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.

<table>
<thead>
<tr>
<th>GENERAL USE CATEGORY</th>
<th>ZONING DISTRICT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family</td>
<td>TH-4</td>
</tr>
<tr>
<td>Multiple-family</td>
<td>MF-3</td>
</tr>
<tr>
<td>Retail</td>
<td>GR</td>
</tr>
<tr>
<td>Office</td>
<td>MO</td>
</tr>
<tr>
<td>Commercial and Industrial</td>
<td>I-1</td>
</tr>
</tbody>
</table>

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 MP-3 District control. In accordance with Section 51-4.410, Schedule
yard, lot, and space regulations, the maximum building height in the MP-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.
If you have any further questions please contact me at 214-948-4501.

Respectfully,

Megan Wimer, AICP
Chief Planner
Building Inspection Division

cc: Frances Estes, Assistant Building Official