

Applicable Urban Design Priorities that Project Should Achieve

[1] Consider how the proposed site plan can maximize the success of the development and neighborhood over time.
Ensure project can remain responsive to evolving needs, capitalize on opportunities, provide infrastructure and public amenities that support the needs of residents, businesses, and visitors as the project evolves.

[2] Design, building placement, access, and transparency should be leveraged to establish a vibrant and livable community near the DART rail lines that responds to its unique location and mix of neighboring uses.
With emphasis on The Apron, development should include a mix of thoughtfully articulated retail, open space, and residential uses that engage the street. Consideration should be given to retail opportunities and community spaces that benefit from nearby residents and transit users.

Promote active transportation as a viable alternative to driving with convenient access to Cityplace/Uptown DART light rail station and McKinney Avenue streetcar.

[3] Focus on human scale design as a fundamental element of creating great places that support walkability and transit.
Design sidewalks, walkways, open space, and programed space at a scale and with enough detail to make them usable and interesting. Provide human-scale details viewable at ground level on building frontages, street furniture, and landscaping.

Create a safe and uniform pedestrian experience across all street crossings. The streetscape should provide generous sidewalks that prioritize the pedestrian. Crossings of major vehicular entries into the site should be designed to prioritize pedestrian mobility and safety as this site is highly transit-oriented and walkable.

[4] Consider how this development can help support the City's iSWM and CECAP goals.
Maximize opportunities to capture and reuse stormwater and reduce impact of impermeable surfaces in support of a sustainable development that enhances the health and well being of tenants and visitors.



Policy References

Forward Dallas 2.0

TIF Urban Design Guidelines

Comprehensive Environmental & Climate Action Plan (CECAP)

The 360 Plan
Chapters IV & V

Context Description

NexPoint is proposing a renovation to the 42-story CityPlace Tower into 526 multi-family residences, 112,000 sq. ft. of office space, a luxury hotel, and groundfloor retail with a fitness center. Additionally, the property's existing open space surrounding the tower will be developed into The Apron, a mixed-use collection of 553 residential units and 22,000 sq. ft. of proposed retail space.

The development's design emphasizes ease of access, with pedestrian-friendly pathways, landscaped sidewalks, and a central green connecting The Apron and CityPlace Tower to Haskell Avenue. This new development will be a destination and critical connection to surrounding neighborhoods, public transit, and parks.

CityPlace and The Apron

Neighborhood:
CityPlace

Program:
Multi-Family Residential
Retail
Hotel
Office

UDPRP

CityPlace

March 2025



Executive Summary



FLOOR 42 – Luxury Hotel Event Space
19,000 SF

FLOOR 15-41 – Multifamily
526 Residential Units

FLOOR 11-14 – Office
112,000 SF

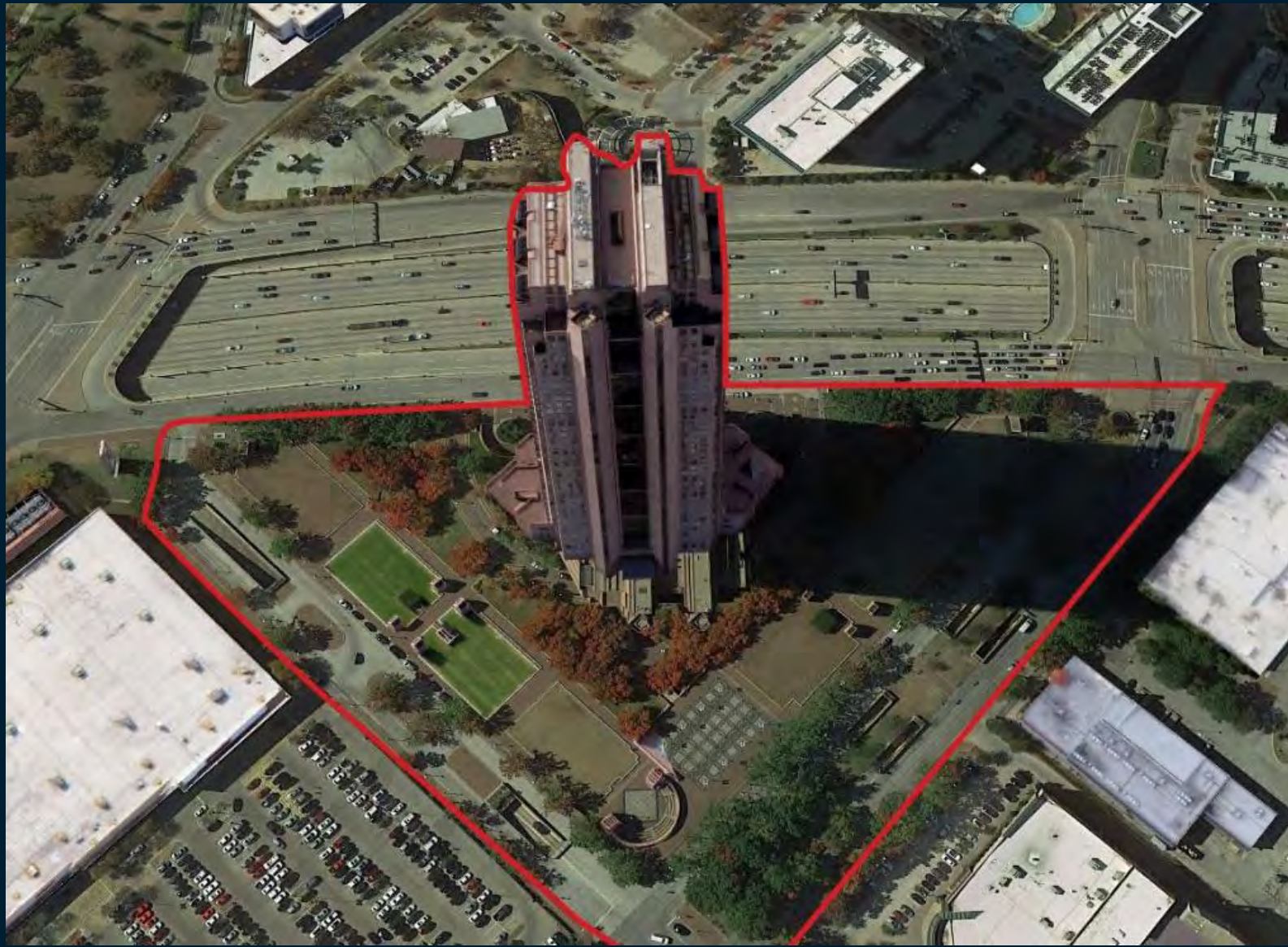
FLOOR 3-10 – Luxury Hotel
221 Keys
Restaurant & Pool Deck

FLOOR 2 – Management Office
30,600 SF

FLOOR 1 – Lobby & Event Space
31,500 SF

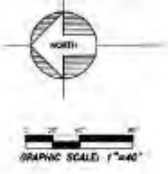
Concourse – Fitness Center & Retail
33,000 SF

Apron – Residential & Retail
553 Residential Units
22K SF Retail



LEGEND

1.14	1/4" = 100'
1.15	1/2" = 100'
1.16	3/4" = 100'
1.17	1" = 100'
1.18	1 1/4" = 100'
1.19	1 1/2" = 100'
1.20	1 3/4" = 100'
1.21	2" = 100'
1.22	2 1/4" = 100'
1.23	2 1/2" = 100'
1.24	2 3/4" = 100'
1.25	3" = 100'
1.26	3 1/4" = 100'
1.27	3 1/2" = 100'
1.28	3 3/4" = 100'
1.29	4" = 100'
1.30	4 1/4" = 100'
1.31	4 1/2" = 100'
1.32	4 3/4" = 100'
1.33	5" = 100'
1.34	5 1/4" = 100'
1.35	5 1/2" = 100'
1.36	5 3/4" = 100'
1.37	6" = 100'
1.38	6 1/4" = 100'
1.39	6 1/2" = 100'
1.40	6 3/4" = 100'
1.41	7" = 100'
1.42	7 1/4" = 100'
1.43	7 1/2" = 100'
1.44	7 3/4" = 100'
1.45	8" = 100'
1.46	8 1/4" = 100'
1.47	8 1/2" = 100'
1.48	8 3/4" = 100'
1.49	9" = 100'
1.50	9 1/4" = 100'
1.51	9 1/2" = 100'
1.52	9 3/4" = 100'
1.53	10" = 100'
1.54	10 1/4" = 100'
1.55	10 1/2" = 100'
1.56	10 3/4" = 100'
1.57	11" = 100'
1.58	11 1/4" = 100'
1.59	11 1/2" = 100'
1.60	11 3/4" = 100'
1.61	12" = 100'
1.62	12 1/4" = 100'
1.63	12 1/2" = 100'
1.64	12 3/4" = 100'
1.65	13" = 100'
1.66	13 1/4" = 100'
1.67	13 1/2" = 100'
1.68	13 3/4" = 100'
1.69	14" = 100'
1.70	14 1/4" = 100'
1.71	14 1/2" = 100'
1.72	14 3/4" = 100'
1.73	15" = 100'
1.74	15 1/4" = 100'
1.75	15 1/2" = 100'
1.76	15 3/4" = 100'
1.77	16" = 100'
1.78	16 1/4" = 100'
1.79	16 1/2" = 100'
1.80	16 3/4" = 100'
1.81	17" = 100'
1.82	17 1/4" = 100'
1.83	17 1/2" = 100'
1.84	17 3/4" = 100'
1.85	18" = 100'
1.86	18 1/4" = 100'
1.87	18 1/2" = 100'
1.88	18 3/4" = 100'
1.89	19" = 100'
1.90	19 1/4" = 100'
1.91	19 1/2" = 100'
1.92	19 3/4" = 100'
1.93	20" = 100'
1.94	20 1/4" = 100'
1.95	20 1/2" = 100'
1.96	20 3/4" = 100'
1.97	21" = 100'
1.98	21 1/4" = 100'
1.99	21 1/2" = 100'
2.00	21 3/4" = 100'

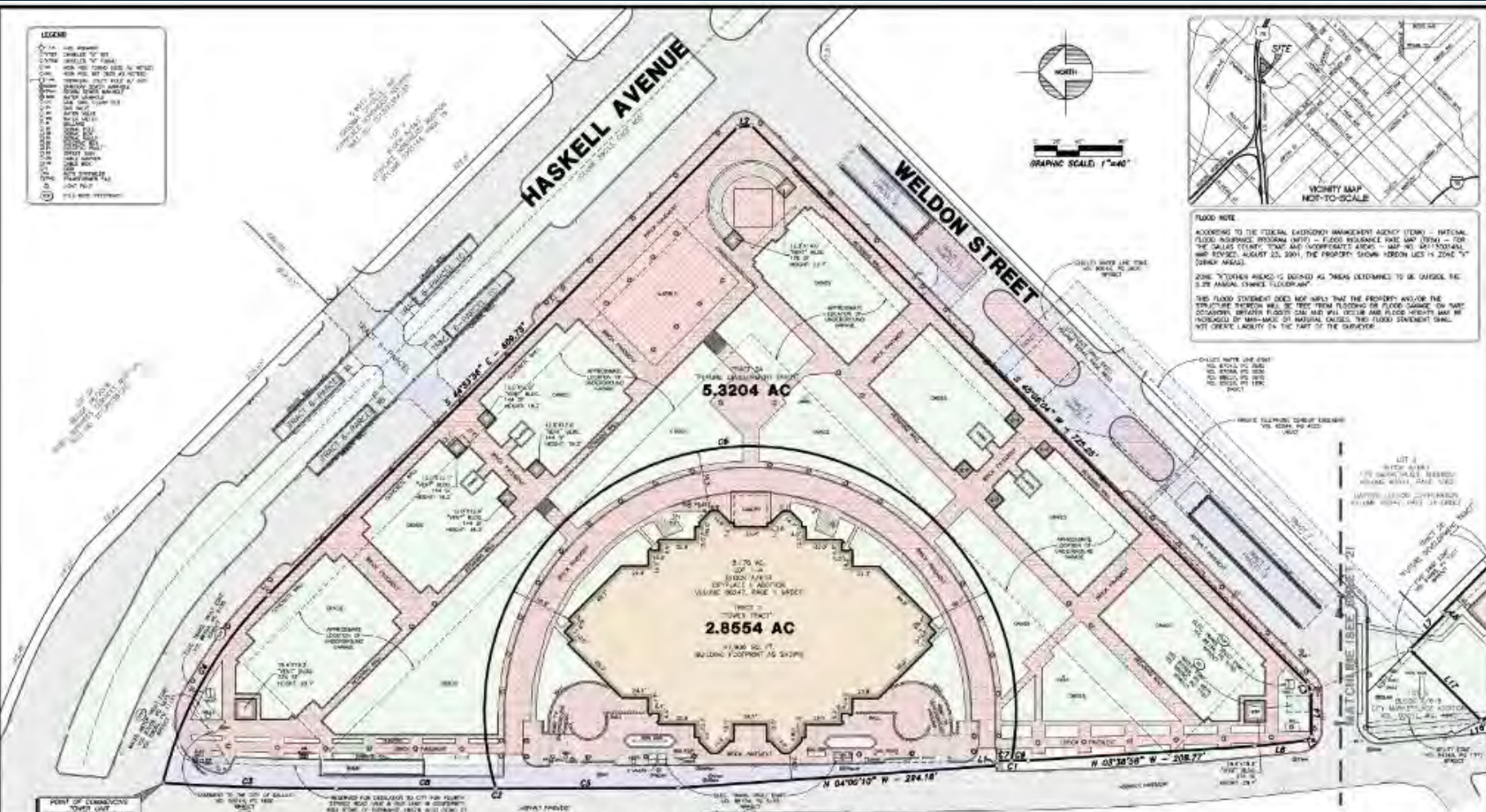


FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE CALLED STUDY, TIME AND APPROPRIATE AGENCY - MAP NO. 131150004A, MAP REVISED AUGUST 23, 2001, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (DENSE URBAN).

ZONE "X" COVERED AREAS IS DEFINED AS "AREAS EXTENDING TO BE OUTSIDE THE 2 FT ANNUAL FLOOD FLOODWAY".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON FUTURE OCCASIONS. GREATER FLOODING CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



**NORTH CENTRAL EXPRESSWAY
U.S. HIGHWAY NO. 751**

- CURVE TABLE -

NO.	BEARING	CHORD	ARC	OR BEARING	CHORD
01	S 88° 42' 00" W	28.87	107° 07' 00" N	28.87	
02	S 23° 18' 00" W	21.22	N 67° 38' 16" E	211.22	
03	S 78° 00' 00" W	136.43	N 67° 31' 57" E	136.43	
04	S 6° 21' 00" W	138.13	N 84° 06' 00" E	138.13	
05	S 23° 18' 00" W	130.28	N 67° 31' 57" E	130.28	
06	S 88° 42' 00" W	28.87	N 67° 07' 00" E	28.87	
07	S 23° 18' 00" W	113.84	N 67° 31' 57" E	113.84	
08	S 88° 42' 00" W	28.87	N 67° 07' 00" E	28.87	
09	S 23° 18' 00" W	113.84	N 67° 31' 57" E	113.84	
10	S 88° 42' 00" W	28.87	N 67° 07' 00" E	28.87	

- LINE TABLE -

NO.	BEARING	DISTANCE	LR	BR	LR	BR
01	S 88° 42' 00" W	28.87	L	R	S 88° 42' 00" W	28.87
02	S 23° 18' 00" W	21.22	L	R	S 23° 18' 00" W	21.22
03	S 78° 00' 00" W	136.43	L	R	S 78° 00' 00" W	136.43
04	S 6° 21' 00" W	138.13	L	R	S 6° 21' 00" W	138.13
05	S 23° 18' 00" W	130.28	L	R	S 23° 18' 00" W	130.28
06	S 88° 42' 00" W	28.87	L	R	S 88° 42' 00" W	28.87
07	S 23° 18' 00" W	113.84	L	R	S 23° 18' 00" W	113.84
08	S 88° 42' 00" W	28.87	L	R	S 88° 42' 00" W	28.87
09	S 23° 18' 00" W	113.84	L	R	S 23° 18' 00" W	113.84
10	S 88° 42' 00" W	28.87	L	R	S 88° 42' 00" W	28.87

SURVEY NOTES

1. THE SURVEYOR DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
2. THE SURVEYOR DID NOT OBSERVE EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR PRESENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. BASED ON REVIEW OF THE U.S. FIRM AND WELDON STREET SERVICES (WELDON) STATEMENT, AS OF THE DATE OF THIS SURVEY, THE PORTION OF THE SITE IS DESIGNATED AS A FLOODWAY AREA.

CERTIFICATION

WE, LAYTON STAPLE, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY AND SURVEYOR NO. 1101 AND PEGGY ANTONIA TITEL SURVEYOR COMPANY (OF NO REVERSOITY), THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR BY AN ASSISTANT WITH THE 2014 MERRIAM-GENERAL SURVEY INSTRUMENTS FOR ALTA/NPS LAND TITLE SURVEYS. ANY OF US HAS BEEN AND IS A MEMBER OF A SURVEYING PROFESSION AS REQUIRED BY TEXAS GOV. CODE, TITLE 19, § 10.11, 10.14, 10.16 (CONVEYED EVIDENCE ONLY), 17 (RECEIVED CHECKED ONLY), 18 (IF ONLY A SURVEY).

PRELIMINARY / FOR REVIEW

DATE PREPARED: 11/11/2024
SURRENDERED PROFESSIONAL LAND SURVEYOR NO. 1101

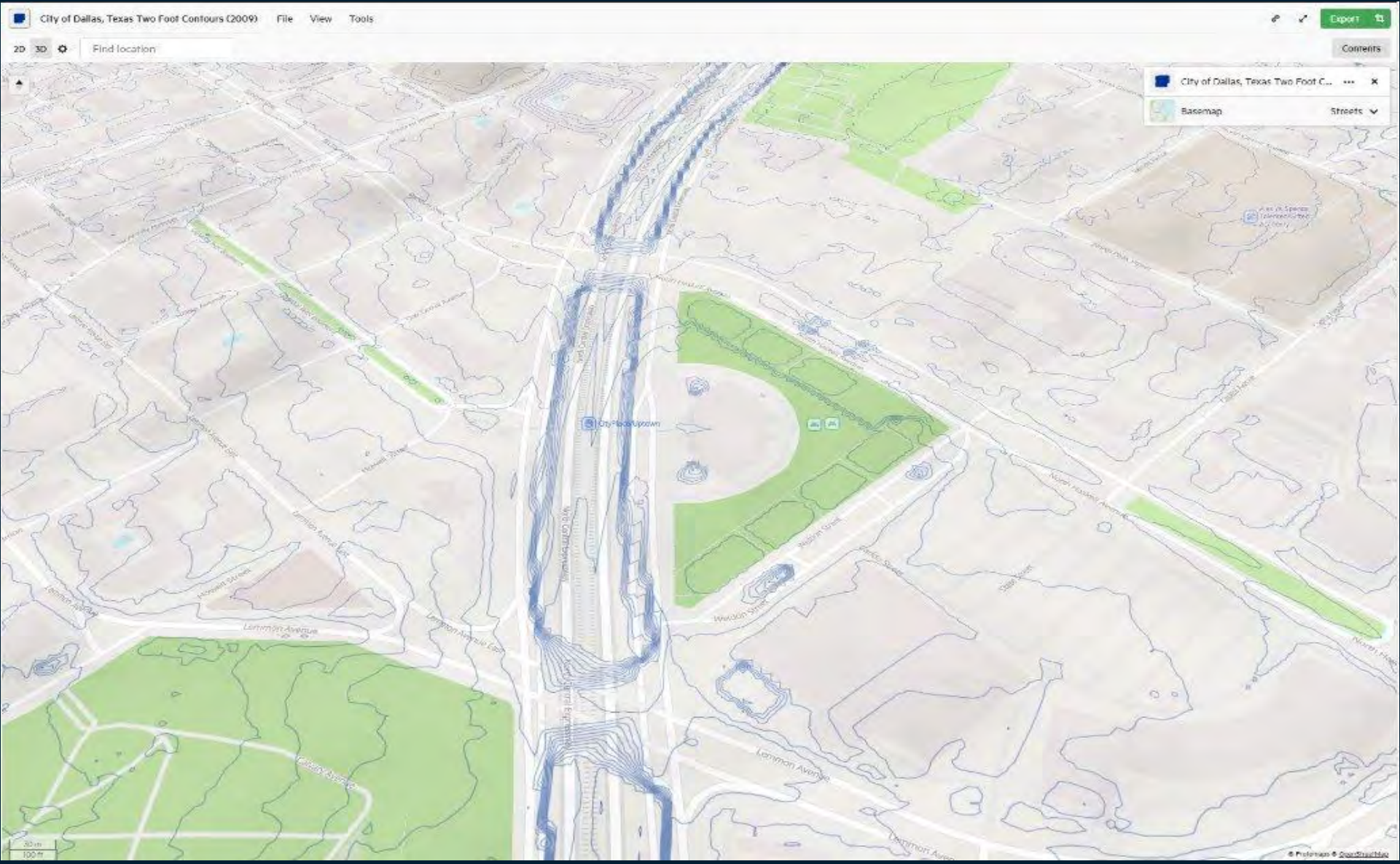
**ALTA/NPS LAND TITLE SURVEY
UPTOWN AT CITYPLACE CONDOMINIUM
LOT 1A - BLOCK A/618
CITYPLACE II ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

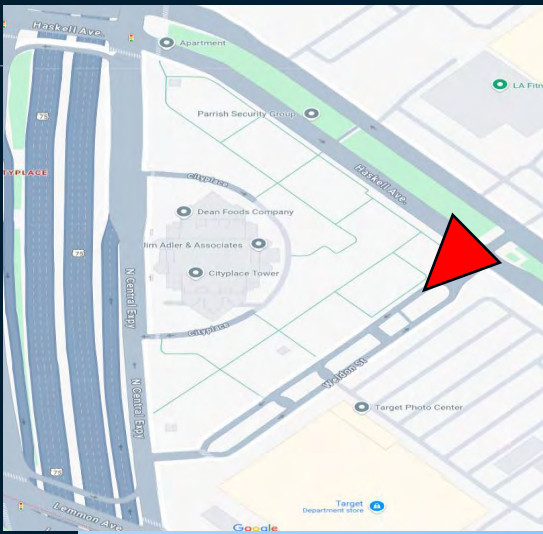
BLUE SKY

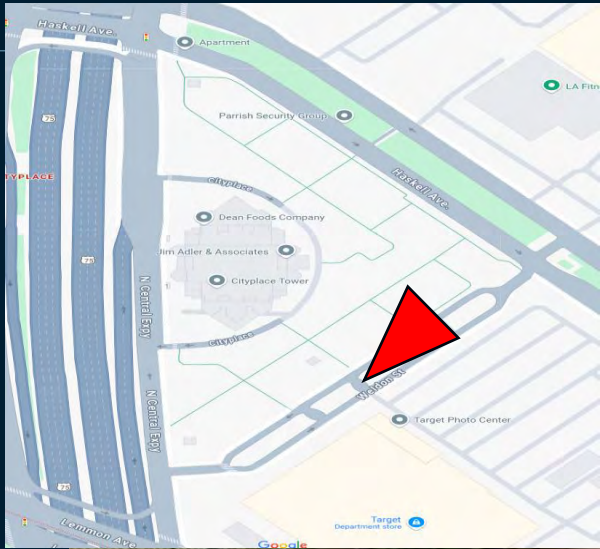
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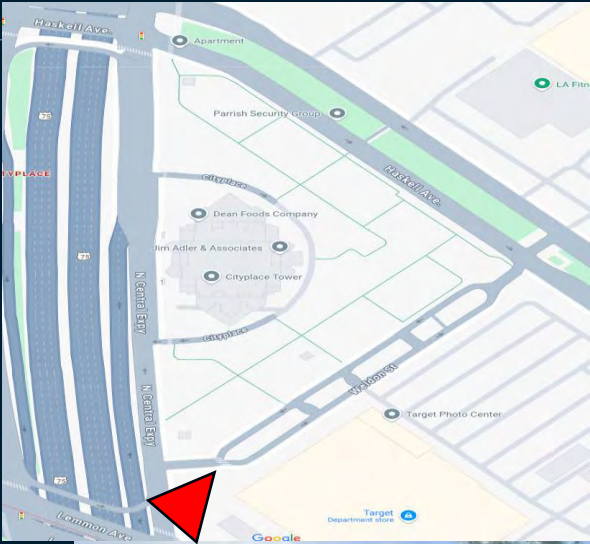
DATE: 11/11/2024
SHEET: 1A/1
DRAWN BY: J. STAPLE
CHECKED BY: P. ANTONIA
SCALE: AS SHOWN

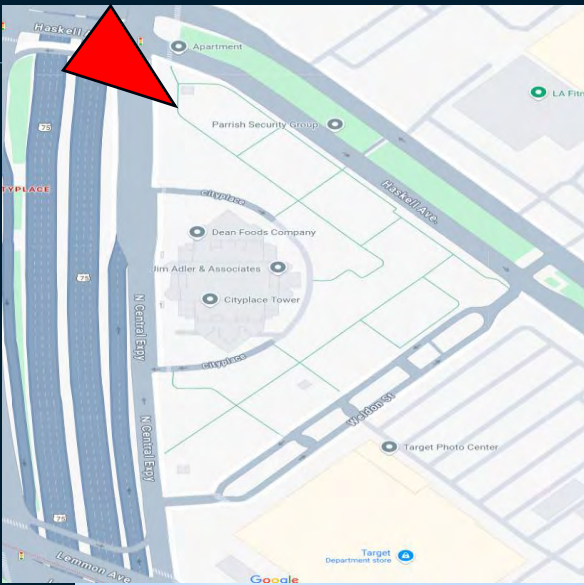
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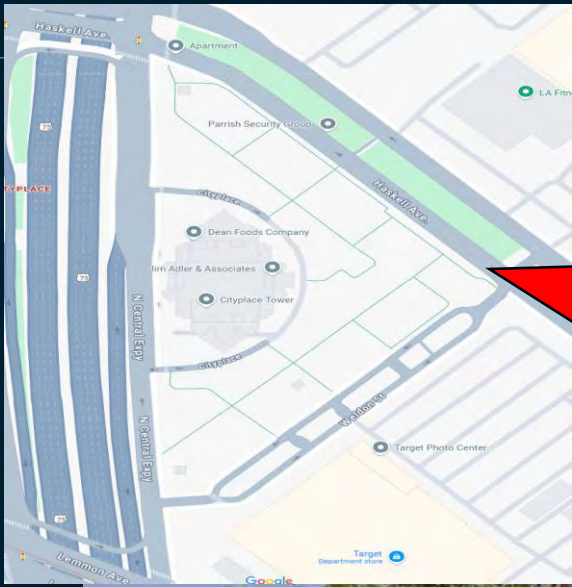












CityPlace

UDPRP

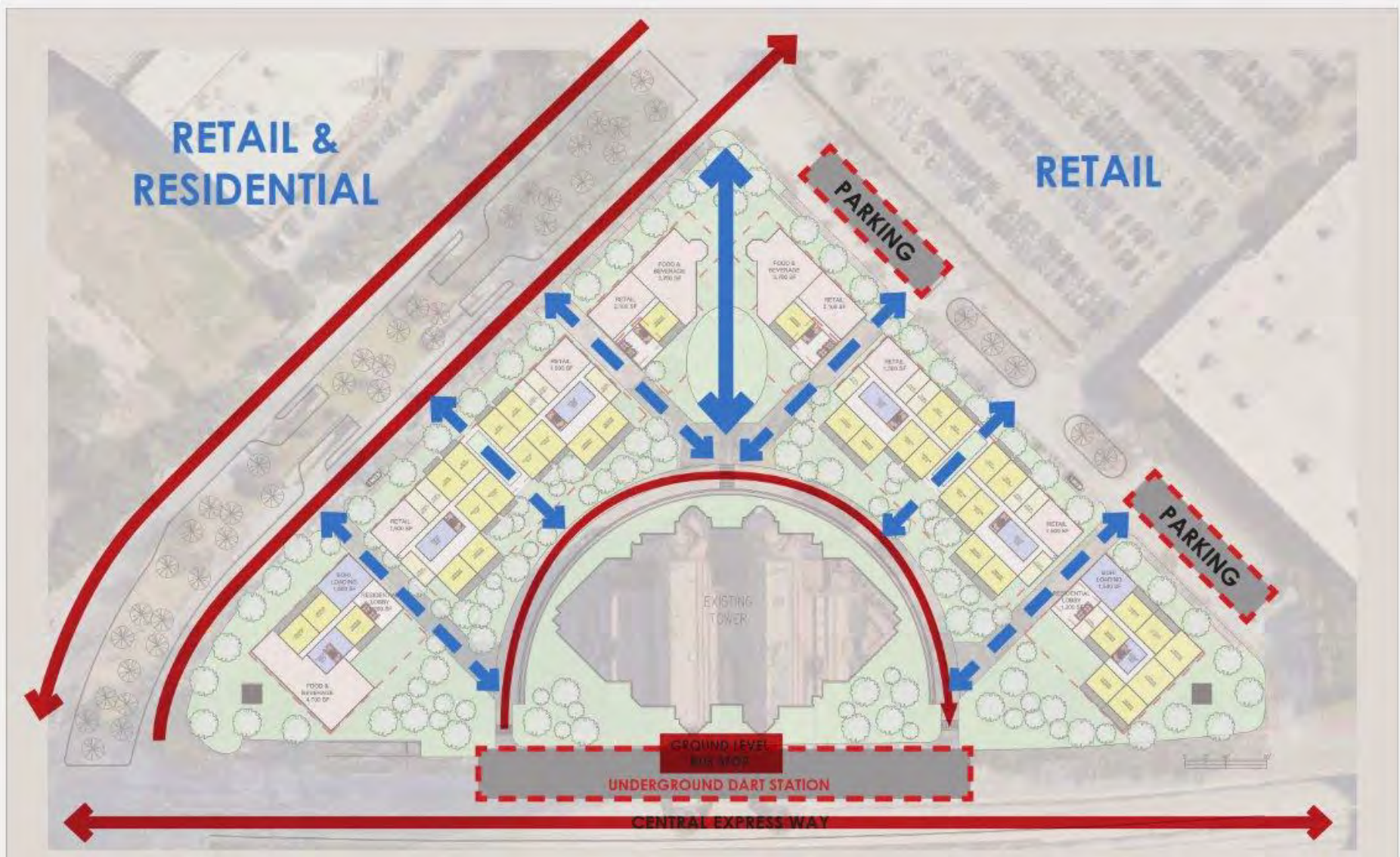


- 8 STORIES OF UNDERGROUND PARKING
- 6 GARAGES
- 9 ENTRANCE/EXIT RAMPS
- 3,700 TOTAL STALLS



GROUND LEVEL











UDPRP

CityPlace

March 2025

