



VICINITY MAP
SCALE: 1" = 1000'

LEWISVILLE ISD
ZONING: PU (PUBLIC USE)

BUDDY'S ENT., INC.
ZONING: GB (GENERAL BUSINESS)

STATE HIGHWAY 121
(VARIABLE WIDTH R.O.W.)

M.A. HAEUSSLER ADDITION, LP
ZONING: GB (GENERAL BUSINESS)

LEWISVILLE, INC.
ZONING: GB (GENERAL BUSINESS)

EXISTING PARKING			
USE	SQUARE FOOTAGE (SF)	PARKING RATIO	REQUIRED PARKING
DISPLAY (OUTSIDE)	50,400	1 SPACE/ 1000 SF	51 SPACES
OFFICE (0-9,999 SF)	548	1 SPACE/ 200 SF	3 SPACES
WAREHOUSE (25,000 SF AND OVER)	149,369	1 SPACE/ 2000 SF	75 SPACES
	149,917		129 SPACES
PROPOSED PARKING			
USE	SQUARE FOOTAGE (SF)	PARKING RATIO	REQUIRED PARKING
PARTS (STORAGE ROOM)	5,730	1 SPACE/300 SF	20 SPACES
OFFICE (PROFESSIONAL OFFICE 10,000-74,999 SF)	13,756	1 SPACE/250 SF	56 SPACES
SERVICE SHOP BAYS (AUTO REPAIR)	28,184	1 SPACE/200 SF	141 SPACES
TECH SUPPORT (OFFICE)	2,320	1 SPACE/ 250 SF	10 SPACES
	49,990		227 SPACES
PROVIDED INDOOR PARKING			144 SPACES
PROVIDED OUTDOOR PARKING			251 SPACES
TOTAL PARKING PROVIDED			395 SPACES
TOTAL PARKING REQUIRED			356 SPACES

- VARIANCES REQUESTED:**
1. MAINTAIN THE EXISTING WROUGHT IRON FENCE IN LIEU OF MASONRY WALL ALONG SOUTH PROPERTY LINE PER PREVIOUS REQUEST.
 2. MAINTAIN THE LANDSCAPE STRIP ON THE NORTHERN PROPERTY LINE IN LIEU OF PARKING ISLANDS PER PREVIOUS REQUEST.

OWNER:
NATIONAL INDOOR STORAGE, LLC.
498 E STATE HIGHWAY 121
LEWISVILLE, TEXAS 75057
(214) 563-3135

CONTACT: HAL KENDRICK

SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET
SUITE 100
EULESS, TEXAS 76039
(817) 685-8448

CONTACT: ERIC S. SPOONER, RPLS

PREPARED: 04 APRIL 2018

CASE NO. TBD

VARIANCE EXHIBIT NATIONAL INDOOR RV CENTER LEWISVILLE EXPANSION

FOR
NATIONAL INDOOR STORAGE ADDITION
LOT 1R, BLOCK A
ZONED: LI (LIGHT INDUSTRIAL), 11.72 ACRES
AND
AUTO MASTER ADDITION
LOT 1, BLOCK A
ZONED: GB (GENERAL BUSINESS), 1.70 ACRES
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

FORESITE
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