11 MAX Indoor Amusement Park

Development Proposal for 4355 LBJ Freeway, Farmers Branch, TX

Purpose for the Zoning Map Amendment Request:
The purpose of this zoning amendment is to convert a portion of the existing wholesale furniture and décor store at 4355 LBJ Freeway, currently operated by Rainbow Wholesale, into an indoor trampoline park designed for children aged 8-12, with future potential to cater to teenagers. This change aligns with the city's goals of increasing recreational spaces and attracting families and younger demographics to the area.

Detailed Description of Existing and Proposed Land Uses:

- **Existing Use:** The property is currently used as a wholesale furniture and décor store.
- **Proposed Use:** The project proposes converting approximately 30,000 square feet of the existing space into an indoor trampoline park, featuring state-of-the-art virtual reality experiences and cutting-edge technology. This park will initially target children aged 8-12, with the possibility of expanding to teenage audiences in the future.

Compatibility with Surrounding Land Uses and Comprehensive Plan:
The area surrounding 4355 LBJ Freeway is primarily retail, with prominent neighbors including Best Buy and the Dallas Galleria. The proposed trampoline park complements these existing businesses by providing a unique recreational destination that will draw additional foot traffic to the area, especially from North Dallas. The park is expected to become a popular attraction, particularly among online influencers, further boosting the area's visibility and economic activity.

Applicant's Involvement in Project:
The current property owner, Paul Kim, is actively involved in this project. Architectural planning is underway, with designs being developed to ensure the facility meets all safety and regulatory standards. The project team is also engaged in ongoing research to incorporate the latest trends and technologies in the trampoline park industry.

Estimated Construction Start Date and Completion Date:
Construction is expected to commence as soon as the city approves the zoning amendment, with a targeted start date in December of this year. The projected completion date is February of the following year.

Total Proposed Investment:
The first phase of the project involves an estimated investment of $600,000, with an additional $500,000 anticipated in the second year to further expand and enhance the facility.

Number of Permanent Jobs to be Created or Retained:
The project will create approximately 15-25 permanent on-site jobs. The exact number will vary based on operational needs, with roles ranging from park management to customer service and safety monitoring.

Hours of Operation of Proposed Use:
The trampoline park will operate from Monday to Sunday, 10:00 AM to 9:00 PM.

Outdoor Storage or Operations:
No outdoor storage or operations are currently planned for this project.

Other Relevant or Unique Project Information:
This trampoline park will feature virtual reality experiences and cutting-edge technology, making it one of the most advanced indoor parks in Texas. Our goal is to create the largest indoor trampoline park in the Dallas-Fort Worth (DFW) area, positioning it as an iconic destination for both locals and tourists. The incorporation of modern attractions will not only draw families but also attract social media influencers, further establishing the park as a must-visit location in DFW.

11 MAX

4355 LYNDON B JOHNSON FREEWAY
FARMERS BRANCH, TEXAS 75244

ZONING AMENDMENT

PROJECT DESCRIPTION: INTERIOR RENOVATION OF EXISTING TWO STORY MASONRY AND STEEL FRAME BUILDING. AREA OF RENOVATION IS 32,943 SQUARE FEET

OWNER:

WANG HOLDING,LLC
4355 LYNDON B JOHNSON FREEWAY
FARMERS BRANCH, TEXAS 75244
PH: 515.516.6789

ARCHITECT:

STUDIO MEYER ARCHITECTS
408 EXPOSITION AVE
DALLAS, TEXAS 75226
PH: 214.315.0578

studio Meyer Architects

ARCHITECT

rtm engineering consultants

MEP

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GENERAL NOTES

COMPLIANCE

01 ALL CONTRACTORS SHALL REVIEW, UNDERSTAND, AND ENSURE THAT THE WORKS ARE PERFORMED IN COMPLIANCE WITH ALL PROVISIONS DESCRIBED IN THE ORDINANCE AND CODE PARAMETER INFORMATION IN THE CONTRACT DOCUMENTS, IN ADDITION TO ANY OTHER REQUIREMENTS SET FORTH BY THE STATE OF TEXAS.

IN THE EVENT OF ANY CONFLICT, EITHER WITHIN THE CONTRACT DOCUMENTS OR WITH THE CONTRACTORS' PREVIOUS EXPERIENCES WITH THE STATE IN WHICH THE PROJECT IS LOCATED, NOTIFY THE ARCHITECT FOR RESOLUTION AND DIRECTION PRIOR TO PROCEEDING WITH THE WORK.

02 ALL PENETRATIONS THROUGH RATED PARTITIONS, CEILINGS, AND OTHER ASSEMBLIES SHALL BE INSTALLED ACCORDING TO REFERENCED RATING STANDARDS AND APPLICABLE CODES AND BE PROVIDED WITH SEALANT JOINT SYSTEM COMPLYING WITH REFERENCED RATING STANDARDS.

03 CONTRACTOR SHALL PROVIDE AND COORDINATE, DURING CONSTRUCTION, INSPECTIONS AND SPECIAL INSPECTIONS REQUIRED BY APPLICABLE CODES. THE COUNTY, AND THE STATE IN WHICH THE PROJECT IS LOCATED. ALL SUCH INSPECTORS SHALL BE QUALIFIED INDIVIDUALS, APPROVED AGENCIES, OR FIRMS WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING INSPECTIONS.

DUE DILIGENCE

01 ALL CONTRACTORS SHALL CAREFULLY REVIEW THE DRAWINGS, SPECIFICATIONS, DETAILS, AND NOTES FOR INFORMATION REGARDING THE SCOPE OF WORK INTENDED, PRIOR TO PROCEEDING WITH THE WORK.

02 THE CONTRACTOR REPRESENTS AND WARRANTS THAT IT HAS EXAMINED ALL DRAWINGS, SPECIFICATIONS, AND OWNER'S CONSTRUCTION CRITERIA AND HAS SATISFIED ITSELF THAT THE INFORMATION CONTAINED THEREIN ARE SUFFICIENT TO FULLY AND COMPLETELY CONSTRUCT THE PROJECT.

04 IF ANY CONFLICTS ARE DISCOVERED WITHIN THE CONTRACT DOCUMENTS WITH RESPECT TO QUANTITY AND QUALITY OF MATERIALS, THE CONTRACTOR SHALL ASSUME AND PLAN FOR THE GREATER QUANTITY AND QUALITY EXPECTATIONS. THE ARCHITECT'S DECISION SHALL BE FINAL ON SELECTION.

05 DO NOT SCALE DOCUMENTS. FIELD VERIFY AND BACK-CHECK ALL DIMENSIONS FOR CORRECTNESS. IF ANY DEVIATIONS OR DISCREPANCIES OCCUR, CONTACT ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORK.

QUALITY ASSURANCE

01 GENERAL CONTRACTOR SHALL COORDINATE ALL BUILDING MANAGEMENT SYSTEMS, SECURITY SYSTEMS, AND HARDWARE WITH THE OWNER PRIOR TO INSTALLATION.

02 INTERIOR DIMENSIONS ARE TO FACE OF FINISH , UNLESS GRAPHICALLY INDICATED OTHERWISE.

03 FIRE SPRINKLER HEAD LOCATIONS SHALL BE COORDINATED WITH LIGHTING, MECHANICAL, ELECTRICAL, PLUMBING, AND ALARM SYSTEMS; UNLESS NOTED OTHERWISE, SPRINKLER HEAD LOCATIONS SHALL BE CENTERED WITHIN CEILING TILES, CEILING REVEAL PATTERNS, ETC.

04 CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR FIRE EXTINGUISHERS. VERIFY LOCATIONS AND QUANTITIES OF FIRE EXTINGUISHERS WITH FIRE INSPECTOR PRIOR TO INSTALLATION.

05 ELECTRICAL CONTRACTOR SHALL REVIEW THE LIGHTING DOCUMENTS THOROUGHLY AND PROVIDE ALL MOUNTING BRACKETS, BRACKET ARMS, CANOPY PLATES, METAL BOWLS, PIPE ARMS, BLOCKING, ETC., AS REQUIRED FOR COMPLETE INSTALLATION OF LIGHTING SYSTEMS.

06 24" SQUARE ACCESS PANELS SHALL BE PROVIDED IN ALL GYPSUM BOARD PARTITIONS AND CEILINGS WHERE ELECTRICAL TRANSFORMERS, J-BOXES, PLUMBING VALVES, VAV BOXES, PTB BOXES, MOTORIZED DAMPERS, VOLUME DAMPERS, FIRE DAMPERS, OR SANITARY SEWER REQUIRING ACCESS ARE LOCATED. NOTE THAT MANY OF THESE ITEMS ARE NOT INDICATED ON THE CONTRACT DOCUMENTS, BUT ACCESS PANELS SHALL BE PROVIDED AS THOUGH THEY HAVE BEEN SHOWN THROUGHOUT (THE BURDEN OF DETERMINING QUANTITY IS ON THE CONTRACTOR). THE ARCHITECT SHALL COORDINATE LOCATIONS OF THESE ACCESS PANELS WITH THE CONTRACTOR PRIOR TO INSTALLATION SO AS TO MINIMIZE THE IMPACT ON THE AESTHETIC OF THE PROJECT. ACCESS PANELS LOCATED IN RATED PARTITIONS OR CEILINGS SHALL MAINTAIN THE SAME RATING AS THE PARTITION IN WHICH THEY ARE HOUSED. THE CONTRACTOR SHALL LOCATE ALL ELEMENTS WHICH REQUIRE ACCESS ABOVE NON-PUBLIC AREA CEILINGS OR ABOVE LAY-IN CEILING SYSTEM. THE CONTRACTOR SHALL PROVIDE AN ANNOTATED DRAWING TO THE ARCHITECT AND OWNER SHOWING ALL AREAS REQUIRING ACCESS.

SPECIFIC REQUIREMENT

01 ALL MATERIALS SHALL BE INSTALLED ACCORDING TO INDUSTRY STANDARDS, BEST PRACTICES, RELEVANT AGENCIES AND STANDARDS RECOMMENDATIONS REFERENCED IN THE SPECIFICATIONS, OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS THE MOST STRINGENT, IN ORDER TO DELIVER A COMPLETE AND HIGH-QUALITY PROJECT.

02 SUBSTRATE FOR TILED WALL SURFACES SHALL CEMENT BACKER BOARD AND SHALL SLOPE TO DRAIN AS REQUIRED ON FLOORS

03 CONCRETE FLOOR SLABS SHALL BE INSTALLED AND FINISHED AS REQUIRED TO RECEIVE THE SCHEDULED FINISH MATERIALS. NO CURING COMPOUND MAY BE UTILIZED ON CONCRETE SCHEDULED TO RECEIVE TILE. STRICTLY ADHERE TO RECOMMENDATIONS OF THE CERAMIC TILE INSTITUTE OF AMERICA FOR CONCRETE SLAB RECEIVING PORCELAIN, OR CERAMIC TILE. THE ARCHITECT, IN CONJUNCTION WITH THE CONTRACTOR, SHALL ESTABLISH LOCATIONS OF CONTROL JOINTS IN CONCRETE SLAB TO MINIMIZE CUTTING OF TILE.

04 PENETRATIONS THROUGH ANY ASSEMBLIES SHALL BE TIGHTLY SEALED WITH APPROPRIATE SEALANT JOINT SYSTEM, UNLESS SPECIFICALLY INDICATED OTHERWISE.

EXIST CONDITIONS

01 THE ARCHITECT SHALL NOT ASSUME RESPONSIBILITY FOR ANY ITEMS DAMAGED DURING CONSTRUCTION THAT ARE UNRELATED TO THE SPECIFIED SCOPE OF WORK DELINEATED IN THESE DRAWINGS. ANY SUCH DAMAGES, NOT WITHIN THE PURVIEW OF THE ARCHITECTURAL DESIGN AND SPECIFICATIONS, LIE OUTSIDE THE ARCHITECT'S LIABILITY AND SHALL BE THE RESPONSIBILITY OF THE RELEVANT PARTIES INVOLVED IN THE CONSTRUCTION PROCESS. THIS EXCLUSION ENSURES CLARITY AND DELINEATION OF ACCOUNTABILITY, PRESERVING THE ARCHITECT'S ROLE IN ACCORDANCE WITH THE DEFINED SCOPE OF WORK

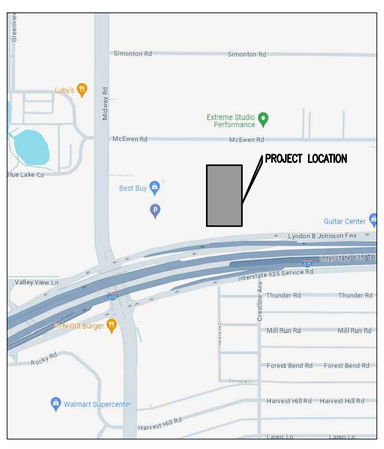
MATERIALS

01 ALL PRODUCTS SPECIFIED IN THESE DOCUMENTS ARE TO BE SUBMITTED AND APPROVED BY THE OWNER PRIOR TO PROCUREMENT AND INSTALLATION AND ALTERNATE PRODUCTS OF EQUIVALENT QUALITY AND PERFORMANCE TO THOSE SPECIFIED IN THESE DOCUMENTS MUST BE SUBMITTED TO THE PROFESSIONAL ENGINEER/ARCHITECT AND THE OWNER FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.

DRAWING INDEX

GENERAL			
G0.00	COVER		08.30.24
G0.01	SURVEY		08.30.24
ARCHITECTURE			
A1.00	SITE PLAN		08.30.24
A1.01	DEMOLITION PLANS		08.30.24
A2.00	OVERALL FLOOR PLANS		08.30.24

PROJECT LOCATION MAP



NORTH

REFERENCE SYMBOLS

01 / A3.0	ELEVATION MARKER
01/A4.1	BUILDING SECTION MARKER
01/A4.1	WALL SECTION MARKER
01	DOOR TAG
L	WINDOW TAG
1i	WALL TAG
1	REVISION TAG
01 / 04 A.201 02 / 03	INTERIOR ELEVATION

BUILDING CODE CRITERIA

OWNER: WANG HOLDING, LLC

JURISDICTION: DALLAS COUNTY, TEXAS

FIRE DEPARTMENT: DALLAS COUNTY

ADOPTED CITY OF FARMERS BRANCH CODES:

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL FIRE CODE

TYPE II-B CONSTRUCTION (TABLE 503, SECTIONS 504 & 506)

AUTOMATIC SPRINKLER SYSTEM (402.8)
BUILDING IS EQUIPPED WITH AN NFPA-13 AUTOMATIC SPRINKLER SYSTEM

PROJECT DATA

OWNER: WANG HOLDING, LLC
CONTACT: YUXIONG WANG
PHONE: 575-654-1816
EMAIL: YUXIONGWANG@JUDGEFITE.COM

PROJECT ADDRESS: 4355 LYNDON B JOHNSON FREEWAY
FARMERS BRANCH, TEXAS 75244

PROPOSED USE: ASSEMBLY A-3, A-4; INDOOR AMUSEMENT

ZONING CLASSIFICATION: PD-40

AREA OF RENOVATION: 32,943 SQUARE FEET

TABS NO:

11 MAX
4355 LBJ FREEWAY
FARMERS BRANCH, TEXAS 75244

REGISTERED ARCHITECT FREDERICK A. MEYER 15277 STATE OF TEXAS

08.30.24

ZONING AMENDMENT

REV	DATE	ISSUE TITLE
0	08.30.24	ZONING AMENDMENT
1	11.25.24	CITY COMMENTS

COVER

G0.00

EXISTING PROPERTY CONDITIONS

LOT AREA	220,278 SQ.FT. or 5.056 ACRES
BUILDING SQUARE FOOTAGE	AS SHOWN
ZONING EXISTING USE	____ / _____ DISTRICT
BUILDING HEIGHT	AS SHOWN
MARKED PARKING PROVIDED:	
STANDARD	136 SPACES
HANDICAP	2 SPACES
TOTAL	138 SPACES

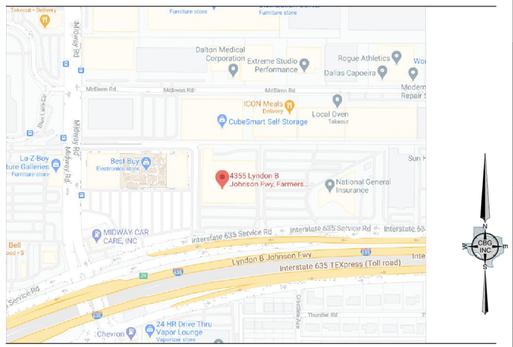
EXCEPTIONS TO THE TITLE COMMITMENT

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

LEGEND

- EXISTING EDGE ASPHALT PAVING
- OHP EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- X EXISTING BARBED WIRE FENCE
- EXISTING WROUGHT IRON FENCE
- GUY WIRE
- POWER POLE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- CONCRETE MONUMENT
- "X" FOUND
- CM CONTROLLING MONUMENT
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- BRICK COLUMN
- COVERED PORCH, DECK OR CARPORT
- FIRE HYDRANT
- LP LIGHT POLE
- V VAULT
- T TRANSFORMER
- GI GRATE INLET
- WV-WATER VALVE
- WM-WATER METER
- ICV-IRRIGATION CONTROL VALVE
- BOL-BOLLARD
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE

VICINITY MAP



NOT TO SCALE

PROPERTY DESCRIPTION

Being a tract of land out of the Mary Brown Survey, Abstract No. 159 and being part of Block 1 of Metropolitan Industrial Park Section Three, an Addition to the City of Farmers Branch, as recorded in Volume 67222, Page 1464, of the Map Records of Dallas County, Texas, and being the tract of land conveyed to D & H Freed Real Estate, Ltd., by Deed recorded in Volume 2003026, Page 7787, Deed Records, Dallas County, Texas, less that tract of land conveyed to the State of Texas by Deed recorded in Instrument No. 200600188792, Official Public Records, Dallas County, Texas, with the remainder being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument for corner in the East line of Midway Park Addition, an Addition to the City of Farmers Branch, as recorded in Volume 94058, Page 4581, Map Records of Dallas County, Texas, said point being on the current North right-of-way line of LBJ Freeway (Interstate 635)(variable width right-of-way);

THENCE North 00 degrees 19 minutes 47 seconds West, along said East line of Midway Park Addition, a distance of 584.52 feet to a 1/2 inch iron rod found at the Northeast corner of said Midway Park Addition, said point being in the South line of Lot 2, Block A of Midway-McEwen Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the map recorded in Instrument No. 20160012808, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 12 minutes 30 seconds East, along said South line Lot 2, Block A, a distance of 396.56 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 2, Block A of Revised Texas Credit Union Center Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the map recorded in Volume 2002039, Page 50, Map Records, Dallas County, Texas, said point being on the South line of Block 3 of the 2nd Revision of Metropolitan Industrial Park Section Two, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the map recorded in Volume 70027, Page 644, Map Records, Dallas County, Texas;

THENCE South 00 degrees 17 minutes 24 seconds East, along the West line of said Lot 2, Block A of Revised Texas Credit Union Center Addition, a distance of 532.59 feet to a concrete monument for corner on the aforementioned current North right-of-way line of LBJ Freeway;

THENCE along the said North right-of-way line of LBJ Freeway as follows;

South 85 degrees 26 minutes 31 seconds West, a distance of 11.38 feet to a 1/2 inch iron rod found at the beginning of a curve to the left having a delta angle of 04 degrees 48 minutes 48 seconds, a radius of 1944.88 feet, and a chord that bears South 83 degrees 02 minutes 06 seconds West, a chord distance of 163.34 feet, and an arc distance of 163.39 feet to a concrete monument for corner;

South 80 degrees 37 minutes 42 seconds West, a distance of 225.38 feet to the POINT OF BEGINNING and containing 220,278 square feet or 5.056 acres of land.

GENERAL NOTES

1. Bearings are based on the Deed recorded in Instrument No. 200600188792, Deed Records, Dallas County, Texas.

2. The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated _____, issued by _____ with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

3. The survey correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property and any other matters situated on the subject property.

4. Except as shown on the survey, there are no visible easements or rights-of-way.

5. Except as shown on the survey, there are no observed above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

6. That the subject property has access to and from Interstate Highway 635, a duly dedicated and accepted public street or highway. Due to TX/DOT Standards and Regulations, access to properties from highways and/or service roads may be limited or restricted. Verify access with local governing authorities.

7. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

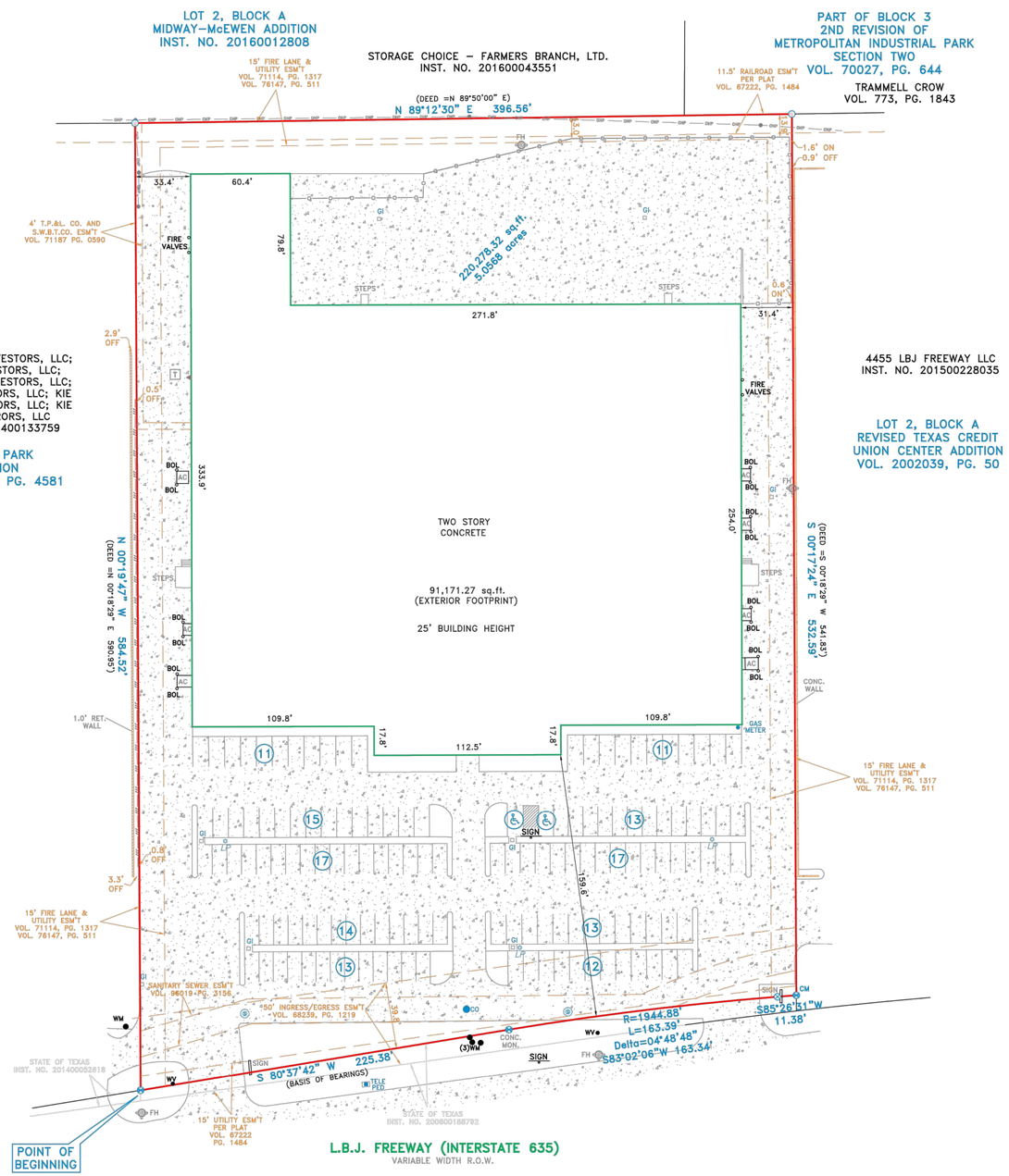
8. The record description of the subject property forms a mathematically closed figure.

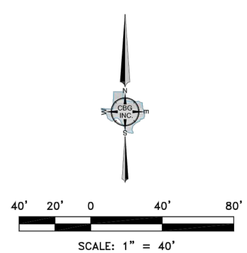
9. Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48113C0190K, with a date of identification of July 7, 2014, Community No. 480174, in Dallas County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

10. There are no observed evidence of current earth moving work, building construction or building additions.

11. The surveyor is not aware of any proposed changes in street right of way lines.

12. The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets or rights-of-way.





SURVEYOR'S CERTIFICATE

To: _____ in connection to transaction GF#:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16 & 17 of Table A thereof. The field work was completed on December 20, 2020.

Executed this 22nd day of December, 2020.

_____
Bryan Connally, RPLS NO. 5513

FOR REVIEW ONLY

Call 811 Before You Dig

REVISIONS

DATE	BY	NOTES

CBG SURVEYING TEXAS LLC
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=40'	12/22/2020	2024707		MC

ALTA/NSPS LAND TITLE SURVEY

PART OF BLOCK 1,
METROPOLITAN INDUSTRIAL PARK SECTION THREE

CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

4355 LBJ FREEWAY

PROJECT NAME: 11MAX

PROJECT ADDRESS: 4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244

LEGAL DESCRIPTION: LOT 5, BLK 1, METROPOLITAN INDUSTRIAL PARK SEC2
5.0597 ACRES LESS R.O.W.

OWNER: WANG HOLDING, LLC
CONTACT: YUXIONG WANG
PHONE: 575-654-1816
EMAIL: YUXIONGWANG@JUDGEFITE.COM

ARCHITECT: STUDIO MEYER ARCHITECTS
CONTACT: FRED MEYER
PH: 214.315.0578
EMAIL: FREDPMEYER@GMAIL.COM

SITE DATA TABLE:

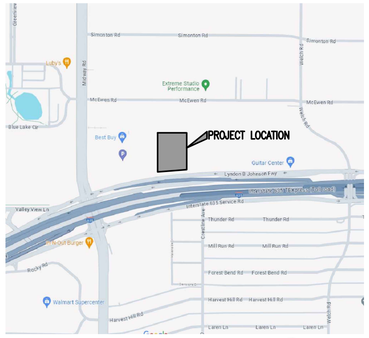
SITE AREA:	220,278 SF / 5.056 ACRES
IMPERVIOUS COVER:	204,837 SF; 92%
GROSS BLDG SQ FOOTAGE:	91,301 GROSS SF LEVEL 01, 63,013 GROSS SF LEVEL 02, 154,314 GROSS SF TOTAL
HEIGHT / STORIES:	25 FEET / 2 STORIES
PROPOSED USE:	INDOOR ENTERTAINMENT
SQ FOOTAGES OF USES:	INDOOR ENTERTAINMENT: 32,943 SF WHOLESALE DISTRIBUTION: 91,314 SF VACANT: 30,057 SF

PARKING TABULATION:

REQUIRED PARKING FOR COMMERCIAL AMUSEMENT USES (INDOOR & OUTDOOR
1 SPACE PER 1,000 SQ OF GROSS FLOOR AREA PER FARMERS BRANCH
ZONING CODE SECTION 4.3.C.4.a
MAX 11 SUITE GROSS FLOOR AREA = 32,943/1000 = 33 SPACES REQUIRED

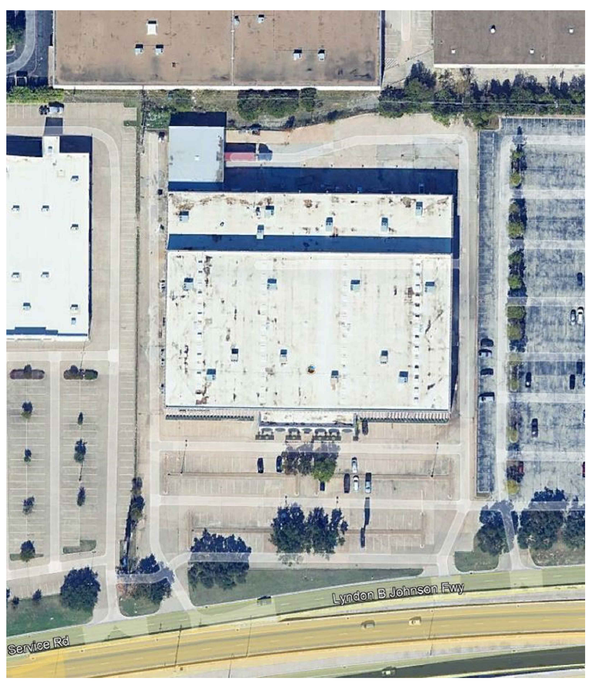
PARKING FOR WAREHOUSE/DISTRIBUTION (RAINBOW WHOLESALE) 1 SPACE PER
2,000 SF OF GFA.
91,314/2000 = 46 SPACES REQUIRED

138 PARKING SPACES PROVIDED, (5 ACCESSIBLE SPACES INCLUDED)
PARKING SPACE SIZE = 9' X 18'
ALL SPACES PROVIDED ARE SURFACE PARKING.



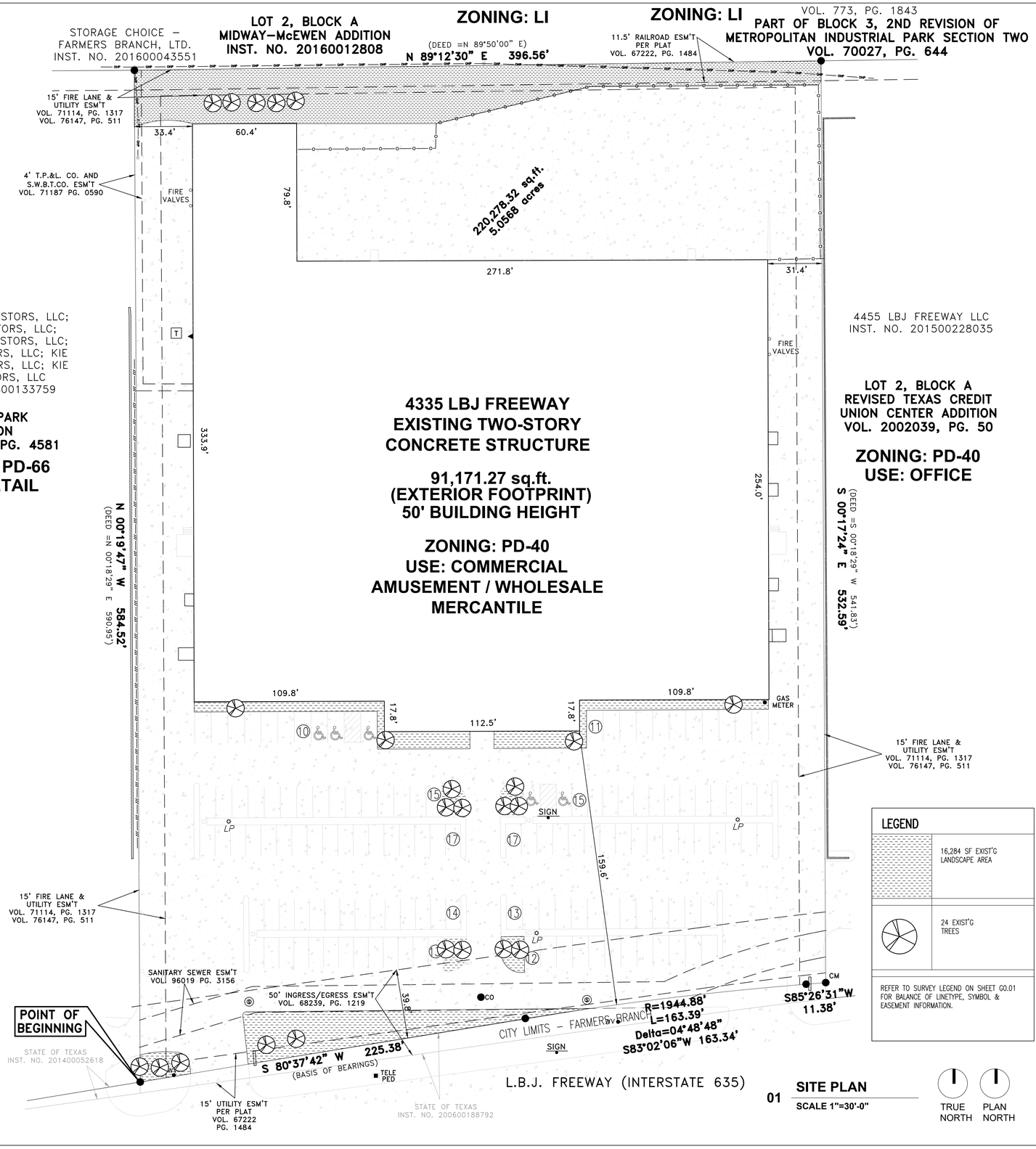
VICINITY MAP
NTS

NORTH



02 SITE VICINITY
NOT TO SCALE

TRUE NORTH PLAN NORTH



01 SITE PLAN
SCALE 1"=30'-0"

TRUE NORTH PLAN NORTH

studio Meyer Architects
ARCHITECT

rtm engineering consultants
MEP

11 MAX
4355 LBJ FREEWAY
FARMERS BRANCH, TEXAS 75244

REGISTERED ARCHITECT FREDERICK P. MEYER 8527 STATE OF TEXAS
08.30.24

LEGEND

	16,284 SF EXIST'G LANDSCAPE AREA
	24 EXIST'G TREES

REFER TO SURVEY LEGEND ON SHEET G0.01 FOR BALANCE OF LINETYPE, SYMBOL & EASEMENT INFORMATION.

ZONING AMENDMENT

REV	DATE	ISSUE TITLE
0	08.30.24	ZONING AMENDMENT
1	11.25.24	CITY COMMENTS

SITE PLAN
A1.00

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PROJECT NAME:	11MAX
PROJECT ADDRESS:	4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
LEGAL DESCRIPTION:	LOT 5, BLK 1, METROPOLITAN INDUSTRIAL PARK SEC2 5.0597 ACRES LESS R.O.W.
OWNER:	WANG HOLDING, LLC CONTACT: YUXIONG WANG PHONE: 575-654-1816 EMAIL: YUXIONGWANG@JUDGEFITE.COM
ARCHITECT:	STUDIO MEYER ARCHITECTS CONTACT: FRED MEYER PH: 214.315.0578 EMAIL: FREDPMEYER@GMAIL.COM

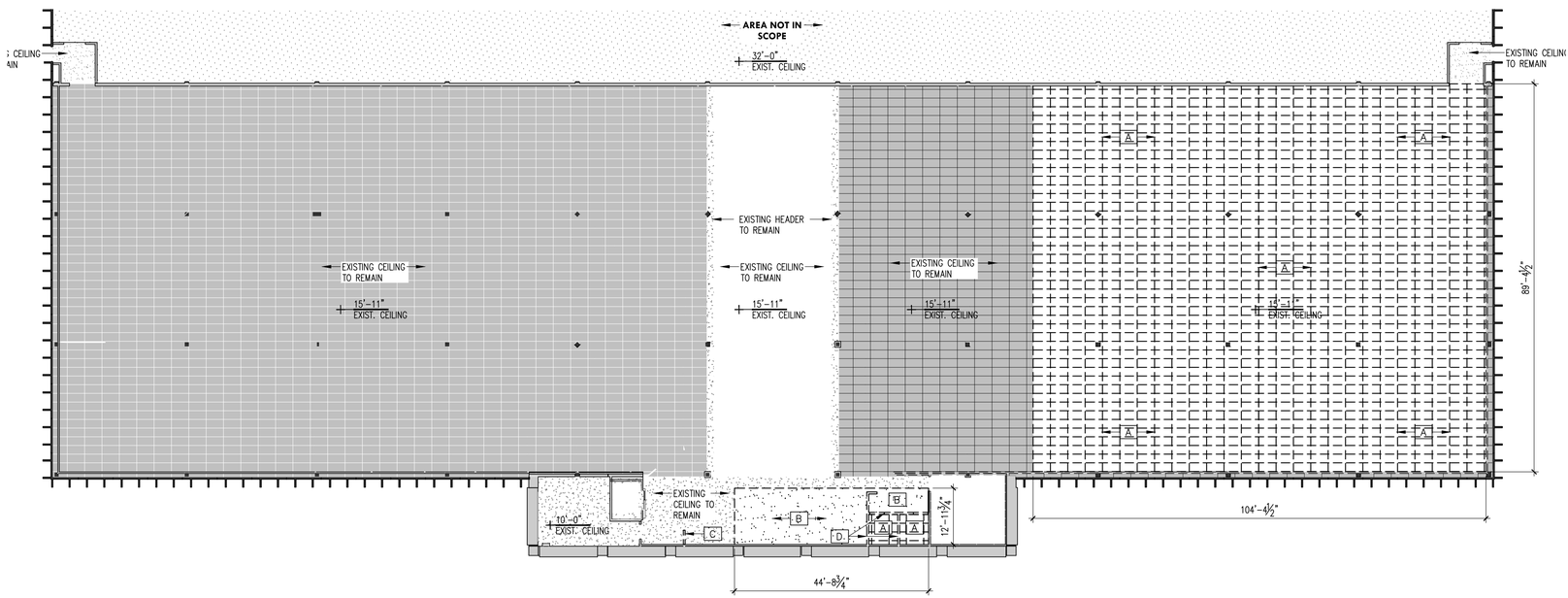
VICINITY MAP

NTS

NORTH

DEMOLITION NOTES:

1. BEFORE DEMOLITION BEGINS GC IS TO REVIEW THE ASBESTOS REPORT AND REMEDIATE REQUIRED ITEMS PER STATE AND LOCAL STANDARDS BEFORE REMAINING DEMOLITION CAN BEGIN.
2. VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION. VERIFY DISCREPANCIES WITH ARCHITECT.
3. PRIOR TO PERFORMING WORK, IDENTIFY AND PROTECT ALL UTILITIES FROM SURROUNDING DEMOLITION.
4. ALL MATERIALS NOT TO BE REUSED ARE TO BE DISPOSED OF BY THE GC.
5. ALL MATERIALS TO BE REUSED AND RELOCATED ARE TO BE STORED ON SITE AND PROTECTED FROM DAMAGE. VERIFY AND COORDINATE MATERIALS AND SYSTEMS TO BE REUSED WITH OWNER.
6. ANY ITEM THAT IS CONNECTED TO OR CONTRIBUTES TO STRUCTURAL SUPPORT SHALL BE EVALUATED FOR ITS IMPACT ON REMAINING STRUCTURE PRIOR TO ITS DEMOLITION. TEMPORARY SUPPORTS SHALL BE UTILIZED AS REQUIRED TO PROTECT THE EXISTING STRUCTURE.
7. GC TO COORDINATE WITH OWNER ON WORK PROCEDURES INCLUDING BUT NOT LIMITED TO: DEMOLITION MATERIAL DISPOSAL, DUMPSTER LOCATION, NEW MATERIAL DELIVERY AND ACCEPTABLE HOURS FOR PERFORMANCE OF ALL WORK.
8. WHERE DEMOLITION OCCURS ADJACENT TO EXISTING CONDITIONS, PATCH AND REPAIR ADJACENT CONDITIONS FOR A UNIFORM APPEARANCE.
9. WHERE EXISTING INSULATION IS REMOVED OR MISSING PATCH AND MAINTAIN REQUIRED R-VALUES.
10. GC TO PROTECT BUILDING STRUCTURE FROM INCLEMENT WEATHER INCLUDING ALL PRECIPITATION AND WIND STORMS DURING CONSTRUCTION.
11. VERIFY ALL MECHANICAL UNITS TO REMAIN. DURING DEMOLITION, REMOVE THE UNIT TAKING CARE TO STORE IT SO IT CAN BE REUSED IN THE NEW LOCATION.
12. GC TO REMOVED ALL EXISTING FLOOR FINISHES DOWN TO SLAB WHERE DEMOLITION OCCURS TO RECEIVE NEW FINISHES.
13. GC TO REMOVED ALL EXISTING LIGHT FIXTURES WHERE INDICATED AND SALVAGE FOR OWNER.
14. GE TO REMOVE ALL EXISTING CEILING TILE AND EXISTING SOFFITS WHERE INDICATED.
15. GC TO REMOVE DOORS CAREFULLY FOR REUSE IN NEW WORK.
16. GC TO VERIFY CONDITION/EXPIRATION DATES OF EXISTING FIRE EXTINGUISHERS. IF REPLACEMENT/NEW IS REQUIRED, PROVIDE 5LB CAPACITY UL LISTED 2A-10BC FIRE EXTINGUISHER PER NFPA 10 REQUIREMENTS. EXACT QUANTITY AND LOCATION TO BE COORDINATED WITH THE FIRE MARSHAL AND OWNER'S REPRESENTATIVE ON SITE AND AS DIRECTED BY LOCAL GOVERNING AUTHORITIES. PROVIDE LOCATIONS MARKERS AS REQUIRED. GC TO PROVIDE AN ALLOWANCE FOR FIRE EXTINGUISHERS.



02 DEMO RCP - LEVEL 02

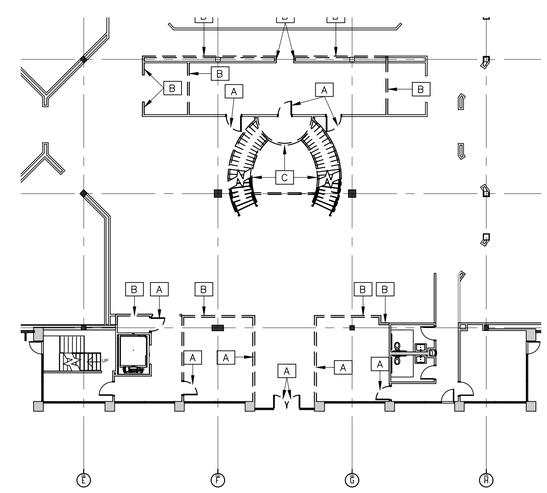
SCALE 1/16"=1'-0"

TRUE NORTH

PLAN NORTH

DEMOLITION LEGEND:

A. DEMO CEILING GRID, CEILING TILES, LIGHT FIXTURES, MECHANICAL DEVICES, SPRINKLER HEADS & SPRINKLER PIPING TO 21' A.F.F.
B. DEMO GYPSUM BOARD CEILING, LIGHT FIXTURES & MECHANICAL DEVICES.
C. PATCH & REPAIR GYPSUM CEILING TO MATCH ADJACENT EXISTING CEILING SURFACE.
D. DEMO WALL TO FULL HEIGHT U.N.O.



01 DEMO FLOOR PLAN - LEVEL 01

SCALE 1/16"=1'-0"

TRUE NORTH

PLAN NORTH

DEMOLITION LEGEND

PLAN NOTES
A. DEMO DOOR + JAMBS.
B. DEMO WALL FULL HEIGHT U.N.O.
C. DEMO STAIR, LANDING, GUARDRAILS & HANDRAILS

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REGISTERED ARCHITECT FREDERICK P. MEYER 5527 STATE OF TEXAS

08.30.24

ZONING AMENDMENT

REV	DATE	ISSUE TITLE
0	08.30.24	ZONING AMENDMENT
1	11.25.24	CITY COMMENTS

DEMOLITION PLANS

A1.01

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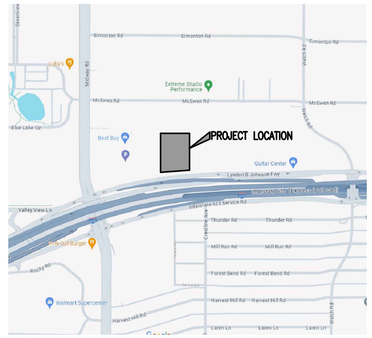
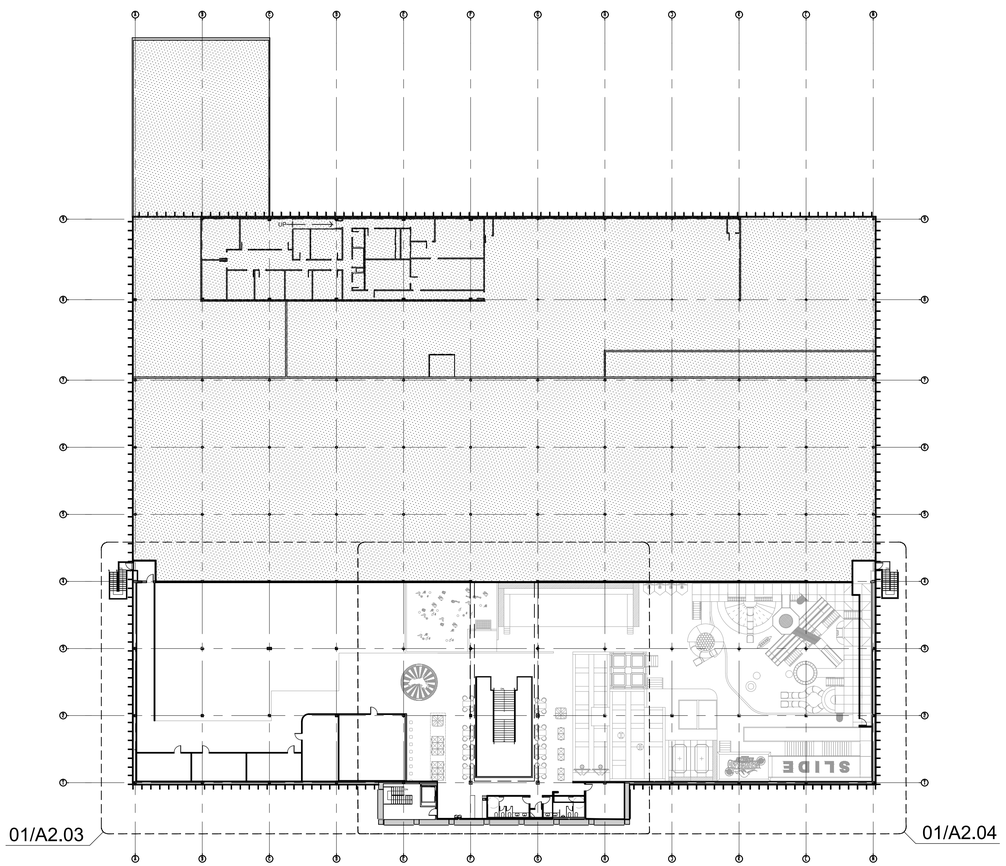


VICINITY MAP

NTS

NORTH

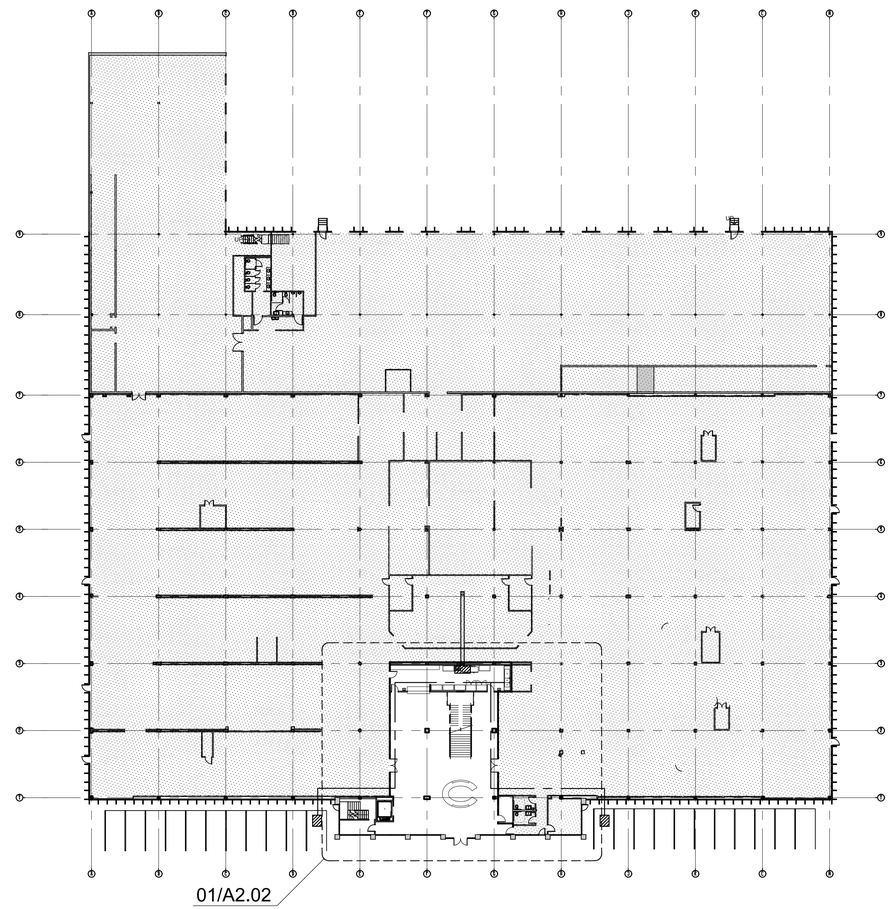


2 **OVERALL FLOOR PLAN - LEVEL 02**

SCALE 1/32"=1'-0"

TRUE NORTH

PLAN NORTH



1 **OVERALL FLOOR PLAN - LEVEL 01**

SCALE 1/32"=1'-0"

TRUE NORTH

PLAN NORTH

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0	08.30.24	ZONING AMENDMENT
1	11.25.24	CITY COMMENTS

OVERALL FLOOR PLANS

A2.00

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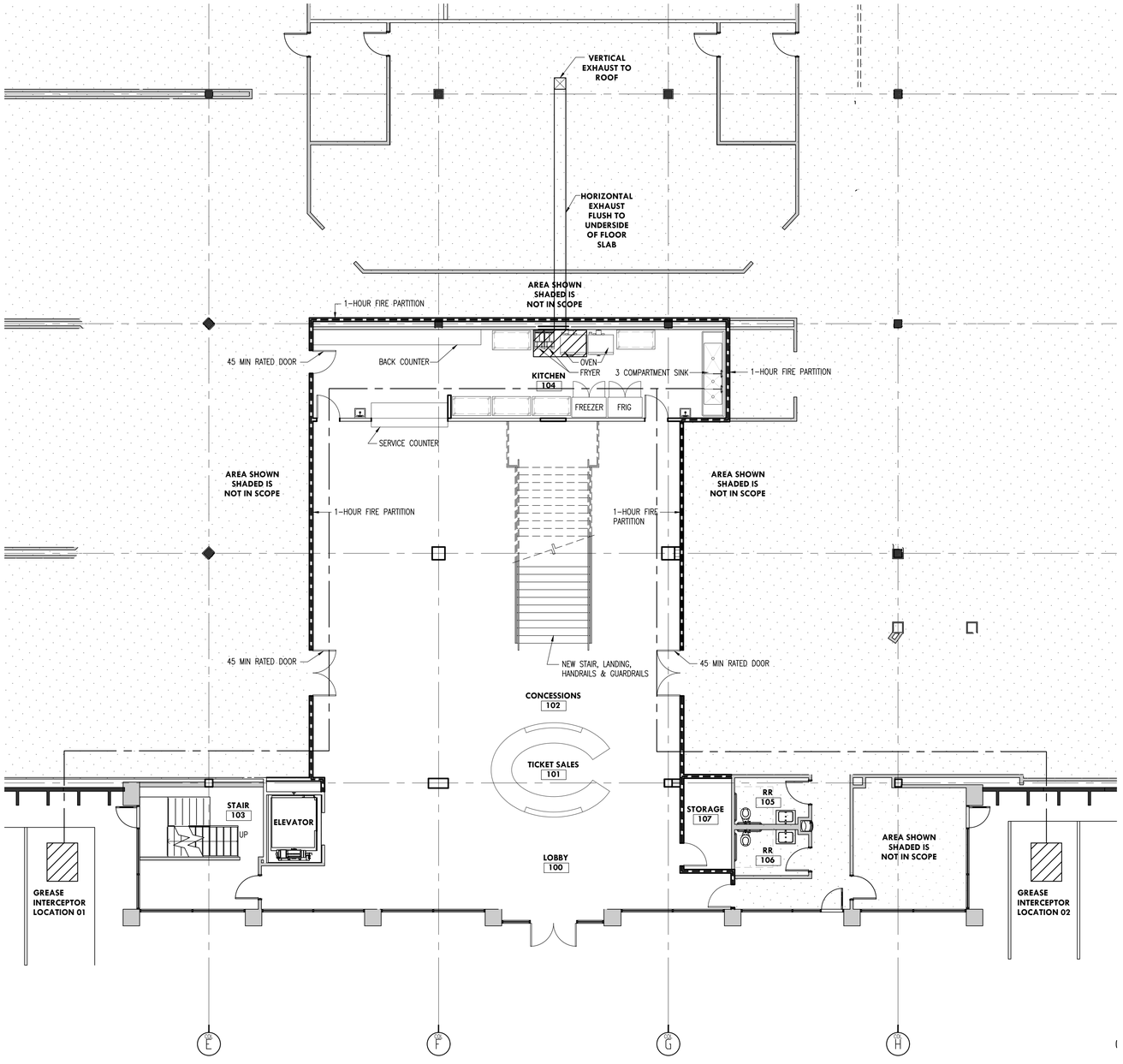

PROJECT NAME:	11MAX
PROJECT ADDRESS:	4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
LEGAL DESCRIPTION:	LOT 5, BLK 1, METROPOLITAN INDUSTRIAL PARK SEC2 5.0597 ACRES LESS R.O.W.
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ARCHITECT:	STUDIO MEYER ARCHITECTS CONTACT: FRED MEYER PH: 214.315.0578 EMAIL: FREDPMEYER@GMAIL.COM

VICINITY MAP

NTS

TRUE NORTH

01 **FLOOR PLAN - LEVEL 01**

SCALE 1/8"=1'-0"

TRUE NORTH

PLAN NORTH

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0	08.30.24	ZONING AMENDMENT
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FLOOR PLAN LVL 01

A2.02

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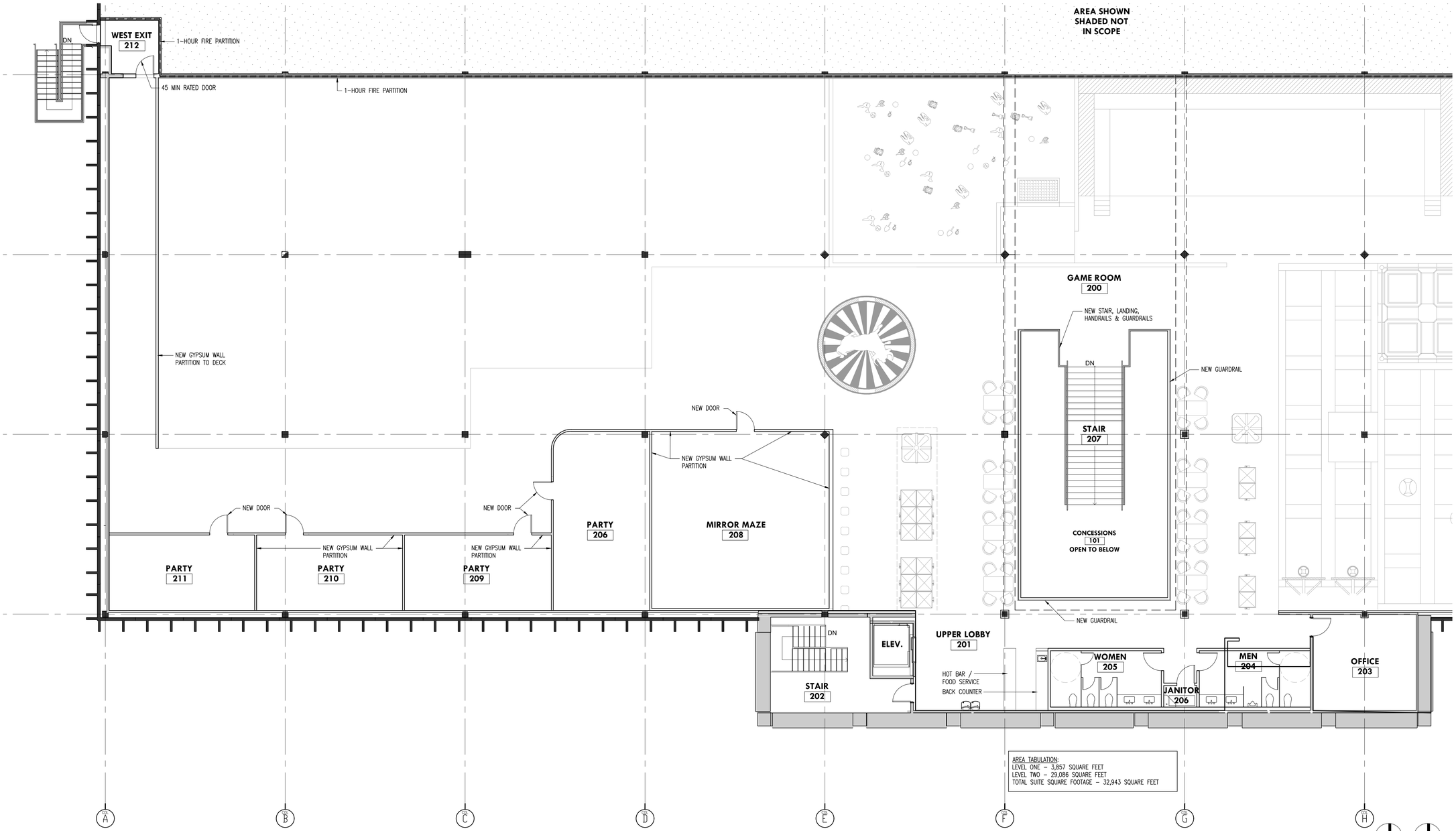
VICINITY MAP

NTS

NORTH



AREA TABULATION:
LEVEL ONE – 3,857 SQUARE FEET
LEVEL TWO – 29,086 SQUARE FEET
TOTAL SUITE SQUARE FOOTAGE – 32,943 SQUARE FEET

01 **FLOOR PLAN - LEVEL 02 WEST**

SCALE 1/8"=1'-0"

TRUE NORTH

PLAN NORTH

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REV	DATE	ISSUE TITLE
0	08.30.24	ZONING AMENDMENT
1	11.25.24	CITY COMMENTS

FLOOR PLAN LVL 02 - WEST

A2.03

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PROJECT NAME:	11MAX
PROJECT ADDRESS:	4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
LEGAL DESCRIPTION:	LOT 5, BLK 1, METROPOLITAN INDUSTRIAL PARK SEC2 5.0597 ACRES LESS R.O.W.
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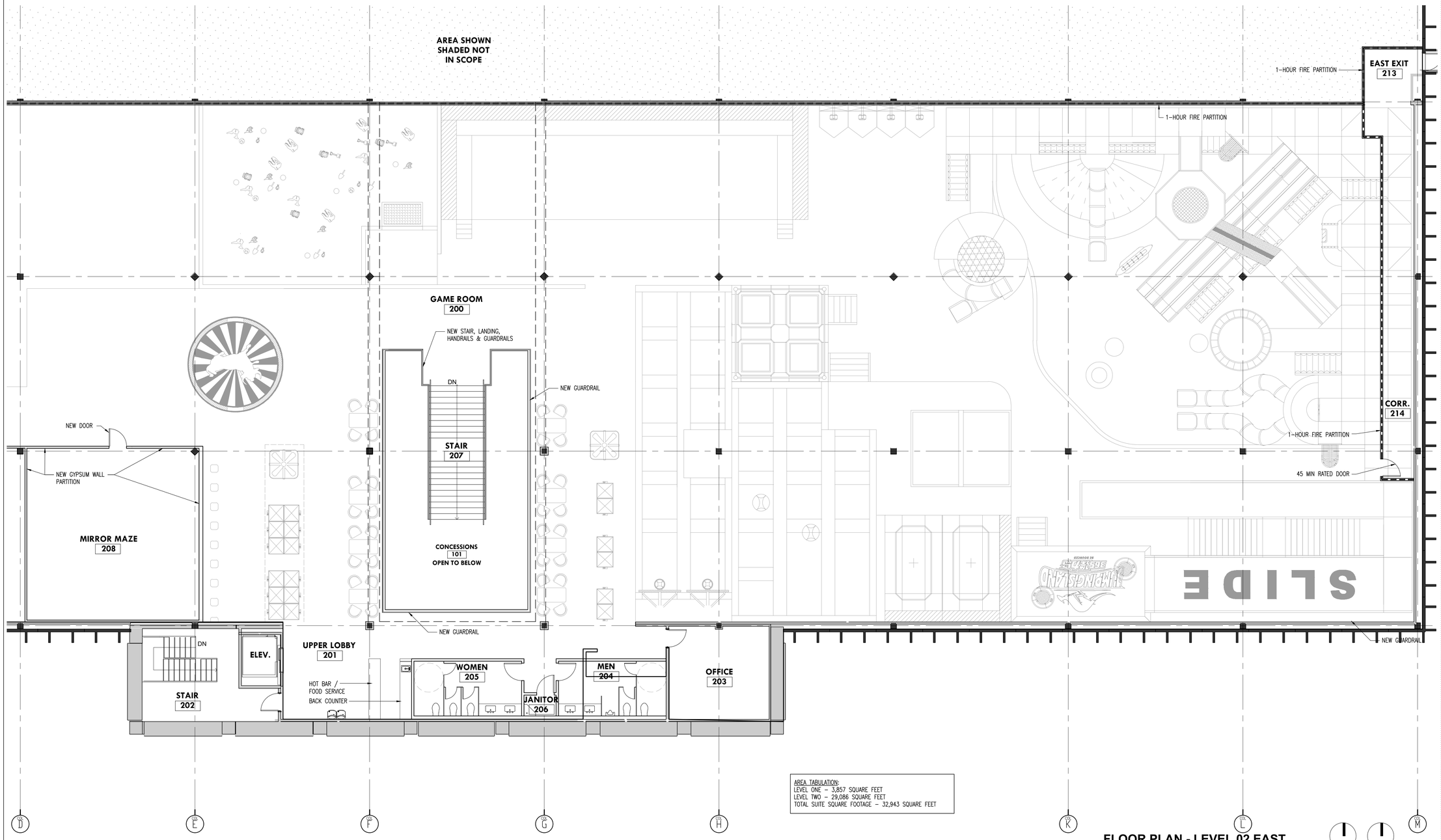
VICINITY MAP

NTS

NORTH



AREA TABULATION:
LEVEL ONE – 3,857 SQUARE FEET
LEVEL TWO – 29,086 SQUARE FEET
TOTAL SUITE SQUARE FOOTAGE – 32,943 SQUARE FEET

01 **FLOOR PLAN - LEVEL 02 EAST**

SCALE 1/8"=1'-0"

TRUE NORTH

PLAN NORTH

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REV	DATE	ISSUE TITLE
0	08.30.24	ZONING AMENDMENT
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FLOOR PLAN LVL 02 - EAST

A2.04

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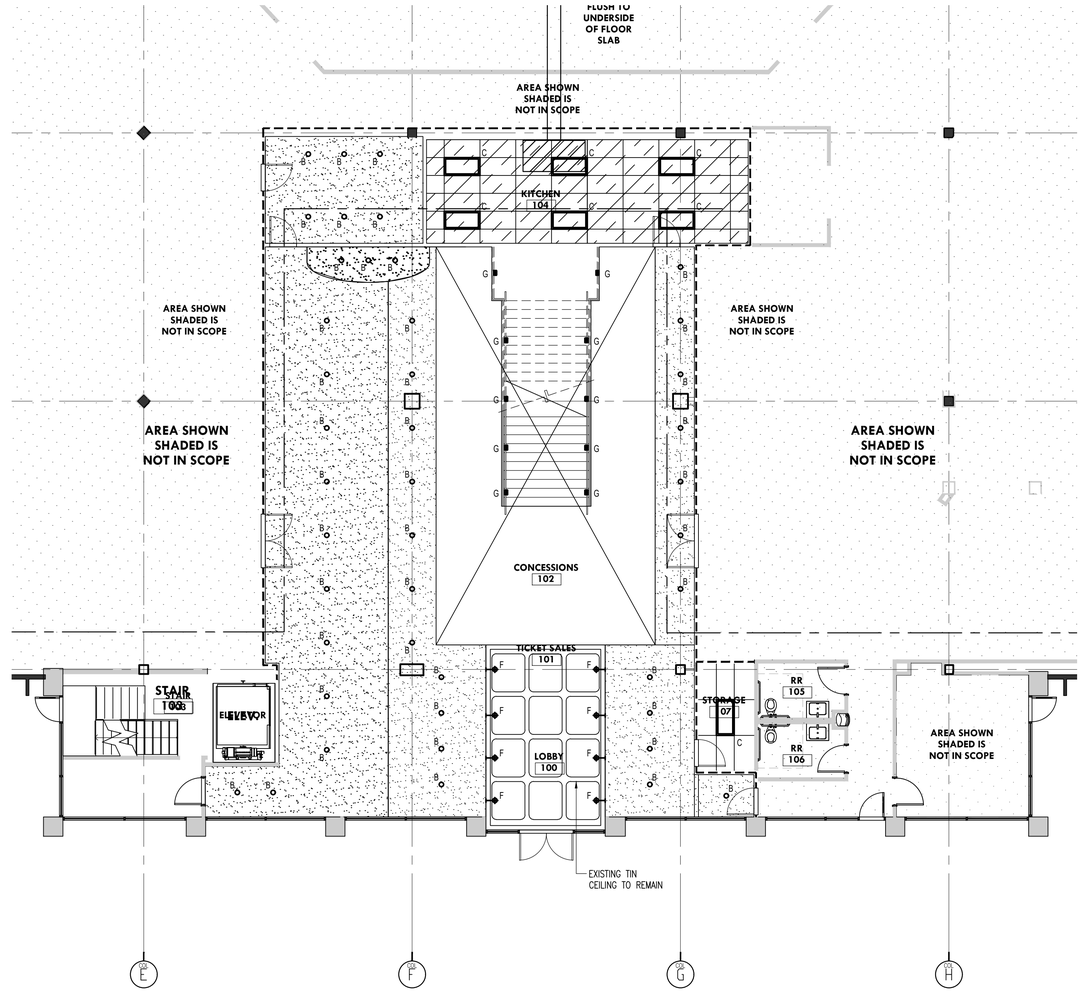

01 CEILING PLAN - LEVEL 01

SCALE 1/8"=1'-0"

TRUE NORTH

PLAN NORTH

PROJECT NAME:	11MAX
PROJECT ADDRESS:	4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
LEGAL DESCRIPTION:	LOT 5, BLK 1, METROPOLITAN INDUSTRIAL PARK SEC2 5.0597 ACRES LESS R.O.W.
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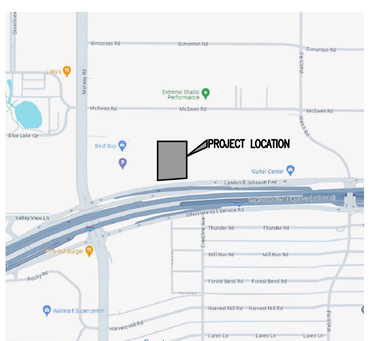

VICINITY MAP

NTS

NORTH

MATERIAL LEGEND

	EXISTING 2X4 LAY IN CEILING	NEW 2X4 LAY IN CEILING MATCH EXISTING PROFILE	GYP. BD. PAINTED
SYMBOL DESCRIPTION	OPEN TO DECK . R-38 PIN WELD AT DECK	NEW 2X4 LAY IN CEILING FOR COMMERCIAL KITCHENS	

LIGHTING

tag	symbol	description
A, A1		hi bay pendant INTERIOR LED
B, B1		recessed can downlight INTERIOR LED
C, C1		lay-in 24"x48" INTERIOR LED
D		Tape light - high output INTERIOR LED
E		DECORATIVE - TBD INTERIOR
F		SCONCE UPLIGHT INTERIOR LED
G		STAIR STEP LIGHT INTERIOR

ELECTRICAL LEGEND

GFI	Ground fault duplex		Wall switch
	Duplex outlet		Wall DIMMER switch
	Quad outlet		Data outlet
EF	Exhaust fan w/ light	SA	Smoke Alarm
		Sp	Speaker

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CEILING PLAN LVL 01

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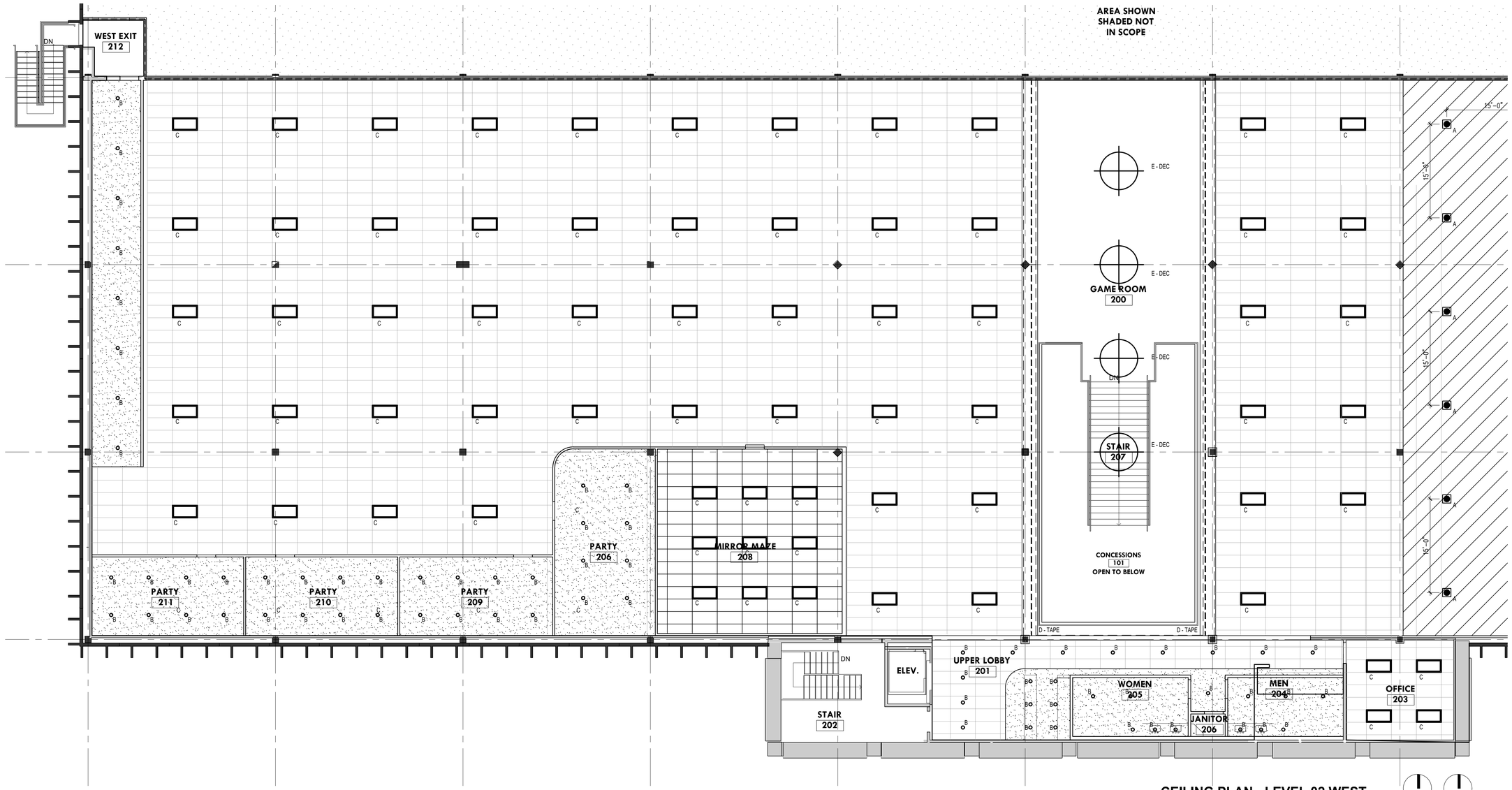

01 CEILING PLAN - LEVEL 02 WEST

SCALE 1/8"=1'-0"

TRUE NORTH

PLAN NORTH

PROJECT NAME:	11MAX
PROJECT ADDRESS:	4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
LEGAL DESCRIPTION:	LOT 5, BLK 1, METROPOLITAN INDUSTRIAL PARK SEC2 5.0597 ACRES LESS R.O.W.
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ARCHITECT:	STUDIO MEYER ARCHITECTS CONTACT: FRED MEYER PH: 214.315.0578 EMAIL: FREDPMEYER@GMAIL.COM

VICINITY MAP

NTS

NORTH

MATERIAL LEGEND

SYMBOL			
DESCRIPTION	EXISTING 2X4 LAY IN CEILING	NEW 2X4 LAY IN CEILING MATCH EXISTING PROFILE	GYP. BD. PAINTED
SYMBOL			
DESCRIPTION	OPEN TO DECK . R-38 PIN WELD AT DECK	NEW 2X4 LAY IN CEILING FOR COMMERCIAL KITCHENS	

LIGHTING

tag	symbol	description
A, A1		hi bay pendant INTERIOR LED
B, B1		recessed can downlight INTERIOR LED
C, C1		lay-in 24"x48" INTERIOR LED
D		Tape light - high output INTERIOR LED
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F		SCONCE UPLIGHT INTERIOR LED
G		STAIR STEP LIGHT INTERIOR

ELECTRICAL LEGEND

GFI	Ground fault duplex		Wall switch
	Duplex outlet		Wall DIMMER switch
	Quad outlet		Data outlet
EF	Exhaust fan w/ light	SA	Smoke Alarm
		Sp	Speaker

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CEILING PLAN: LVL 02 - WEST

A2.06

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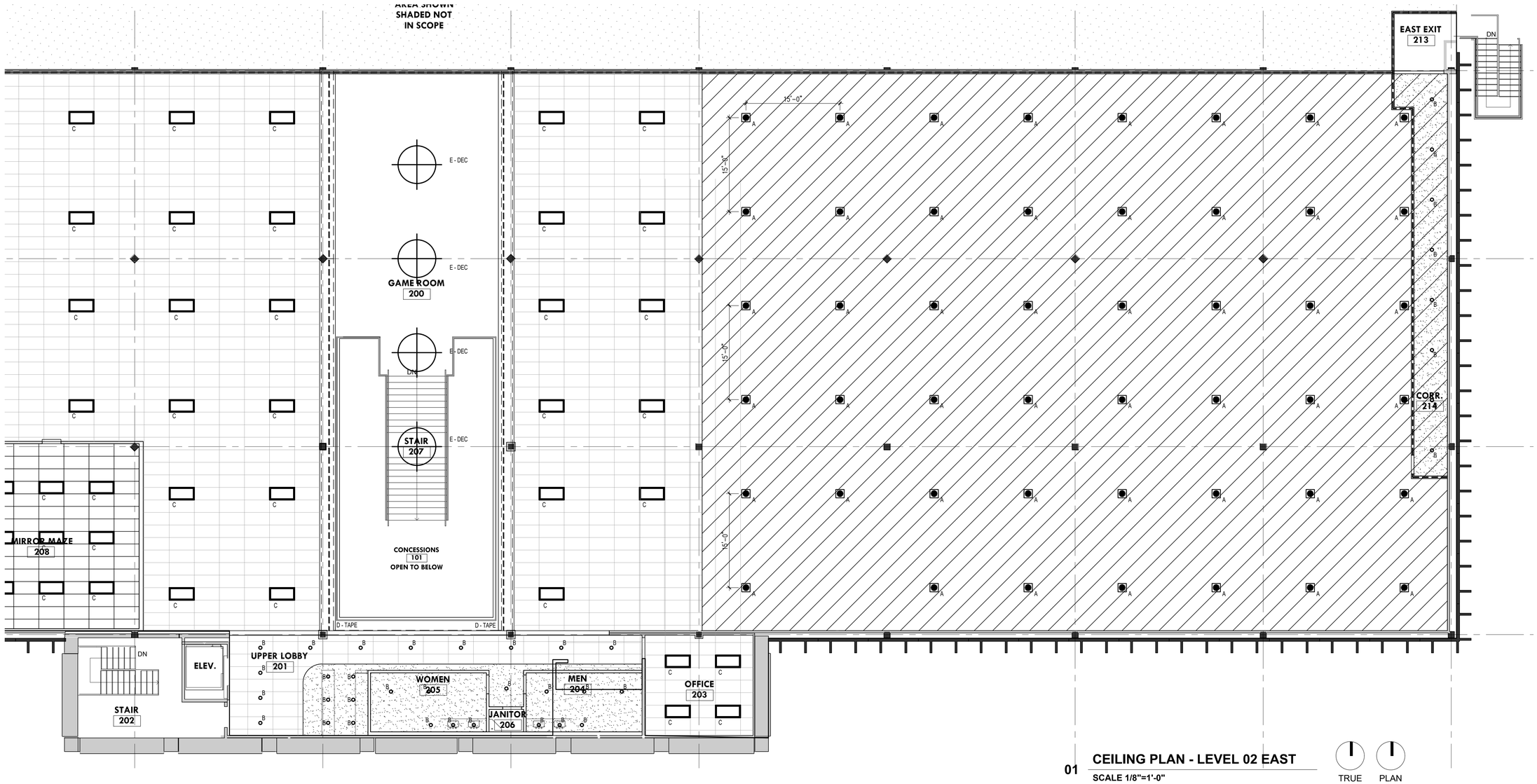

01 CEILING PLAN - LEVEL 02 EAST

SCALE 1/8"=1'-0"

TRUE NORTH

PLAN NORTH

PROJECT NAME:	11MAX
PROJECT ADDRESS:	4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
LEGAL DESCRIPTION:	LOT 5, BLK 1, METROPOLITAN INDUSTRIAL PARK SEC2 5.0597 ACRES LESS R.O.W.
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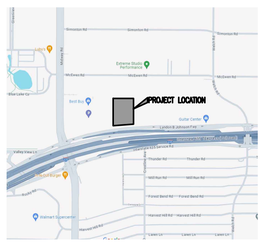

VICINITY MAP

NTS

NORTH

MATERIAL LEGEND

SYMBOL			
DESCRIPTION	EXISTING 2X4 LAY IN CEILING	NEW 2X4 LAY IN CEILING MATCH EXISTING PROFILE	GYP. BD. PAINTED
SYMBOL			
DESCRIPTION	OPEN TO DECK . R-38 PIN WELD AT DECK	NEW 2X4 LAY IN CEILING FOR COMMERCIAL KITCHENS	

LIGHTING

tag	symbol	description
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	Duplex outlet		Wall DIMMER switch
	Quad outlet		Data outlet
EF	Exhaust fan w/ light	SA	Smoke Alarm
		Sp	Speaker

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REGISTERED ARCHITECT
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STATE OF TEXAS
25274

08.30.24

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CEILING PLAN: LVL 02 - WEST

A2.07

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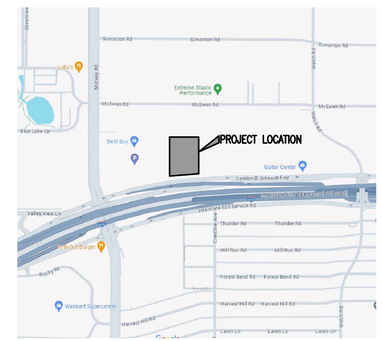
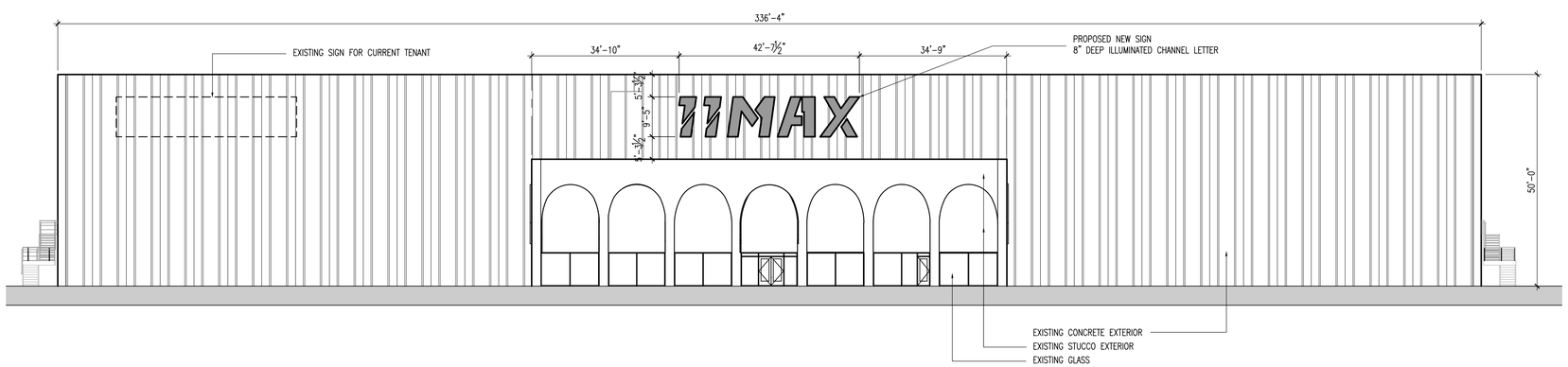


VICINITY MAP

NTS

TRUE NORTH



01 **EXTERIOR ELEVATION - SOUTH**

SCALE 1/16"=1'-0"

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08.30.24

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REV	DATE	ISSUE TITLE
0	08.30.24	ZONING AMENDMENT
1	11.25.24	CITY COMMENTS

EXTERIOR ELEVATION

A3.00

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06 EXISTING EXTERIOR IMAGE - NORTHEAST
NTS

05 EXISTING EXTERIOR IMAGE - NORTHWEST
NTS

04 EXISTING EXTERIOR IMAGE - WEST
NTS

03 EXISTING EXTERIOR IMAGE - EAST
NTS

02 EXISTING EXTERIOR IMAGE - SOUTH
NTS

PROJECT NAME:	11MAX
PROJECT ADDRESS:	4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
LEGAL DESCRIPTION:	LOT 5, BLK 1, METROPOLITAN INDUSTRIAL PARK SEC2 5.0597 ACRES LESS R.O.W.
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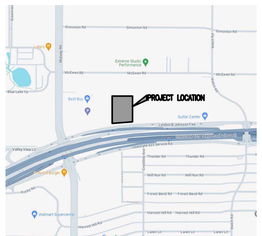
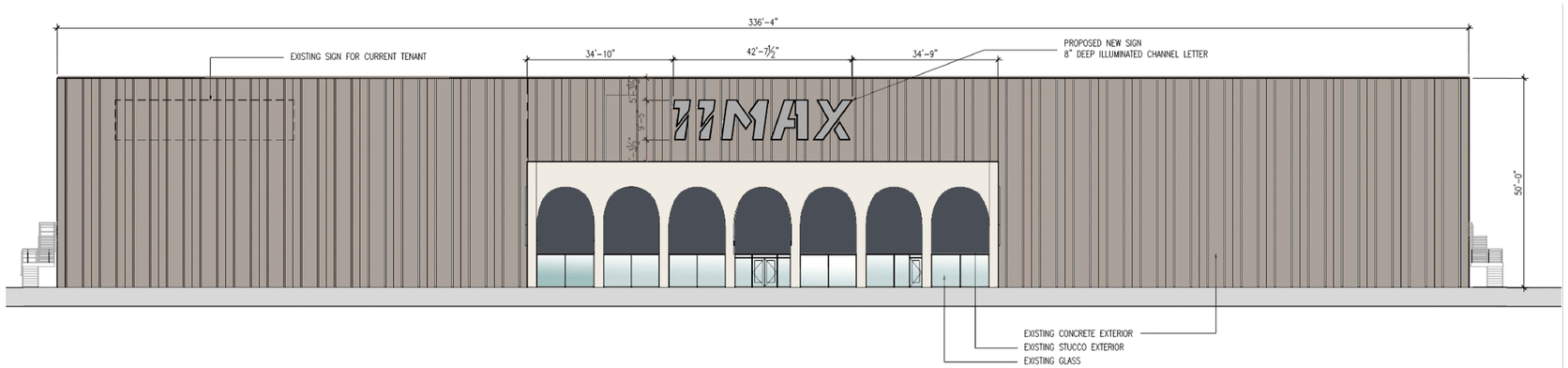


VICINITY MAP
NTS

TRUE NORTH



01 EXTERIOR ELEVATION - SOUTH
SCALE 1/16"=1'-0"

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REGISTERED ARCHITECT FREDERICK P. MEYER 5527 STATE OF TEXAS
08.30.24

ZONING AMENDMENT

REV	DATE	ISSUE TITLE
0	08.30.24	ZONING AMENDMENT
1	11.25.24	CITY COMMENTS

EXTERIOR ELEVATION

A3.01

06 EXISTING EXTERIOR IMAGE - NORTHEAST
NTS

05 EXISTING EXTERIOR IMAGE - NORTHWEST
NTS

04 EXISTING EXTERIOR IMAGE - WEST
NTS

03 EXISTING EXTERIOR IMAGE - EAST
NTS

02 EXISTING EXTERIOR IMAGE - SOUTH
NTS

PROJECT NAME:	11MAX
PROJECT ADDRESS:	4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
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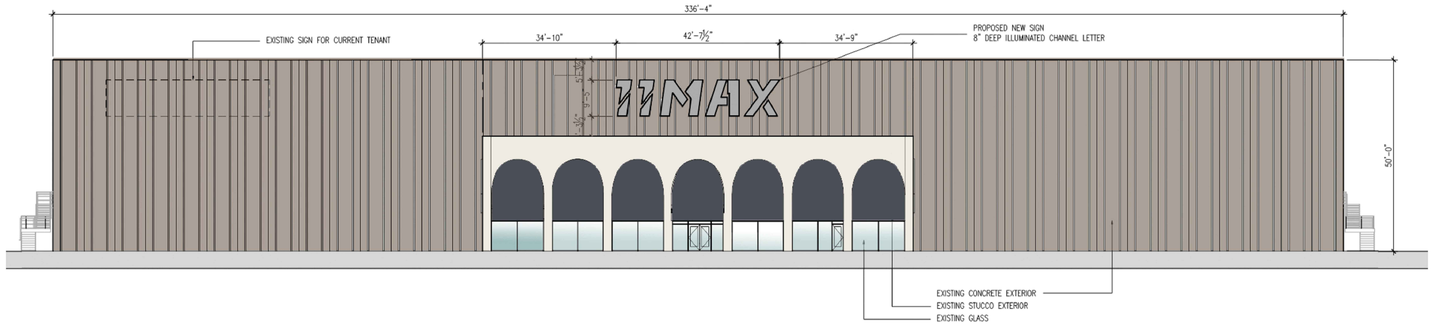
VICINITY MAP
NTS

TRUE NORTH



01 EXTERIOR ELEVATION - SOUTH
SCALE 1/16"=1'-0"

studio Meyer
Architects

ARCHITECT

MEP

11 MAX
4355 LBJ FREEWAY
FARMERS BRANCH, TEXAS 75244

REGISTERED ARCHITECT FRED MEYER 6327 STATE OF TEXAS

ZONING AMENDMENT

REV	DATE	ISSUE TITLE
0	08.30.24	ZONING AMENDMENT

EXTERIOR ELEVATION

A3.01

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06 EXISTING EXTERIOR IMAGE - NORTHEAST
NTS

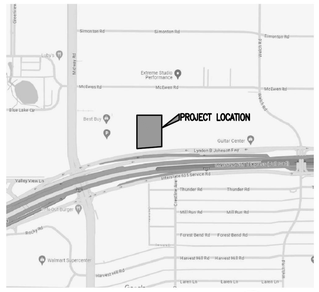
05 EXISTING EXTERIOR IMAGE - NORTHWEST
NTS

04 EXISTING EXTERIOR IMAGE - WEST
NTS

03 EXISTING EXTERIOR IMAGE - EAST
NTS

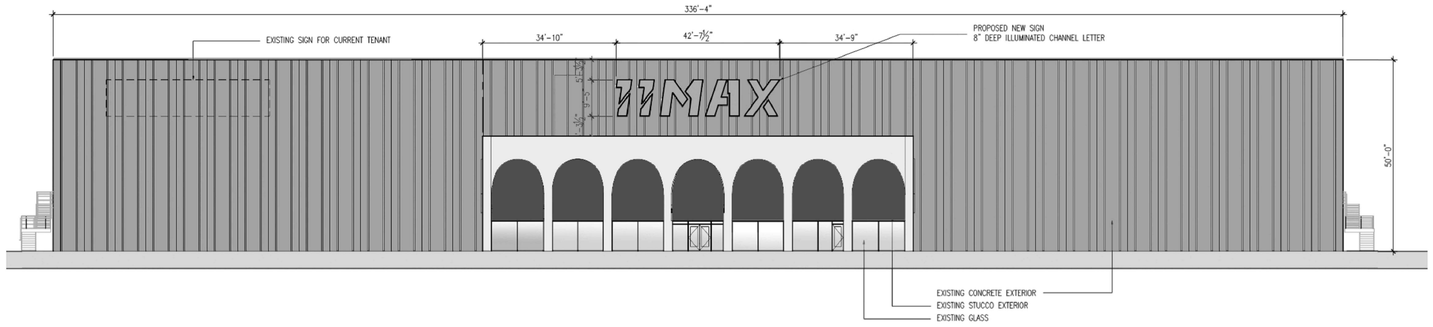
02 EXISTING EXTERIOR IMAGE - SOUTH
NTS

PROJECT NAME:	11MAX
PROJECT ADDRESS:	4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
LEGAL DESCRIPTION:	LOT 5, BLK 1, METROPOLITAN INDUSTRIAL PARK SEC2 5.0597 ACRES LESS R.O.W.
OWNER:	WANG HOLDING, LLC CONTACT: YUXIONG WANG PHONE: 575-654-1816 EMAIL: YUXIONGWANG@JUDGEFITE.COM
ARCHITECT:	STUDIO MEYER ARCHITECTS CONTACT: FRED MEYER PH: 214.315.0578 EMAIL: FREDPMEYER@GMAIL.COM



VICINITY MAP
NTS

TRUE NORTH



01 EXTERIOR ELEVATION - SOUTH
SCALE 1/16"=1'-0"

studio Meyer
Architects

ARCHITECT

MEP

11 MAX
4355 LBJ FREEWAY
FARMERS BRANCH, TEXAS 75244

REGISTERED ARCHITECT FRED PAUL MEYER 5327 STATE OF TEXAS

ZONING AMENDMENT

REV	DATE	ISSUE TITLE
0	08.30.24	ZONING AMENDMENT

EXTERIOR ELEVATION

A3.01

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PROJECT NAME:	11MAX
PROJECT ADDRESS:	4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
LEGAL DESCRIPTION:	LOT 5, BLK 1, METROPOLITAN INDUSTRIAL PARK SEC2 5.0597 ACRES LESS R.O.W.
OWNER:	WANG HOLDING, LLC CONTACT: YUXIONG WANG PHONE: 575-654-1816 EMAIL: YUXIONGWANG@JUDGEFITE.COM
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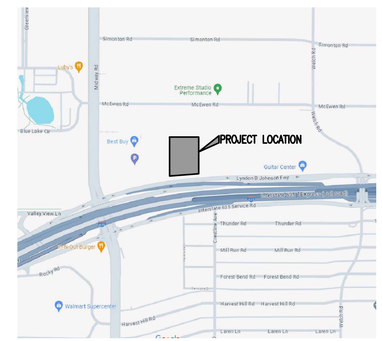
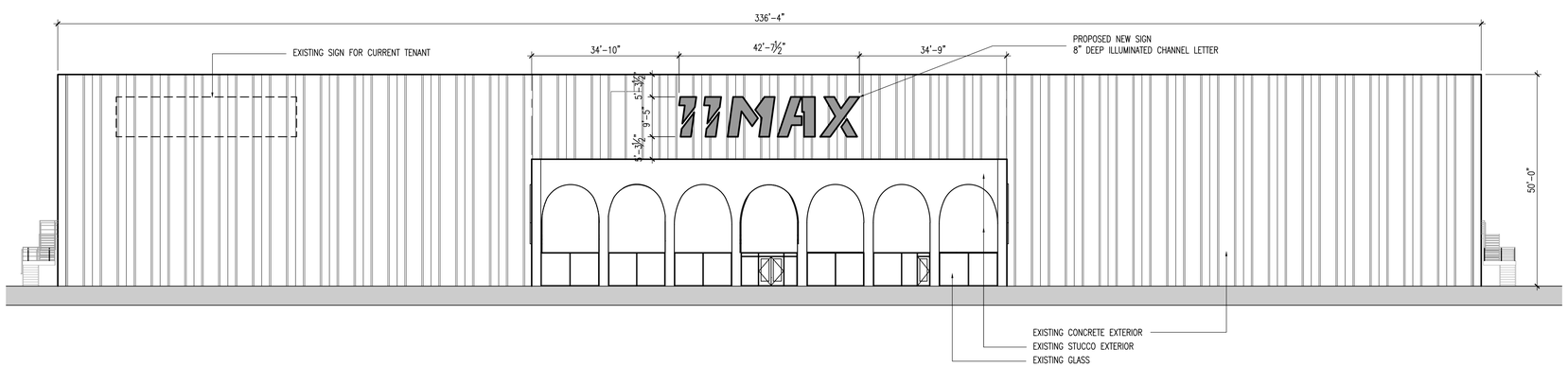


VICINITY MAP

NTS

TRUE NORTH



01 **EXTERIOR ELEVATION - SOUTH**

SCALE 1/16"=1'-0"

studio Meyer Architects

ARCHITECT

rtm engineering consultants

MEP

11 MAX

4355 LBJ FREEWAY
FARMERS BRANCH, TEXAS 75244

REGISTERED ARCHITECT FREDERICK P. MEYER 15277 STATE OF TEXAS

08.30.24

ZONING AMENDMENT

REV	DATE	ISSUE TITLE
0	08.30.24	ZONING AMENDMENT
1	11.25.24	CITY COMMENTS

EXTERIOR ELEVATION

A3.00

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Subject Property
Tax Parcels
City Limit

24-ZA-14 Aerial Map
4355 LBJ Freeway

NORTH

0 250 500 Feet

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FARMERS BRANCH

Subject Property
Zoning
Tax Parcels
City Limit

24-ZA-14 Location Map
4355 LBJ Freeway

NORTH

0 250 500 Feet

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FARMERS BRANCH

200FT Notification
Subject Property
Tax Parcels
City Limit

24-ZA-14 Notification Map
4355 LBJ Freeway

NORTH

0 250 500 Feet

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FARMERS BRANCH

Summary of Mailed Notices
Property Owner List
24-ZA-14
4355 LBJ Freeway

Map	First Name	Address	City	State	Zip	Written Response
1.	RKI 703 IRR INVESTORS LLC & ATTN: ROBERT ISACKSON	940 EMMETT AVE STE 200	BELMONT	CA	94002	
2.	PMG GROUP INC	4355 LYNDON B JOHNSON FWY	DALLAS	TX	75244	
3.	TRAMMELL CROW CO	2001 ROSS AVE STE 3400	DALLAS	TX	75201	
4.	FAIRFIELD FARMERS BRANCH LP	5355 MIRA SORRENTO PL STE 100	SAN DIEGO	CA	92121	
5.	4455 LBJ FREEWAY LLC	59 MAIDEN LN FL 43	NEW YORK	NY	10038	
6.	SS MCEWEN ROAD LP C/O SIMPLY STORGE MGT LLC	4901 VINELAND RD STE 350	ORLANDO	FL	32811	
7.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
8.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	