

REVISED CONCEPTUAL SITE PLAN

MIXED-USE RETAIL &
GAS STATION

0.330 ACRES (14,375 SQ. FT.)
HOUSTON, TEXAS

N 88°32'07"E 125.00'



N 02°12'23"W 115.05'

S 03°22'23"E 115.05'

CULLEN BOULEVARD
(90' R.O.W.)

S 88°32'07"W 125.00'

MOWERY STREET

SITE SUMMARY

- TOTAL SITE AREA: 0.330 ACRES (14,375 SQ. FT.)
- ZONING: COMMERCIAL (CONCEPTUAL)
- ACCESS: FULL ACCESS TO MOWERY STREET
& RIGHT-IN / RIGHT-OUT TO CULLEN BOULEVARD

PARKING SUMMARY

- MECHANIC SHOP: 12 SPACES (INCL. 1 ADA)
- C-STORE: 5 SPACES (INCL. 1 ADA)
- GAS STATION: 4 SPACES
- TOTAL PARKING: 21 SPACES (INCL. 2 ADA)
- DRIVE AISLES: 24' WIDE MIN.

- PROPERTY LINE
-  LANDSCAPE / GREEN SPACE
-  PEDESTRIAN SIDEWALK
-  VEHICULAR CIRCULATION