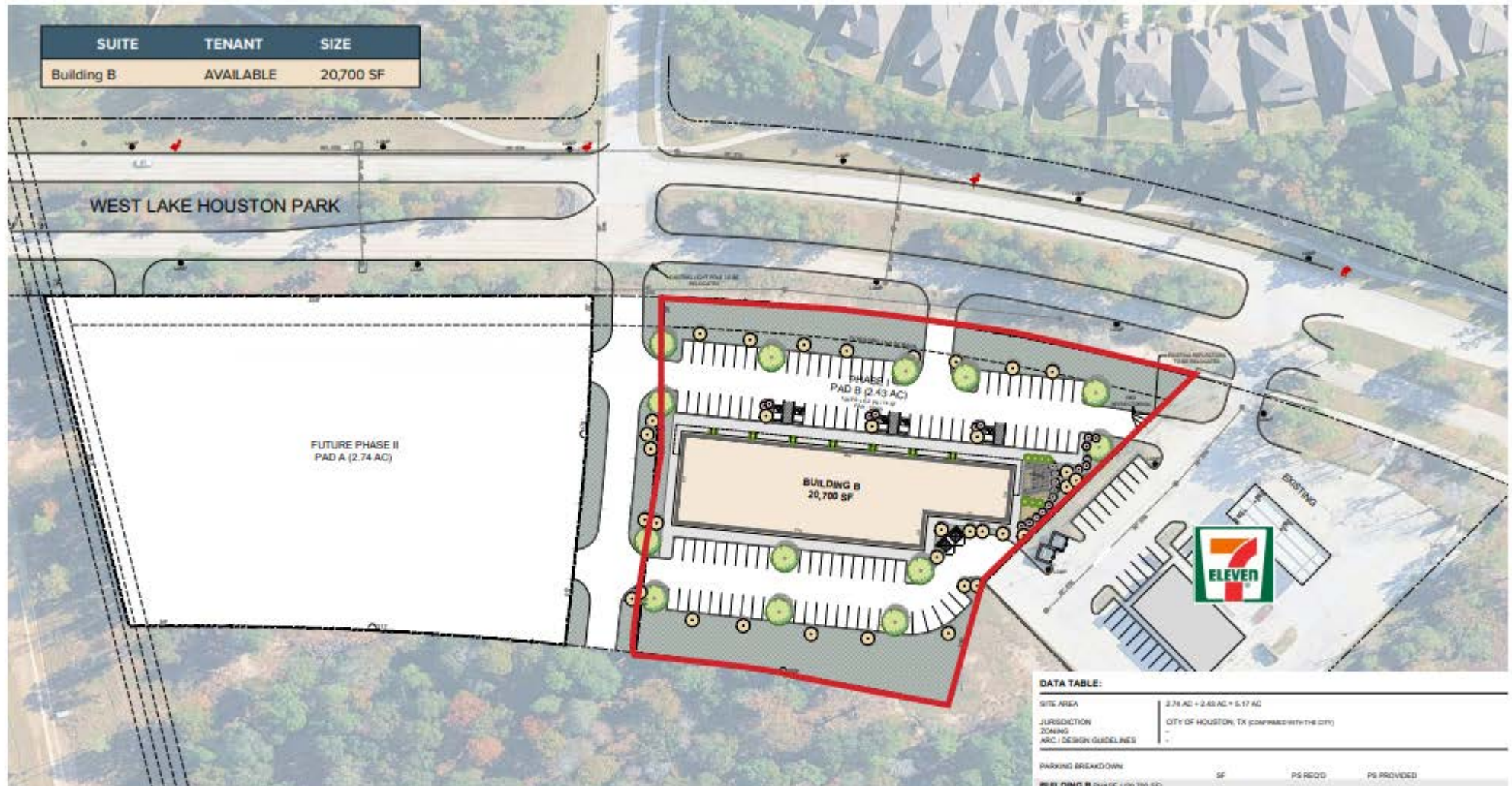


PHASE I SITE PLAN



SUITE	TENANT	SIZE
Building B	AVAILABLE	20,700 SF

DATA TABLE:

SITE AREA	2.74 AC + 2.43 AC = 5.17 AC
JURISDICTION	CITY OF HOUSTON, TX (COMPARED WITH THE CITY)
ZONING	-
ARC / DESIGN GUIDELINES	-

PARKING BREAKDOWN:	SF	PS REQD	PS PROVIDED
BUILDING B PHASE I (20,700 SF)			
RESTAURANT (20,700 SF)	8,130 SF (28.4%)	81 PS	84PSRD
RETAIL (SUITE) (1,000 SF)	14,600 SF (70.6%)	59 PS	59PSRD
PARKING REQUIRED (WITHOUT REDUCTIONS)		120 PS	108 PS
PARKING REQUIRED (AFTER BIKE REDUCTIONS - 12 PS)		108 PS	108 PS
4 BIKE SPACES PER PARKING SPACE = 48 BIKE SPACES			

GENERAL NOTES:

1. PRELIMINARY DOCUMENTATION MAY BE APPROXIMATED.
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.
3. DETENTION ALREADY IN PLACE, SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.
4. RESTAURANT CALCULATIONS ARE BASED ON A FULL-SERVICE RESTAURANT. ACTUAL REQUIREMENTS MAY VARY DEPENDING ON THE TYPE OF ESTABLISHMENT, SUCH AS TAKE-OUT, SMALL, OR NEIGHBORHOOD RESTAURANTS. ADDITIONAL RESTAURANT MAY BE PERMITTED.

PRELIMINARY SITE PLAN

November 28, 2025
COMMERCIAL DEVELOPMENT
MILLS BRANCH DR & W LAKE HOUSTON PKWY

SCALE