0" TO CENTERLINE OF ROOF
SITE AREA: 30,862 SF, 0.71 ACRE
LOT COVERAGE INCLUDING PORCHES: O.36

560 S. COPPELL R0AD, 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
gfrnka@gpfarchitects.com

Purpose Statement

THE PURPOSES OF THIS REVISION ARE:

1. ADD THE OPTION FOR EACH BUILDING TO BE RESIDENTIAL USE ONLY. THIS WILL NOT REVISE THE PARKING REQUIREMENTS

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 T 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. GARAGES SHALL NOT BE USED FOR BUSINESS FUNCTIONS.
6. SCREENING OF SECOND FLOOR PATIO AREA IS REQUIRED TO REDUCE SIGHT LINES TO THE ADJACENT RESIDENCES TO THE EAST.
7. ONE UNIT MAY BE A HIGH PARKING GENERATOR (1 SPACE PER 175 SQUARE FEET). THIS INCLUDES USES SUCH AS MEDICAL, DENTAL, OR CHIROPRACTOR OFFICE.
8. ALL FIVE UNITS MAY BE ALLOWED FOR UP TO 800 SF RETAIL / SERVICE USE ON THE FIRST FLOOR.
9. ALL BUILDINGS MAY BE ALLOWED FOR PROFESSIONAL OFFICE USE.
10. 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.
11. ALL BUILDINGS MAY BE RESIDENTIAL USE WITH A HOME-BASED BUSINESS AS DEFINED IN THE ORDINANCE TO BE ADOPTED, IF APPROVED.

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NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, MECHANICAL, ELECTRONIC, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT

CONSULTANTS

LANDSCAPE ARCHITECT
AWR DESIGNS, LLC
P.O. BOX 1746
ALEDO, 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	
2 REVISED PD 9/20/2023	
3 CITY COMMENTS 2025-12-12	
4 CITY COMMENTS 2026-02-12	

DATE	ISSUE FOR ZONING 11/20/2025
DRAWN	GF
CHECKED	GF
SCALE	AS SHOWN
JOB NO.	290
SHEET	A1.0
OF	SHEETS