

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street): <u>200 WESTPARK WAY, ELLESS TEXAS 76040</u> <u>WESTSIDE OF THE STREET BETWEEN W. AIRPORT FWY (183) AND WESTPARK CT.</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>LOT-4, BLOCK-1, WESTPARK CENTRAL ADDITION, PORTION OF TRACT 1-B, T.A. CASH SURVEY</u> <u>PPS-280, VOLUME 380-88, PG. 48, CITY OF ELLESS, TARRANT COUNTY, TEXAS.</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>C-2 COMMERCIAL BUSINESS DISTRICT</u>	
USE/CONDITIONS/PARKING:	
Proposed Use: <u>PIZZERIA RESTAURANT & TAKE OUT</u> SIC Code: <u>5812</u>	
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s): <u>J, AB</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <u>5</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>26,397 SF</u>	
Lot Width at Building Line for each Street Frontage <u>115'</u>	
Proposed Building Setbacks: <u>(REFER TO SHEET A-5-1)</u>	
Front: <u>EXISTING</u> Rear: <u>EXISTING</u> Side (left): <u>EXISTING</u> Side (right): <u>EXISTING</u>	
Gross Building Floor Area <u>1706 SF</u> Height in Feet to Highest Point <u>19'</u> Number of Floors <u>(1) ONE</u>	
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <u>100</u> % / Stucco _____ % / Other _____ %
Left Side Elevation:	Brick <u>100</u> % / Stucco _____ % / Other _____ %
Right Side Elevation:	Brick <u>100</u> % / Stucco _____ % / Other _____ %
Rear Elevation:	Brick <u>100</u> % / Stucco _____ % / Other _____ %
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>9 / 20+</u>
Number of Handicapped Spaces	<u>1</u>
Number of Loading Bays Provided	<u>1</u>

DRIVEWAYS: (UDC 84-202 through 84-210)

Number proposed per street	EXISTING (REFER TO CHT. - A-S-I)	
Clearance from nearest street intersections		
Clearance between existing and proposed driveways		
Width of each driveway		
Curb Radii for each driveway		
Distance between property line and first parking space		

SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)

Proposed Pole/Ground Signs:
 Street Name N/A Front Setback N/A Side Setback N/A
 Overall Height N/A Sign Area N/A

Proposed Wall Signs:
 Street the sign faces WESTPARK WAY Sign Area 30 SF

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	<u>1800 SF</u>	
	Street Yard	Non Street Yard
Number of parking spaces provided		<u>10</u>
Square feet of landscaped area	<u>1600</u>	<u>3840</u>
Square feet of landscape islands in parking lot		<u>600</u>
Number of large trees existing / proposed	<u>2/0</u>	<u>10/0</u>
Number of ornamental trees proposed	<u>0</u>	<u>0</u>
Number of shrubs proposed	<u>32</u>	<u>EXISTING</u>
Square feet of ground cover proposed	<u>160</u>	<u>450</u>

SIGNATURES:

Applicant (please print) GILBERT GONZALEZ, DESIGNER Owner: _____
 Address: 10920 SWITZERL AVE Address: _____
DALLAS, TEXAS 75238
 Phone: (281) 798-5939 Phone: _____
 Fax: _____ Fax: _____
 Email: gilganz734@gmail.com Email: _____
 Signature: Gilbert Gonzalez Designer Signature: _____

OFFICE USE ONLY:

Fee Paid: <u>\$3000</u>	Received By: <u>Alicia D.</u>	Date Received: <u>11/17/2014</u>	Case Number: <u>14-02-S-14-4000002</u>	H.T.E. Number: _____
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