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1900 AIRPORT FREEWAY
BEDFORD, TX 76202

Issues and Revisions:

| No. | Date | Issues |
|-----|---------------|--------|
| 1 | 21 Sept. 2015 | |
| 2 | 08.Oct. 2015 | |
| 3 | 06.Nov. 2015 | |
| 4 | 17.Nov. 2015 | |
| 5 | 17.Dec. 2015 | |
| 6 | 06.Jan.2016 | |
| 7 | 10.Jan.2016 | |
| 8 | 17.Nov.2017 | |
| 9 | 21.Nov.2017 | |
| 10 | 30.Nov.2017 | |

ZANG
Magnolia Properties

Dallas, Texas
Wilder Belshaw Project No.: 1505

Drawing Name:

Sheet Number:

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Site Data

Land Area: 68,954.14 SF / 1.5829 acres
Uses: Multifamily, Office, uses Retail uses, Restaurant, Lodging, Live-work, Commercial/business services uses, Insti./Community Service uses
Floor Area: 75,500 SF
Legacy Building Mixed Use Development: Minimum three land uses required

Lot Coverage: 35% current (80% Maximum allowable)
Setbacks: Zang Blvd: Northernmost 100' on Zang is 20' setback; remaining frontage along Zang Blvd is 5 FT MIN., 15 FT MAX.
6th St. : 5 FT MIN., 15 FT MAX.
5th St. : 15 FT MIN.
Elsbeth St. : 20 FT, 100 FT for non residential
* Encroachments are permitted in setback per 51P-468.109(d)(1)(E) *

Height: Maximum 3.5 stories
50' max. in Height
Density: New Construction: 50 Units
Legacy Building: 15 Units

Parking:

| Land Use Scenario 1 | Land Use | SF / Bedroom / Unit | Parking Ratio | Parking Required |
|---------------------|-----------------|---------------------|---------------|------------------|
| Legacy Building | Boutique hotel | 3,850 | * | 0 |
| Legacy Building | Office / Retail | 2,050 | | 0 |
| Non-Legacy Building | Boutique hotel | 15 rooms | 1 per room* | 15 |
| Non-Legacy Building | Multifamily | 50 | 1 per bed | 52 |
| Parking required | | | | 67 |

| Land Use Scenario 2 | Land Use | SF / Bedroom / Unit | Parking Ratio | Parking Required |
|---------------------|---------------------------------------|---------------------|-----------------|------------------|
| Legacy Building | Restaurant | 3,850 | 1:100 minus 25% | 29 |
| Legacy Building | Office / Retail other than restaurant | 2,050 | 0 | 0 |
| Non-Legacy Building | Office | 6,709 | 1:333 | 20 |
| Non-Legacy Building | Multifamily | 50 | 1 per bed | 52 |
| Parking required | | | | 101 |
| Provided parking | | | | 91 |

Parking Note 1: See Sec. 51P-468.106(c)(4) for legacy building parking reductions.
Parking Note 2: Land uses permitted in Subdistrict J with the same parking requirement are interchangeable.
Parking Note 3: If parking requirements exceed the off-street parking for the Property, remote parking may be utilized in accordance with Sec. 51P-468.109(e)(8)
Parking within 100' of Elsbeth Street is for Residential Use Only

Open Space: 8% requirement = 5,516 SF
50% Off-site - Lake Cliff Park, less than 1/4 mile walking distance
50% On-site - 2,758 SF provided

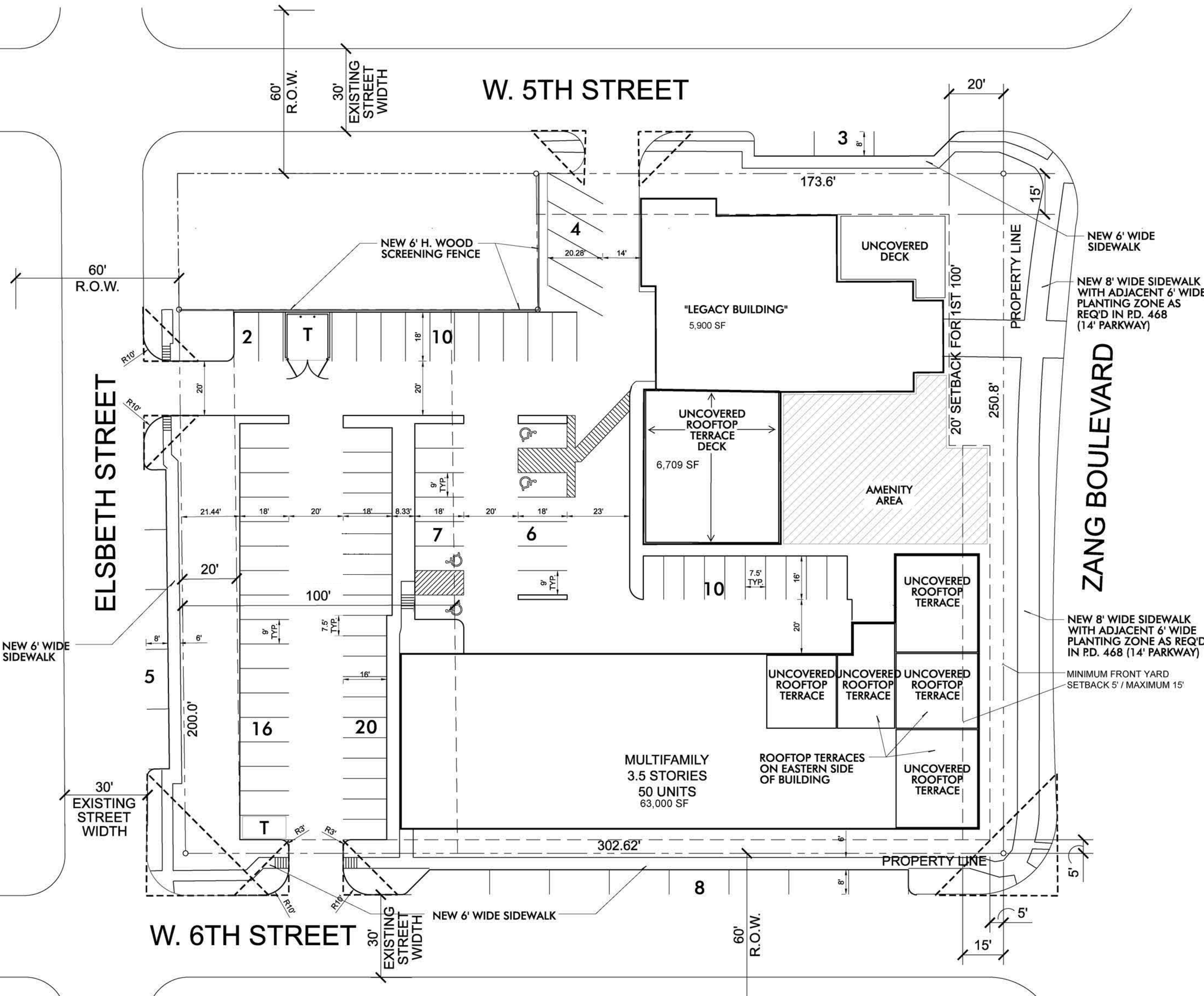
T Trash enclosure



09 VICINITY PLAN
NOT TO SCALE



M178-008
DEVELOPMENT PLAN
D145-039



07 DEVELOPMENT PLAN
SCALE: 1" = 20'-0"