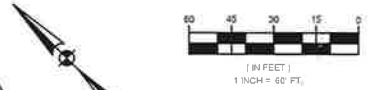
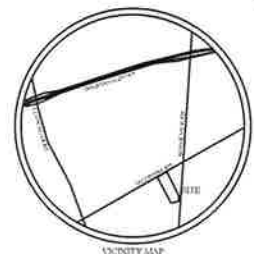


PROJECT DATA:	
FRONT YARD	MINIMUM FRONT YARD IS: 15 FEET
SIDE YARD	MINIMUM SIDE YARD IS: 0 FEET
REAR YARD	MINIMUM REAR YARD IS: 0 FEET
MAXIMUM STRUCTURE HEIGHT IS:	45 FEET
FLOOR AREA RATIO	0.5
LOT COVERAGE	80% MAX. COVERAGE
PROPOSED ZONING:	(CS) COMMERCIAL SERVICE (WITH SU1)
CURRENT ZONING:	(AGRICULTURE)
SPECIFIC USE PERMIT	PROPOSED USE:
COMMERCIAL MOTOR VEHICLE PARKING	LOT AREA: 1,035,214 S.F. (23,765 AC.)
BUILDING AREA:	EXISTING MECHANIC SHOP: 4,050 S.F.
OFFICE TEMPORARY	LOT COVERAGE:
BUILDING:	15%

PARKING REQUIREMENTS	
MECHANIC SHOP:	1,500: 4,050 S.F. / 350
TOTAL PARKING SPACES REQUIRED	8 PARKING SPACES
TOTAL PARKING SPACES PROVIDED	60 PARKING SPACES
TOTAL COMMERCIAL MOTOR VEHICLE PARKING	289 PARKING SPACES

ROBERTS TRUCKING
INT. NO. 201900089108
O.P.R.D.C.T.
ZONING (CS)



SITE PLAN
ZONING CASE #: Z201-345 (KC)
PORTION OF
LOT 1, BLOCK 48317
BEING 23.765 ACRES
OUT OF THE W.I. NEWTON SURVEY
ABSTRACT NO. 1074
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
PREPARED OCT. 14, 2021

NFL LOGISTICS LLC 4050 & 4100 Telephone Rd DALLAS, TX		SUP	
APPLICANT / OWNER: WELDU GHEBRE 785 POTTER STREET ROWLETT, TX 75089	PREPARED BY: ROA DESIGN GROUP LLC 4204 REGENT STREET PLANO, TX	DATE: OCT. 14, 2021 OCT. 14, 2021	CHECK:

SUP No. 2439 Site Plan
Approved
City Plan Commission
November 18, 2021

32118

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