



HOTEL DEVELOPMENT REQUIREMENTS TABLE		
ITEM	PROVIDED	
	MINIMUM LOT SIZE NO LESS THAN 2 AC	YES
MINIMUM 125 GUEST ROOMS	NO	100 ROOMS, VARIANCE REQUESTED
STAFF ON-SITE 24 HOURS A DAY	YES	
ALL UNITS ACCESSED FROM COMMON INTERIOR, CLIMATE CONTROLLED, CORRIDOR	YES	
EACH GUEST ROOM MINIMUM OF 285 SF	YES	285 SF
LOBBY WAITING/ATRIUM AREA WITH MINIMUM 750 SF OR 5 SF PER GUEST ROOM	YES	750 SF
CONFERENCE ROOM/MEETING SPACE A MINIMUM OF 1,200 SF	YES	1,200 SF
LIMITED (SUCH AS BREAKFAST BAR AND OR LIGHT SNACKS, NOT OPEN TO THE PUBLIC) OR FULL SERVICE RESTAURANT	YES	300 SF
PORTE-COCHERE OR OTHER COVERED AREA PROVIDED IMMEDIATELY ADJACENT TO THE BUILDING ENTRANCE NEAREST THE REGISTRATION DESK WITH AN AREA FOR TEMPORARY PARKING OF AT LEAST TWO VEHICLES UNDERNEATH THE COVERED AREA FOR THE GUESTS CHECKING IN OR OUT	YES	

AMENITIES TABLE		
ITEM	PROVIDED	
	MEETING SPACE 5,000 SF OR MORE	NO
INDOOR/OUTDOOR POOL (MINIMUM 600 SF OF WATER SURFACE AREA)	NO	
EQUIPPED WEIGHT ROOM/FITNESS CENTER (MINIMUM 600 SF)	YES	600 SF
PLAYGROUND	NO	
SPORTS COURT	NO	
JOGGING TRAIL (MINIMUM 1/4 MILE IN LENGTH)	NO	
GIFT/PANTRY/SNACK SHOP (MINIMUM 300 SF)	YES	300 SF
OUTDOOR PLAZA AREA (MINIMUM 1,000 SF, EXCLUSIVE OF POOL) CONTAINING SUCH ITEMS AS FIRE PIT, COVERED PATIO, OUTDOOR TV, OUTDOOR KITCHEN, ETC.	YES	1,000 SF
FULL SERVICE RESTAURANT (MINIMUM SEATING CAPACITY OF 35) OPEN TO THE GENERAL PUBLIC SERVING BREAKFAST, LUNCH AND DINNER.	NO	
PER CITY ORDINANCE, 3 AMENITIES REQUIRED		

DETAIL SITE DATA TABLE	
	LOT 2R-2R3 BLOCK B
LAND AREA	89,186 S.F. 2.047 AC.
EXISTING ZONING	PD-295-HC
PROPOSED USE	HOTEL
PARKING REQUIRED (1/ROOM)	100
PARKING REQUIRED (1/200 SF COMMERCIAL AREA)	7.5
TOTAL PARKING REQUIRED	107.5
PARKING SPACES PROVIDED	109
HC SPACES REQUIRED	5
HC SPACES PROVIDED	6
BUILDING AREA (S.F.)	12,490
LOT COVERAGE	14.00%
FRONT YARD PARKING	30%
GROSS FLOOR AREA (S.F.)	46,226
FLOOR AREA RATIO	52%
TOTAL IMPERVIOUS AREA	62,209 SF
BUILDING HEIGHT (FT)	47.5 FT

- LEGEND**
- PROPOSED FIRE LANE AND MUTUAL ACCESS EASEMENT
  - PROPOSED LIGHT DUTY PAVEMENT
  - EXISTING FIRE LANE
  - STAMPED CONCRETE
  - BENCH
  - BENCH WITH SHADE STRUCTURE

**SITE PLAN**  
 LOT 2R-2R3, BLOCK B  
 PROLOGIS PARK ONE TWENTY ONE  
 2.047 ACRES  
 PREPARED 2/13/2026

- PD CONDITIONS:**
- 100 ROOMS PROPOSED. 125 REQUIRED
  - 21,927 SF LANDSCAPE AREA AND 2,742 SF ENHANCED PAVEMENT ON SIDEWALK AROUND BUILDING PROPOSED IN LIEU OF THE 24,669 SF LANDSCAPE AREA REQUIRED.

J.E. HOLLAND SURVEY, ABSTRACT NO. 614  
 CITY OF COPPELL  
 DALLAS COUNTY, TEXAS

OWNER: SHARIF CHOUDHURY, 12222 MERIT DR., STE. 1870, DALLAS, TEXAS 75251 (469) 839-8720  
 ARCHITECT: ALIX CONSTRUCTION & DEVELOPMENT, LLC, 2071 N. COLLINS BLVD, SUITE 200, RICHARDSON, TEXAS 75080 (469) 839-8720  
 ENGINEER: WINKELMANN & ASSOCIATES, INC., 6750 HILLCREST PLAZA DRIVE, SUITE 215, DALLAS, TEXAS 75230 (972) 490-7090

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS SURVEYORS  
 6750 HILLCREST PLAZA DRIVE, SUITE 215, DALLAS, TEXAS 75230 (972) 490-7090 FAX (972) 490-1099  
 LICENSE NO. 20200153246 (Professional Engineer)

**DETAIL PLAN**  
 COPPELL HOTELS  
 COPPELL, TEXAS

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NO.	DATE	REVISION
1.		
2.		
3.		
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5.		
6.		

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

LAST SAVED BY: CCHARLTON February 13, 2026