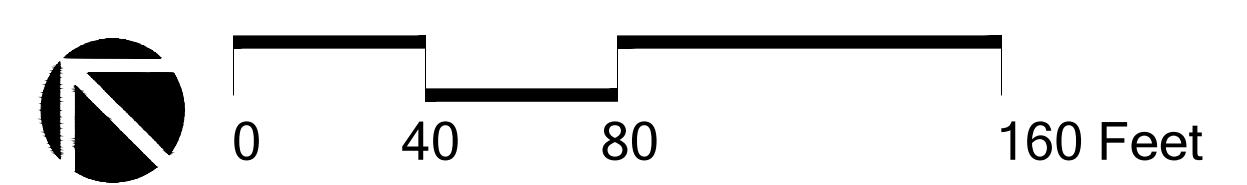


PEDESTRIAN AMENITIES		
STREET NAME	TOTAL LOT FRONTAGE (FEET)	MINIMUM PED. AMENITIES REQ'D
HALL STREET	687	6 EACH
FLORA STREET	265	2 EACH
WATKINS AVENUE	418	4 EACH
COCHRAN STREET	216	2 EACH

PROJECT DATA TABLE	
SITE	227,200 SF, 5.216 ACRES
USES:	MULTIPLE FAMILY, GROCERY, DRIVE-THROUGH SERVICE.
FLOOR AREA:	
RESIDENTIAL:	400,000 SF
GROUND-LEVEL NON-RESIDENTIAL:	80,000 SF
GROUND-LEVEL LEASING & AMENITY AREA	MAX 4,000 SF
COMBINED FLOOR AREA:	484,000 SF
BUILDING FOOTPRINT	189,100 SF
DENSITY	375 MAX. DWELLING UNITS
LOT COVERAGE	85%
STRUCTURE HEIGHT	85'-0"
MINIMUM PRIVATE OPEN SPACE ABOVE GRADE	20,000 SF

ZONING COMPARISON TABLE		
	PD 466	PROPOSED
BUILDING HEIGHT	54'	85'
STORIES	4 STORIES	6 STORIES
LOT COVERAGE	80%	85%
FAR	NO MAX	NO MAX
DWELLING UNITS DENSITY	NO MAX	375 UNITS MAX
SETBACKS		
FRONT	10' MIN/15' MAX	10' MIN
SIDE	0	0
REAR	0	0

PARKING DATA TABLE				
	SQUARE FOOTAGE/UNITS	PARKING FACTOR (51A-4.200 RATIOS INCREASED BY 20%)	SPACES REQUIRED	SPACES PROVIDED
GROCER	77,500	240	323	
RESIDENTIAL	375			
(TOTAL BEDROOMS)	450	1 SPACE PER 1.2 BEDROOMS	375	
TOTAL			698	734
BIKE SPACES REQUIRED			30	30



ZONING DEVELOPMENT PLAN
 Trinsic & Kroger - Hall, US-75 Mixed Use
 Dallas, Texas

Job #: 15047.00
 File Name: Zoning-Development-Plan.dwg
 Date: 09/26/2016
 Drawn by: ELB, RR, JAF



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