

**DATA TABLE:**

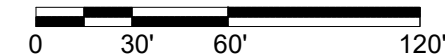
SITE	(±12.38 AC)			
JURISDICTION	CITY OF HOUSTON (ETJ), TEXAS			
PARKING SYNOPSIS	SF	PS REQ'D	PS PROVIDED	
PAD 1	GAS STATION AND CARWASH (@5PS / 1k)	5,200 SF	26 PS	35 PS (@6.7 PS / 1k)
PAD 2	VET CLINIC (@6.3PS / 1k) <sup>(5)</sup> RESTAURANT (@10PS / 1k)	14,900 SF 2,240 SF	96 PS 23 PS	96 PS (@6.3 PS / 1k) 23 PS (@10 PS / 1k)
PAD 3	RESTAURANT (@10PS / 1k)	1,900 SF	19 PS	38 PS (@20 PS / 1k)
PAD 4	RETAIL (@5PS / 1k)	10,500 SF	53 PS	80 PS (@7.6 PS / 1k)
PAD 5	DAYCARE (@4PS / 1k) <sup>(4)</sup>	10,600 SF	43 PS	43 PS (@4 PS / 1k)
PAD 6	RESTAURANT (@10PS / 1k)	2,300 SF	23 PS	41 PS (@17.8 PS / 1k)
<b>PARKING REQUIRED</b>	<b>47,640 SF</b>	<b>283 PS</b>	<b>346 PS</b> (@7.2 PS / 1k)	

**GENERAL NOTES:**

- PRELIMINARY SITE PLAN, ALL LINEWORK IS APPROXIMATE. PENDING RECEIPT OF CAD SURVEY / CAD LINEWORK.
- FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.
- CLIENT TO CONFIRM DETENTION REQUIREMENTS. DETENTION SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.
- PARKING REQUIREMENT IS BASED ON OCCUPANCY AT CAPACITY. AN ESTIMATE REQUIREMENT OF 4 PS PER 1,000 SF WAS APPLIED FOR CALCULATIONS.
- PARKING RATIO FOR THE VETERINARY CLINIC OF 7 PS PER 1,000 SF IS PER MARKET DRIVEN DEMANDS. ACTUAL PARKING CITY REQUIREMENTS TO BE DETERMINED.

PRELIMINARY SITE PLAN

Scale: 1" = 60'



COMMERCIAL DEVELOPMENT

January 5, 2024

HWY 99 @ FRANZ RD  
KATY, TX  
18056-03\_Site

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY. ARE SUBJECT TO MODIFICATION WITHOUT NOTICE. ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.