



OWNER INFORMATION

VARNELL HOLDINGS, LLC
JEFF VARNELL
1601 E. SANDY LAKE ROAD
COPPELL, TX 75019

SITE DATA TABLE

A 1.494 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE WESTERN PERRY SURVEY, ABSTRACT NO 1152, DALLAS, COUNTY, TEXAS, AND BEING A PART OF A CALLED 38.1 ACRE TRACT OF LAND DESCRIBED IN VOLUME 3840, PAGE 185 OF THE DEED RECORDS OF DALLAS COUNTY TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO PEARL C. HARRINGTON AS RECORDED IN VOLUME 97200, PAGE 1054, DEED RECORDED, DALLAS, COUNTY, TEXAS.

EXISTING ZONING: PD-260R2-R
PROPOSED ZONING: PD-260R3-R

EXISTING LAND USE: COMMERCIAL WITH 1 LIVE/WORK SINGLE
FAMILY RESIDENCE ALLOWED IN THE PRIMARY BUILDING

SQUARE FOOTAGE OF BUILDINGS:

A. PRIMARY BUILDING:	2,054 S.F.
B. GARAGE/STORAGE	625 S.F.
C. ENCLOSED STORAGE	625 S.F.
D. COVERED PATIO AREA	1,250 S.F.
E. RENTAL BUILDING:	140 S.F.

ACCESSORY STRUCTURES

F. STEEL FRAME OPEN AIR CANOPY 1,296 S.F.	
G. STORAGE SHEDS (2 TOTAL) (150 S.F. MAX EACH)	300 S.F.

TOTAL: 6,290 S.F.

BUILDING HEIGHT:

PRIMARY BUILDING:	1 STORY +/- 16 FT.
GARAGE	1 STORY +/- 16 FT.
STORAGE	1 STORY +/- 16 FT.
COVERED PATIO AREA	1 STORY +/- 16 FT.
RENTAL BUILDING:	1 STORY +/- 11 FT.

ACCESSORY STRUCTURES:

STEEL FRAME OPEN AIR CANOPY	7 FT.
ACCESSORY STRUCTURE STORAGE SHEDS IN REAR YARDS	10 FT.

PARKING:	REQUIRED	PROVIDED
PRIMARY BUILDING:	10	10
GARAGE/STORAGE	1	1
ENCLOSED STORAGE	1	1
COVERED PATIO AREA		
RENTAL BUILDING:	1	39
TOTAL:	13	51

LOT COVERAGE: 9.7%

BUILDING F.A.R. 9.7%

FLOODPLAIN INFORMATION:

THE PROPERTY DOES NOT LIE WITHIN THE FEMA 100 YEAR
FLOODPLAIN, PER FEMA MAP 48113C0155K, DATED JULY 7, 2014

BUILDING SETBACKS:

FRONT YARD:	50 FT.
SIDE YARD (WESTERN PROPERTY LINE)	30 FT.
SIDE YARD (EASTERN PROPERTY LINE)	15 FT.
REAR YARD	20 FT.

SHEET: SITE PLAN

PROJECT: TRINITY RIVER KAYAK COMPANY
1601. E. SANDY LAKE ROAD
COPPELL, TEXAS

PROJECT INFO:

LOT 1, BLOCK A, TRINITY RIVER KAYAK SUBDIVISION
1.494 ACRE TRACT IN THE WESTON PERRY SURVEY,
ABSTRACT NO. 1152, DALLAS, COUNTY, TEXAS

