

BUILDING AREAS:

EXISTING:

BUILDING ONE (Existing 4 Story):	60,172 sf Multi-Use
BUILDING TWO (Existing 4 Story):	68,790 sf Multi-Use
TOTAL:	128,962 sf

PROPOSED (with Mini-Warehouse Use by SUP):

BUILDING ONE (Existing 4 Story):	60,172 sf Multi-Use
BUILDING TWO (Existing 4 Story):	91,210 sf Mini-Warehouse
BUILDING TWO (New Elevator/Lobby 1,2,3,4 floors):	824 sf
BUILDING THREE (New 2 Story):	27,650 sf Mini-Warehouse
TOTAL:	179,856 sf

FLOOR AREA RATIO:

EXISTING:

60,172 sf Multi-Use	0.33 FAR
68,790 sf Multi-Use	0.38 FAR
TOTAL:	0.71 FAR

PROPOSED (with Mini-Warehouse Use by SUP):

60,172 sf Multi-Use	0.33 FAR
118,860 sf MINI-WAREHOUSE	0.66 FAR
TOTAL:	0.99 FAR

COVERAGE:

EXISTING:

LOT AREA:	181,626.85 SF (4.17 ACRES)
IMPERVIOUS:	35,763 SF (19.7%)
BLDG COVERAGE:	41,155.70 SF (23%)

PROPOSED (with Mini-Warehouse Use by SUP):

LOT AREA:	181,626.85 SF (4.17 ACRES)
IMPERVIOUS:	35,501 SF (19.5%)
BLDG COVERAGE:	54,480.70 SF (30%)

LANDSCAPING:

Article X of the Dallas Development Code, as amended.

FLOOD PLAIN:

ZONE X: Community Panel No. 48113C0170J, effective date 08/23/01
(Per FEMA Maps-Flood Plain)

PARKING:

EXISTING:

PROVIDED:	328 SPACES
-----------	------------

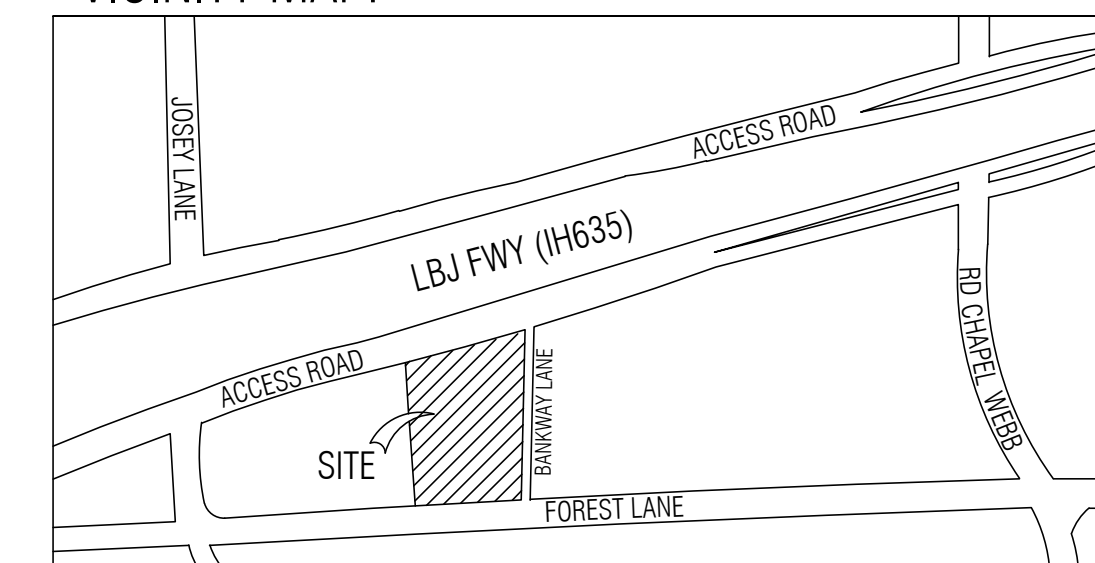
PROPOSED (with Mini-Warehouse Use by SUP):

PROVIDED:

REGULAR PARKING SPACES	9 X 18	=	172 SPACES
COMPACT PARKING SPACES	7.5x16' (Along Forrest)	=	33 SPACES
	7.5x16' (Under Bldg 1)	=	8 SPACES
TOTAL:			213 SPACES

Bicycle parking 30

VICINITY MAP:



ZONING:

EXISTING CLASSIFICATION: GO(A) PD - 1013
 PROPOSED CHANGE TO PLANNED DEVELOPMENT No. M201-015 ▲

LBJ METROPLEX, LP

LOT 2A & 2A-1, BLOCK 6950, COMMONWEALTH PLAZA ADDITION
2964 & 2974 LBJ FREEWAY
DALLAS, TX 75234

Special Case No:	#Z167-180 (JM)	Date:	01.29.2021
Revision:	03.31.2021		

DEVELOPMENT PLAN