

**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  
 0.75  
 LOT COVERAGE  
 70% MAX. COVERAGE

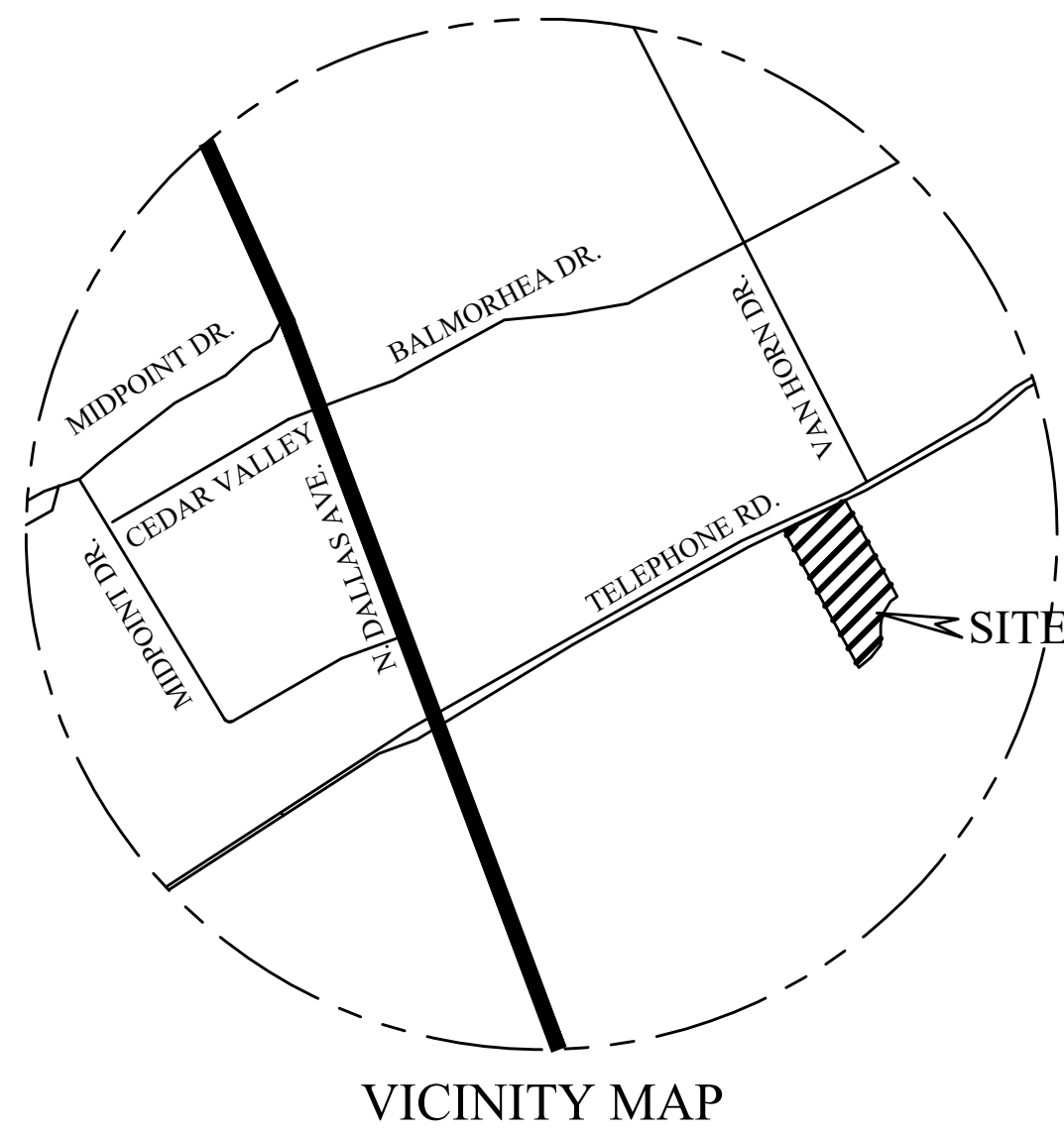
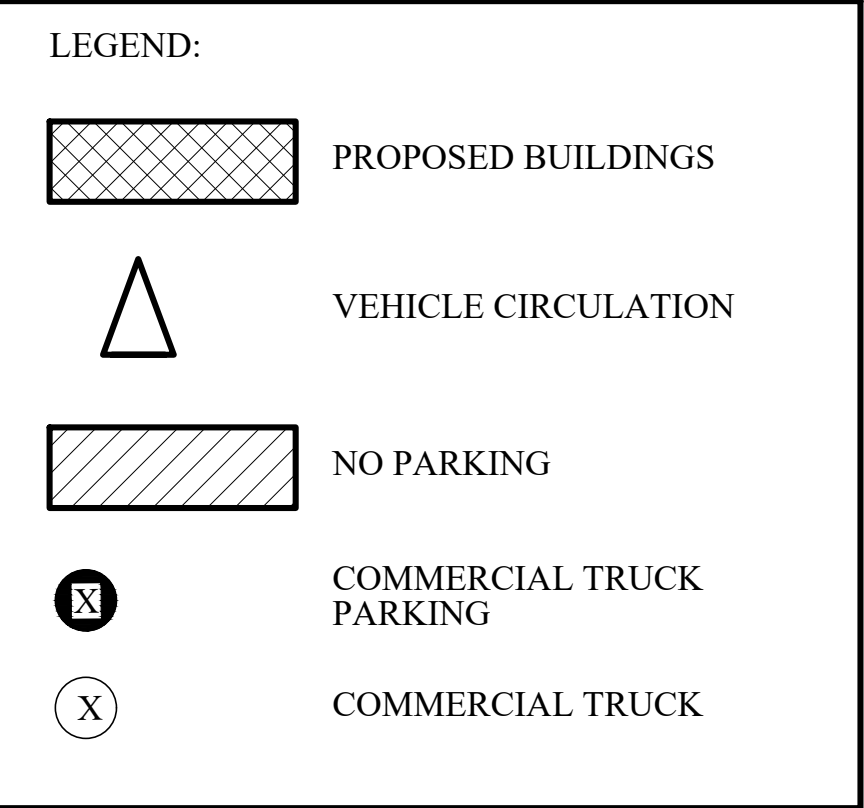
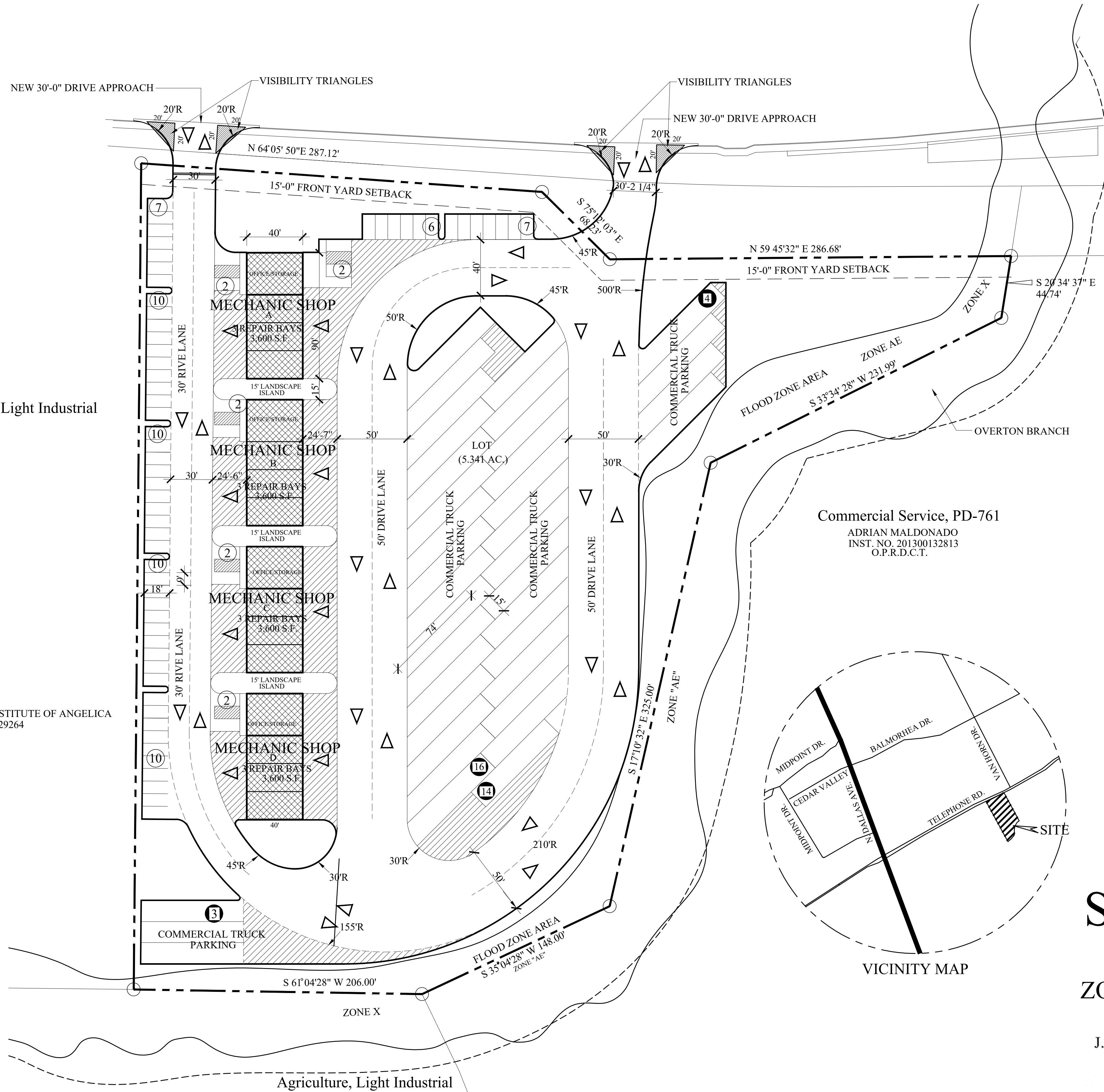
**PROPOSED ZONING:** (CS) COMMERCIAL SERVICE WITH SUP  
**CURRENT ZONING:** (AGRICULTURE)  
**SPECIFIC USE PERMIT**  
**PROPOSED USE:**  
 COMMERCIAL MOTOR VEHICLE PARKING  
 LOT AREA:  
 232,452 S.F. (5.341 AC.)  
**BUILDING AREA:**  
 MECHANIC SHOP  
 BUILDING "A": 3,600 S.F.  
 BUILDING "B": 3,600 S.F.  
 BUILDING "C": 3,600 S.F.  
 BUILDING "D": 3,600 S.F.  
**BUILDING HT.:**  
 23'-8 1/2" AT PEAK OF ROOF  
**LOT COVERAGE:**  
 LOT = 70%  
 BUILDING = 6%  
**FLOOR AREA RATIO:**  
 0.75

<b>IMPERIOUS SURFACE:</b> 163,850 S.F.	
<b>PARKING REQUIREMENTS</b>	
MECHANIC SHOP: 1/500: 14,400 S.F. / 500	
<b>TOTAL PARKING SPACES REQUIRED</b>	29 PARKING SPACES
<b>VAN &amp; 1 TON TRUCK PARKING SPACES</b>	41 PARKING SPACES
<b>TYPICAL PARKING SPACES PROVIDED</b>	70 PARKING SPACES
<b>TOTAL COMMERCIAL MOTOR VEHICLE PARKING</b>	37 PARKING SPACES

Light Industrial

Agriculture, Light Industrial

THE IMPERIAL INSTITUTE OF ANGELICA  
 INST. NO. 201300029264  
 O.P.R.D.C.T.



# SITE PLAN

SCALE: 1"= 40'-0"

SPECIFIC USE PERMIT  
 ZONING CASE #: Z223-106

5.341 Acres out of the  
 J. H. Holloway Survey, Abstract No. 659  
 City of Dallas  
 Dallas County, Texas

**PROPOSED:**  
**Santiago Rivera**  
 Estates  
 3500 Telephone Road  
 DALLAS, TX

**PREPARER:**  
 ROA Design Group  
 6205 Tower Court  
 Plano, Texas 75074  
 469.835.1893  
 us@roadesigngroups.com

**APPLICANT / OWNER:**  
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**PHONE:**  
 (469)-835-1893

**DATE:**  
 OCT. 25, 2022  
 MAR. 15, 2023

**ROA DESIGN GROUP**

**SUP-1**