

**PD CONDITIONS:**

1. THE DIRECTOR OF COMMUNITY DEVELOPMENT SHALL HAVE THE AUTHORITY TO ADMINISTRATIVELY APPROVE THE PROPOSED SIGNAGE FOR THIS DEVELOPMENT IN ACCORDANCE WITH PLANNED DEVELOPMENT REGULATIONS FOR PD-250R8-H AND THE HISTORIC DISTRICT.
2. THE SECOND FLOOR RESIDENCE SHALL BE DEVELOPED IN ACCORDANCE WITH LOCAL ORDINANCE AND BUILDING CODES; AMD SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.

**OWNER & PROFESSIONAL INFORMATION**

**DEVELOPER**  
 DIANA AHMAD  
 767 WEST MAIN ST.  
 COPPELL, TEXAS 75019  
 P: 817-939-3379

**ARCHITECT**  
 BILL PECK  
 WILLIAM PECK AND ASSOC., INC.  
 105 WEST MAIN ST.  
 LEWISVILLE, TX 75057  
 P: 972-221-1424

**LANDSCAPE ARCHITECT**  
 CAROL FELDMAN  
 FELDMAN DESIGN STUDIOS  
 P.O. BOX 832346  
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 T: (972) 980-1730

**CIVIL ENGINEER**  
 MIKE GLENN  
 GLENN ENGINEERING  
 105 DECKER COURT, SUITE 910  
 IRVING, TEXAS 75062  
 P: (972) 717-5151  
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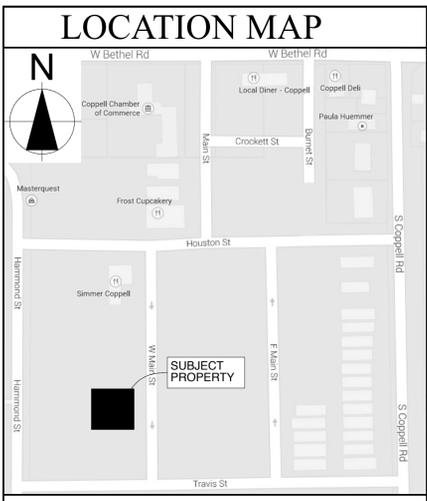
**CODE SUMMARY**

**USE AND OCCUPANCY CLASSIFICATION:**  
 MERCANTILE - 3,134/60 = 53 OCCUPANTS

**TOTAL OCCUPANCY - 53 OCCUPANTS**

**CONSTRUCTION TYPE: V-B**  
**FIRE SPRINKLER SYSTEM: REQUIRED**  
**MINIMUM EXITS REQUIRED: 2 PROVIDED: 2**

ROADWAY IMPACT FEES TO BE ASSESSED FOR INCREASED INTENSITY FROM ORIGINALLY APPROVED SITE PLAN



**SITE DATA TABLE**  
**LOT-4R BLK-D**  
**767 WEST MAIN ST.**

**EXISTING ZONING - PD-250R26R-H**

**PROPOSED ZONING - PD-250R26R2H**

**PROPOSED USE - MIXED USE: PROPOSING TO ADD MEDICAL AND PROFESSIONAL OFFICE USE TO THE CURRENTLY ALLOWED RESTAURANT/RETAIL/RESIDENTIAL USES**

**AREA OF PROPOSED USE - 0.251 ACRES**

**BUILDING AREA CALCULATIONS**  
 A/C SPACE:  
 ICE CREAM SHOP - 775 SQ. FT.  
 RESTAURANT - 2,359 SQ. FT.  
 RESIDENCE - 1ST FLOOR (ENTRY) - 410 SQ. FT.  
 2ND FLOOR - 4,600 SQ. FT.

**FRONT PORCH - 665 SQ. FT.**  
**GARAGES - 960 SQ. FT.**  
**BALCONY - 376 SQ. FT.**  
**FIRE RISER ROOM - 56 SQ. FT.**

**TOTAL BUILDING FOOTAGE - 10,201 SQ. FT.**

**BUILDING HEIGHTS (T.O. PARAPET) : 33'-11"**

**PARKING CALCULATIONS:**

**RESIDENCE**  
 REQUIRED - 5 SPACES  
 PROVIDED - 4 SPACES (GARAGE) + 4 SPACE = 8 TOTAL SPACES

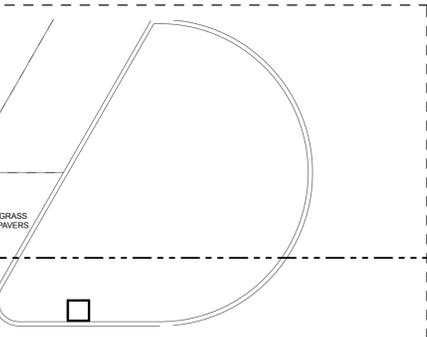
**ARTSY CAKERY**  
 REQUIRED - 778.5/ 100 = 8 SPACES

**RESTAURANT**  
 REQUIRED - 2,299/ 100 = 23 SPACES  
 PROVIDED PARKING - SHARED PARKING + 5 SPACES  
 OR  
 PROFESSIONAL OFFICE  
 REQUIRED - 2299/ 300 = 8 SPACES  
 OR  
 MEDICAL OFFICE  
 REQUIRED 2299/175 = 14 SPACES

**REQUIRED TOTAL - 37 SPACES WITH RESTAURANT PROVIDED TOTAL - SHARED PARKING + 13 SPACES (NOTE: SQUARE FOOTAGE FOR PARKING CALCULATIONS DOES NOT INCLUDE GARAGES OR PORCHES)**

**PROPOSED LOT COVERAGE - 48%**

TYPE	AREA	FACTOR	REQUIRED	PROVIDED ON-SITE	PROVIDED SHARED	TOTAL PROVIDED
RESIDENTIAL						99
TOWNHOUSE PH I - IV + George Unit	96 UNITS	2.5	240	212	22	234
RETAIL R3 APARTMENT	1	2.5	3	4		4
RETAIL R4 APARTMENTS	2	2.5	5	8		8
RETAIL						18041
RETAIL R1 (Tangerine Salon)	5039	200	25	2	13	15
RETAIL R3	2577	200	13	5	8	13
COTTAGE 11 (former Frost Cupcakery)	3826	200	19	2	3	5
COTTAGE 13 (Remainder Retail)	964	200	5			
SERVICE S1	2288	200	11	6	7	13
OFFICE SERVICE						25301
COTTAGE 05	1430	300	5	2	0	2
COTTAGE 06	1857	300	6	2	0	2
COTTAGE 09	1565	300	5	3	4	7
COTTAGE 10	1696	300	5	2	4	6
COTTAGE 12	2848	300	9	2	5	7
COTTAGE 14 (PenceOffice)	1448	300	5	2	3	5
RETAIL R2	3000	300	10	9	5	14
SERVICE S2	5531	300	18	7	6	13
RETAIL R5	3974	300	13	4	8	12
GEORGE - OFFICE	2042	300	7	2	5	7
RESTAURANT	2359	100	24	0	9	9
ICE CREAM SHOP	775	100	8	4	0	5
RESTAURANT						22786
LOCAL DINER	3574	100	36	35	11	46
GEORGE	3186	100	32	0	10	10
TWISTED	8026	100	80	0	13	13
RESTAURANT F2	8000	100	80	0	9	9
MEDICAL						2144
COTTAGE 13	2144	175	12	3	6	9
PAVILLON	EXCLUDED FROM PARKING REQUIREMENTS					
THEATER						
HALL	445 SEATS	1:3	149	90	53	143
BLACK BOX	175 SEATS	1:3	59			
MULTI-PURPOSE EVENT	1966		20			
PD-250R28-H			118	30	15	45
SHARED ON-STREET						389
TOTAL ALL			1022	436	608	1045
TOTAL RESIDENTIAL ONLY			248	224	22	246
TOTAL COMMERCIAL ONLY			656	182	586	769



**1 DETAILED SITE PLAN**  
 SCALE: 1" = 10'



2024-07-19

These plans are intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and checked by a professional engineer or architect before construction. The Designer, Architect, Engineer, or other professional responsible for the design of the structure, shall be responsible for the construction or purchases being made. It is recommended that the owner or builder obtain a copy of the local, state, and federal codes, ordinances, and regulations that apply to the project. THESE CONSTRUCTION DOCUMENTS AND THERE USE ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. ANY REPRODUCTION OR TRANSMISSION OF THESE DOCUMENTS IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC. ALL RIGHTS RESERVED.

**MIXED-USE**  
 2026-02-13: ZONING

**WILLIAM PECK & ASSOCIATES INC.**  
**ARCHITECTS**  
 Lewisville, TX 972) 221-1424

**REVISIONS**

NO.	DATE	DESCRIPTION
1	2022-11-08	CITY COMMENTS
	2022-08-26	ISSUE DATE: 2022-08-26
	2022-08-08	FOR P&Z REVIEW
	2022-08-26	FOR PERMIT
	2023-12-04	FOR P&Z REVIEW
	2024-07-19	AS-BUILT SET

Scale: REF. PLAN  
 Drawn: M.W.  
 Job: 22-172-001  
 Sheet Number: **A-005**  
 SHEET 5 OF 58