

VICINITY MAP

LANDSCAPING NOTE:
EXISTING CREPE MYRTLE TREES WILL REMAIN. NO ADDITIONAL TREES OR LANDSCAPING WILL BE ADDED TO MAIN STREET R.O.W. (REFERENCE, LANDSCAPE PLAN, EXHIBIT D.

EAST MAIN STREET

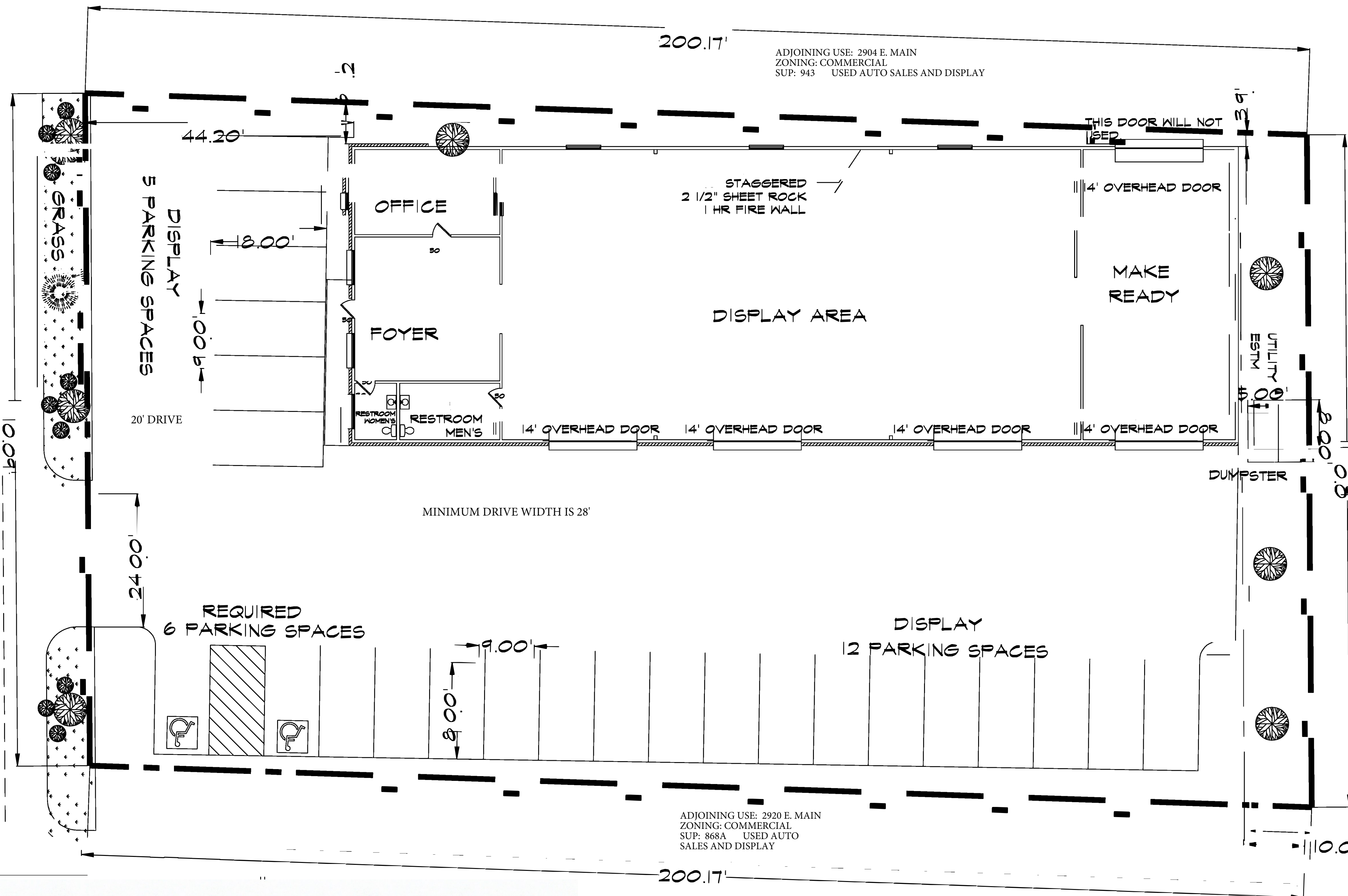


EXHIBIT A: SITE PLAN

SCALE: 1" = 10'

SITE SUMMARY

SPECIFIC USE SOUGHT:	PREOWNED VEHICLE SALES AND DISPLAY		
ZONING:	COMMERCIAL		
PARKING REQUIRED:	SIX SPACES		
PARKING PROVIDED:	TWENTY-THREE SPACES		
LANDSCAPING:	5% COMMERCIAL ZONING		
EXEMPTION:	AS A CHANGE IN USE OF AN EXISTING STRUCTURE WITH NO EXPANSION; ADDITIONAL LANDSCAPING IS NOT REQUIRED. HOWEVER LEGALLY NON-CONFORMING SITE WILL BE IMPROVED THROUGH ADDITION OF ADDITIONAL LANDSCAPING AT REAR OF SITE.		
AREA:	EXISTING BUILDING 142’2” BY 48’6”. TOTAL BLDG AREA IS 7,040SF SITE 110.09’ BY 200.17’. TOTAL SITE AREA IS 22,027SF OR .050 ACRE		
CONSTRUCTION:	RELOCATE EAST DRIVEWAY, AND CLOSE WEST DRIVEWAY. EXISTING STRUCTURE WILL BE LIFTED WITH STONE FACADES ON THREE SIDES.		
LAST USE:	THIS IS CURRENTLY A VACANT BODY SHOP, IT HAS REMAINED VACANT FOR APPROXIMATELY THREE YEARS.		
ZONING:	COMMERCIAL		
ADJOINING USES:	2904 E. MAIN	ZONING:	COMMERCIAL
	SUP: 943	USED AUTO SALES AND DISPLAY	
	2920 E. MAIN	ZONING:	COMMERCIAL
	SUP: 868A	USED AUTO SALES AND DISPLAY	
APPEAL:	EXEMPTION FROM DUMPSTER ENCLOSURE REQUIREMENT, WITH PROVISION OF WHEELED DUMPSTER CONTAINER, TO BE PLACED IN 10 FOOT AISLE (EASEMENT) AT REAR OF BUILDING. THERE IS NO FEASIBLE WAY TO PROVIDE A DUMPSTER ENCLOSURE ON THE PROPERTY AS BUILT AND FOR THE USE PLANNED.		
APPEAL:	EXCEPTION TO ARTICLE 8, LANDSCAPING AND SCREENING, UDC. SCREENING FENCE REQUIRED ADJACENT TO RESIDENTIAL ZONING. THERE ARE 15 LARGE TREES ON THE REAR PROPERTY LINE, ENTWINED WITH CURRENT FENCING. COMMERCIAL PROPERTY IS LOCATED TO THE REAR OF THIS PROPERTY.		

EMJAY CONSULT GROUP
2669 CLAREMONT DR.
GRAND PRAIRIE, TX 75052
214-475-9301

JOB NO. MS2916EMAINSITE
DRAWN BY: LARRY JOHNSON
DATE:
SCALE:

A1

PROJECT:
AUTO LATIN
2916 E MAIN
GRAND PRAIRIE, TX

SPECIFIC USE PERMIT CASE: **SU171001**

PREOWNED VEHICLE SALES AND DISPLAY
2916 E. MAIN
GRAND PRAIRIE, TX 75050

ZONING: COMMERCIAL

APPLICANT: **DAVID VARELA**
P.O. BOX 5328
DALLAS, TX 75208
214.882.9921

AGENT: **MICHAEL STANLEY**
EMJAY CONSULT GROUP (ECG)
2669 CLAREMONT DR
GRAND PRAIRIE, TX 75052
214.475.9301