



PD NO. 305, SUB-DISTRICT E-2 TABULATIONS	
TOTAL SITE AREA	10.43 ACRES
LAND USE	MIXED USES
MIN. FRONT SETBACK: HASKELL	15 FT
MIN. FRONT SETBACK: CENTRAL	5 FT
MIN. FRONT SETBACK: PEAK	5 FT
MIN. SIDE/REAR SETBACK	NONE
MIN. SURFACE PARKING SETBACK	10 FT
MAX. BUILDING HEIGHT	535 FT*
MAX. BUILDING STORIES	40
MAX. LOT COVERAGE	80%
MAX. NON-RESIDENTIAL FAR	4.5:1**
MAX. RESIDENTIAL FAR	1.5:1†
MIN. OPEN SPACE	10% OF SITE AREA

* SEE PD 305 E-2 FOR ADDITIONAL HEIGHT RESTRICTIONS

**MAXIMUM NONRESIDENTIAL FAR MAY BE INCREASED TO 5.5:1 IF THE DEVELOPMENT INCLUDES A RESIDENTIAL USE WITH A MINIMUM FAR OF 0.5:1

† MAXIMUM RESIDENTIAL FAR MAY BE INCREASED TO:

- 2.0:1 IF THE DEVELOPMENT INCLUDES A NON-RESIDENTIAL USE WITH A MINIMUM FAR OF 0.5:1
- 3.0:1 IF THE PORTION OF RESIDENTIAL DENSITY ABOVE 1.5:1 FAR COMPLIES WITH SECTION 51P-305.120.1 AND IF A MINIMUM OF 10 PERCENT OF THE UNITS ARE AVAILABLE TO HOUSEHOLDS EARNING BETWEEN 80 PERCENT AND 100 PERCENT OF THE AREA MEDIAN FAMILY INCOME (AMFI) FOR THE DALLAS TX HUD METRO FMR AREA AND OFFERED AT AFFORDABLE RENT PRICES.

NOTE: THE GROSS BUILDING AREA MAY BE DISTRIBUTED ACROSS THE SITE WITHOUT RESTRICTION AND THE F.A.R. IS CALCULATED BASED UPON THE ENTIRE 10.43 ACRES, NOT LOT BY LOT.

NOTE: FINAL LOCATION OF INGRESS/EGRESS POINTS ON N. CENTRAL EXPRESSWAY TO BE DETERMINED BY TxDOT APPROVAL

CONCEPTUAL PLAN



The Central
Dallas, Texas

Job #: 19033.00
Date: 09.10.19
Drawn by: ELB, RR

Scale: 1"=60'-0"
File Name: De La Vega Central_SP-8.dwg
Not for regulatory approval, permitting, or construction



Z-178-225(CY)