

MAP LOCATION NTS

SITE DATA TABLE	
Proposed Use	Office & Outdoor Storage Yard for passenger vehicles
Existing Zoning	Base Zone: R-2A Proposed: PD
Proposed Zoning	PD-Commercial
Business type	Building Contractor
Lot Size	71,378 sq. ft. (1.64 Acs)
Building Area	3,000 sq. ft. 4%
Driveway & Parking	32,500 sq. ft. 46%
Impervious Coverage	35,689 sq. ft. 50%
Building Height	1 Story Building 23' ft.
Landscape required	7,138 sq. ft = 14 preserved trees
New Landscape	29 existing trees +25 new trees
Parking required	1 per 1,000 sq. ft.
Parking provided	3 parking slot (inc. 1 ADA)
Additional Parking	19 parking for large vehicles

Plan Notes:

- The Thoroughfare alignment (s) show on the exhibit are for illustration purposes and does not set the alignment. The alignment is determine at the time of plat.
- All current Development requirements of the City as amended shall be met unless approved otherwise within this Planned Development Zoning District Development Regulations.
- This Zoning Concept Plan, along with development regulations, is intended to describe the intend of Planned Development. Significant deviation from this Zoning Concept Plan, as determine by the Director of Planning and Development Services , will require an amendment to the Zoning Concept Plan and, as necessary, development regulations.

Landscape

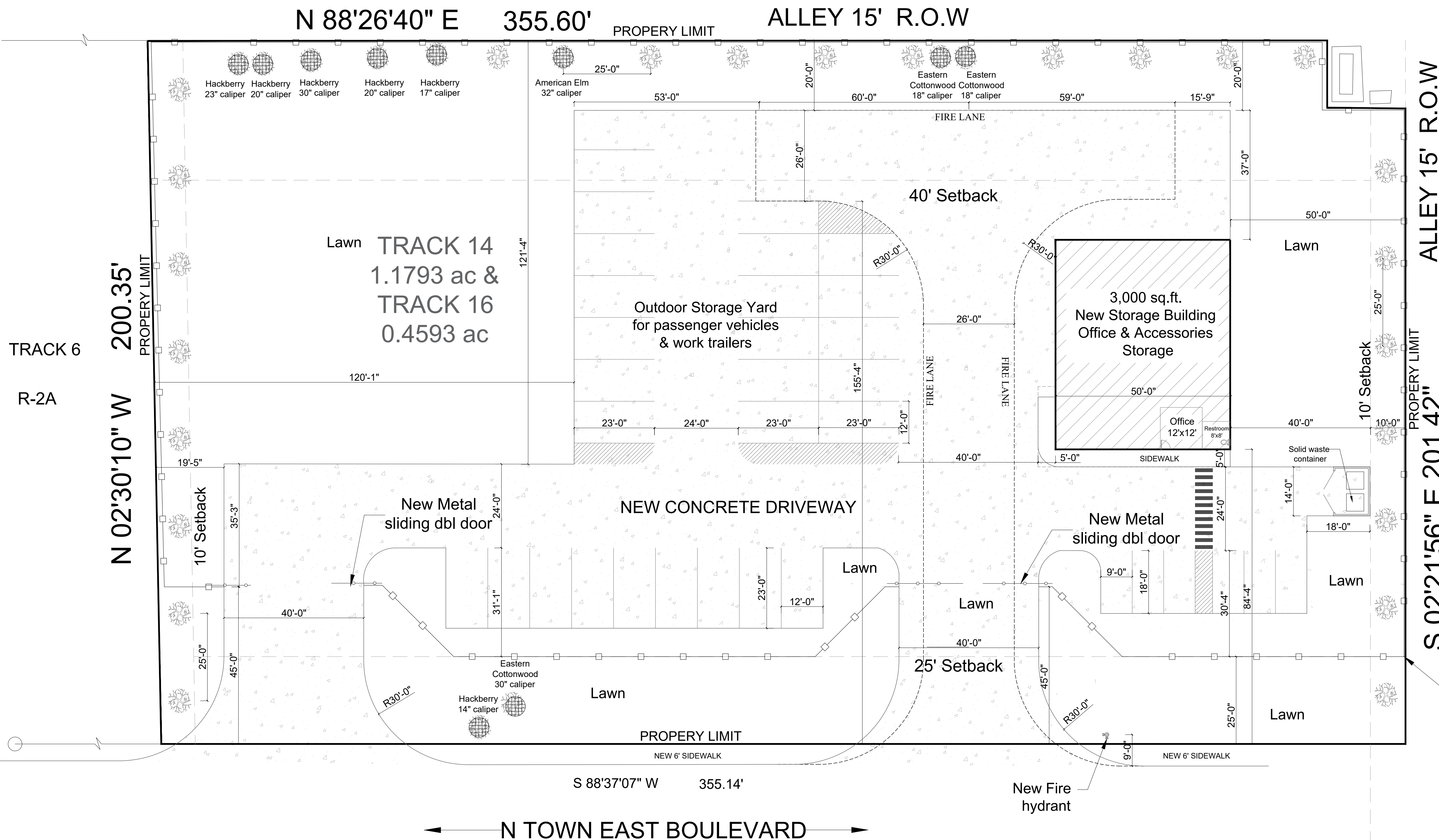
Lot Area: 71,378 sq ft
Required landscape: 7,138 sq ft (10%)

Trees:

- Required 1 per each 500 sq.ft: 15 trees
- Preserved Tree: 10 trees
- Preservation Credit (x2): 20 Trees
- Buffer Provided: 22 New Trees
- Grass/Groundcover provided: 29,000 sq ft
- Total 32 Trees provided.

SYMBOLS

- Preserved tree
- New tree native plants



ALLEY 15' R.O.W
PROPERTY LIMIT
ALLEY 15' R.O.W
S 02'21'56" E 201.42'
PROPERTY LIMIT

New 8' Pre-Cast Concrete Fence along perimeter

COMPLETE HOMES
Building Design & Consulting
682.238.0351

General Notes
This plan shows information of preliminary building layout for zoning change purpose only. Final Blueprint must be provided for Building permit after zoning approval. Site information provided by Burns Surveying Job # 202500250

Address
301 N. TOWN EAST BVD.
MESQUITE TX 75150

Legal Description
JOSIAH PHELPS SURVEY
ABSTRACT 1157 PG 595
TRACKS 14 & 16 ACS 1.64

Owner
B & B TELLUS LLC
2110 Country Dell Dr Garland TX75040
972.768.9261

Applicant
Braulio Camarillo
2110 Country Dell Dr Garland TX75040
972.922.8288

Drafter
Michell Lintop
9330 Lyndon B Johnson Freeway Suite 900
Dallas TX 75243
214.918.0981

Case Number
Z0425-0391

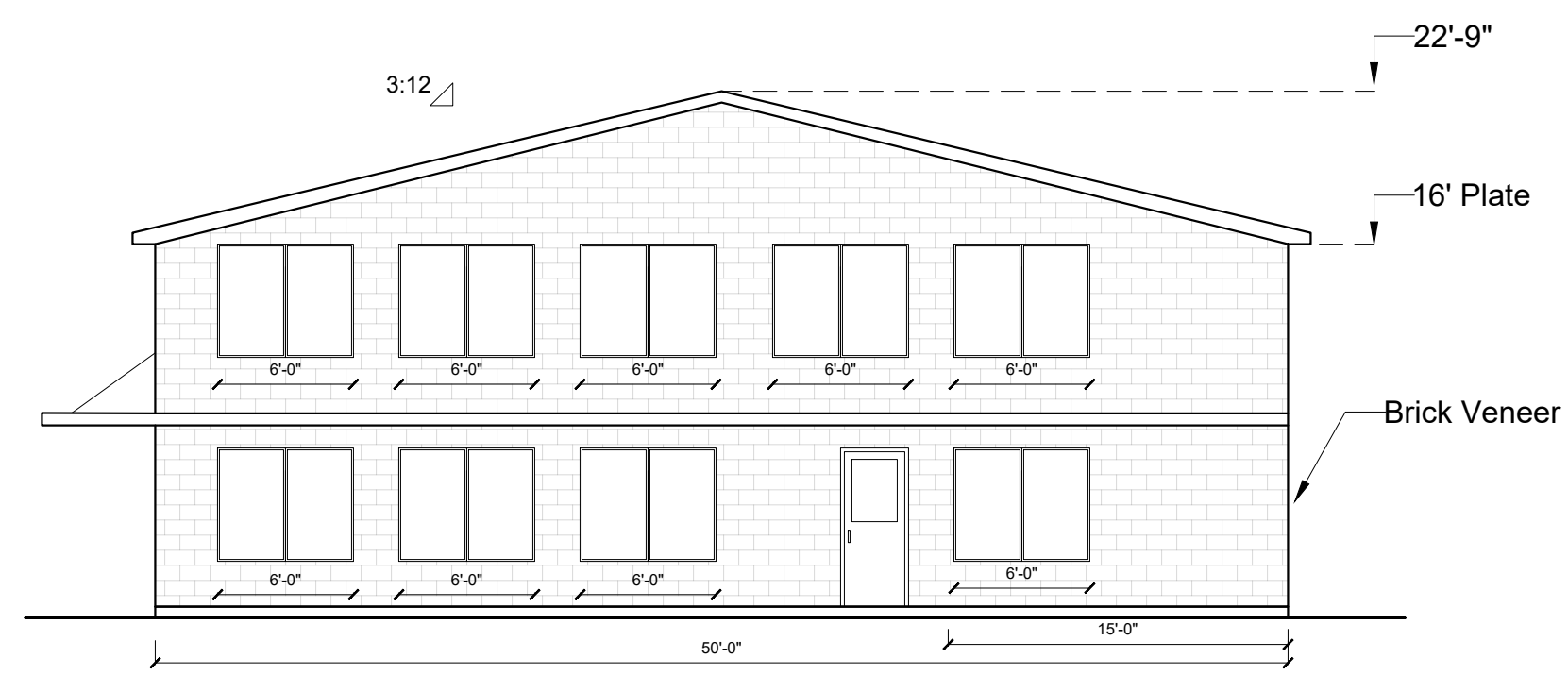
Project Title
Zoning Change

Sheet Title
Proposed Site Plan

Date
03-12-2025

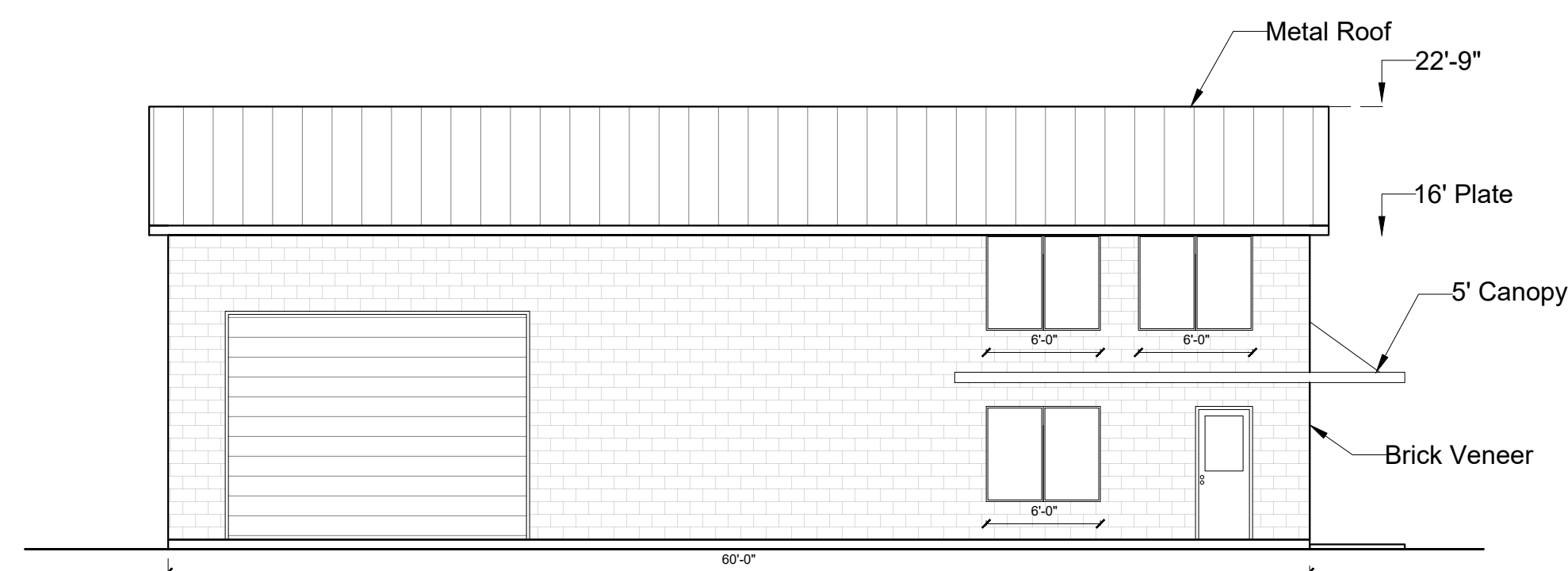
Paper Size
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Scale
1/16" = 1'



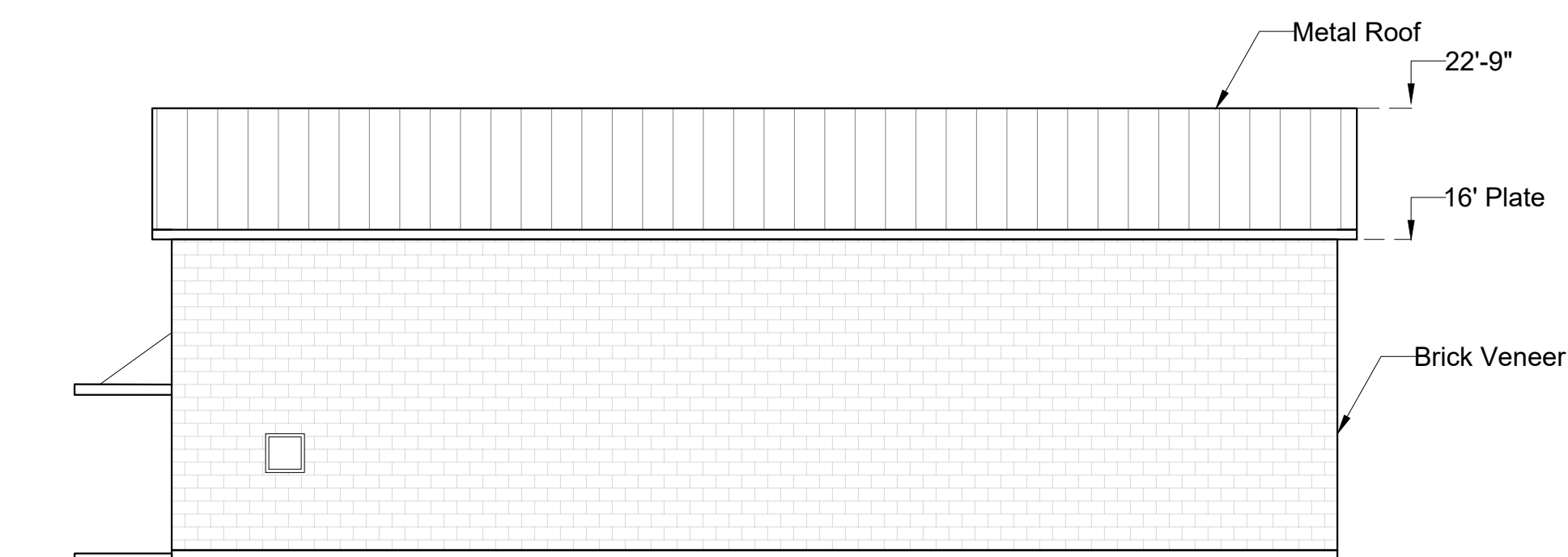
FRONT ELEVATION

Window transparency requirement
35% of 750sq ft = 263sq ft
Provided = 270 sq ft



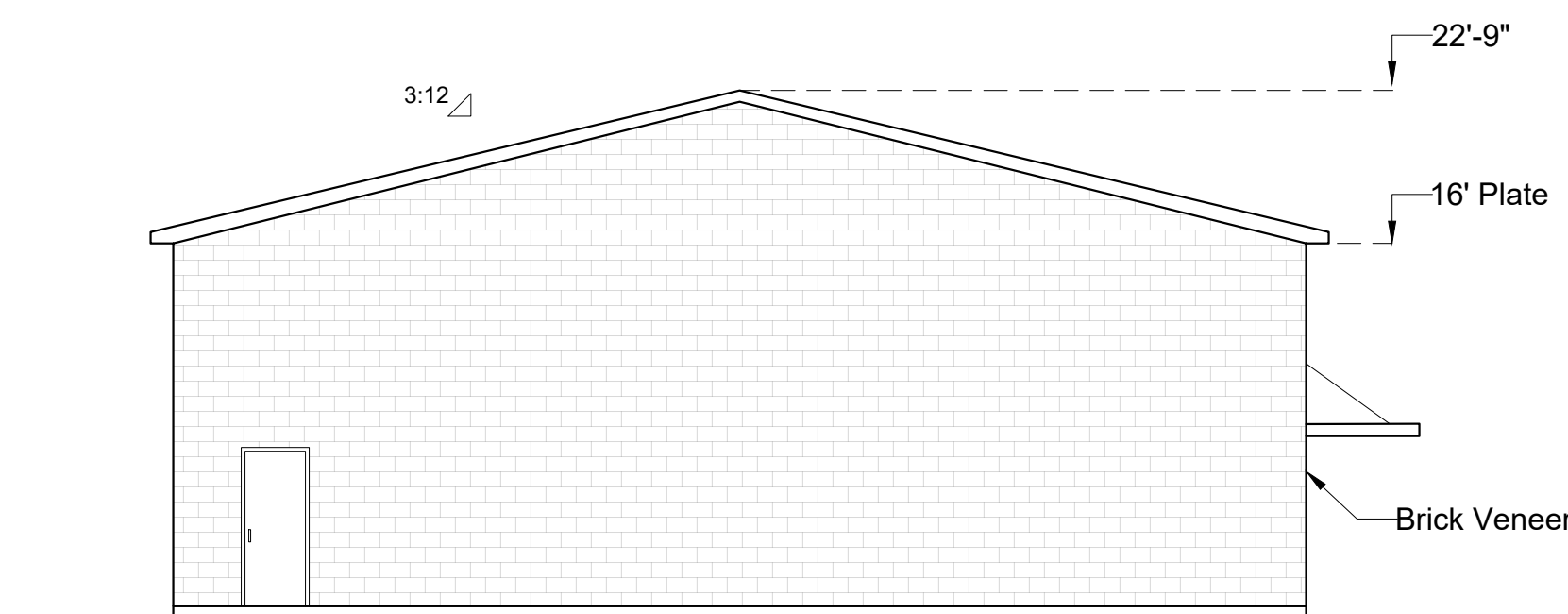
RIGHT ELEVATION

Window transparency = 90sq ft
requirement 10% of 900sq ft Provided = 90 sq ft



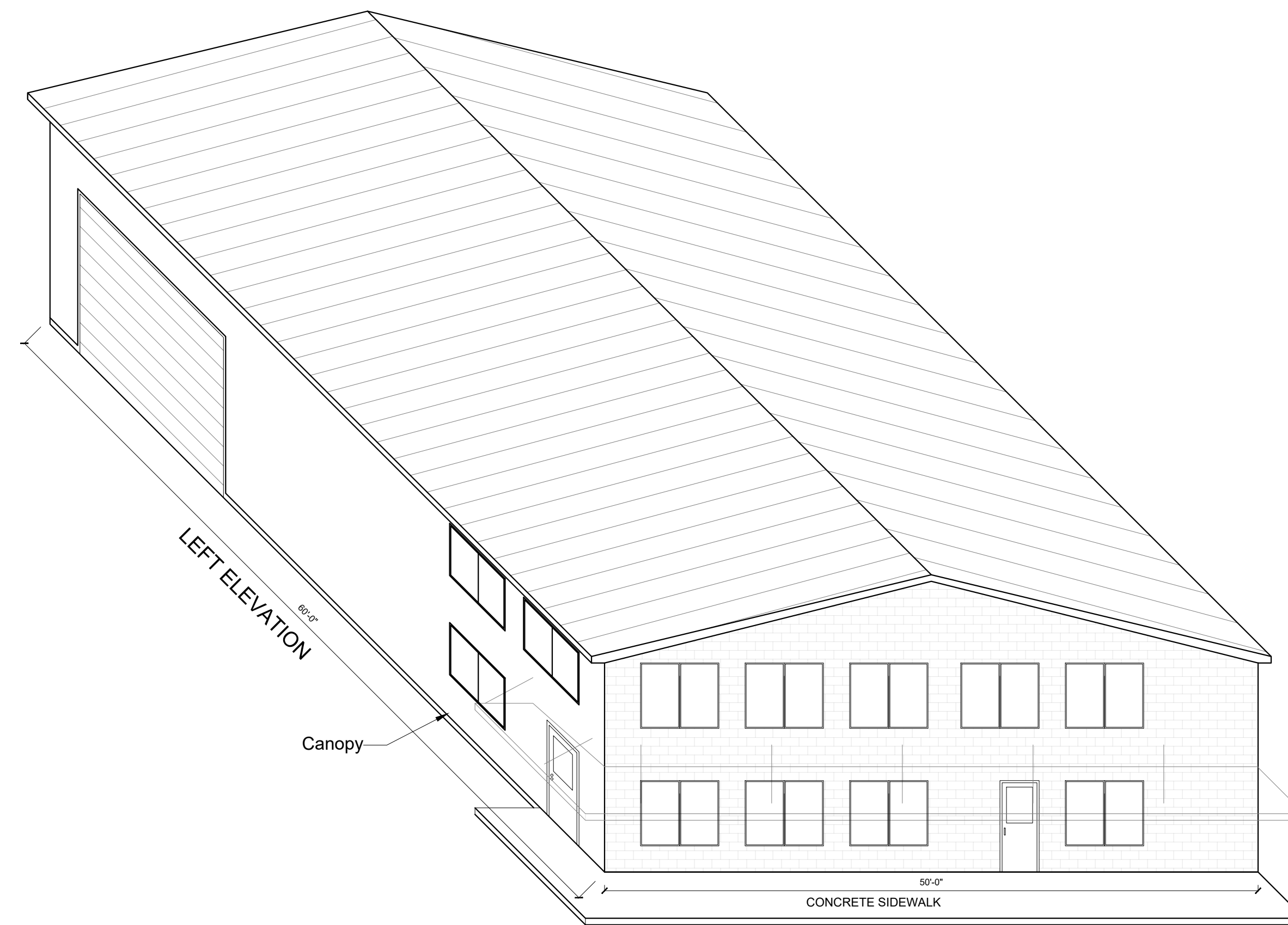
LEFT ELEVATION

Window transparency requirement 0%



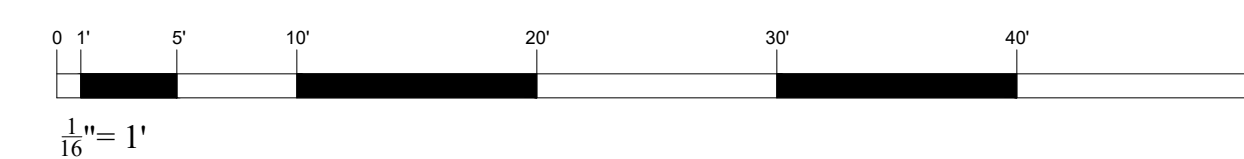
REAR ELEVATION

Window transparency requirement 0%



ISOMETRIC PROJECTION

Graphic Scale



COMPLETE HOMES
Building Design & Consulting
682.238.0351

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Address
301 & 325 N. TOWN EAST BOULEVARD.
MESQUITE TX 75150

Legal Description
JOSIAH PHELPS SURVEY
ABSTRACT 1157 PG 595
TRACKS 14 & 16 ACS 1.64

Owner
B & B TELLUS LLC
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Paper Size
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Sheet

3

Scale
1/8" = 1'