

Z234-214 (LC)

McCREE ROAD



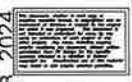
JNF ASSOCIATES
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Original Date:
MAY 04, 2017
Issue Log

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	05/04/2017	JNF
2	REVISED FOR CONSTRUCTION	05/04/2017	JNF
3	CITY COMMENTS	05/04/2017	JNF
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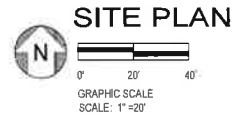
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SHELL AND INTERIOR FINISH OUT
1222 MCCREE ROAD
DALLAS, TEXAS



Sheet Number:
A100
Project Number:
17-029

Z234-214
SUP No. 2559 Site Plan
Approved
City Plan Commission
August 8, 2024



SITE PLAN

ENTERTAINMENT FACILITY
2-STORY BUILDING
17,330 ± 2,600 ± 19,930 SFT
FFL = 100'-0" (AS SHOWN)
SATUR 733

TOTAL POINTS: LANDSCAPE (ARTICLE X)

CODE	REQUIRED	PROVIDED
1. URBAN STREETSCAPE		
(1) 3 BENCHES	10 POINTS	PROVIDE=10 POINTS
(2) 4 PEDESTRIAN STREET LAMPS	5 POINTS	PROVIDE=5 POINTS
3. BUTTERFLY ZONE PLANTING- LARGE CHANCE BUTTERFLY ZONE	5 POINTS	PROVIDE=5 POINTS
5. LOW WATER CONSUMPTION CRUISES FOR ALL TUNE SURFACES	5 POINTS	PROVIDE=5 POINTS
4. PARKING LOT SCREENING ALONG THE PUBLIC STREET	5 POINTS	PROVIDE=5 POINTS
5. PARKING LOT SCREENING ISLANDS	5 POINTS	PROVIDE=5 POINTS
TOTAL POINTS = (140.00 SFT LOT)	30 POINTS	PROVIDE=30 POINTS

TOTAL POINTS: SITE TREES

CODE	REQUIRED	PROVIDED
TOTAL LOT AREA 140,000 SFT		
1. SITE TREES-ONE PER 1,000 SFT	15	40

ZONE	CS
TYPE	A-ASSEMBLY
STORY	2
MAX HEIGHT	38
LOT AREA	140,000 SFT (3.22 ACRES)
REAR FOOTPRINT AREA	18,000 SFT
FLOOR AREA	
FIRST FLOOR:	17,330 SF
BANQUETTE HALL: 15,170 SF	
DANCE FLOOR: 2,160 SF	
MEZZANINE FLOOR:	2,600 SF
VIP LOUNGE FLOOR: 2,600 SF	
TOTAL FLOOR AREA:	18,000 SF
PARKING	
PARKING RATIO (FOR BANQUETTE HALL AND LOUNGE FLOOR)	1 PARKING SPACE PER 100 SF
PARKING RATIO (FOR DANCE FLOOR OF 2,160 SF)	1 PARKING SPACE PER 25 SF
REQUIRED PARKING (FOR BANQUETTE HALL AND LOUNGE AREA)	178 SPACES
REQUIRED PARKING (FOR DANCE FLOOR)	87 SPACES
TOTAL REQUIRED PARKING	265 SPACES
TOTAL REQUIRED PARKING	265 SPACES
REGULAR CAR PARKING	178 SPACES (81.0%)
COMPACT CAR PARKING	87 SPACES (32.0%)
TOTAL PARKING PROVIDED	265 SPACES
TOTAL SIDE PARKING REQUIRED IS 178	
TOTAL PARKING SPACE PROVIDED 178	
IMPERVIOUS AREA	
IMPERVIOUS AREA (including building, pavement, parking, sidewalk & dumpster area)	112,000 SFT
IMPERVIOUS AREA RETO	79.94%

Z234-214 (LC)

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