

Proposed Conditions
500 W Vista Ridge Mall Drive Planned Development

The permitted uses and standards shall be in accordance with Article 22 “HC” Highway Commercial District zoning regulations and the Comprehensive Zoning Ordinance of the City of Coppell, Texas unless otherwise specified herein:

1. Article 22. – “HC” Highway Commercial District Zoning:

a) Sec. 12-22-1. – Use regulations. Additional permitted uses:

- i) Office/Warehouse
- ii) General warehousing activities
- iii) Distribution Center

b) Sec. 12-22-5. – Type of exterior construction.

- i) All structures shall be 80 percent masonry or concrete tilt-wall exterior exclusive of doors and windows.
- ii) Flat roofs and parapet walls around flat roofs shall have a cornice, cap or other detail with a vertical height that will screen any rooftop equipment from the frontage right-of-way and is at least 6 inches greater than the roofline. Pitched roofs shall have roofing material of a lusterless neutral/earth tone, white, or green color. Green colors shall be limited to dark forest greens, gray greens, pale bluish-gray greens, slate greens and copper patina. Metal roofs may be standing seam either with a baked-on lusterless finish or made of copper.
- iii) Where walls exceed 100 feet in length, additional architectural accents must be included to break up the expanse of the wall. These may include items such as reveals, windows, and wall articulations, among others.
- iv) Metal canopies are permitted.

2. Article 31. – Off-Street Parking Requirements:

a) Sec. 12-31-6. – Off-street parking requirements, based on use.

- i) Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse, distribution center, printing or plumbing shop, or similar establishment: One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 2,000 square feet of floor area.

3. Article 33. – Screening Standards:

a) Sec. 12-33-1. Location of required screening.

- i) Roof-mounted mechanical and utility equipment must only be screened from the frontage right-of-way and any adjacent residential uses.

4. Article 34. – Landscape Regulations:

- a) Sec. 12-34-2-6. – Exemptions.

- i) Trees located within the building footprint, public utility easements, fire lanes, detention area, and area identified for commercial uses on the site plan shall not be considered as protected trees under this section and shall not be subject to tree reparation payment.

- b) Sec. 12-34-2-13- Tree replacement credits.

- i) Replacement of protected trees may be satisfied by providing replacement trees as identified on the Landscape Plan and paying money in lieu of tree replacement to the City of Coppell Reforestation and Natural Areas Fund in an amount not to exceed \$____,____.00.

2. Article 36. – Glare and Lighting Standards:

- a) Sec. 12-36-2. – Non-residential site lighting.

- i) Site lighting shall be permitted at all hours provided that the intensity measured at the adjacent property line is 0.00 foot candles.

3. Article 42. – Special Definitions:

- a) Sec. 12-42-1. – Definitions.

- i) *Distribution Center*: A building or facility used for the storage and distribution of items/products, which may include (a) receiving, storing, assembling, shipping, distributing, preparing, and selling items/products and serving as a pick-up/drop-off location for items/products; (b) the parking, storage, incidental maintenance, fueling and use (including driving into and through the building for loading and unloading and parking inside the building) of automobiles, trucks, machinery and trailers, including outdoor loading and unloading; (c) printing; (d) making products on demand; (e) light assembly and manufacturing; (f) warehouse and office use; (g) using, handling or storing materials in the ordinary course of business, including any packaged merchandise to be sold, handled, and/or held for shipment to customers, maintenance of trucks and machinery, and fuel (including liquefied hydrogen or other alternative fuels) or batteries for any trucks, generators or other machinery or the equipment described in this definition; (h) installing and operating rooftop equipment such as satellite dishes, cellular antenna, and renewable energy systems, including solar energy systems and hydrogen fuel cell tanks and related equipment; (i) installing and operating battery storage systems, electrical generators, and fuel tanks; and (j) ancillary and

related uses for any of the foregoing, all on a twenty-four-hour, seven-days-per-week, fifty-two-weeks-per-year basis. A distribution center may receive sortable and non-sortable product from vendors and others. Products may be stored in different storage types (mainly traditional pallet racking systems and shelving), providing the capability to fulfill customer orders and sort them to downstream transportation connections. Cages and pallets coming from inbound operations may be sent towards drop zones with Powered Industrial Trucks (PIT) to perform the stowing process onto the storage system (e.g. VNA Racking, shelving, etc.).