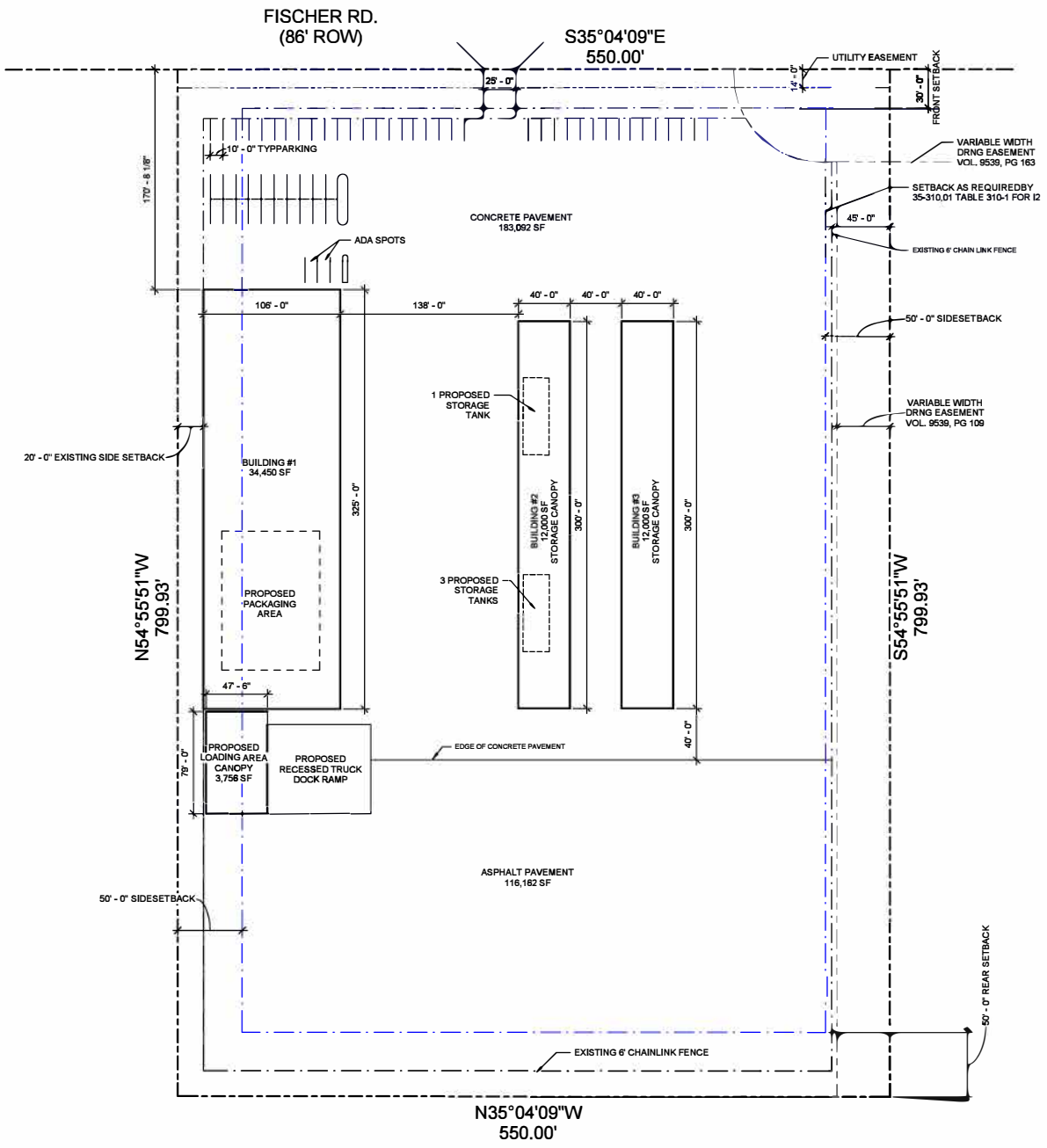

SITE INFORMATION

TRACT 1 AREA = 10.1 ACRES

BUILDING AREA	
WAREHOUSE	30,321 SF
OFFICE	7,685SF
STORAGE	24,000 SF

PARKING SUMMARY	
STANDARD	44
HANDICAPPED ACCESSIBLE	2
TOTAL	46
RATIO:	1 PER 1,352GFA

ZONING INFORMATION

PROJECT LOCATION:	10425 FISCHER RD VON ORMY, TX 78073
PROPERTY ID:	141147
GEOID:	1G3383-4A10-00201-3-11
ZONING:	I-2 HEAVY INDUSTRIAL
CURRENT OCCUPANCY GROUP	MIXED USE, GROUP B & GROUP F
PROPOSED OCCUPANCY GROUP:	MIXED USE, GROUP B & GROUP H-4 CORROSIVE
LOT AREA:	10.096ACRE
CONSTRUCTION TYPE	TYPE II B, FULLY SPRINKLERED EXISTING FIRE ALARM SYSTEM PRESENT

Z-2022-10700236 S

Current Zoning: I-2 Heavy Industrial District
Proposed Zoning: I-2 S MLOD-2 MLR-1 AHOD with Specific Use for Hazardous Materials Storage

I, SA FISCHER ROAD, LP , THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVIDIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

0 20 40 80

HAWK
OFFICE: (214) 491-0733
FAX: (214) 491-0828

Designed By	Designer
Checked By	Checker
Project Number	21096

NOTICE

REVISION SCHEDULE

OCCUPANCY DATE

hasa

PROJECT:
HASA
10425 FISCHER RD
VON ORMY, TX 78073
PACKAGING FACILITY

Date

SITE PLAN

A001

Scale 1" = 40'-0"

21096