

BUILDING SQUARE FOOTAGES	
EXISTING HIGH SCHOOL 1st LEVEL	312,540 sf
(CURRENT) 2nd LEVEL	108,277 sf
EX TENNIS CENTER BUILDING	2,360 sf
NEW TENNIS CENTER BUILDING	4,600 sf
TENNIS CENTER STORAGE BUILDING	216 sf
NEW FINE ARTS CENTER BUILDING	46,265 sf
STADIUM: 1st LEVEL	6,830 sf
2nd LEVEL	1,524 sf
EX. MULTIPURPOSE BLDG 1st LEVEL	68,117 sf
NEW 2nd LEVEL	18,791 sf
NEW MULTIPURPOSE BLDG: 1st LEVEL	80,701 sf
2nd LEVEL	0 sf
NEW ARENA: 1st LEVEL	36,594 sf
2nd LEVEL	15,543 sf
KITCHEN ADDITION	4,237 sf
BATTING CAGE STORAGE BUILDING	250 sf
TOTAL ADDITIONAL SF	50,865 sf
TOTAL BUILDING FOOTPRINT	551,009
TOTAL BUILDING SF (BOTH LEVELS)	706,855 sf

SITE DATA SUMMARY TABLE	
EXISTING ZONING	PD - 183R - C
PROPOSED ZONING	PD - 186R2 - C
SPECIAL CONDITIONS	HIGH SCHOOL 63.478 ACRES OR 2,765,079 SF FRONT YARD SETBACK 60' SIDE YARD SETBACK 30' STREET REAR YARD SETBACK 30' SETBACK
BUILDING AREA (NEW TOTAL)	4,600 SF
PROPOSED TENNIS BUILDING	46,265 SF
PROPOSED FIRE ARTS BUILDING	706,855 SF
TOTAL BUILDING AREA	706,855 SF
BUILDING COVERAGE (FAR)	25.6%
EXISTING BUILDING HEIGHT	50'-0" (2 STORY) "MEASURED TO PEAK"
EXISTING KITCHEN ADDITION HEIGHT	15'-0" (1 STORY) "MEASURED TO PEAK"
EXISTING ARENA HEIGHT	55'-0" (1 STORY) "MEASURED TO PEAK"
EXISTING MULTIPURPOSE BUILDING	59'-6" (1 STORY) "MEASURED TO PEAK"
NEW TENNIS BUILDING	18'-0" (1 STORY) "MEASURED TO PEAK"
NEW FINE ARTS BUILDING	35'-6" (1 STORY) "MEASURED TO PEAK"

PLANNED DEVELOPMENT CONDITIONS
1987 VARIANCES AND CONDITIONS GRANTED

- BUILDING HEIGHT - WILL ALLOW THE HEIGHT OF 52 FEET.
- LIGHTING - THE AMOUNT OF 5 BLINDERS MUST BE USED.
- PARKING - MUST BE PROVIDE APPROXIMATELY 1,250 FOR THE FOOTBALL STADIUM
- PARKING SURFACE - 5 INCH CONCRETE WILL BE ALLOWED.
- SCREENING WALL - A SIX FOOT CHAIN LINK FENCE ALONG THE WESTERN BOUNDARY TO CONTINUE FROM THE SOUTHWEST CORNER OF THE PROPERTY ALONG THE SOUTHERN BOUNDARY TO OAK TRAIL.

SPECIAL EXCEPTIONS GRANTED

SECTION 31-5-1: TO ALLOW THE SIZE OF THE NEW PARKING SPACES TO BE 9' X 18'.
SECTION 31-6-32: TO REDUCE THE PARKING SPACES FROM 3,333 TO 1,940.
SECTION 34-1-8(B)(3): TO PERMIT A SINGLE ROW OF PARKING TO CONTAIN MORE THAN 15 PARKING SPACE WITHOUT A PLANTING ISLAND.
SECTION 34-1-8(B)(3): TO APPROVE 18 LANDSCAPE ISLANDS WITH TREE PRESERVATION TO FULFILL THE 88 PLANTING ISLANDS REQUIREMENT, AS WELL AS ALLOW THE ONE TREE REQ. PER PLANTING ISLAND TO BE PLANTED ALONG THE NORTHERN EDGE OF THE PROPOSED PARKING PAVEMENT.
SECTION 34-1-8(B)(3): TO ALLOW SOME PARKING ISLANDS TO BE UNDER THE MINIMUM AREA OF 150 S.F. AREA AND A MINIMUM WIDTH OF 9 FT.
SECTION 34-1-8(B)(3): TO ALLOW THE FOUR ROWS OF PARKING BY THE TENNIS COURTS WITH HANDICAP PARKING SPACES NOT HAVING PLANTING ISLANDS AT THE NORTHERN END.

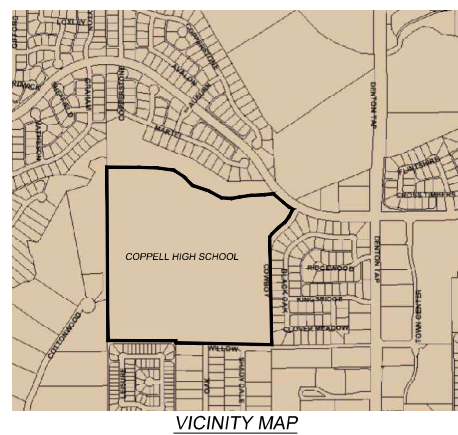
VARIANCE GRANTED
SECTION 34-1-8(B)(3): TO AUTHORIZE CONCRETE PLANTING ISLANDS, AS OPPOSED TO LANDSCAPE ISLANDS, AT THE END OF EACH ROW OF PARKING.

EXISTING PD CONDITIONS

- HEIGHT OF PROPOSED MULTIPURPOSE BUILDING TO BE 60 FEET.
- HEIGHT OF PROPOSED ARENA TO BE 52 FEET.

SITE PLAN NOTES

- SPEED BUMPS IN DEDICATED FIRE LANE EASEMENTS SHALL MEET THE CITY OF COPPELL'S ORDINANCE.
- ALL PARKING BEING REMOVED WILL BE OFFSET BY ADDITIONAL PARKING.



PARKING REQUIREMENTS	
1 PER 4 SEATS WAUDITORIUM OR	6104 = 153 TOTAL REQUIRED OR
8 PER EACH CLASSROOM	141x8 = 1128 TOTAL REQUIRED
WHICHEVER IS GREATER	

PARKING TABULATIONS		
EXISTING PARKING PROVIDED =	(9,0' X 18,0')	2,003
NEW TENNIS BUILDING = PARKING LOST	(9,0' X 18,0')	-33
NEW FINE ARTS BUILDING = PARKING LOST	(9,0' X 18,0')	-2
NEW FINE ARTS BUILDING = PARKING GAINED	(9,0' X 18,0')	9
TOTAL PARKING PROVIDED		1,977

* Existing Parking Variance 1 parking stall for 5 seats.

CORGAN
CORGAN
401 N. Houston St.
Dallas, TX 75202
T: 214.748.2000
F: 214.653.8281

ISSUES	
01	02/14/24 ISSUE FOR CONSTRUCTION
02	

REVISIONS	
1	2/28/24 ADDENDUM #1
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GLENN ENGINEERING
T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2176
105 DECKER COURT - SUITE 910 IRVING, TEXAS 75062

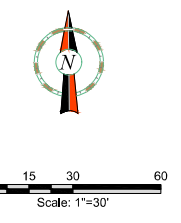
**EXPANSION BUILDING & TENNIS CENTER
CHS NEW FINE ARTS REHEARSAL
PHASE 3 - LOT 1R, BLOCK 1
SOFTBALL PRACTICE FIELD
COPPELL, TEXAS**
For:
Coppel Independent School District
185 W Parkway Blvd., Coppel, TX 75019

OVERALL SITE PLAN
JOB 23280.0000
DATE 02/28/2024
SHEET **C03.00**

LOT 1R, BLOCK 1
COPPELL HIGH SCHOOL ADDITION

63.478 ACRES

ZONED "PD"



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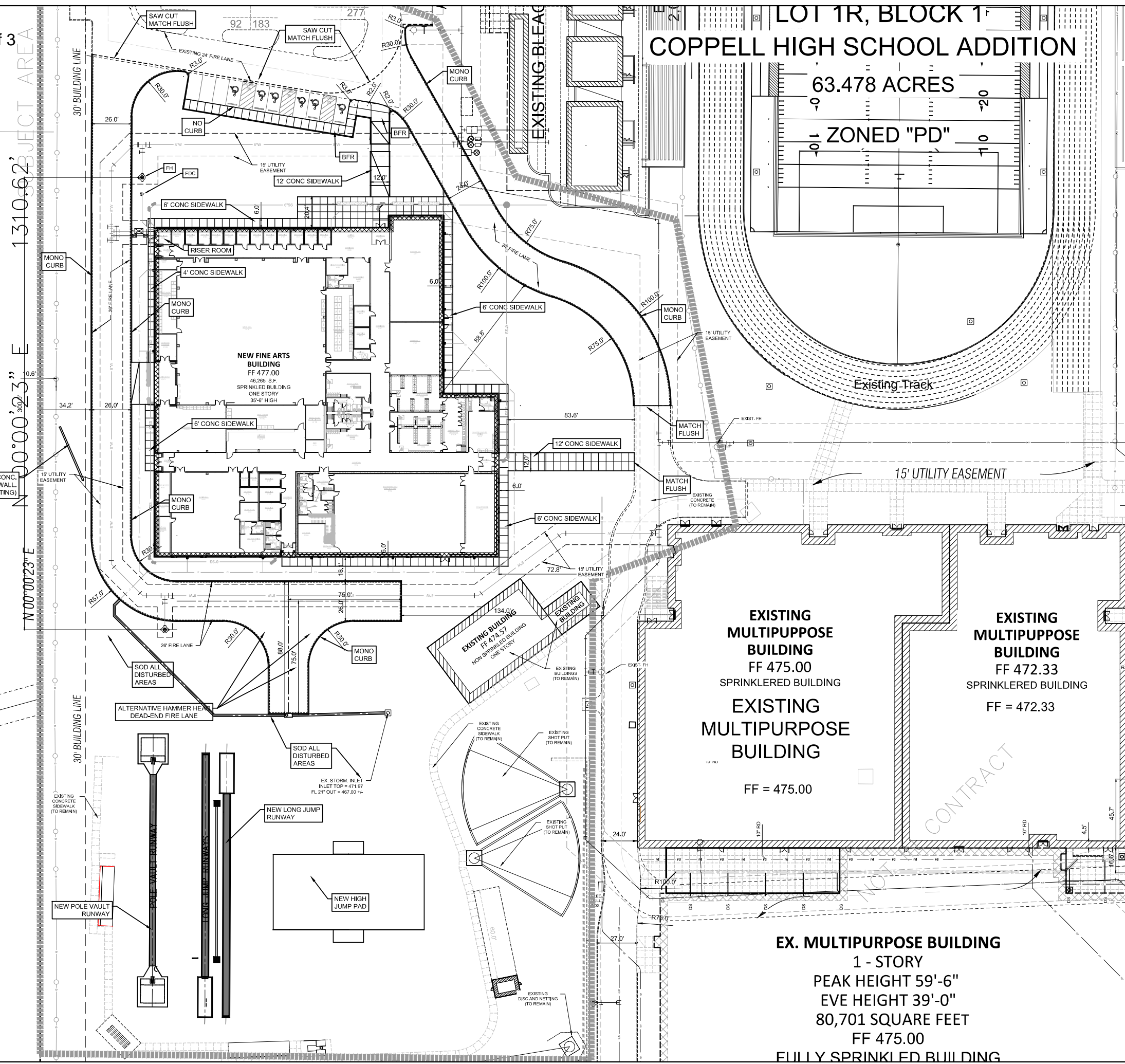
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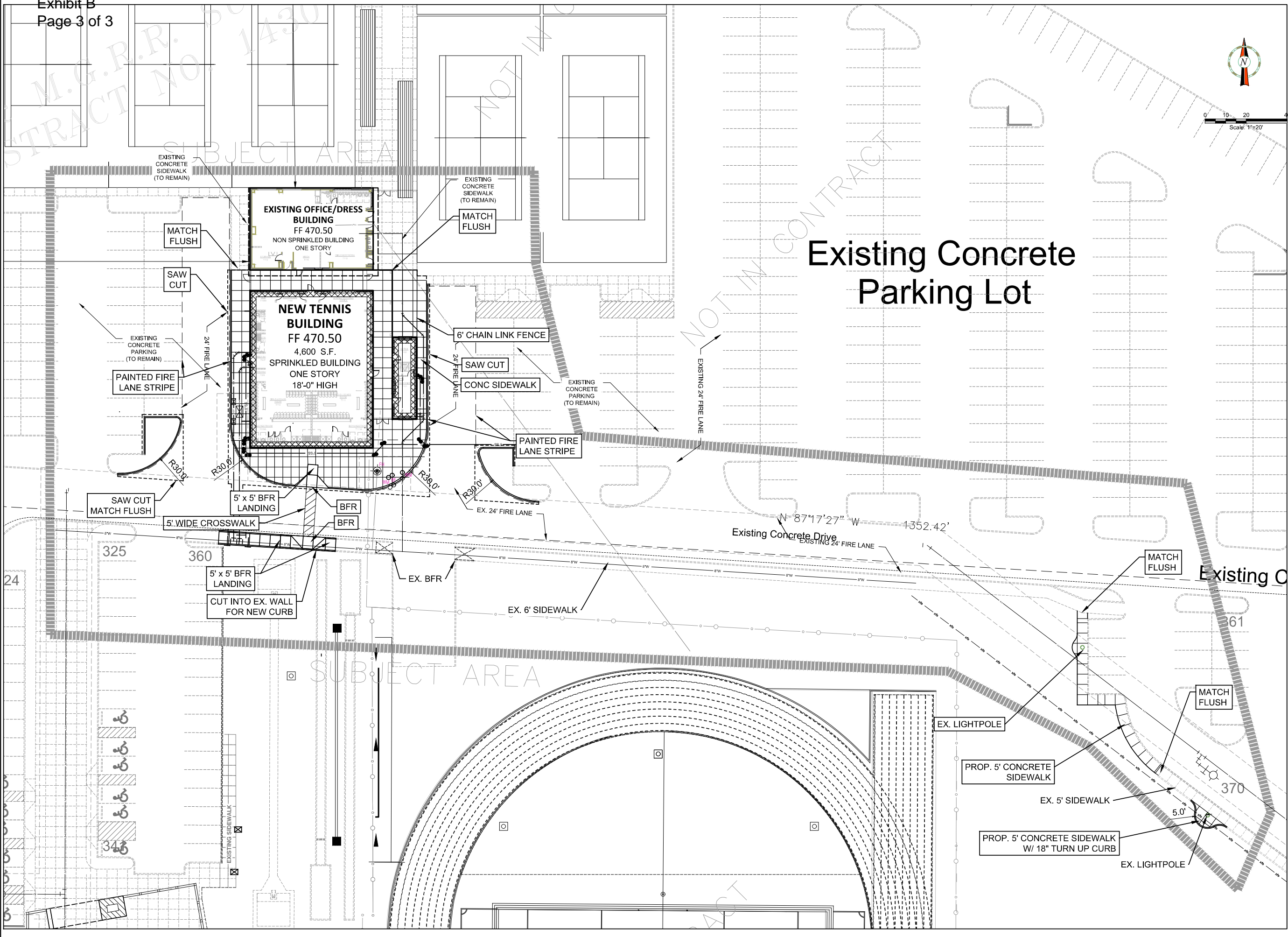
DETAILED SITE PLAN - FINE ARTS

JOB 23280.0000
DATE 02/28/2024
SHEET

C03.01



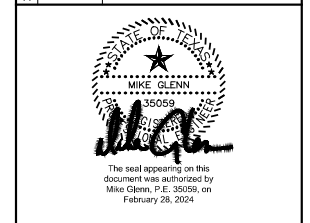
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 CHS NEW FINE ARTS REHEARSAL
 PHASE 3 - LOT 1R, BLOCK 1
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 COPPELL, TEXAS**
 For:
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 185 W Parkway Blvd., Coppell, TX 75019

DETAILED SITE PLAN - TENNIS CENTER
 JOB 23280.0000
 DATE 02/28/2024
 SHEET

C03.02

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