

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF COPPELL, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM S-1033R5-SF-12 (SPECIAL USE PERMIT-1033 REVISION 5-SINGLE-FAMILY-12) TO S-1033R6-SF-12 (SPECIAL USE PERMIT-1033 REVISION 6-SINGLE-FAMILY-12), TO APPROVE A REVISED SITE AND LANDSCAPE PLAN, THE EXTENSION OF THE FIRE LANE, AND THE ADDITION OF 46 PARKING SPACES ON 4.85 ACRES OF PROPERTY LOCATED AT 140 S. HEARTZ ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, LANDSCAPE PLAN AND TRAFFIC & SITE PLAN, ATTACHED HERETO AS EXHIBITS “B”, “C” AND “D” RESPECTIVELY; PROVIDING DEVELOPMENT REGULATIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Planning and Zoning Commission and the governing body of the City of Coppel, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Coppel, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said governing body is of the opinion that Zoning Application No. S-1033R6-SF-12 should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance and Map of the City of Coppel, Texas, duly passed by the governing body of the City of Coppel, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning from S-1033R5-SF-12 (Special Use Permit 1033 Revision 5-Single-Family 12) To S-1033R6-SF-12 (Special Use Permit 1033 Revision 6-Single-Family 12), to allow and maintain a primary and immediate education facility and approve a revised site and landscape plan, the extension of the fire lane, and the addition of 46 parking spaces on

4.85 acres of property located at 140 S. Hartz Road and being more particularly described in Exhibit “A” attached hereto and made part hereof for all purposes, subject to special conditions.

**SECTION 2.** That Special Use Permit 1033R6-SF-12 is hereby approved subject to the following special conditions:

- A. Except as amended herein and as provided in this Ordinance, the property shall be developed in accordance with the Special Use Permit zoned property as set forth in Ordinance 91500-A-689 which is incorporated herein as set forth in full and hereby republished.
- B. Charter school shall be licensed and maintained in accordance with state law and may provide instruction for Kindergarten through eight (8th) grade.
- C. The student enrollment capacity shall not exceed five hundred (500) students.
- D. All landscaping shall be maintained in a healthy and growing condition as is appropriate for the season of the year in accordance with attached Landscape Plan. Additionally, the owner/occupant shall maintain mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. The owner/occupant shall replace any non-living landscaping.
- E. All fence and screening shall be submitted, reviewed and/or permitted for code compliance and be maintained in good condition.

**SECTION 3.** That the Site Plan, Landscape Plan and Traffic Plan and all comments and notes set forth therein, attached hereto as Exhibits “B”, “C” and “D” are made a part hereof for all purposes, and hereby approved as special conditions.

**SECTION 4.** That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Coppell, as heretofore amended, and as amended herein.

**SECTION 5.** That the development of the property herein shall be in accordance with building regulations, zoning ordinances, and any applicable ordinances except as may be specifically altered or amended herein.

**SECTION 6.** That all provisions of the Ordinances of the City of Coppell, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 8.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 9.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Coppell, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 10.** That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Coppell, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

APPROVED:

\_\_\_\_\_  
KAREN SELBO HUNT, MAYOR

ATTEST:

\_\_\_\_\_  
CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
ROBERT E. HAGER, CITY ATTORNEY

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS**

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**DULY PASSED** by the City Council of the City of Coppel, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

APPROVED:

\_\_\_\_\_  
KAREN SELBO HUNT, MAYOR

ATTEST:

\_\_\_\_\_  
CHRISTEL PETTINOS, CITY SECRETARY

## EXHIBIT A

### Legal Description

Being all that certain lot, tract, or parcel of land situated in the S. Henderson Survey, Abstract No. 629, City of Coppell, Dallas County, Texas, and being all of Lot 1R, Block A, of the Christ Our Savior Lutheran Church, an addition to the City of Coppell, Dallas County, Texas, recorded in Document Number 2009-00239191, of the Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNNING at a 1/2" capped rebar found, stamped "pfiser" in the east line of Hartz road, same being the southwest corner of a tract of land described as Royal Oaks Addition and addition to the City of Coppell according to the plat thereof, recorded in Instrument Number 2011-00213638, Map Records, Dallas County, Texas, and being the northwest corner of said Christ Our Savior Church Addition;

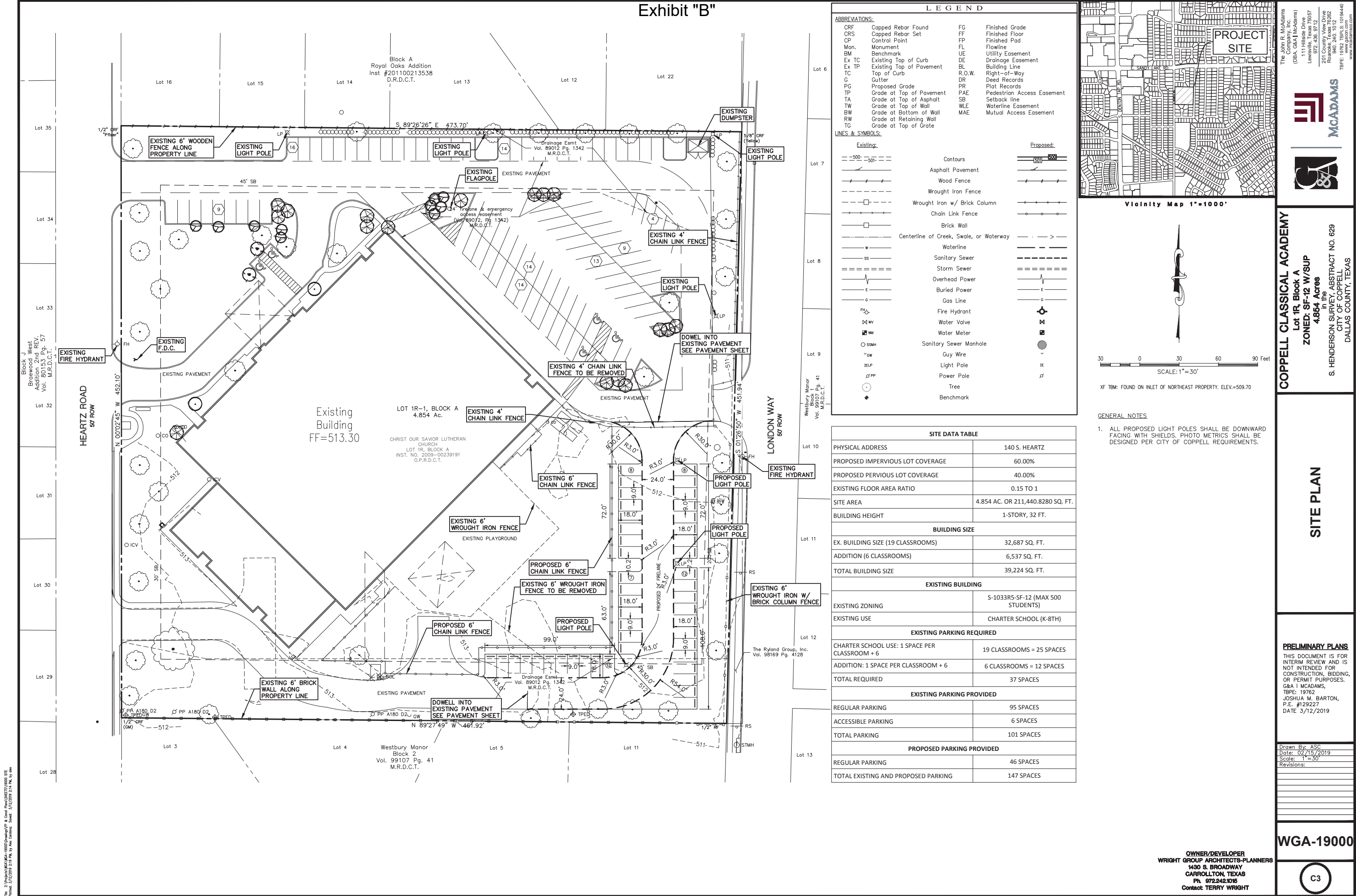
THENCE S 89°26'26" E, with the south line of said Royal Oaks Addition, and the north line of said Christ Our Savior Church Addition, a distance of 473.70 to a 5/8" capped rebar found stamped "yellow", being the northeast corner of said Christ Our Savior Church Addition, being the southeast corner of said Royal Oaks Addition, and being in the west line of London Way;

THENCE S 01° 26'50" W, with the east line of said Christ Our Savior Church Addition, and the west line of London Way, a distance of 451.94 feet, to a 1/2" rebar found being the southeast corner of said Christ Our Savior Church Addition, and being the northeast corner of Westbury Manor, recorded in Volume 99107, Page 41, of the Map Records, Dallas County, Texas;

THENCE N 89°27'49" W, with the south line of said Christ Our Savior Church Addition, and the north line of said Westbury Manor, a distance of 461.92 feet to a 1/2" capped rebar found stamped "GM", being the southwest corner of said Christ Our Savior Church Addition, and the same being the northwest corner of said Westbury Manor, and being on the east line of Hartz Road;

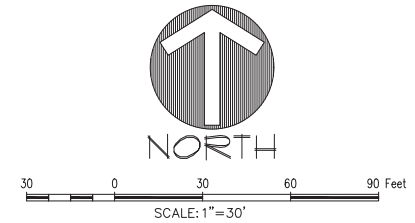
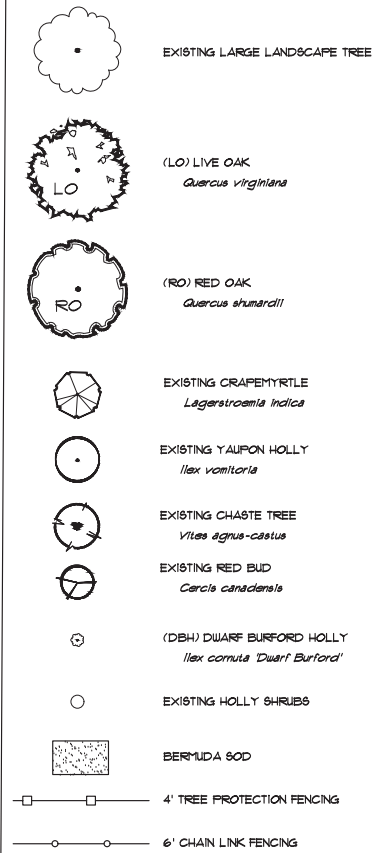
THENCE N 00°02'45" W, with the west line of said Christ Our Savior Church Addition, and the east line of Hartz Road, a distance of 452.10 feet to the POINT OF BEGINNING and containing approximately 4.854 acres of land.

Exhibit "B"



File: Z:\Projects\WGA-19000\Drawings\TP & Civil\Drawings\19000 SITE  
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**LANDSCAPE REQUIREMENT COMPLIANCE**  
City of Coppell  
Coppell Classical Academy

PERIMETER LANDSCAPING			
STANDARD	PERIMETER	REQUIRED	PROVIDED
Buffer Width	South Property Line	10' Buffer	10' Buffer
	North Property Line	10' Buffer	4' - 10' Buffer
	Heartz Road	15' Buffer	15' Buffer
	London Way	15' Buffer	15' Buffer
Trees Required 1 per 50 L.F.	South Property Line	462/50= 9	(3) Existing Trees (6) Trees, 3" Cal
	North Property Line	473/50= 9	(6) Existing Trees (3) Trees, 3" Cal
	Heartz Road	453/50= 9	(9) Existing Trees
	London Way	453/50= 9	(7) Existing Trees (2) Trees, 3" Cal
INTERIOR LANDSCAPING			
STANDARD		REQUIRED	PROVIDED
10% of parking area	56,642 s.f. of Parking Area	56,642 * .10=5,664	5,809 s.f.
Trees Required 1 per 400 S.F. parking	(15) Trees (18) parking islands overgreen screen, 30" H.L.	1,715/400=4.2	12 Existing Trees (9) Trees, 3" cal. (18) parking islands
NON-VEHICULAR OPEN SPACE			
STANDARD	AREA	REQUIRED	PROVIDED
15% of Open Space 50% in Front Yard	211,615-37,760=173,855	173,855/15%=26,078 26,078/50%=13,839	56,951 S.F. 35,297 S.F.
Trees Required 1 per 3,000 S.F.		(55) TREES	(54) EXISTING (9) Trees, 3" cal.
LOT COVERAGE PERCENTAGE			
IMPERVIOUS		PERVIOUS	
60%		40%	
EXISTING LANDSCAPE VARIANCE			
1) Perimeter landscape buffer being provided along the northwest property line in the proposed 10' Landscape Easement of the existing car wash site.			

- 1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- 2) Contractor is responsible for verifying location of all underground utilities prior to construction.
- 3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- 4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- 5) Landscape edging shall be located as noted on plan.
- 6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- 7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- 8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees shall be minimum 10' clear trunk branching height of nine feet.
- 9) All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- 10) Landscape areas shall be kept free of trash, litter and weeds.
- 11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- 12) Irrigation Controller to have a Rain and Freeze Stat.
- 13) All landscape is to be greater than 8 feet from all underground utilities.
- 14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letting of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
10	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
10	RED OAK	Quercus shumardii	3"	10'-12'	Per Plan	Single Trunk
116	DWARF BURFORD HOLLY	Ilex cornuta 'Dwarf Burford'	5gal.	30"	3'-0"	Full

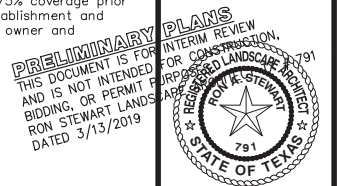
ALL LANDSCAPED AREAS SHALL BE FULLY IRRIGATED AND AN IRRIGATION PLAN WILL BE REQUIRED WITH THE BUILDING PERMIT.

- ANY PROPOSED LIGHTING WILL COMPLY WITH LIGHTING REGULATIONS.
- NO TREES 6" IN CALIPER OR MORE TO BE REMOVED FROM SITE
- CONTRACTOR TO VERIFY THAT ALL EXISTING COMPLIANT LANDSCAPE IS IN GOOD CONDITION

**COPPELL CLASSICAL ACADEMY**  
**ZONED: SF-12 W/SUP**

**Lot 1R, Block A**  
**4.854 Acres**  
In the  
S.S. HENDERSON SURVEY, ABSTRACT NO. 629  
CITY OF COPPELL  
DALLAS COUNTY, TEXAS

# LANDSCAPE PLAN



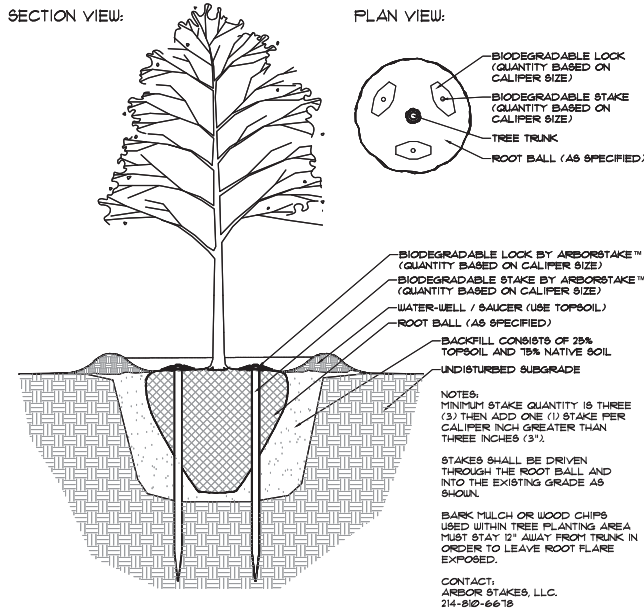
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Revisions:  
03/07/2019  
03/13/2019

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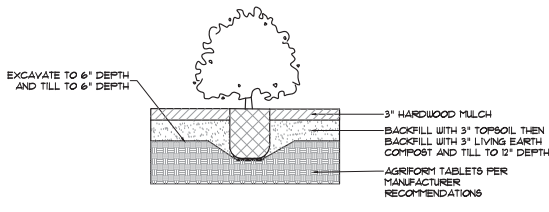
**OWNER/DEVELOPER**  
**WRIGHT GROUP ARCHITECTS-PLANNERS**  
**1430 S. BROADWAY**  
**CARROLLTON, TEXAS**  
**Ph. 972.242.1015**  
**Contact: TERRY WRIGHT**

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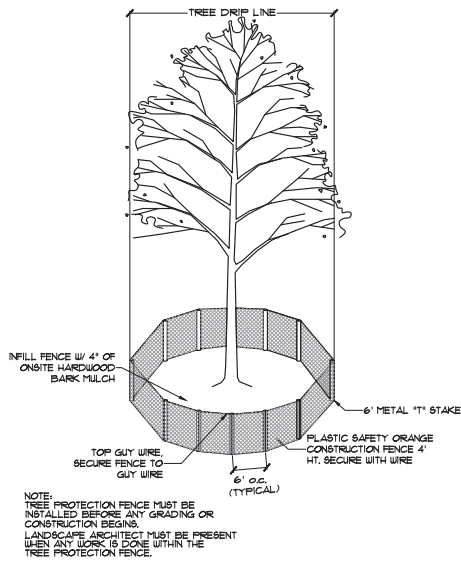




1. BELOWGROUND TREE STAKING DETAIL  
1/4"=1'



2. SHRUB PLANTING DETAIL  
1/2"=1'



3. TREE PROTECTION FENCING  
NTS

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
  - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
  - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
  - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
  - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
  - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
  - 2) All trees within the project area shall be pruned to:
    - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
    - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
    - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
    - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
  - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
  - 4) No more than 20 percent of live foliage shall be removed from any tree.
  - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
  - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
  - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
  - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
  - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
  - 2) Fences shall be erected to protect trees to be preserved prior ro construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
  - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written perission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
  - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
  - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
  - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
  - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
  - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
  - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

The John R. McAdams Company, Inc.  
(DBA: G&A McAdams)  
111 Hillside Drive  
Lewisville, Texas 75057  
972.436.9712  
201 Country View Drive  
Richardson, Texas 75082  
972.440.1012  
TBB# 19762 TBB#S:10194440  
www.gamco.com  
www.gamco2020.com



COPPELL CLASSICAL ACADEMY

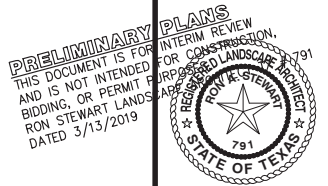
ZONED: SF-12 W/SUP

Lot 1R, Block A

4.864 Acres

S. HENDERSON SURVEY, ABSTRACT NO. 629  
CITY OF COPPELL  
DALLAS COUNTY, TEXAS

LANDSCAPE PLAN



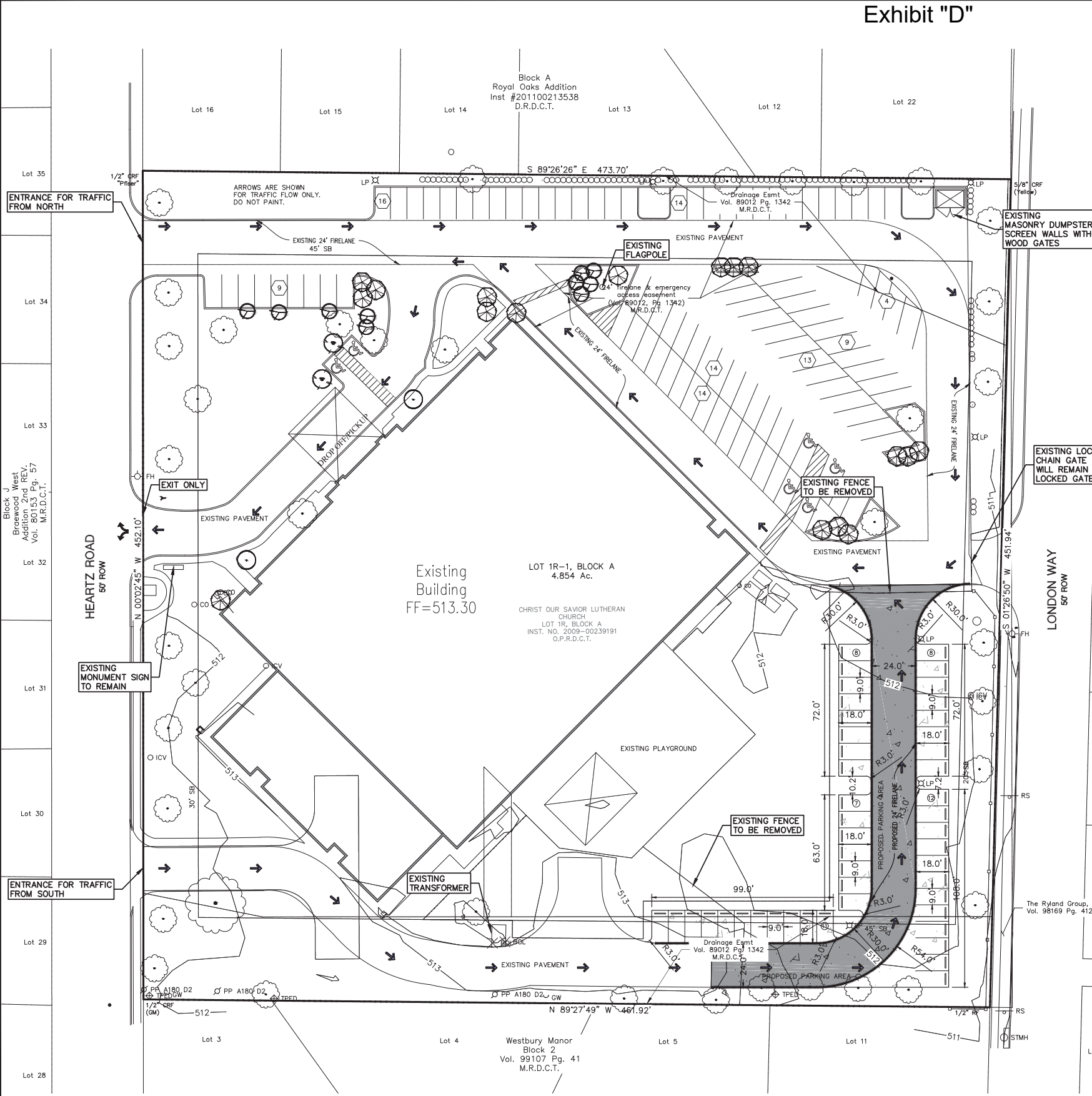
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Scale:  
Revisions:  
03/13/2019

WGA-19000

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OWNER/DEVELOPER  
WRIGHT GROUP ARCHITECTS-PLANNERS  
1430 S. BROADWAY  
CARROLLTON, TEXAS  
Ph. 972.242.1015  
Contact: TERRY WRIGHT

Exhibit "D"



**LEGEND**

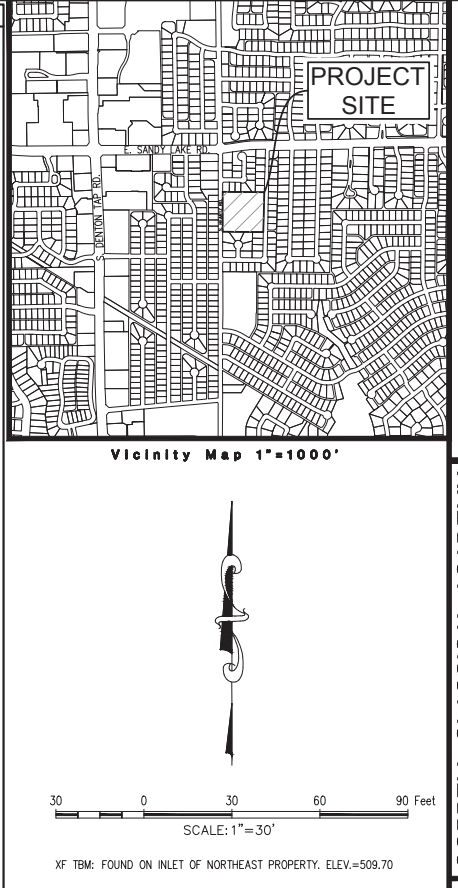
**ABBREVIATIONS:**

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Gate		

**LINE & SYMBOLS:**

Existing:	Contours	Proposed:
---500---501---	Asphalt Pavement	---501---500---
---+---+---+---	Wood Fence	---+---+---+---
---+---+---+---	Wrought Iron Fence	---+---+---+---
---+---+---+---	Wrought Iron w/ Brick Column	---+---+---+---
---+---+---+---	Chain Link Fence	---+---+---+---
---+---+---+---	Brick Wall	---+---+---+---
---+---+---+---	Centerline of Creek, Swale, or Waterway	---+---+---+---
---+---+---+---	Waterline	---+---+---+---
---+---+---+---	Sanitary Sewer	---+---+---+---
---+---+---+---	Storm Sewer	---+---+---+---
---+---+---+---	Overhead Power	---+---+---+---
---+---+---+---	Buried Power	---+---+---+---
---+---+---+---	Gas Line	---+---+---+---
---+---+---+---	Fire Hydrant	---+---+---+---
---+---+---+---	Water Valve	---+---+---+---
---+---+---+---	Water Meter	---+---+---+---
---+---+---+---	Sanitary Sewer Manhole	---+---+---+---
---+---+---+---	Guy Wire	---+---+---+---
---+---+---+---	Light Pole	---+---+---+---
---+---+---+---	Power Pole	---+---+---+---
---+---+---+---	Tree	---+---+---+---
---+---+---+---	Benchmark	---+---+---+---

SITE DATA TABLE	
PHYSICAL ADDRESS	140 S. HEARTZ
PROPOSED IMPERVIOUS LOT COVERAGE	60.00%
PROPOSED PERVIOUS LOT COVERAGE	40.00%
EXISTING FLOOR AREA RATIO	0.15 TO 1
SITE AREA	4.854 AC. OR 211,440.8280 SQ. FT.
BUILDING HEIGHT	1-STORY, 32 FT.
BUILDING SIZE	
EX. BUILDING SIZE (19 CLASSROOMS)	32,687 SQ. FT.
ADDITION (6 CLASSROOMS)	6,537 SQ. FT.
TOTAL BUILDING SIZE	39,224 SQ. FT.
EXISTING BUILDING	
EXISTING ZONING	S-1033RS-SF-12 (MAX 500 STUDENTS)
EXISTING USE	CHARTER SCHOOL (K-8TH)
EXISTING PARKING REQUIRED	
CHARTER SCHOOL USE: 1 SPACE PER CLASSROOM + 6	19 CLASSROOMS = 25 SPACES
ADDITION: 1 SPACE PER CLASSROOM + 6	6 CLASSROOMS = 12 SPACES
TOTAL REQUIRED	37 SPACES
EXISTING PARKING PROVIDED	
REGULAR PARKING	95 SPACES
ACCESSIBLE PARKING	6 SPACES
TOTAL PARKING	101 SPACES
PROPOSED PARKING PROVIDED	
REGULAR PARKING	46 SPACES
TOTAL EXISTING AND PROPOSED PARKING	147 SPACES



**PAVING SPECIFICATIONS:**

	PROPOSED PARKING AREA
	PROPOSED FIRE LANE

**OWNER/DEVELOPER**  
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Ph. 972.242.1015  
Contact: TERRY WRIGHT

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
G&A I MCADAMS, TBPE: 19762  
JOSHUA M. BARTON, P.E. #129227  
DATE: 3/12/2019

**TRAFFIC & SITE PLAN**

**WGA-19000**

**C3**

**COPELL CLASSICAL ACADEMY**  
Lot 1R, Block A  
ZONED: SF-12 W/SUP  
in the 4.868 Acres  
S. HENDERSON SURVEY, ABSTRACT NO. 629  
CITY OF COPELL  
DALLAS COUNTY, TEXAS

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File: 2:\Projects\WGA-19000\Drawings\Traffic\19000 TRAFFIC PLAN  
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