



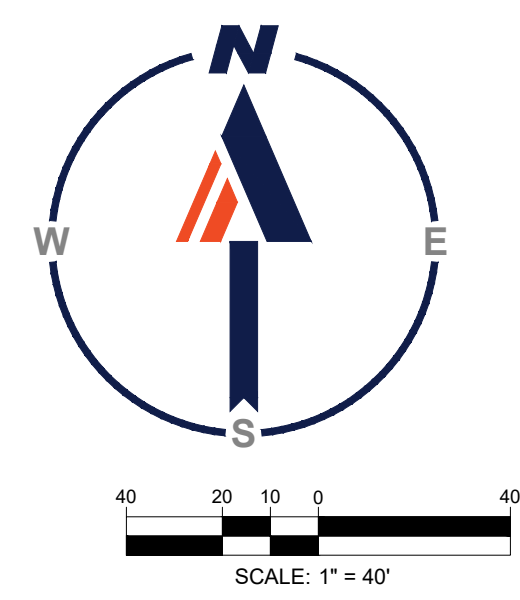
**LOCATION MAP**

SCALE: NTS

**CONCEPT PLAN NOTES:**

1. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.
2. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
3. THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

<b>TRACT 1 DATA</b>	
PROPOSED USE	FLEX OFFICE/RETAIL
EXISTING ZONING DISTRICT	PD - MIXED USE
PROPOSED ZONING DISTRICT	PLANNED DEVELOPMENT (GR - GENERAL RETAIL)
GROSS SITE AREA	± 3.007 AC
LOT COVERAGE	14.8% (19,500 SF)
MAXIMUM HEIGHT	3-STORIES OR 45 FT
REQUIRED LANDSCAPE AREA	10% OF GROSS SITE AREA
PROVIDED LANDSCAPE AREA	32.0% OF GROSS SITE AREA (0.96 AC)
PARKING SPACES RATIO BY USE	1 SPACE/200 SF (OFFICE) 1 SPACE/250 SF (RETAIL)
PARKING SPACES REQUIRED	84 SPACES
PARKING SPACES PROVIDED	84 SPACES



CLAY MATHIS RD,  
MESQUITE, TX 75181  
DALLAS COUNTY  
FIRST SUBMITTAL DATE: 10/23/24

**OWNER:**  
LAWSON AND CLAY  
PROPERTIES LLC  
659 CREEKWAY DR,  
IRVING, TX 75039

**APPLICANT:**  
LAWSON AND CLAY  
PROPERTIES LLC  
659 CREEKWAY DR,  
IRVING, TX 75039

**SURVEYOR:**  
BOHLER ENGINEERING  
2600 NETWORK BLVD, STE. 310  
FRISCO, TX 75034  
469-458-7300

TM

# BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

- LAND SURVEYING
- PROGRAM MANAGEMENT
- LANDSCAPE ARCHITECTURE
- LANDSCAPE DESIGN
- PERMITTING SERVICES
- TRANSPORTATION SERVICES

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## REVISIONS

[illegible]

**Call before you dig.**  
**ALWAYS CALL 811**  
**It's fast. It's free. It's the law.**

**FOR CONCEPT  
PURPOSES ONLY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA230097.00-0A
DRAWN BY:	AM
CHECKED BY:	MJH
DATE:	06/06/2025
CAD I.D.:	P-CPTE-CNPT

**PROJECT:**

## CONCEPT PLAN

— FOR —

**LAWSON AND CLAY  
PROPERTIES LLC**

CLAY MATHIS RD,  
MESQUITE, TX 75181  
DALLAS COUNTY

**BOHLER //**

**2600 NETWORK BLVD, STE. 310,  
FRISCO, TX 75034**  
Phone: (469) 458-7300  
***TX@BohlerEng.com***  
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY  
**BOHLER** //  
FOR REVIEW PURPOSES ONLY  
MATHIAS HAUBERT  
LICENSE NUMBER: 126306

**SHEET TITLE:**

**EXHIBIT A**

**SHEET NUMBER:**

**Z-1024-0374**