

**PLANNED DEVELOPMENT DISTRICT NO. 391**

**SITE DEVELOPMENT DATA**

- 1) SITE AREA:  
 TRACT A: 16.271 ACRES  
 TRACT B: 3.65 ACRES  
 TRACT C: 1.053 ACRES  
 TOTAL: 20.974 ACRES
- 2) LAND USE:  
 INDUSTRIAL MANUFACTURING DISTRICT USES  
 INDUSTRIAL (INSIDE) POTENTIALLY INCOMPATIBLE  
 USE TO BE OPERATED AS A FOUNDRY.
- 3) FLOOR AREA:  
 EXISTING: 227,844 SF  
 PROPOSED: 98,985 SF  
 TOTAL: 326,829 SF
- 4) FLOOR AREA RATIO:  
 EXISTING: 0.38  
 PROPOSED: 0.36
- 5) PARKING:  

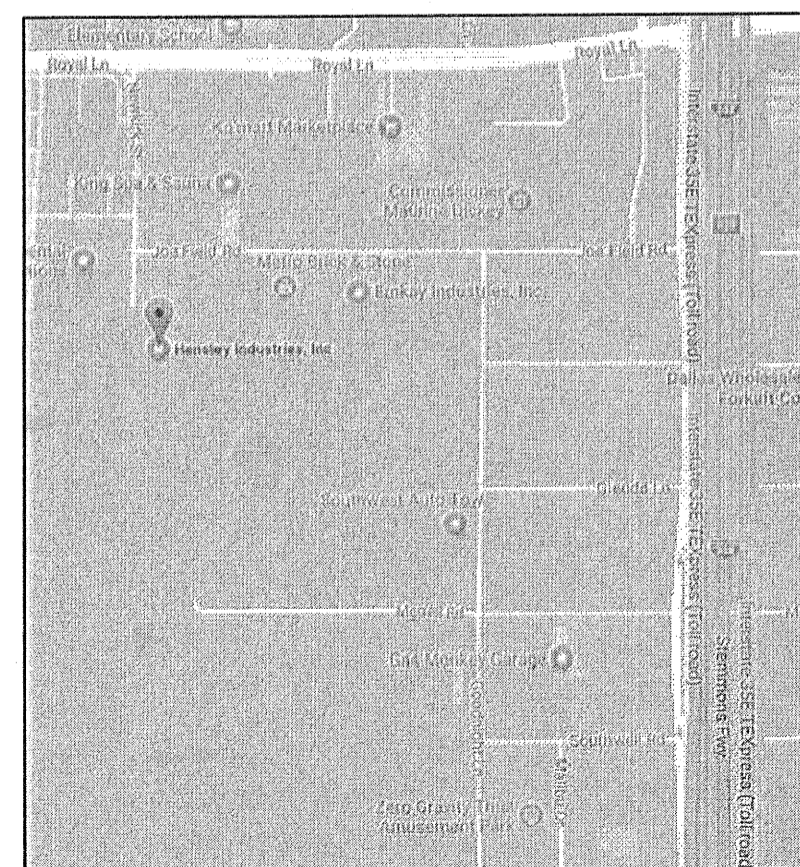
EXISTING ALL OTHER USES:	69,933 SF	99.9 REQUIRED SPACES
PROPOSED ALL OTHER USES:	36,530 SF	52.19 REQUIRED SPACES
TOTAL ALL OTHER USES:	106,463 SF	152.09 REQUIRED SPACES (ONE SPACE/700 SF)

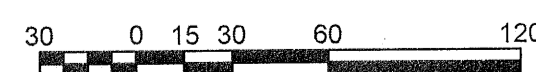
EXISTING SPECIAL FOUNDRY MANUFACTURING USE:	166,971 SF	166.97 REQUIRED SPACES
PROPOSED SPECIAL FOUNDRY MANUFACTURING USE:	53,395 SF	53.4 REQUIRED SPACES
TOTAL SPECIAL FOUNDRY MANUFACTURING USE:	220,366 SF	220.37 REQUIRED SPACES (ONE SPACE/1,000 SF)

TOTAL PARKING SPACES REQUIRED AT BUILD OUT:	372.46 (MAX)
TOTAL PARKING SPACES PROVIDED AT BUILD OUT:	412.00 (MIN)
- 6) COVERAGE: 36 %
- 7) HEIGHT: 100 FEET MAXIMUM
- 8) LANDSCAPING: PER ARTICLE X, DALLAS DEVELOPMENT CODE



VICINITY MAP



SCALE: 1 IN. = 60 FT.

**MINOR AMENDMENT TO DEVELOPMENT PLAN  
 PLANNED DEVELOPMENT DISTRICT NO. 391**

HENSLEY INDUSTRIES, INC.  
 2108 JOE FIELD ROAD  
 DALLAS, TEXAS 75229

DATE: 3/8/2018

APPROVED BY DIRECTOR  
*[Signature]*  
 IN ACCORDANCE WITH THE PROVISIONS OF  
 SECTION 51A.4.702 OF THE DALLAS DEVELOPMENT  
 CODE.

DATE: 3-23-2018  
 PLANNED DEVELOPMENT DISTRICT NO. 391  
 FILE NO. M128-015