

APPLICANT
 SAINT MICHAEL AND ALL ANGELES
 EPISCOPAL CHURCH
 8011 DOUGLAS AVE, DALLAS, TX 75225

ARCHITECT
 HKS, INC.
 350 N SAINT PAUL ST, SUITE 100
 DALLAS, TX 75201-4240

CIVIL ENGINEER
 BROCKETTE DAVIS DRAKE INC
 4144 NORTH CENTRAL EXPY. STE. 1100
 DALLAS, TX 75204

ZONING ATTORNEY
 JACKSON WALKER LLP
 2323 ROSS AVE. SUITE 600
 DALLAS, TX 75201

LANDSCAPE ARCHITECT
 SWA GROUP
 2001 IRVING BLVD SUITE 157
 DALLAS, TX 75207

LANDSCAPE ARCHITECT
 STUDIO OUTSIDE
 824 EXPOSITION AVE. STE 5
 DALLAS, TX 75226

Saint Michael and All Angels
 EPISCOPAL CHURCH



KEY PLAN

REVISION NO. DESCRIPTION DATE

| REVISION NO. | DESCRIPTION | DATE |
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HKS PROJECT NUMBER

19621.000

DATE

08/23/19

ISSUE

PD- RESUBMITTAL

SHEET TITLE

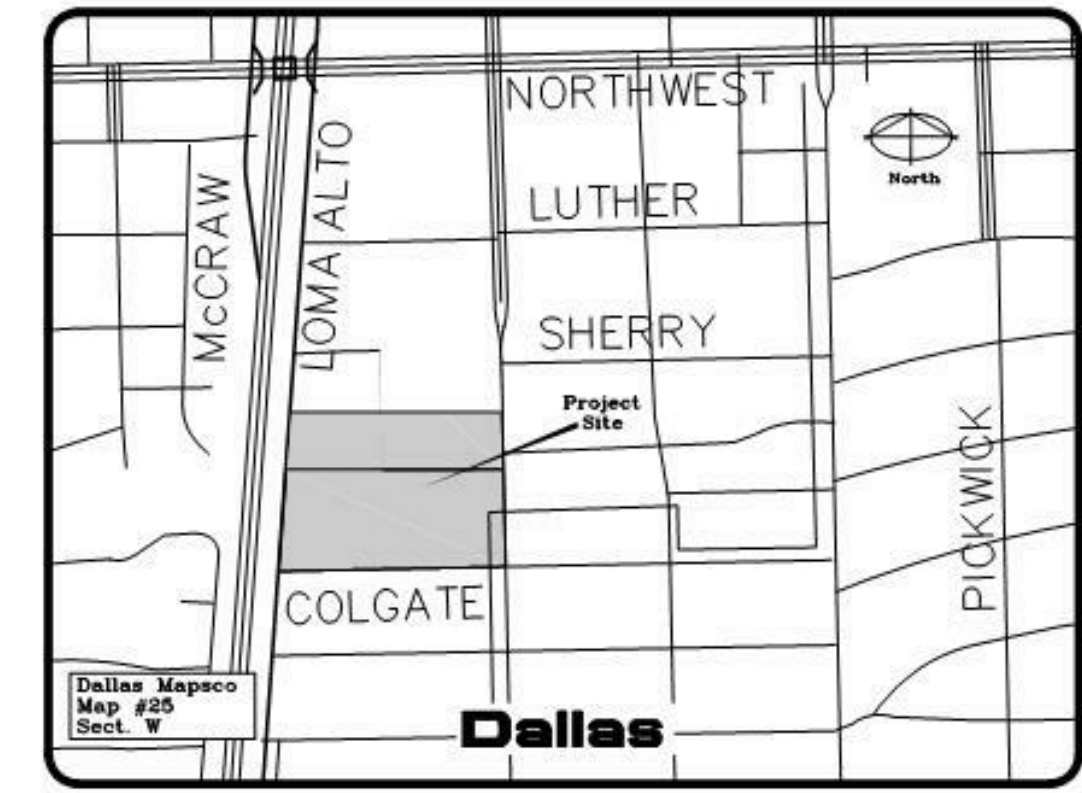
CONCEPTUAL PLAN

CASE NUMBER

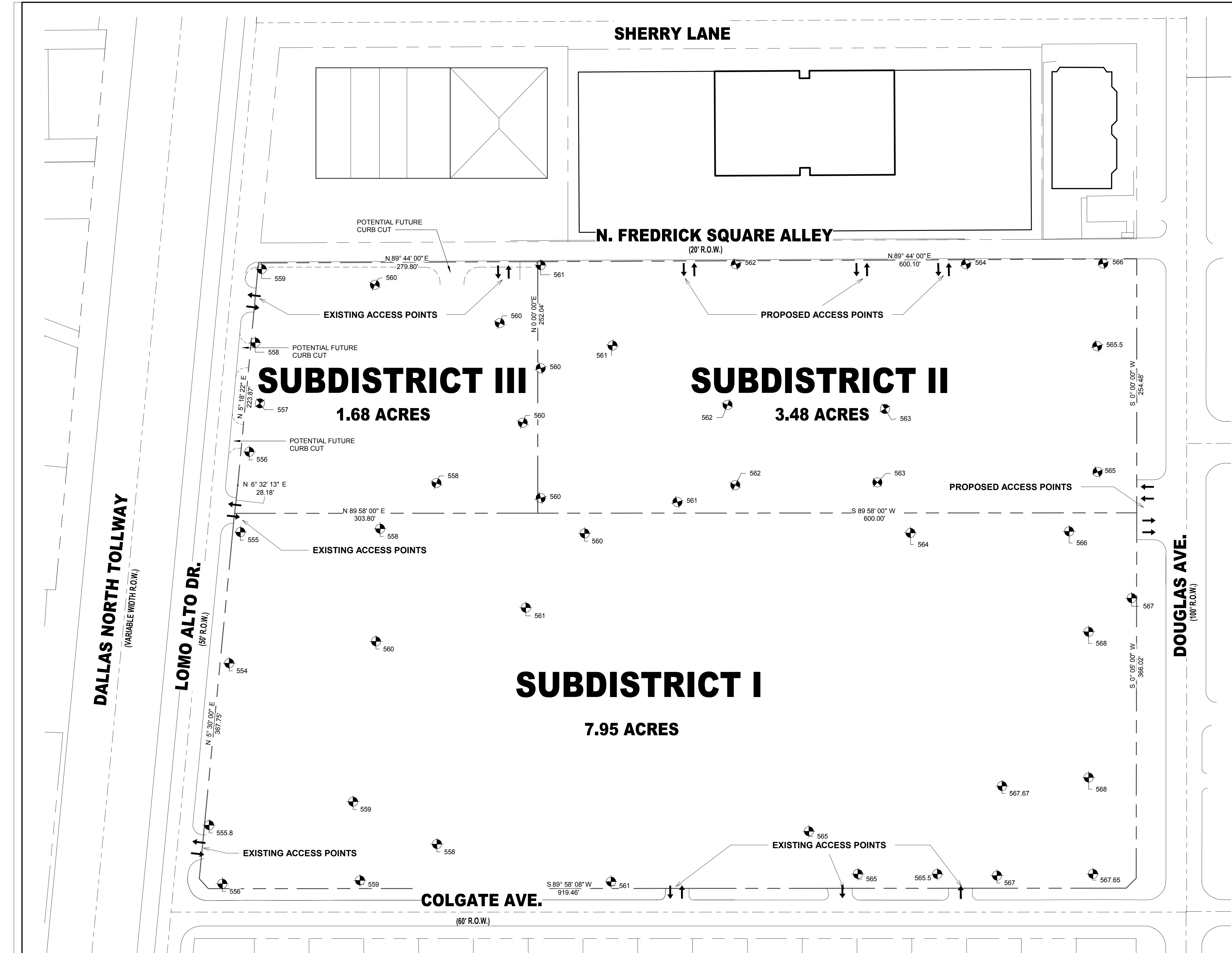
Z178-358

SHEET NO.

CP.01



Location Map



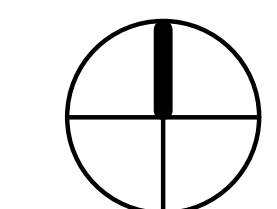
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|-----------------------|--|
| Allowable Uses - | See PD |
| Max Building Height - | Subject to RPS requirements from existing residential neighborhoods south of Colgate ave. & West of DNT. Maximum height of 63' - 3 stories; exceptions provided in SEC 51A-4.408 & Sec 51A-4.204 |
| Subdistrict Area | 346,348 7.95 ac |
| Max Lot Coverage- | Institutional buildings may cover a maximum of 60 percent of the lot. Ref: 51A-4.407 (a)(1) |
| Max Floor Area | 242,077 SF |

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| Allowable Uses - | See PD |
| Max Building Height - | Subject to the RPS requirements from existing residential neighborhoods south of Colgate Ave. & West of DNT. Maximum Height 180' + 12' for roof top mechanical enclosures and bulkheads. Exceptions provided in SEC 51A-4.408 & Sec 51A-4.204 |
| Max Lot Coverage- | 60% lot coverage 80% -When multifamily use complies with the requirements in Section 51P-117 |
| Subdistrict Area- | 151,958 SF 3.48 ac. |
| Max Floor Area* | Residential - 220,000 SF Max Office - 225,000 SF Max Other - 10,000 SF Max *ANY UNUSED FLOOR AREA MAY BE USED IN SUBDISTRICT III |

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| Allowable Uses - | Limited Office - All other uses - See PD |
| Max Building Height - | Subject to the RPS requirements from existing residential neighborhoods south of Colgate Ave. & West of DNT. Maximum Height 180' + 12' for roof top mechanical enclosures and bulkheads. Exceptions provided in SEC 51A-4.408 & Sec 51A-4.204 |
| Subdistrict Area- | 73,293 SF 1.68 ac. |
| Max Lot Coverage- | 100% lot coverage |
| Max Floor Area* | Office - 40,000 SF Max * Unused Floor Area from Subdistrict II |

* Unused Floor Area from Subdistrict II
 * Max of 586,127 in both Subdistrict II & III

EXHIBIT A



PLOT DATE: 8/22/2019 10:06:20 AM TEMPLATE VERSION: 3.0.0-20170623

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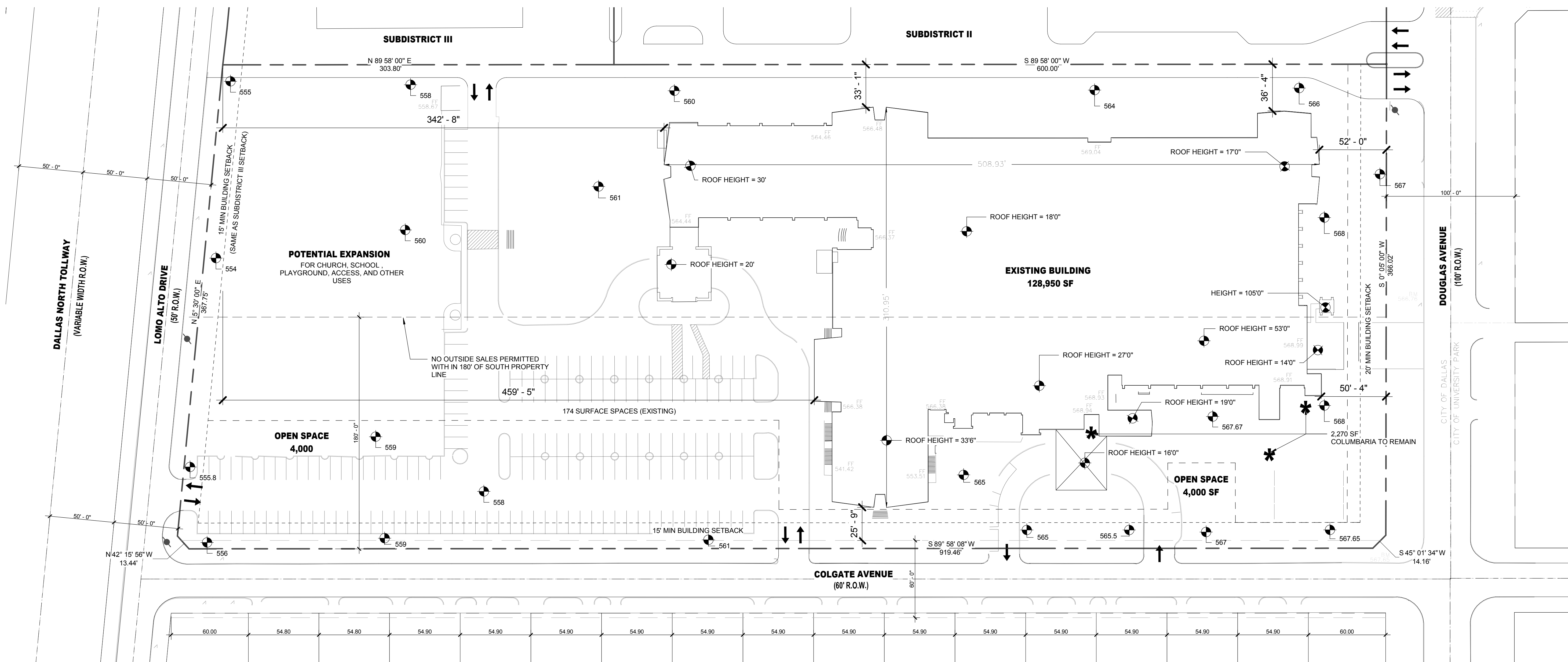
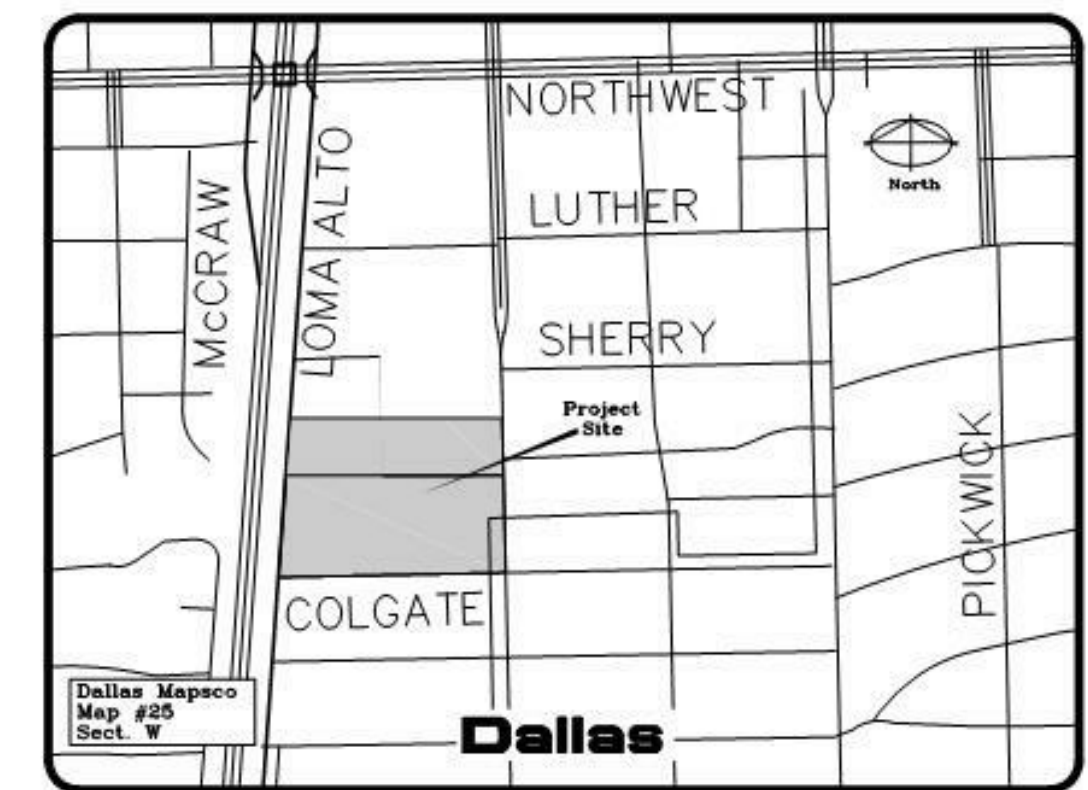
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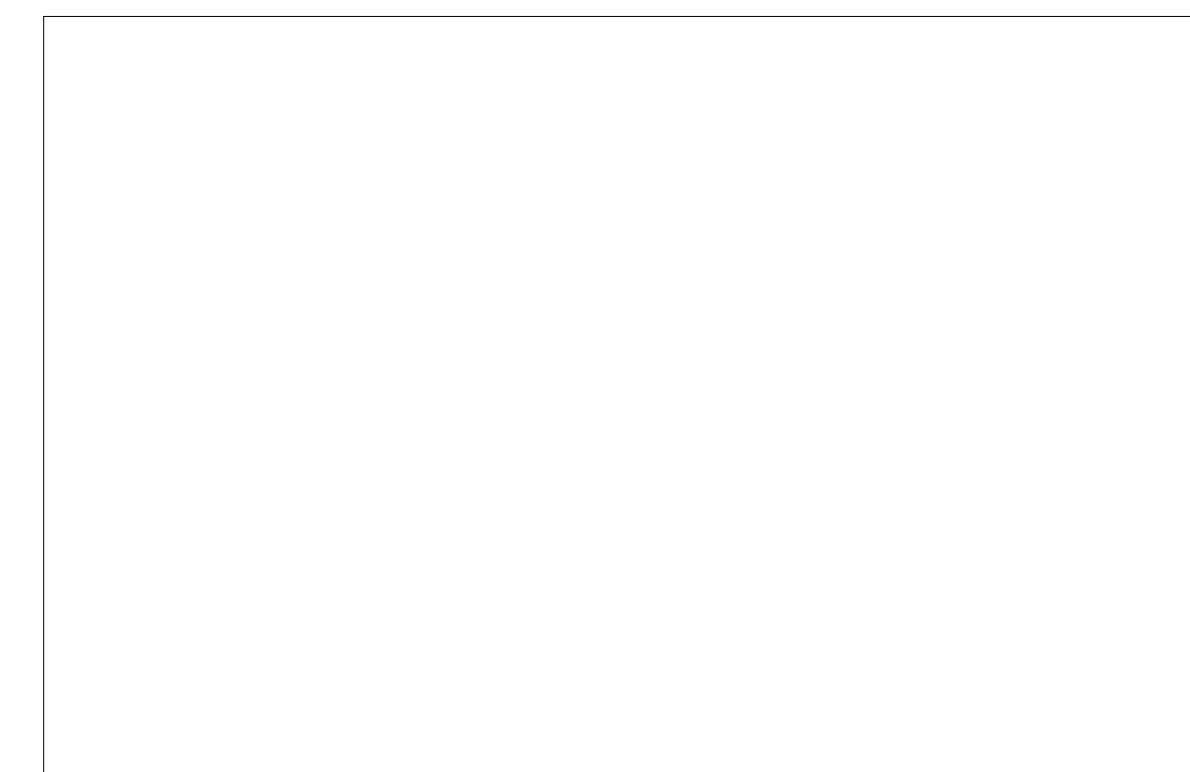
LANDSCAPE ARCHITECT
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| SUBDISTRICT I DATA (refer to plan for existing data) | |
|--|--|
| Permitted Uses - | Institutional and community service uses (refer to PD) |
| Maximum Building Height - | Maximum height of 63' - 3 stories Subject to RPS requirements from existing residential neighborhoods south of Colgate Ave. & West of DNT. Refer to exceptions in SEC 51A-4.408 & Sec 51A-4.204 Structures for utility and public service uses and institutional uses per City of Dallas Development Code. For all other uses. Maximum 30 feet, subject to the residential proximity slope. |
| Lot Area | 346,326 SF (7.95 ac) |
| Maximum Lot Coverage- | 60% |
| Maximum Floor Area - | 240,077 SF |
| Open space | 10% of the lot |
| Parking | 174 existing parking spaces to remain; Parking allowed to be located anywhere in the PD |

| EXISTING | |
|---------------------------|--|
| Permitted Uses - | Institutional and community service uses |
| Maximum Building Height - | Maximum height of 63' - 3 stories Subject to RPS requirements from existing residential neighborhoods south of Colgate Ave. & West of DNT. Refer to exceptions in SEC 51A-4.408 & Sec 51A-4.204 Structures for utility and public service uses and institutional uses per City of Dallas Development Code. For all other uses. Maximum 30 feet, subject to the residential proximity slope. |
| Maximum Lot Coverage- | Allowable - 25% non- Residential 45% Residential 60% Institutional use |

EXHIBIT B



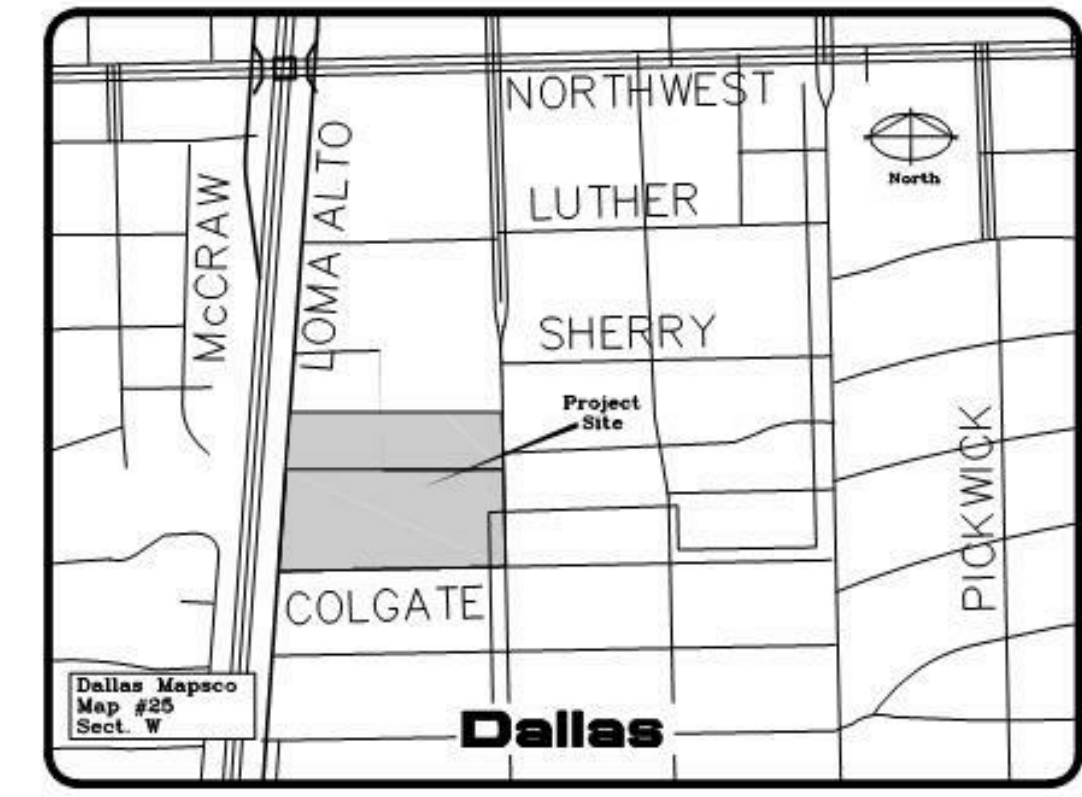
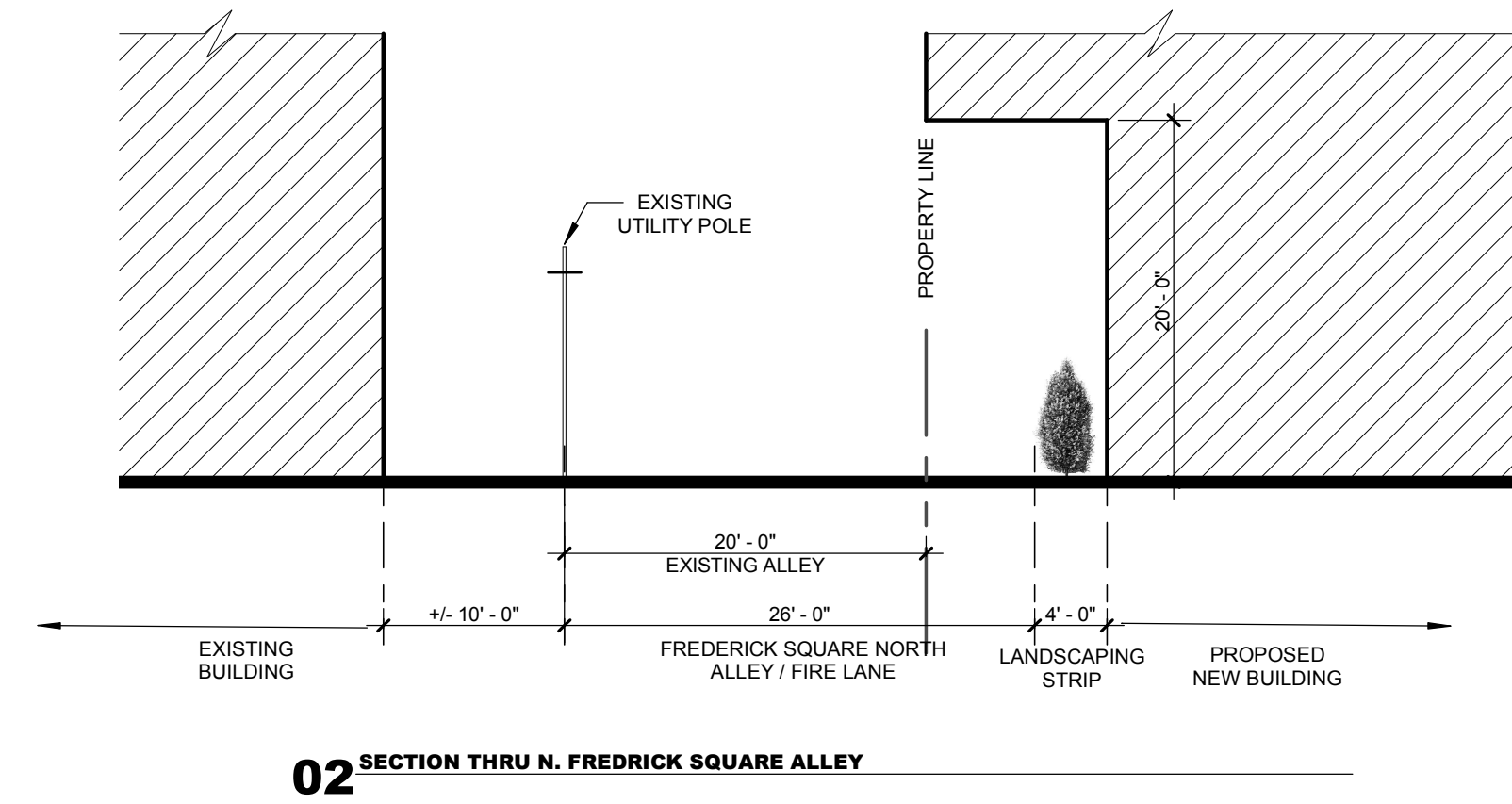
Saint Michael and All Angels
 EPISCOPAL CHURCH



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HKS PROJECT NUMBER
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08/23/19
 ISSUE
PD- RESUBMITTAL
 SHEET TITLE
SUBDISTRICT I
DEVELOPMENT PLAN
 CASE NUMBER
Z178-358
 SHEET NO.



Location Map

HKS

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HKS PROJECT NUMBER
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DATE
08/23/19

ISSUE
PD- RESUBMITTAL

SHEET TITLE
SUBDISTRICT II DEVELOPMENT PLAN

CASE NUMBER
Z178-358

SHEET NO.

DP.02

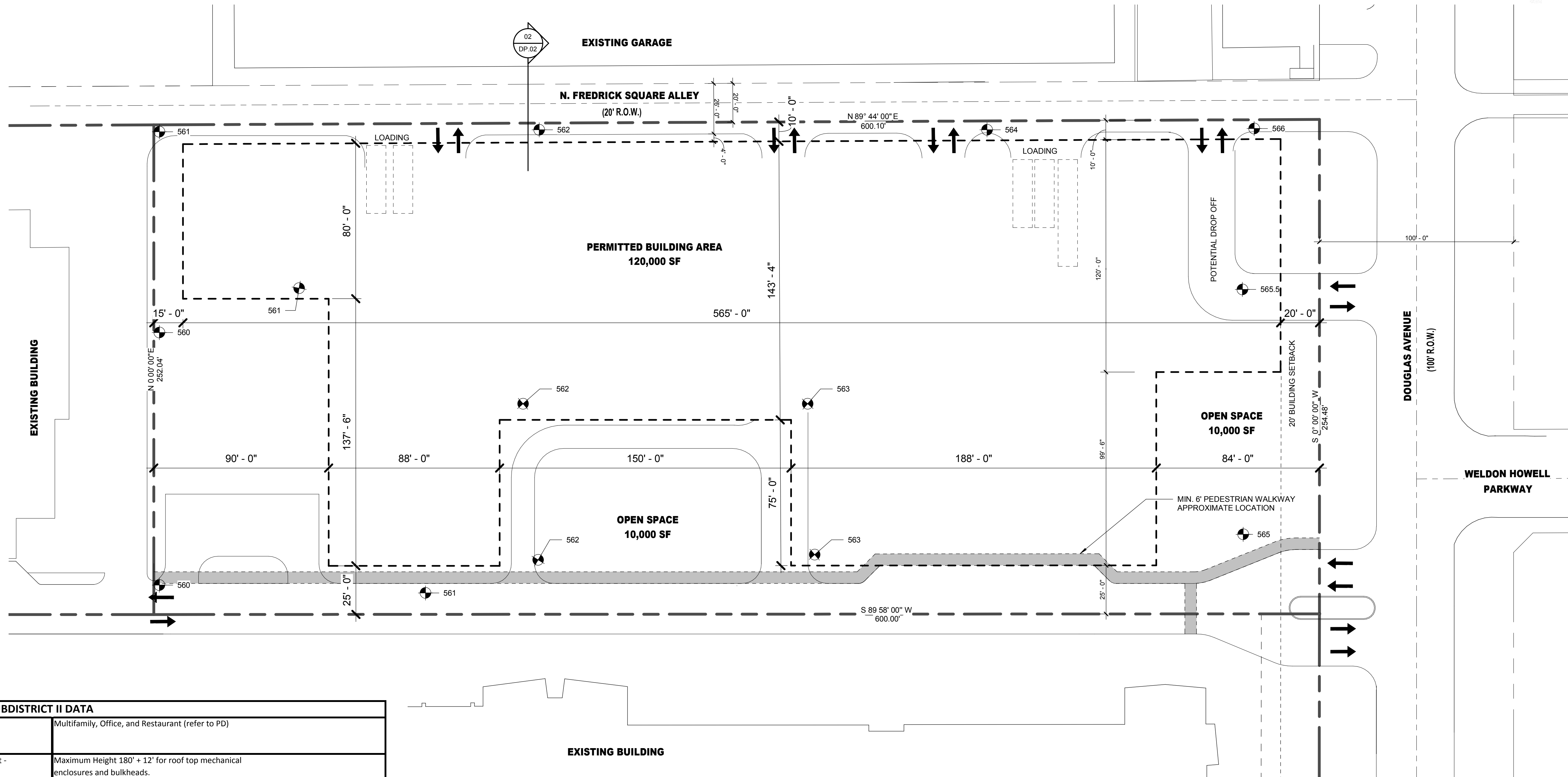
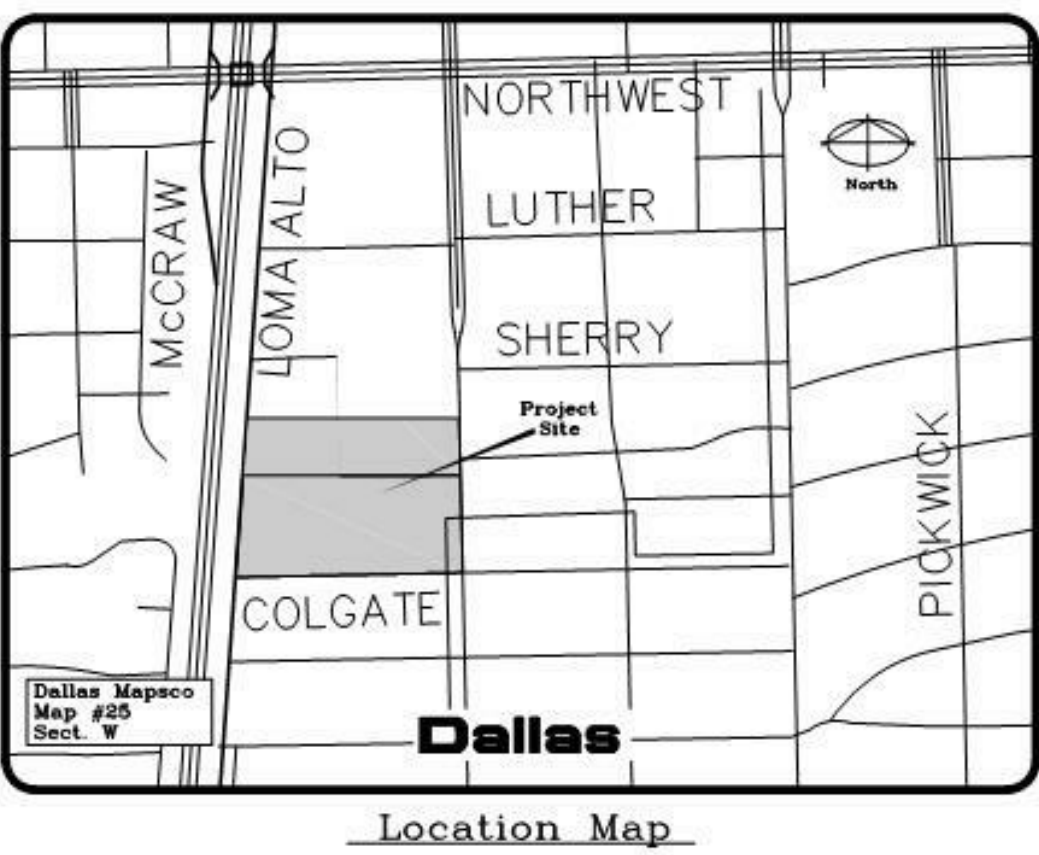
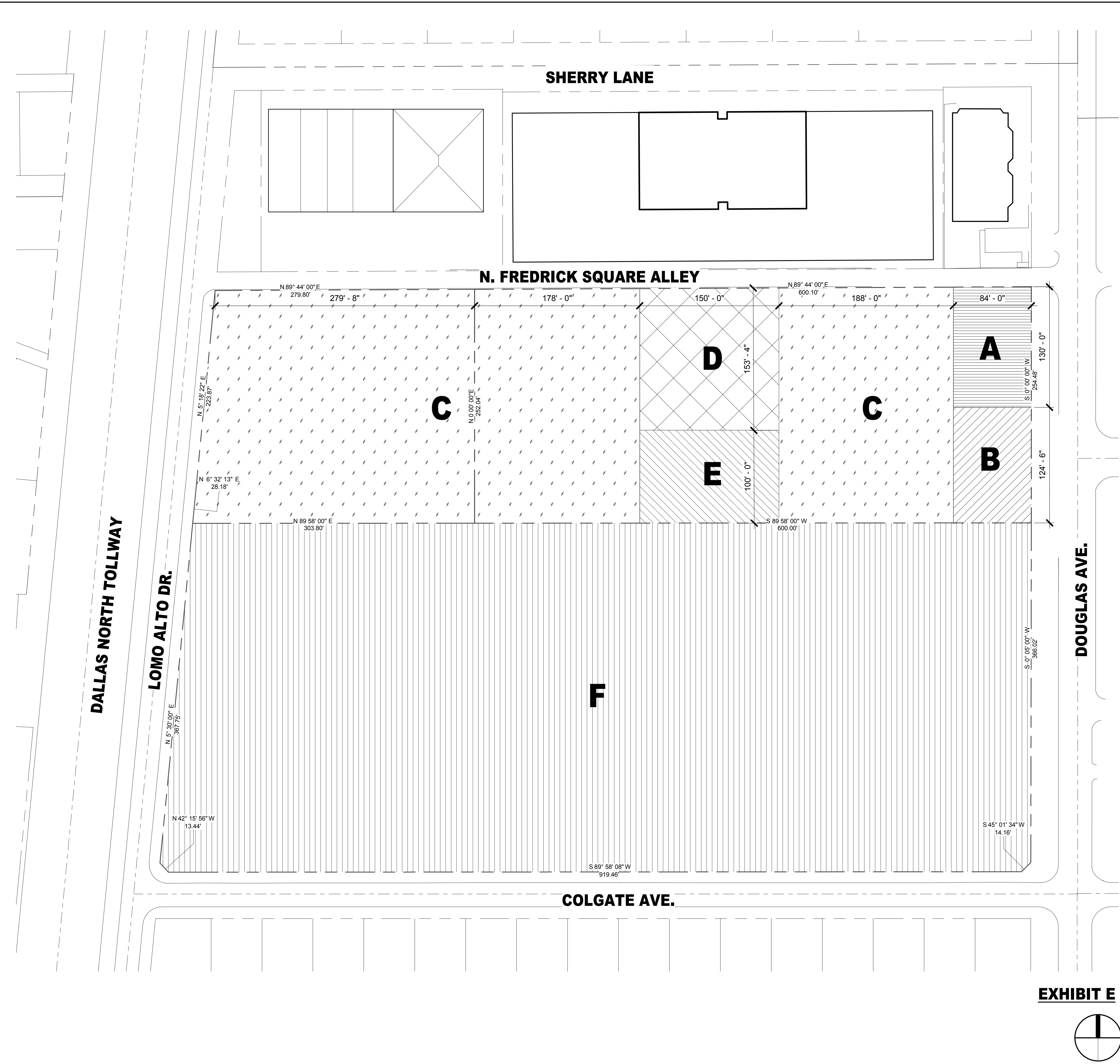


EXHIBIT C

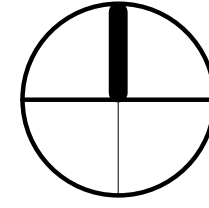
| PROPOSED SUBDISTRICT II DATA | |
|------------------------------|--|
| Proposed Uses - | Multifamily, Office, and Restaurant (refer to PD) |
| Max Building Height - | Maximum Height 180' + 12' for roof top mechanical enclosures and bulkheads. Subject to the RPS requirements from existing residential neighborhoods south of Colgate Ave. & West of DNT. |
| Lot Area | 151,958 SF (3.489 ac) |
| Max Lot Coverage- | 60%. When multifamily use complies with the requirements in Section 51P- __, 117, the proposed lot coverage may be increased to a maximum of 80 % |
| Max Floor Area* | Residential - 220,000 SF Office - 225,000 SF Other - 10,000 SF *ANY UNUSED FLOOR AREA MAY BE USED IN SUBDISTRICT III |
| Open Space | 10% of the lot min. 20,000 SF contiguous area must be provided as publicly accessible open space connected by a minimum 6' path. |
| Parking | Per PD; a minimum of 50% of all required parking must be provided below grade. The remainder may be provided in aboveground parking structures. A maximum of 10% of all required parking may be provided as surface parking. |

PLOT DATE: 8/22/2019 1:44:57 PM TEMPLATE VERSION: 3.0.0-20170623



- AREA A** MAXIMUM HEIGHT 40'
- AREA B** ONLY LANDSCAPE FEATURES AND ARCHITECTURAL OVERHANGS PERMITTED.
- AREA C** SUBJECT TO THE RESIDENTIAL PROXIMITY SLOPE REQUIREMENTS FROM EXISTING RESIDENTIAL NEIGHBORHOODS SOUTH OF COLGATE & WEST OF DALLAS NORTH TOLLWAY. MAXIMUM HEIGHT 180' + 12' FOR ROOF TOP MECH ENCLOSURES & BULKHEADS. EXCEPTIONS PROVIDED IN SEC 51A-4.408 & 51A-4.204
- AREA D** MAXIMUM HEIGHT 70'
- AREA E** ONLY LANDSCAPE FEATURES AND ARCHITECTURAL OVERHANGS PERMITTED.
- AREA F** SUBJECT TO THE RESIDENTIAL PROXIMITY SLOPE REQUIREMENTS FROM EXISTING RESIDENTIAL NEIGHBORHOODS SOUTH OF COLGATE & WEST OF DALLAS NORTH TOLLWAY. MAXIMUM HEIGHT 63' - 3 STORIES; EXCEPTIONS PROVIDED IN SEC 51A-4.408 & SEC 51A-4.204

EXHIBIT E



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HEIGHT PLAN

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