



04.05.2019

Midtown Phase 2

8213 Meadow Road
Dallas, Texas 75231

Provident Realty
 Advisors, INC
 10210 N. Central
 Expressway
 Dallas, Texas 75321

Project Number: 2018050
 Drawn By: CMarble
 Issue for: Development Plan 04.05.2019

© 2018 JHP
 All Rights Reserved. All materials
 embodied herein constitute an original
 work by the Architect; the Architect owns
 all copyrights herein. The viewer may not
 reproduce, display or distribute this work
 or prepare derivative works based on this
 work without the express written consent
 of the copyright owner.

PD 745 - Land Use Master Record Page 1 For Inclusion On Each Development Plan

Last Change: 04/17/19

Add info from each development into the appropriate Subarea Table. Change only green cells.
 Copy Tables to development plan sheets, in the order shown if possible.

Summary of PD 745 Cumulative Development

	Available Acres: 77.028		Available SF: 3,355,340					
	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Overall PD 745 Project	69.870	3,043,544	2,367,816	0.71	756,056	23%	532,483	23.39
Summary of All Subarea Development Limits:	Pass	Pass	N/A	Pass	N/A	Pass	N/A	Pass

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
1,802	0	0	0	0	130	0	0

Summary of Subareas Cumulative Development

Subarea	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Subarea A	10.939	476,503	397,800	0.83	126,500	27%	0	38.58
Subarea B	31.243	1,360,945	835,626	0.58	274,536	19%	271,994	21.55
Subarea C	2.150	93,654	79,965	0.32	15,916	6%	75,359	0.00
Subarea D	10.061	438,257	560,000	1.17	154,970	32%	108,900	24.99
Subarea E	2.670	116,292	46,865	0.35	21,178	16%	10,890	11.63
Subarea F	12.807	557,893	447,560	0.73	162,956	27%	65,340	25.49

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
422	0	0	0	0	0	0	0
710	0	0	0	0	0	0	0
0	0	0	0	0	130	0	0
275	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0
359	0	0	0	0	0	0	0

Subarea A Available Acres: 10.939 Available SF: 476,507

Individual Development Characteristics								
Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Hanover at Midtown Park	10.939	476,503	397,800	0.83	126,500	27%	0	38.58
Subarea A Cumulative Development:	10.939	476,503	397,800	0.83	126,500	27%	0	38.58
Subarea A Maximum Allowable:	10.939	476,507	4.00	90%				80.00
Meets Subarea A Allowable?	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass

Individual Development Land Uses							
Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
422	0	0	0	0	0	0	0
422	0	0	0	0	0	0	0

Subarea B Available Acres: 32.952 Available SF: 1,435,389

Individual Development Characteristics								
Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
TKG Valencia Midtown Ph1 (3A Partial)	6.010	261,796	506,137	1.93	163,761	63%	98,035	50.25
Private Recreation Center	0.425	18,513	375	0.02	375	2%	18,513	
TKG Valencia Midtown Ph2	3.513	153,026	329,114	2.15	110,400	72%	42,626	64.05
Merion at Midtown Park	21.295	927,610				0%	112,820	8.59
Subarea B Cumulative Development:	31.243	1,360,945	835,626	0.58	274,536	19%	271,994	21.55
Subarea B Maximum Allowable:	32.952	1,435,389	4.00	90%				120.00
Meets Subarea B Allowable?	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass

Individual Development Land Uses							
Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
302	0	0	0	0	0	0	0
225	0	0	0	0	0	0	0
183	0	0	0	0	0	0	0
710	0	0	0	0	0	0	0

INFORMATION ASSUMED
 PER APPROVED CITY PLATS,
 PLAN NO. S145-150RA
 PLAN NO. S145-150RC

Subarea C Available Acres: 5.805 Available SF: 252,866

Individual Development Characteristics								
Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Midtown Hotel	2.150	93,654	79,965	0.85	15,916	17%	75,359	0.00
Subarea C Cumulative Development:	2.150	93,654	79,965	0.32	15,916	6%	75,359	0.00
Subarea C Maximum Allowable:	5.805	252,866	2.85	90%				120.00
Meets Subarea C Allowable?	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass

Individual Development Land Uses							
Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
0	0	0	0	0	130	0	0
0	0	0	0	0	130	0	0

Subarea D Available Acres: 11.003 Available SF: 479,291

Individual Development Characteristics								
Development Name	Lot Size (Acres)	Lot Size (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Legacy at Midtown Park	10.061	438,257	560,000	1.28	154,970	35%	108,900	27.33
Subarea D Cumulative Development:	10.061	438,257	560,000	1.17	154,970	32%	108,900	24.99
Subarea D Maximum Allowable:	11.003	479,291	2.25	90%				100.00
Meets Subarea D Allowable?	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass

Individual Development Land Uses							
Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
275	0	0	0	0	0	0	0
275	0	0	0	0	0	0	0

Subarea E Available Acres: 3.095 Available SF: 134,818

Individual Development Characteristics								
Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Midtown Embrey - E	2.670	116,292	46,865	0.40	21,178	18%	10,890	13.48
Subarea E Cumulative Development:	2.670	116,292	46,865	0.35	21,178	16%	10,890	11.63
Subarea E Maximum Allowable:	3.095	134,818	2.85	90%				120.00
Meets Subarea E Allowable?	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass

Individual Development Land Uses							
Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
36	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0

Subarea F Available Acres: 14.086 Available SF: 613,586

Individual Development Characteristics								
Development Name	Lot Size (Acres)	Lot Size (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Midtown Embrey - F	12.807	557,893	447,560	0.80	162,956	29%	65,340	28.03
Subarea F Cumulative Development:	12.807	557,893	447,560	0.73	162,956	27%	65,340	25.49
Subarea F Maximum Allowable:	14.086	613,586	2.25	90%				100.00
Meets Subarea F Allowable?	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass

Individual Development Land Uses							
Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
359	0	0	0	0	0	0	0
359	0	0	0	0	0	0	0

PD 745 - Land Use Master Record Page 2 For Inclusion On Each Development Plan

Last Change: 04/17/19

Add info for each equivalency exchange if used. Change only green cells.
 Copy Tables to development plan sheets, keep these two tables together.

Summary of Equivalencies and Overall Project Land Uses:

Land Use	Base Allowable	Current Allowable By Equivalency	Maximum Allowable	Total Developed	PD Allowable?
Multifamily (DU)	3,800	3,670	3,800	1,802	Pass
Retail/Personal Services (SF)	90,000	90,000	500,000	0	
Office (SF)	930,000	930,000	1,250,000	0	
Single-Family Detached (DU)	0	0	n/a	0	
Single-Family Attached (DU)	0	0	n/a	0	
Lodging (Keys)	0	130	n/a	130	Pass
Medical Clinic or Amb. Surgical Center (SF)	0	0	n/a	0	
Restaurant (SF)	0	0	n/a	0	

Equivalency Exchange Record: (Use Exchange Rates in Exhibit 745B)

Land Use	Exchange Example (Not Included In Summary)				
Multifamily (DU)		-130			
Retail/Personal Services (SF)					
Office (SF)					
Single-Family Detached (DU)					
Single-Family Attached (DU)					
Lodging (Keys)		130			
Medical Clinic or Amb. Surgical Center (SF)					
Restaurant (SF)					
	7,143				