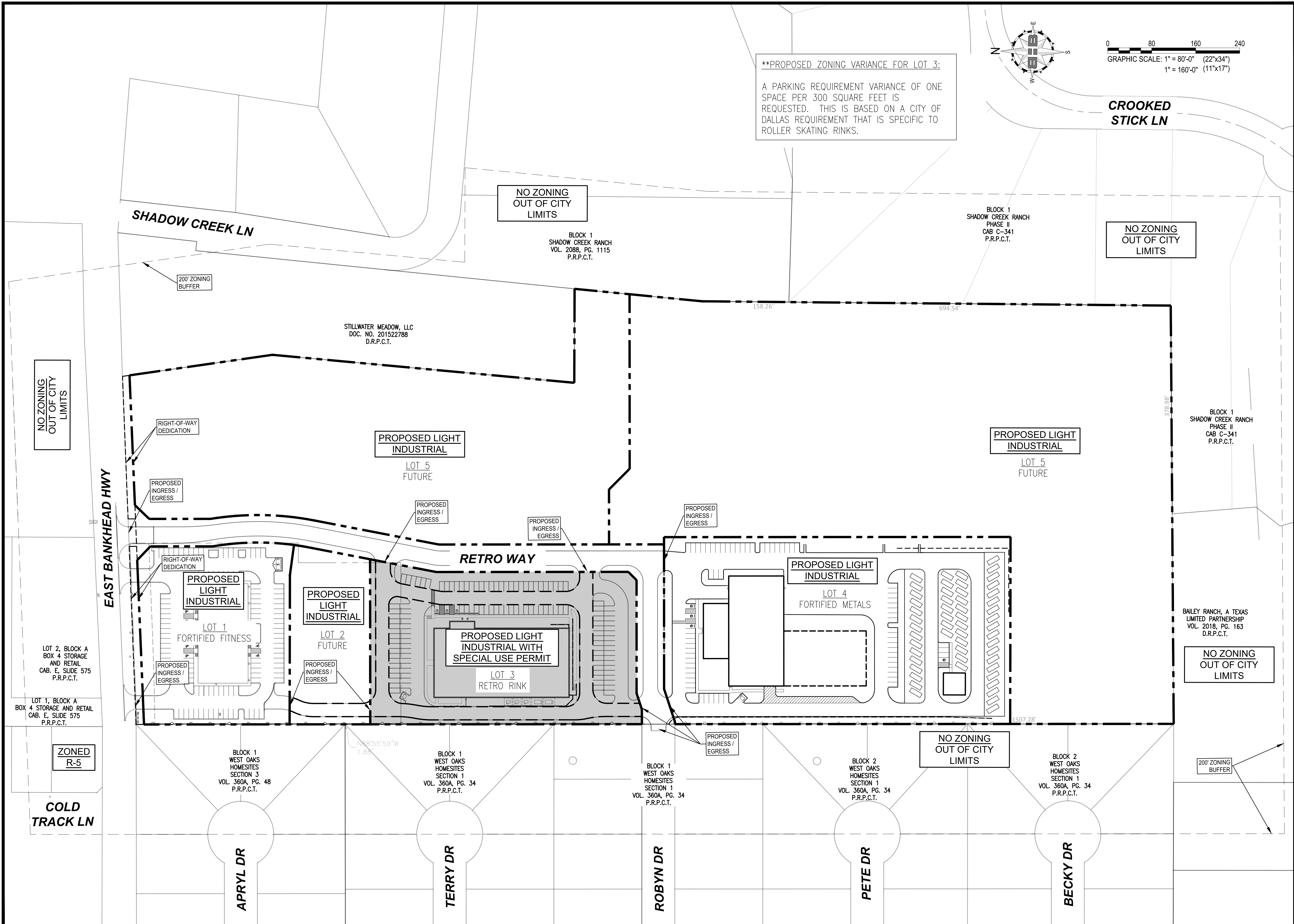


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**\*\*PROPOSED ZONING VARIANCE FOR LOT 3:**  
 A PARKING REQUIREMENT VARIANCE OF ONE SPACE PER 300 SQUARE FEET IS REQUESTED. THIS IS BASED ON A CITY OF DALLAS REQUIREMENT THAT IS SPECIFIC TO ROLLER SKATING RINKS.

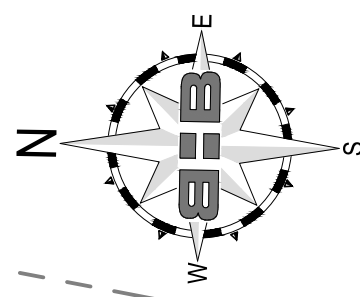
**BHB**  
**BAIRD, HAMPTON & BROWN**  
 building partners  
 949 Hilltop Drive, Weatherford, TX 76086  
 mail@bhinc.com • 817.566.7575 • bhinc.com  
 TBP/ELS Firm #44, #10194146

HANEY REVOCABLE TRUST  
 DUSTIN KYLE & JAYME LYNNE - CO-TRUSTEES  
**HANEY COMPLEX - RETRO RINK**  
 9744 EAST BANKHEAD PKWY  
 WILLOW PARK, TEXAS

**LOT 3 - S.U.P. SITE PLAN**

NO.	DESCRIPTION	DATE

**NOT FOR CONSTRUCTION**  
 THIS DOCUMENT IS INTENDED FOR REVIEW ONLY, AND IS NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.  
 BHB, INC.  
 TX, REGISTERED FIRM F-00044  
 ENGINEER: T. SCOTT CRAWFORD, P.E.  
 TEXAS LICENSE NO: 100155  
 DATE: 02/05/2024



0 80 160 240  
 GRAPHIC SCALE: 1" = 80'-0" (22"x34")  
 1" = 160'-0" (11"x17")

PROPOSED  
 LIGHT  
 INDUSTRIAL  
 LOT 5  
 FUTURE

PROPOSED  
 LIGHT  
 INDUSTRIAL  
 LOT 6  
 FUTURE

PROPOSED  
 LIGHT  
 INDUSTRIAL  
 LOT 3  
 FUTURE

PROPOSED LIGHT INDUSTRIAL  
 WITH SPECIAL USE PERMIT

LOT 3  
 RETRO RINK

**SITE SUMMARY**  
 RETRO RINK - ROLLER SKATING RINK  
 ACREAGE: 3.126 ACRES  
 PROPOSED ZONING: LIGHT INDUSTRIAL  
 PARKING REQUIRED: 105 SPACES\*\*  
 PARKING PROVIDED: 128 SPACES  
 FRONT YARD SETBACK: 25 FEET  
 REAR YARD SETBACK: 25 FEET  
 SIDE YARD SETBACK: 10 FEET  
 MAX. BLDG./LOT COVERAGE: 60%  
 ACTUAL BLDG./LOT COVERAGE: 23.2%  
 IMPERVIOUS PAVING: 72,360 SQ.FT.

\*\*A PARKING REQUIREMENT VARIANCE OF ONE SPACE PER 300 SQUARE FEET IS REQUESTED FOR LOT 3. THIS IS BASED ON A CITY OF DALLAS REQUIREMENT THAT IS SPECIFIC TO ROLLER SKATING RINKS.

NO ZONING  
 OUT OF CITY LIMITS

949 Hilltop Drive, Weatherford, TX 76086  
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 TPEPLS Firm #44, #10194146

HANEY REVOCABLE TRUST  
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LOT 3 - S.U.P. SITE PLAN

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PROJECT NUMBER: 2023.150.000  
 DATE: 02/05/2024 DRAWN BY: JPM  
 DESIGN BY: TSC CHECKED BY: TSC

2.05.2024 1:56PM F:\job\2023\10\XXX\HaneComplex01 Design & Drafting\02 Civil\04 Exhibits\2023.810.su\_sup Exhibit.dwg RETRO RINK SUP

N89°55'59"W  
 1.88'

ROBYN  
 DRIVE