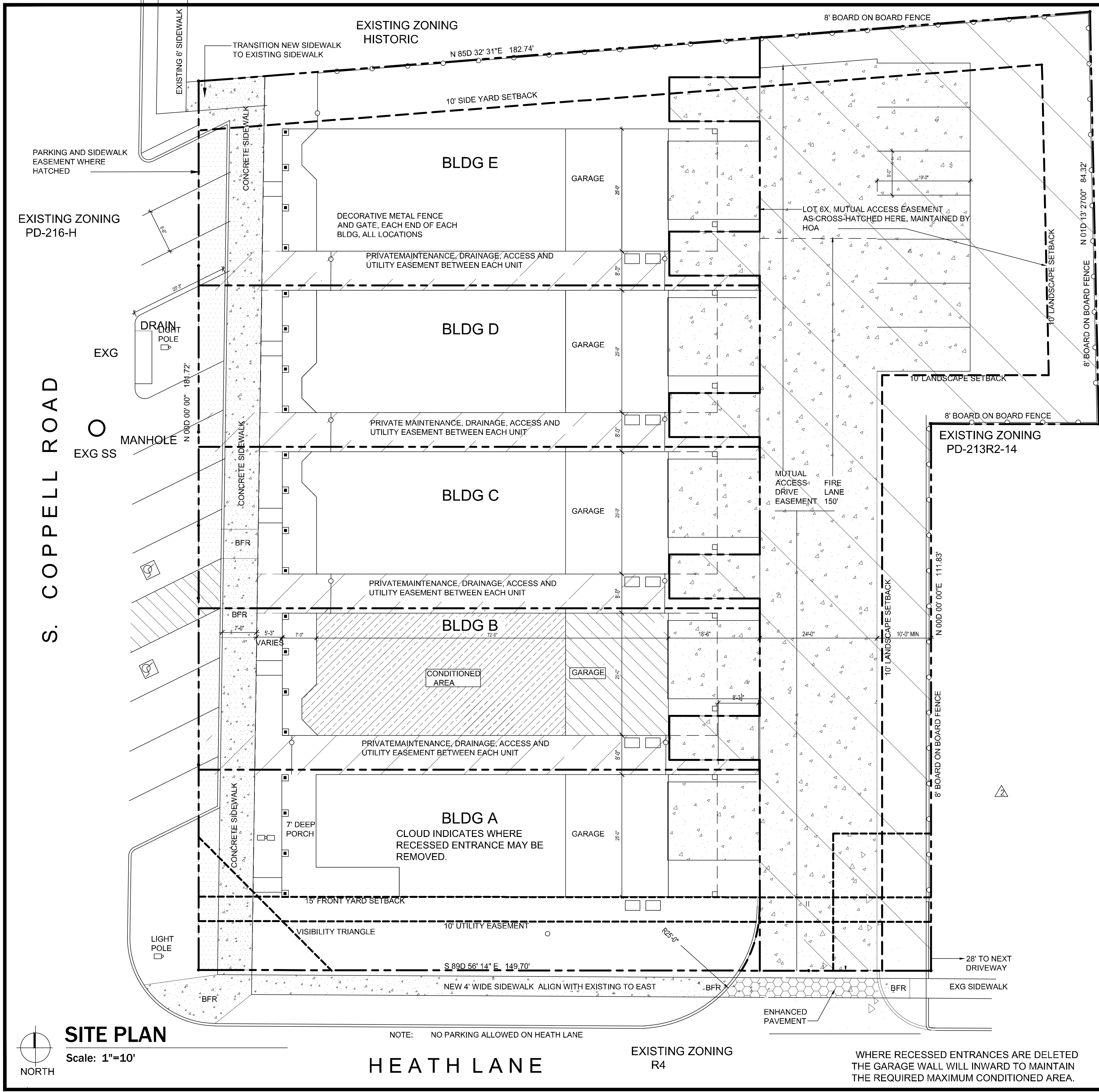


Exhibit B - Site Plan



SITE PLAN

Scale: 1"=10'

HEATH LANE

EXISTING ZONING R4

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

NOTE: NO PARKING ALLOWED ON HEATH LANE

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: 0.36

560 S. COPPELL ROAD, 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

- 8 BOARD ON BOARD FENCE WITH TRIM CAP PROPOSED IN LIEU OF THE REQUIRED 6' BRICK SCREENING WALL ON THE EASTERN PROPERTY LINE.
- 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.
- THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREA LOT, THE LANDSCAPE ISLANDS ON COPPELL ROAD AND THE PERIMETER FENCING.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH ORDINANCE REQUIREMENTS.
- GARAGES SHALL NOT BE USED FOR BUSINESS FUNCTIONS.
- SCREENING OF SECOND FLOOR PATIO AREA IS REQUIRED TO REDUCE SIGHT LINES TO THE ADJACENT RESIDENCES TO THE EAST.
- ONE UNIT MAY BE A HIGH PARKING GENERATOR (1 SPACE PER 175 SQUARE FEET). THIS INCLUDES USES SUCH AS MEDICAL, DENTAL, OR CHIROPRACTOR OFFICE.
- ALL FIVE UNITS MAY BE ALLOWED FOR UP TO 800 SF RETAIL / SERVICE USE ON THE FIRST FLOOR.
- ALL BUILDINGS MAY BE ALLOWED FOR PROFESSIONAL OFFICE USE.
- 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.
- ALL BUILDINGS MAY BE RESIDENTIAL USE WITH A HOME-BASED BUSINESS AS DEFINED IN THE ORDINANCE TO BE ADOPTED, IF APPROVED.
- A CERTIFICATE OF OCCUPANCY SHALL BE REQUIRED BY THE HOMEOWNER/COMMERCIAL BUSINESS OWNER OF THE PROPERTY.

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GPF
 Architects
 LLC

549 E. SANDY LAKE ROAD
 SUITE 100
 COPPELL, TEXAS 75019
 TEL: (972) 824-7966

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 1748
 ALLEDO, 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	
REVISED PD	
9/20/2023	
CITY COMMENTS	
2025-12-12	
CITY COMMENTS	
2025-02-12	

DATE	ISSUE FOR ZONING
11/20/2023	
DRAWN	
GF	
CHECKED	
GF	
SCALE	
AS SHOWN	
JOB NO.	
290	
SHEET	

A1.0

OF SHEETS