

**Propose PD Conditions – Magnolia Park North Addition**  
**(2013-02-26)**

A 5.414 acre tract – Located on Highway 121 North bound service road, south of Denton Tap

**Present Zoning** – Commercial

**Propose Zoning** – PD–SF-7

**Propose Use Regulations**

Any use permitted in SF-7 with the following modifications:

**Area Regulations**

**Dwellings** - All dwellings shall be detached.

**Front Yard** – Minimum 15 feet

**\*Side Yard** - Minimum 5 feet

**Rear Yard** - Minimum 15 feet

**Lot Area** – Minimum 6,000 square feet

**Average Lot Area for Entire Site** – Minimum 6,400 square feet

**\*Minimum Lot Width** – 60 feet

**Minimum Lot Depth** – 100 feet

**Minimum Dwelling Size** – 2,000 square feet, exclusive of garages, breezeways and porches.

**\*Maximum Lot Coverage** - 60 percent of the total lot area may be covered by the combined area of the main buildings and accessory buildings.

**Maximum Height of Structure** – 35 feet

**Parking/Driveway Regulations:**

Two enclosed parking spaces shall be provided behind the front yard setback line.

**Type of Exterior Construction:**

At least 80 percent of the exterior walls of the first floor of all structures shall be of masonry construction exclusive of doors, windows, and the area above the top plate line.

Each story above the first floor of a straight wall structure shall be at least 80 percent masonry exclusive of doors, windows, and the area above the top plate line.

**Tree Retribution:**

A tree removal permit shall be required prior to the removal of any trees.

**Homeowners Association:**

The homeowners association shall maintain all Common Lots and perimeter fences.

Lots 1X - 3X and perimeter fences shall be maintained by the Homeowners Association.

Homeowners Association documents shall be submitted, reviewed and approved to the City in accordance with the Code of Ordinances.

**Subdivision Regulation:**

Property shall be platted in accordance with the Subdivision Ordinance, except as amended herein.

The property shall be developed and used in accordance with the SF-7 development standards under the Coppell Zoning Ordinance, except as amended in the special conditions as indicated on the Zoning Exhibit/Site Plan, Landscaping Plan / Tree Survey, and Wall Details.

Lots 12 - 28 will have no alley access.

Garage to be 22 foot set back

Street is public, build as shown in the detail on preliminary engineering plans.