



CITY OF DALLAS

August 31, 2015

Chase Conway
Transaction Manager
ARA, A Newmark Company
14114 Dallas Parkway, Suite 520
Dallas, TX 75254

RE: Zoning Determination Request; height and density in Planned Development District No. 15

Dear Mr. Conway:

You have requested a written determination on the density and height restrictions associated with Planned Development District No. 15, Tract No. 2.

Pursuant to Section 51P-15.105, the density of PD No. 15 is limited to 52.4 dwelling units per acre. As depicted on the attached development plan (Exhibit 15A), a maximum of 14 units is permitted on Tract No. 2.

Height regulations are not specifically addressed within PD No. 15. However, pursuant to Section 51A-4.702 of the Dallas Development Code, for PDs created prior to March 1, 1987, the regulations of Chapter 51 control unless they are expressly altered by a PD ordinance. The general guidelines below control if the PD ordinance does not enumerate the regulations governing building height, floor area, lot area, lot coverage, density, yards, off-street parking and loading, environmental performance standards, signs, landscaping, and streets and alleys.

<u>GENERAL USE CATEGORY</u>	<u>ZONING DISTRICT</u>
Single family	TH-4
Multiple-family	MF-3
Retail	GR
Office	MO
Commercial and Industrial	I-1

While PD No. 15 allows a total of 24,487 square feet of leasable floor area for nonresidential uses on the first and second floors of the Preston Towers Condominium Building (6211 W. Northwest Highway), the balance of the district is limited to multifamily uses. Therefore, as referenced above, the general guidelines of the MF-3 District control. In accordance with Section 51-4.410, *Schedule yard, lot, and space regulations*, the maximum building height in the MF-3 District is "any legal height".

This letter does not constitute a building permit or certificate of occupancy, nor does it imply that a building permit or certificate of occupancy will be approved without complying with all applicable rules and regulations. The City of Dallas does not provide letters certifying that a property or development complies with all applicable rules and regulations.



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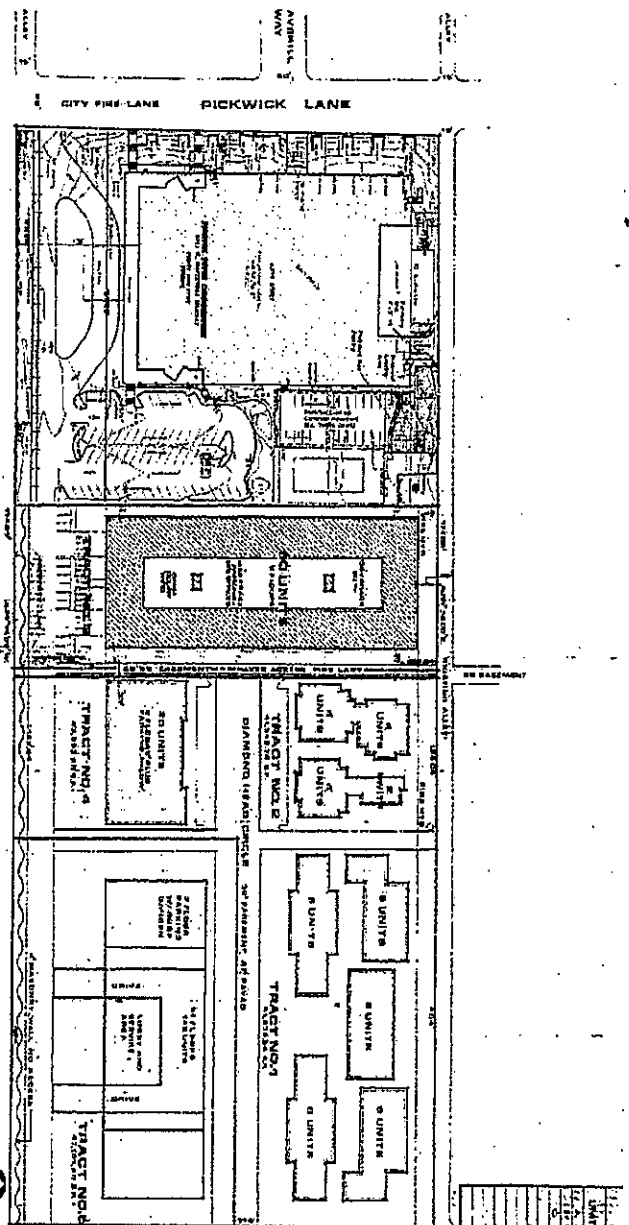
If you have any further questions please contact me at 214-948-4501.

Respectfully,

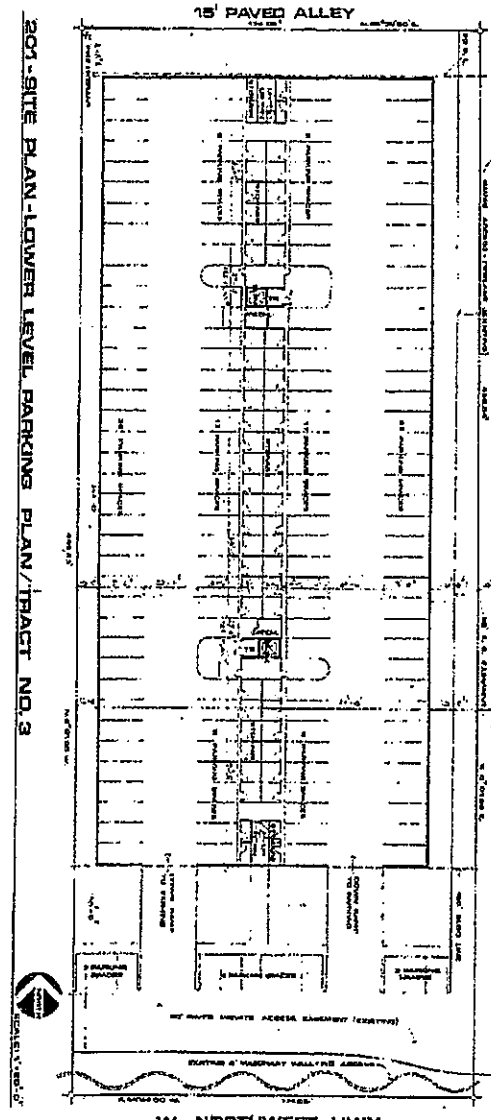
A handwritten signature in black ink that reads "Megan Wimer".

Megan Wimer, AICP
Chief Planner
Building Inspection Division

cc: Frances Estes, Assistant Building Official



202-OVERALL SITE PLAN



201-SITE PLAN-LOWER LEVEL PARKING PLAN/TRACT NO. 3

OCCUPANT LOAD

NO.	DESCRIPTION	AREA (SQ. FT.)	LOAD (PSF)	TOTAL LOAD (KIP)
1	OFFICE	10,000	15	150
2	RETAIL	5,000	30	150
3	RESTAURANT	2,000	60	120
4	THEATER	1,000	100	100
5	CONCOURSE	10,000	15	150
6	MEZANINE	5,000	15	75
7	MEZANINE	5,000	15	75
8	MEZANINE	5,000	15	75
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46	MEZANINE	5,000	15	75
47	MEZANINE	5,000	15	75
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50	MEZANINE	5,000	15	75

SITE SYMBOLS

- 1 - 0 Unimproved Area
- 2 - 1 Improved Area
- 3 - 2 Improved Area
- 4 - 3 Improved Area
- 5 - 4 Improved Area
- 6 - 5 Improved Area
- 7 - 6 Improved Area
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- 11 - 10 Improved Area
- 12 - 11 Improved Area
- 13 - 12 Improved Area
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- 42 - 41 Improved Area
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- 47 - 46 Improved Area
- 48 - 47 Improved Area
- 49 - 48 Improved Area
- 50 - 49 Improved Area

ARCH. SYMBOLS

UNIT DESIGNATIONS

- 1 - 0 UNITS
- 2 - 1 UNITS
- 3 - 2 UNITS
- 4 - 3 UNITS
- 5 - 4 UNITS
- 6 - 5 UNITS
- 7 - 6 UNITS
- 8 - 7 UNITS
- 9 - 8 UNITS
- 10 - 9 UNITS
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- 46 - 45 UNITS
- 47 - 46 UNITS
- 48 - 47 UNITS
- 49 - 48 UNITS
- 50 - 49 UNITS

GENERAL SITE NOTES

1. Verify all site conditions.
2. Verify all existing structures.
3. Verify all existing utilities.
4. Verify all existing easements.
5. Verify all existing setbacks.
6. Verify all existing zoning.
7. Verify all existing permits.
8. Verify all existing approvals.
9. Verify all existing conditions.
10. Verify all existing requirements.
11. Verify all existing standards.
12. Verify all existing practices.
13. Verify all existing procedures.
14. Verify all existing protocols.
15. Verify all existing policies.
16. Verify all existing plans.
17. Verify all existing drawings.
18. Verify all existing documents.
19. Verify all existing records.
20. Verify all existing files.
21. Verify all existing folders.
22. Verify all existing drives.
23. Verify all existing servers.
24. Verify all existing networks.
25. Verify all existing systems.
26. Verify all existing applications.
27. Verify all existing services.
28. Verify all existing products.
29. Verify all existing solutions.
30. Verify all existing strategies.
31. Verify all existing initiatives.
32. Verify all existing programs.
33. Verify all existing projects.
34. Verify all existing tasks.
35. Verify all existing activities.
36. Verify all existing events.
37. Verify all existing occasions.
38. Verify all existing gatherings.
39. Verify all existing meetings.
40. Verify all existing conferences.
41. Verify all existing seminars.
42. Verify all existing workshops.
43. Verify all existing courses.
44. Verify all existing programs.
45. Verify all existing services.
46. Verify all existing products.
47. Verify all existing solutions.
48. Verify all existing strategies.
49. Verify all existing initiatives.
50. Verify all existing programs.

PROGRAM

NO.	DESCRIPTION	AREA (SQ. FT.)	LOAD (PSF)	TOTAL LOAD (KIP)
1	OFFICE	10,000	15	150
2	RETAIL	5,000	30	150
3	RESTAURANT	2,000	60	120
4	THEATER	1,000	100	100
5	CONCOURSE	10,000	15	150
6	MEZANINE	5,000	15	75
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SHEET INDEX

NO.	DESCRIPTION	AREA (SQ. FT.)	LOAD (PSF)	TOTAL LOAD (KIP)
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2	RETAIL	5,000	30	150
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