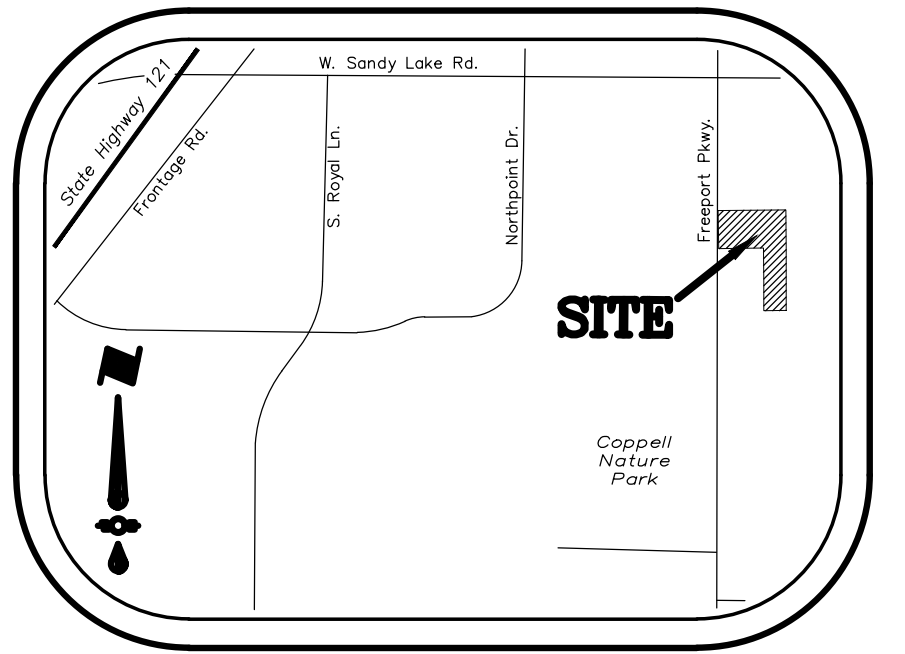
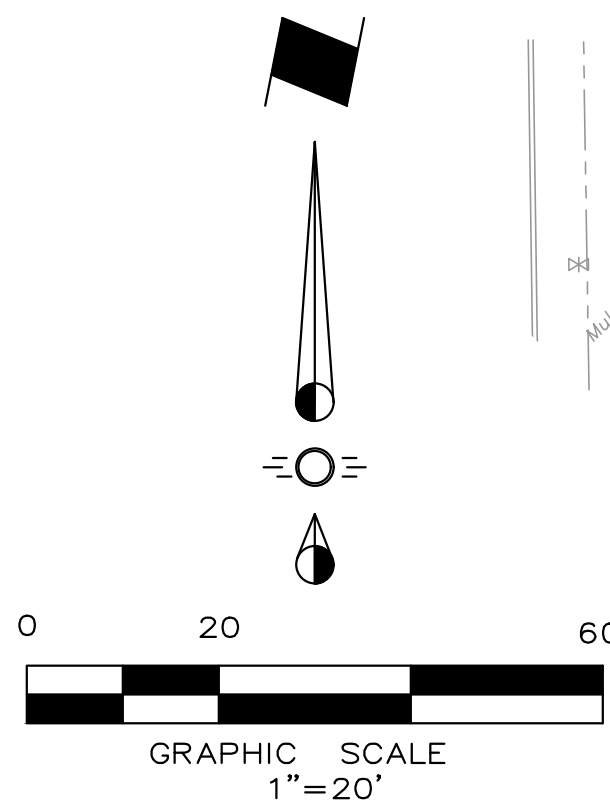




VICINITY MAP
NTS

SITE DATA TABLE

188 Freepoint Parkway
Coppell, Texas 75019

Zoning:

Proposed Use:

Lot Area:

Building Height Information:

Building Area Information:

Office

Warehouse

Total Building Area

Lot Coverage:

Floor to Area Ratio (FAR):

Parking Required:

Office

Warehouse

Total Parking Required:

Parking Provided:

ADA Spaces Required

ADA Spaces Provided

Total Impervious Area:

Impervious Percentage:

Total Pervious Area:

Pervious Percentage:

LI - Light Industrial

Office/Warehouse

2.808 Acres (122,328 SF)

16' Office (Front)

22' Warehouse (Rear)

Office

Warehouse

15

6

21

24

1

1 (Van)

33,275 SF

27.2%

89,053 SF

72.8%

LEGEND

- Firelane
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

OWNER

O'Neal Commercial Painting, LLC
200 E. Belt Line Rd., Ste 502
Coppell, Texas 75019
Phone (214) 972-7881
Contact: Justin O'Neal

ENGINEER:

Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 957-5141
Contact: Nicolas Ehringer, P.E.

SURVEYOR:

Ringley & Associates
701 S. Tennessee St.
McKinney, TX. 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

SITE BENCHMARKS

BM-1 = "X" in a concrete curb inlet in the north end and near the middle of the inlet, on the east side of Freepoint Parkway, 85± north of the northwest corner of the subject property. Elev. = 502.74

BM-2 = "X" on top of a concrete curb on the eastern edge of a concrete driveway, near the midpoint of the curve on the southwest adjoiner property (Lot 1, Block A, SFS Addition), 17± south of a dumpster area and 110± north of the southwest corner of the subject property. Elev. = 495.97

CITY BENCHMARK USED FOR CONTROL

#17 = City of Coppell Aluminum marker set in the top of curb of the parking lot opposite the front doors of Wilson Elementary at 200 N. Coppell Rd., approximately 36' (feet) east of the center line of said Coppell Rd. Elev. = 515.37

#18 = City of Coppell Aluminum marker set in the south side of an inlet on the east side of northbound Royal Ln., approximately 123' (feet) south of the center of a bridge over Cottonwood Creek. Elev. = 515.12

VARIANCE REQUESTS:

1.) THIS SITE PLAN IS REQUESTING A VARIANCE TO SECTION 13-8-3.A.18.D OF THE CITY SUBDIVISION ORDINANCE: "ALL NON-RESIDENTIAL LOTS ON A DIVIDED THOROUGHFARE SHALL HAVE DIRECT OR INDIRECT ACCESS TO A MEDIAN OPENING. INDIRECT ACCESS SHALL BE PROVIDED THROUGH A SERIES OF FIRE LANES AND MUTUAL ACCESS EASEMENTS."

2.) THIS SITE PLAN IS REQUESTING A VARIANCE TO SECTION 13-8-3.D.3, WHEREBY ALL LOTS SHALL BE ADJACENT TO A DEDICATED STREET

Issue Date	Description
1 4/14/2025	
2 5/9/2025	
3	
4	
5	
6	

CROSS
ENGINEERING CONSULTANTS

1720 W. Virginia Street
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-5935

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
NICOLAS B. EHRLINGER,
P.E. NO. 146564
ON 5/9/2025.
IT IS NOT TO BE USED
FOR CONSTRUCTION
PURPOSES.

SITE PLAN
O'NEAL COMMERCIAL PAINTING
OFFICE/WAREHOUSE - 2.808 ACRES
LOT 1, BLOCK A, ONEAL PAINTING ADDITION
JOHN F. VEST SURVEY, ABSTRACT NO. 1508

ZONING: LIGHT INDUSTRIAL (LI)

Sheet No.

SP-1

Project No.

24089