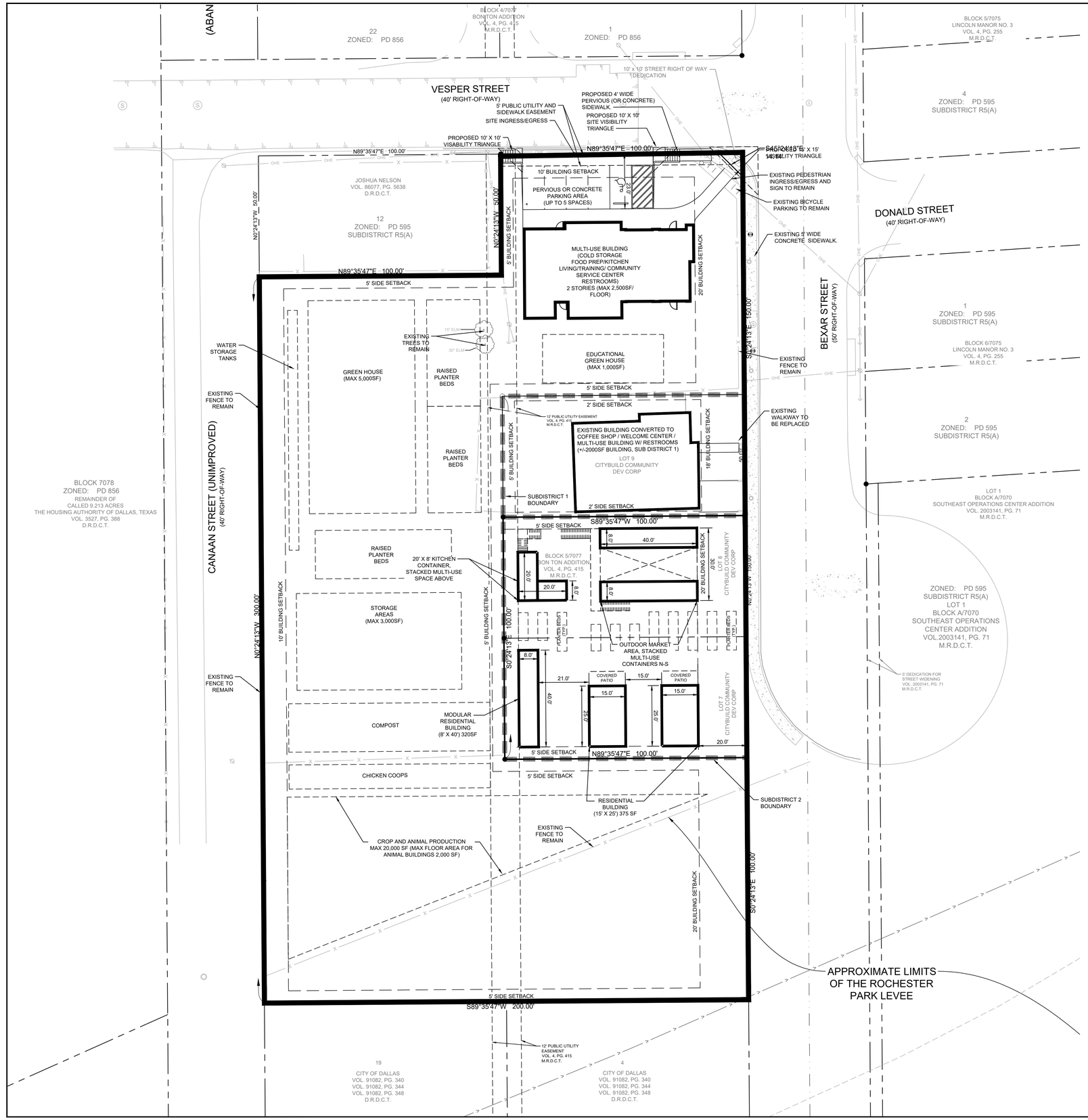

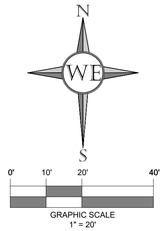

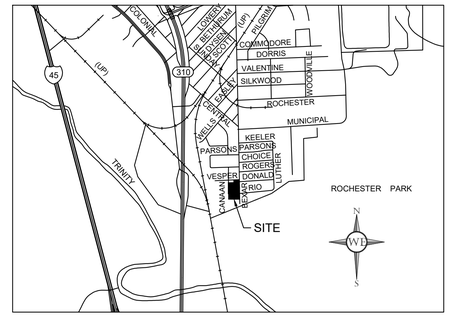

LOCATION MAP
N.T.S.

SITE DATA TABLE FOR PD 936	
SITE LOCATION	SWC OF BEXAR STREET AND VESPER STREET
SITE AREA	1.49 AC / 64,950.00 SF
CURRENT ZONING	PD 936 (LOT 9 IS CURRENTLY PD 595 SUB-R5A)
SITE PARKING DATA	
PARKING SPACES PROVIDED	5 PARKING SPACES (1 HANDICAP SPACE)
SITE BUILDING DATA LOT 5A	
MULTI-USE BUILDING	MAX 5,000 SF (2,500 SF PER FLOOR)
EDUCATIONAL GREEN HOUSE FLOOR AREA	MAX 1,000 SF
GREEN HOUSE FLOOR AREA	MAX 5,000 SF
STORAGE AREA	MAX 3,000 SF
ANIMAL PRODUCTION AND BUILDINGS	MAX 20,000 SF PRODUCTION; MAX 2,000 BUILDING
MAX. LOT COVERAGE	35%
PROPOSED LOT COVERAGE (LOT 5A)	23%
MAX. F.A.R.	0.35:1
PROPOSED F.A.R. (LOT 5A)	0.14:1
MAX. HEIGHT	30 FEET
SITE BUILDING DATA LOT 9 (SUBDISTRICT 1)	
MAX. LOT COVERAGE	40%
MAX. F.A.R.	0.4:1
MAX. HEIGHT	30 FEET
SITE BUILDING DATA LOT 7 & 8 (SUBDISTRICT 2)	
MAX. LOT COVERAGE	40%
MAX. F.A.R.	0.4:1
MAX. HEIGHT	30 FEET

REFERENCE BONTON FARMS ADDITION LOT 1, BLOCK A/7077 CITY PLAN FILE NO. S145-062.

DEVELOPMENT PLAN FOR PD 936:

1.49 ACRES
LOTS 5A, 7, 8 AND 9
BLOCK A/7077 OF BON TON FARMS ADDITION
J.M. CROCKETT SURVEY, ABSTRACT NO. 353
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CASE NO. Z201-173

ORIGINAL APPLICATION DATE: NOVEMBER 14, 2014
APPLICATION DATE FOR MINOR AMENDMENT JUNE 9, 2017
APPLICATION DATE FOR NEW DEVELOPMENT PLAN (SUBDISTRICT 1) AUGUST 27, 2018
APPLICATION DATE FOR NEW DEVELOPMENT PLAN (SUBDISTRICT 2) JULY, 24 2020

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 100 MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

BONTON URBAN FARM DISTRICT
BEXAR STREET AND VESPER STREET
DALLAS, TEXAS

EXHIBIT A
DEVELOPMENT PLAN
FOR PD: 936

No.	DATE	REVISIONS

DATE
12/01/2020

PROJECT NO.
10502

SHEET NO.
1 OF 1