

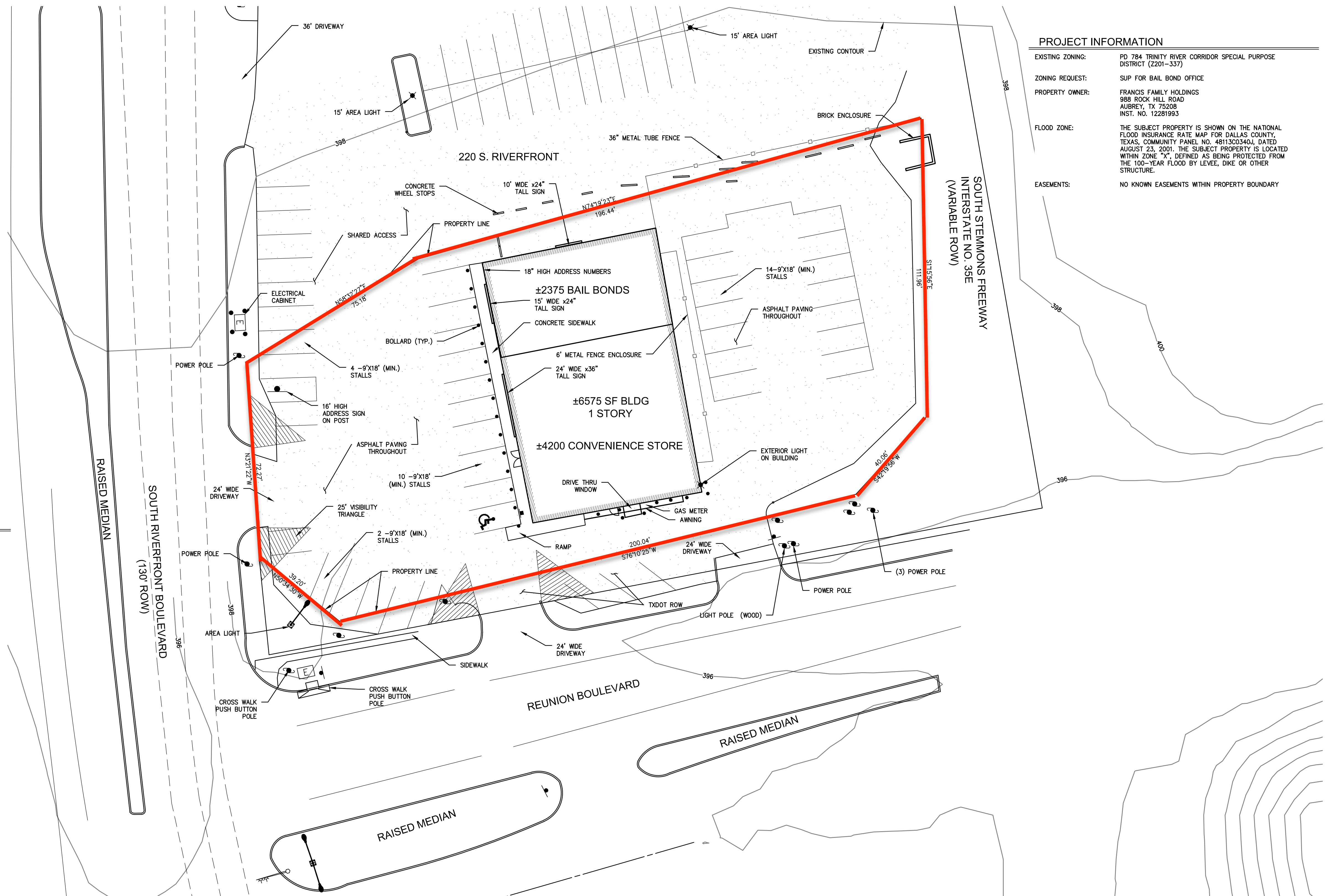
PROJECT LOCATION

VICINITY MAP

SCALE: 1" = 2000'

LEGAL DESCRIPTION

BEING LOT B, CITY BLOCK 60/3400, LESS RIGHT OR WAY, OF THE H.T. FRANCIS ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 73234, PAGE 1189 OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.



PROJECT INFORMATION

EXISTING ZONING: PD 784 TRINITY RIVER CORRIDOR SPECIAL PURPOSE DISTRICT (2201-337)

ZONING REQUEST: SUP FOR BAIL BOND OFFICE

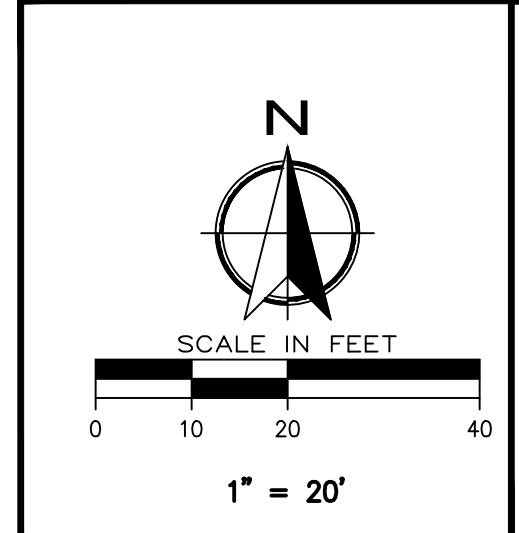
PROPERTY OWNER: FRANCIS FAMILY HOLDINGS
988 ROCK HILL ROAD
AUBREY, TX 75208
INST. NO. 12281993

FLOOD ZONE: THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, COMMUNITY PANEL NO. 4811303340J, DATED AUGUST 23, 2001. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", DEFINED AS BEING PROTECTED FROM THE 100-YEAR FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE.

EASEMENTS: NO KNOWN EASEMENTS WITHIN PROPERTY BOUNDARY

SITE DATA

BUILDING SIZE:	6,575 SF	
PROPERTY SIZE: (250 RIVERFRONT)	31,498 SF (0.7231 AC)	
IMPERVIOUS COVER:	29,980 SF	
REQUIRED PARKING:	BAIL BOND (1/333 SF)	C-STORE (1/200 SF)
PARKING PROVIDED: (2592 SF TOTAL)	8	21
PROPOSED CHANGES:	NONE	22



SPECIFIC USE PERMIT SITE PLAN
ZONING CASE NO. ZC23-206

SOUTHERN BAIL BONDS
250 S. RIVERFRONT BLVD
LOT B LESS ROW, BLOCK 60/3400
HT FRANCIS ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DATE PREPARED: SEPTEMBER 22, 2023