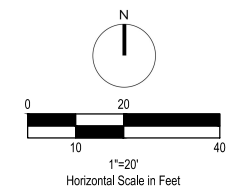


LOT 16  
FAIRWAY BUSINESS PARK  
CAB. W. SLIDE 986  
PARCEL NO. 215289  
BRAZOS ELECTRIC POWER  
COOP INC  
INSTRUMENT NO. 99-40228  
O.R.D.C.T.  
ZONING: LI



BUILDING DATA				
BUILDING	DEPTH (FT)	WIDTH (FT)	# OF 30' x 60' UNITS	# OF 40' x 60' UNITS
BUILDING	60	280	8	1
				1ST FLOOR GROSS AREA (S.F.)
				16,800

BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT: EAGLE COURT	25'	34.8'
REAR: NORTH	0'	55.7'
SIDE: WEST	0'	53.8'
SIDE: SOUTH	0'	52.0'
SIDE: EAST	0'	81.6'

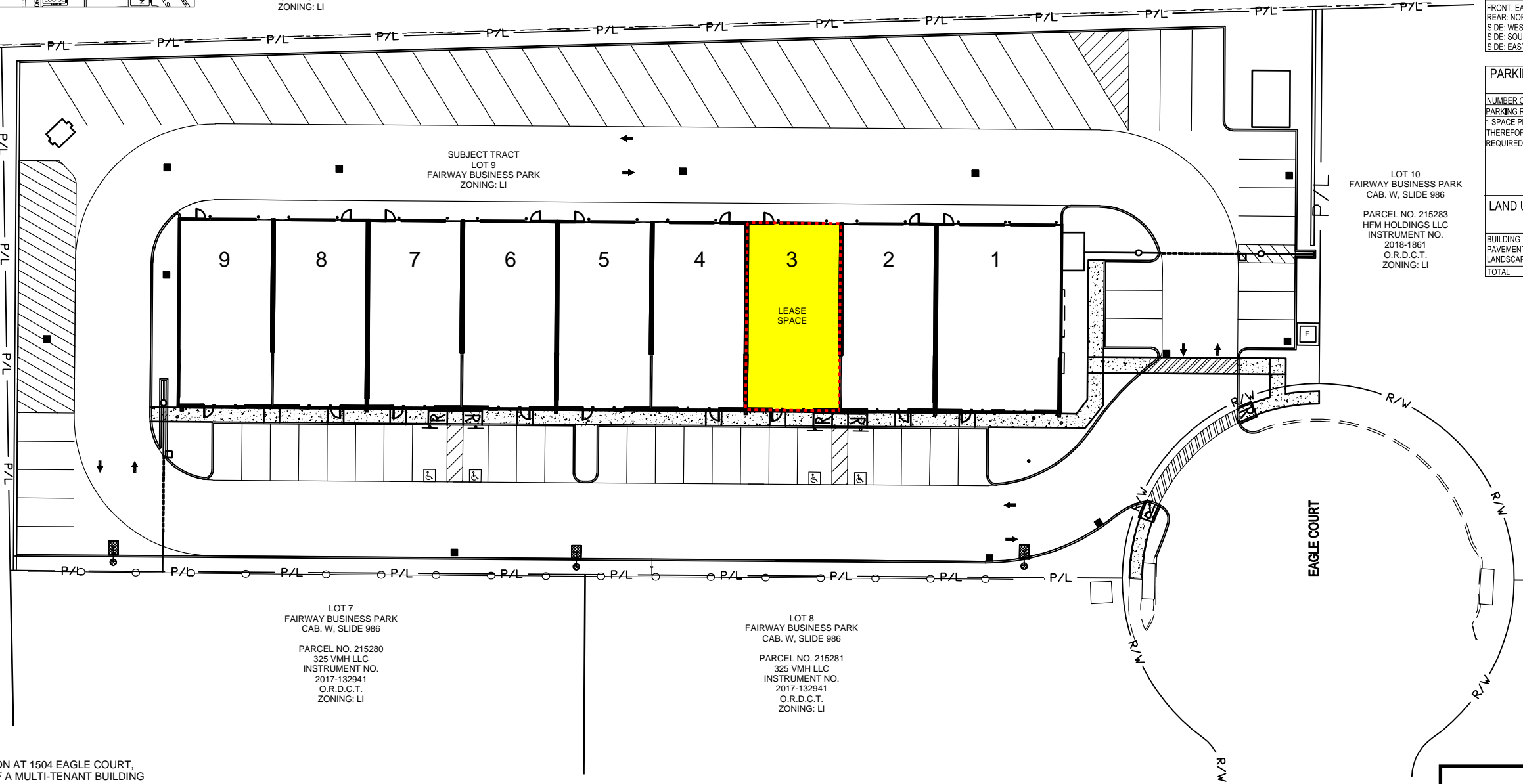
PARKING SETBACKS		
	REQUIRED	PROVIDED
FRONT: EAGLE COURT	10'	37.6'
REAR: NORTH	0'	4.5'
SIDE: WEST	0'	1.6'
SIDE: SOUTH	0'	5.0'
SIDE: EAST	0'	7.5'

LANDSCAPE SETBACKS		
	REQUIRED	PROVIDED
FRONT: EAGLE COURT	10'	10'
REAR: NORTH	0'	0'
SIDE: WEST	0'	0'
SIDE: SOUTH	0'	0'
SIDE: EAST	0'	0'

PARKING SPACES		
NUMBER OF SPACES	REQUIRED	PROVIDED
	17	75
PARKING REQUIREMENTS		
1 SPACE PER 1000 SF (WAREHOUSE)		
THEREFORE: 16,800 / 1000 = 17 SPACES REQUIRED.		

LAND USE DATA		
	% OF SITE AREA	AREA PROVIDED
BUILDING	24.4%	0.3876 AC.
PAVEMENT/IMPERVIOUS	63.4%	1.0055 AC.
LANDSCAPING	12.2%	0.1939 AC.
TOTAL	100%	1.5870 AC.

LOT 10  
FAIRWAY BUSINESS PARK  
CAB. W. SLIDE 986  
PARCEL NO. 215283  
HFM HOLDINGS LLC  
INSTRUMENT NO.  
2018-1861  
O.R.D.C.T.  
ZONING: LI



LOT 7  
FAIRWAY BUSINESS PARK  
CAB. W. SLIDE 986  
PARCEL NO. 215280  
325 VMH LLC  
INSTRUMENT NO.  
2017-132941  
O.R.D.C.T.  
ZONING: LI

LOT 8  
FAIRWAY BUSINESS PARK  
CAB. W. SLIDE 986  
PARCEL NO. 215281  
325 VMH LLC  
INSTRUMENT NO.  
2017-132941  
O.R.D.C.T.  
ZONING: LI

**PROJECT DESCRIPTION**

THIS IS A SPECIAL USE PERMIT FOR A LOCATION AT 1504 EAGLE COURT, SUITE 4. THIS IS AN EXISTING DEVELOPMENT OF A MULTI-TENANT BUILDING BY ALLTRADES INDUSTRIAL PROPERTIES. THIS APPLICATION APPLIES ONLY TO USAGE OF SUITE 3 OF THIS DEVELOPMENT.

**PROPERTY OWNER**

AIP EAGLE COURT, LLC  
1504 EAGLE COURT, SUITE 9  
LEWISVILLE, TX 75057  
CONTACT: TED REA (855-255-8723)

**ALLTRADES INDUSTRIAL PROPERTIES**  
**1504 EAGLE COURT**  
**LOT 9, BLOCK A OF FAIRWAY BUSINESS PARK**

REV	DATE	DESCRIPTION
	11/20/24	CITY SUBMITTAL

**LIBERTY HAIL**  
**ZONING PLAN**  
**SPECIAL USE PERMIT**  
 FAIRWAY BUSINESS PARK  
 LOT 9, BLOCK A  
 1.587 ACRES  
 ZONING: LI  
 AUTOMOBILE REPAIR (MINOR)