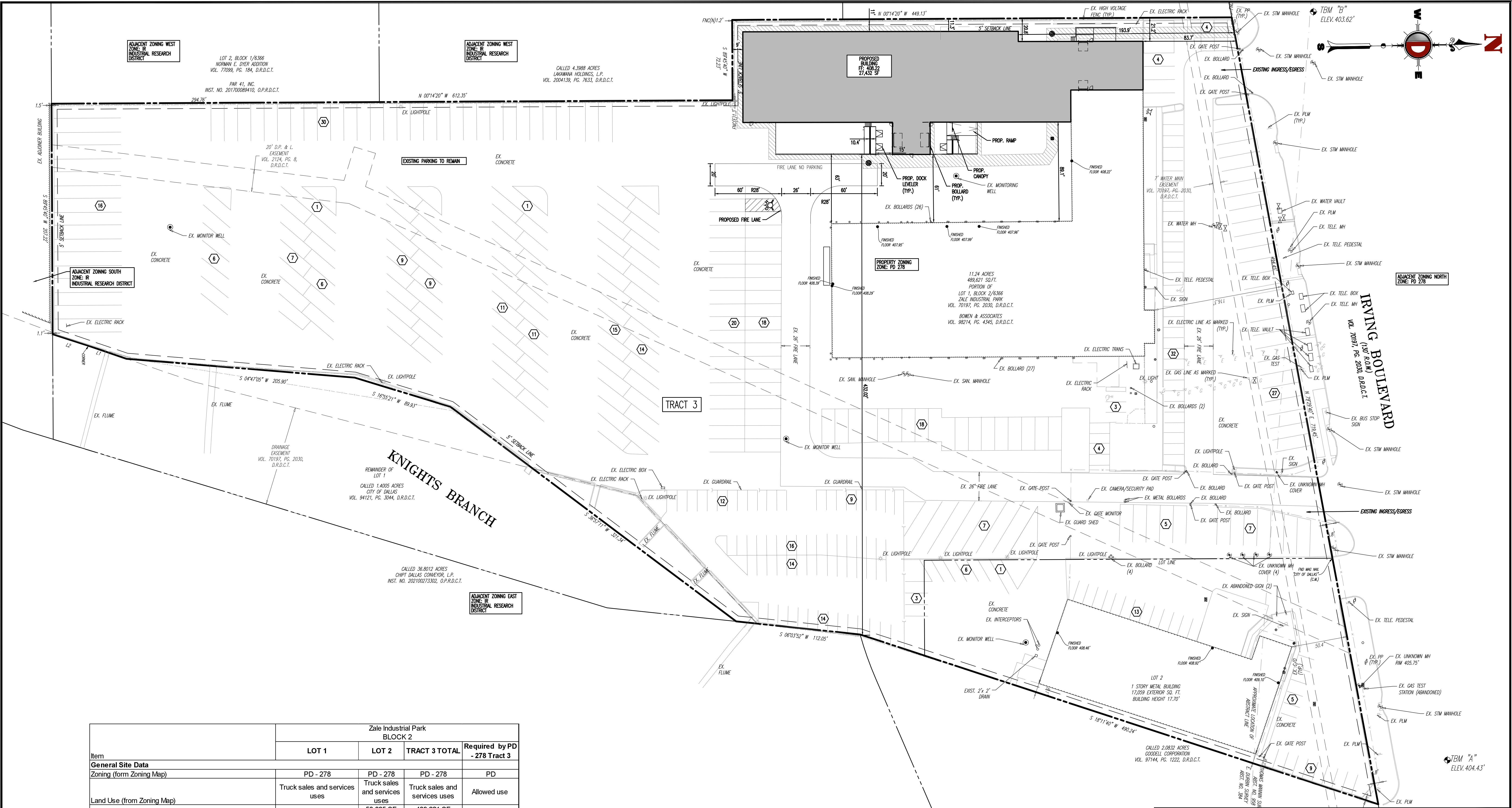
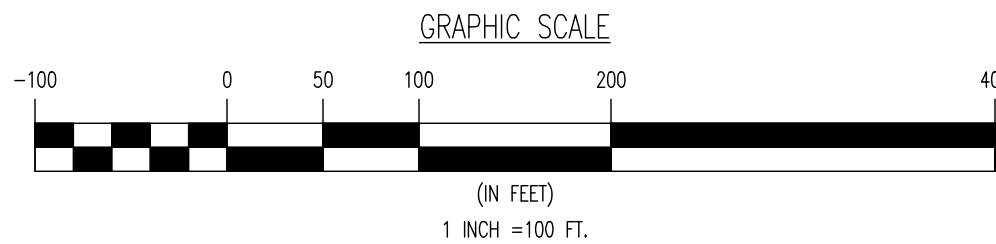




Zale Industrial Park BLOCK 2				
Item	LOT 1	LOT 2	TRACT 3 TOTAL	Required by PD - 278 Tract 3
General Site Data				
Zoning (form Zoning Map)	PD - 278	PD - 278	PD - 278	PD
Land Use (from Zoning Map)	Truck sales and services uses	Truck sales and services uses	Truck sales and services uses	Allowed use
Lot Area (Square Feet & Acres)	431,556 SF 9.907 AC	58,065 SF 1.333 AC	489,621 SF 11.240 AC	N/A
Building Footprint Area - Existing (Square Feet)	54,666	17,059	71,725	N/A
Building Footprint Area - Demo (Square Feet)	-11,232	0	-11,232	N/A
Building Footprint Area - Proposed (Square Feet)	27,432	-	27,432	N/A
Total Footprint Building Area (Square Feet)	70,866	17,059	87,925	N/A
Total Building Floor Area (Square Feet)	82,098	17,059	99,157	1,100,000
Building Height (# Stories)	2	1	-	Max 15
Building Height (Feet - Distance to Tallest Building Element)	Exst. 22.65' & Prop. +/-28'	17.70'	-	Max 225'
Lot Coverage (Percent - x.xx%)	16.42%	29.38%	17.96%	80%
Floor Area Ratio	0.19	0.29	0.48	Max 2.0 FAR
Parking				
	149	31	180	1 parking stall for 550 of gross floor area
Required Parking (# Spaces)				
Provided Parking (# Spaces)	328	32	360	N/A
Accessible Parking Required (# Spaces)	5	2	7	N/A
Provided Truck Parking (# Spaces)	25	1	26	N/A



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TITLE: **TRACT 3 - DEVELOPMENT PLAN**

PROJECT: **PREMIER TRUCK GROUP- DALLAS**
PREMIER TRUCK GROUP
BLOCK 18, LOT 1 - R-A
3040 IRVING BLVD
FORT WORTH, TARRANT COUNTY, TEXAS

PRELIMINARY PLAN
FOR REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF CASSANDRA A. HUGGINS, STATE LICENSE NUMBER 148325 ON 07/18/2025. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

CASSANDRA A. HUGGINS
PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 148325

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JOB NO: 5216-24-02317
DATE: 07/18/2025
DRAWN BY: AR
DESIGNED BY: RL
CHECKED BY: CH
CHECKED BY: -

SCALE: (H) 1"=40'
(V)

SHEET NO: **1**
OF 1

Rev. # 0