

	Subarea A	Subarea B	Subarea C	Subarea D
Max Height	75'	105'	75'	75'
Max FAR	4.0	4.0	2.85	4.0
Max Lot Coverage	90%	90%	90%	90%
Min. Front Yard Setback	6'	6' (0' at Walnut Hill Ln)	6'	6'
Max Front Yard Setback (from interior public row)	20'	20'	20'	20'
Min. Side and Rear Yard Setback	6'	6'	6'	6'
Max Underfloor Area:				
Residential Units	280 Units	850 Units	900 Units	175 Units
Non Residential Floor Area	155,000 s.f.	35,000 s.f.	300,000 s.f.	0
Max Stories	5	7	5	4

Planned Development District No. 758

ZONING CASE: Z089-262(RB)

Approved  
City Plan Commission  
March 4, 2010

**CONCEPTUAL PLAN**  
**LAKE HIGHLANDS TOWN GEN**  
PLANNED DEVELOPMENT DISTRICT NO. 758

**Pacheco Koch** Consulting Eng  
STATE LICENSE NO. 11144  
CIVIL ENGINEER

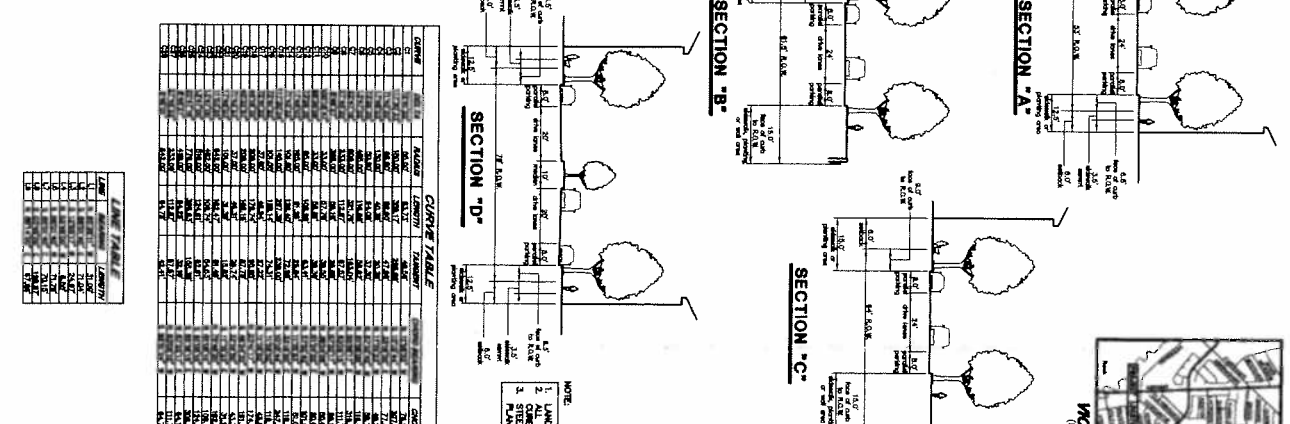
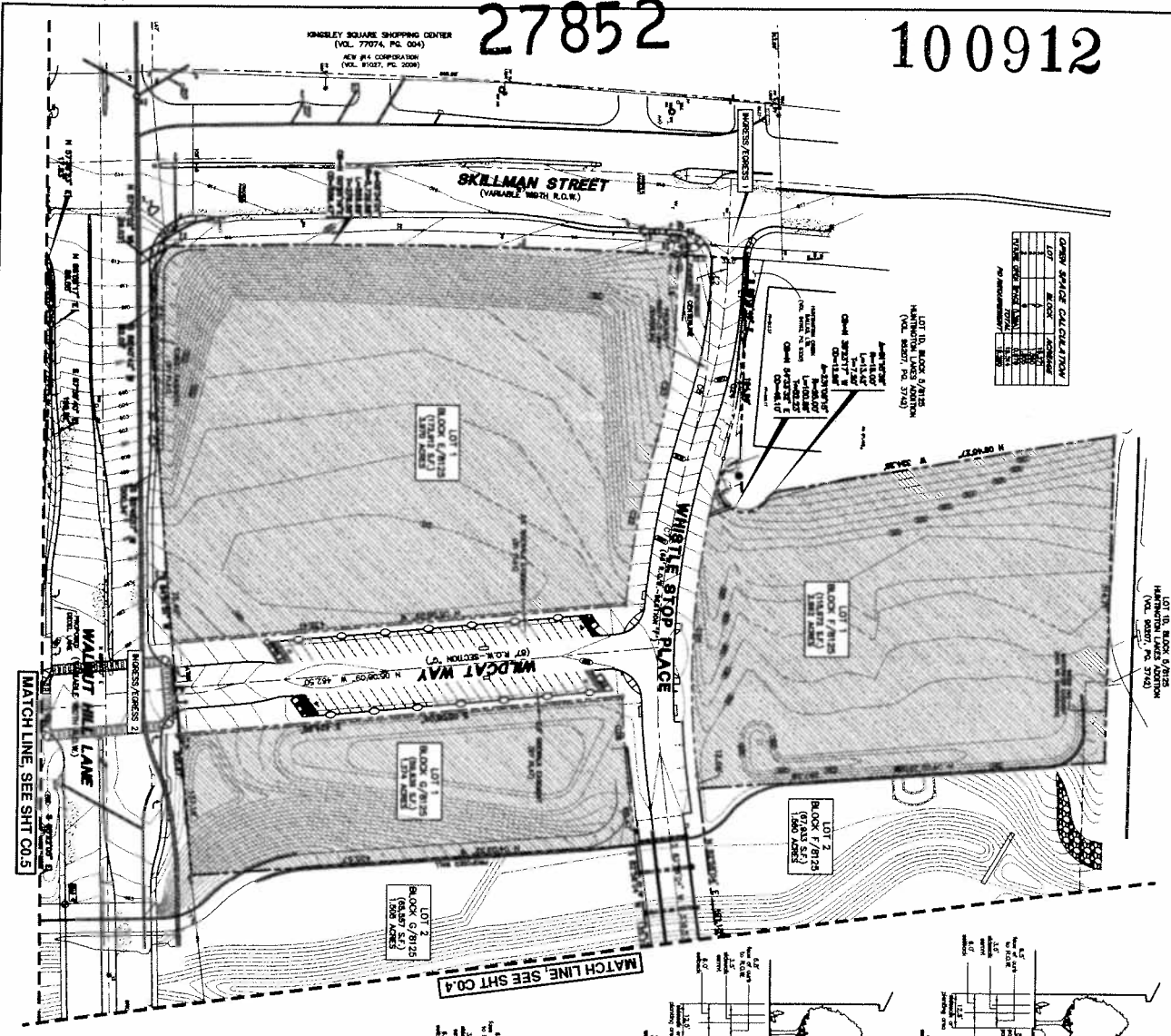
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SCALE: AS SHOWN  
SHEET: 2530

# 100912

# 27852

FILED  
08/09/2008 - 1:30PM  
M. VAN DYKE - COUNTY CLERK

KANSLEY SQUARE SHOPPING CENTER  
(VOL. 77074, PG. 004)  
NEW P.L. CORPORATION  
(VOL. 81027, PG. 008)



**CLIMATE TABLE**

CLIMATE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE	LAND USE
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

**NOTE:**  
SHADED BLOCKS ARE NOT SUBMITTED AS PART OF THIS DEVELOPMENT PLAN. INDIVIDUAL DEVELOPMENT PLANS WILL BE SUBMITTED FOR EACH BLOCK AS THEY ARE DEVELOPED

**LEGEND**

- EXISTING LOT
- EXISTING BUILDING
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING STREET LIGHT
- EXISTING UTILITY LINE
- EXISTING FENCE
- EXISTING WALL
- EXISTING CURB
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING STREET LIGHT
- EXISTING UTILITY LINE
- EXISTING FENCE
- EXISTING WALL
- EXISTING CURB
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING STREET LIGHT
- EXISTING UTILITY LINE
- EXISTING FENCE
- EXISTING WALL
- EXISTING CURB

**PROPERTY MAP**  
(NOT TO SCALE)

**SHEET KEY MAP**  
(NOT TO SCALE)

**PROPOSED DEVELOPMENT PLAN**  
LAKE HIGHLANDS TOWN CENTER  
INFRASTRUCTURE IMPROVEMENTS  
SKILLMAN STREET & WALNUT HILL LANE  
CITY OF DALLAS, TEXAS

**PREPARED BY:** Pacheco Koch Consulting Engineers  
1405 N. CENTRAL EXP. SUITE 3000 DALLAS, TX 75201  
DATE: 08/08/2008

**CHECKED BY:** J. K. KOCH  
DATE: 08/08/2008

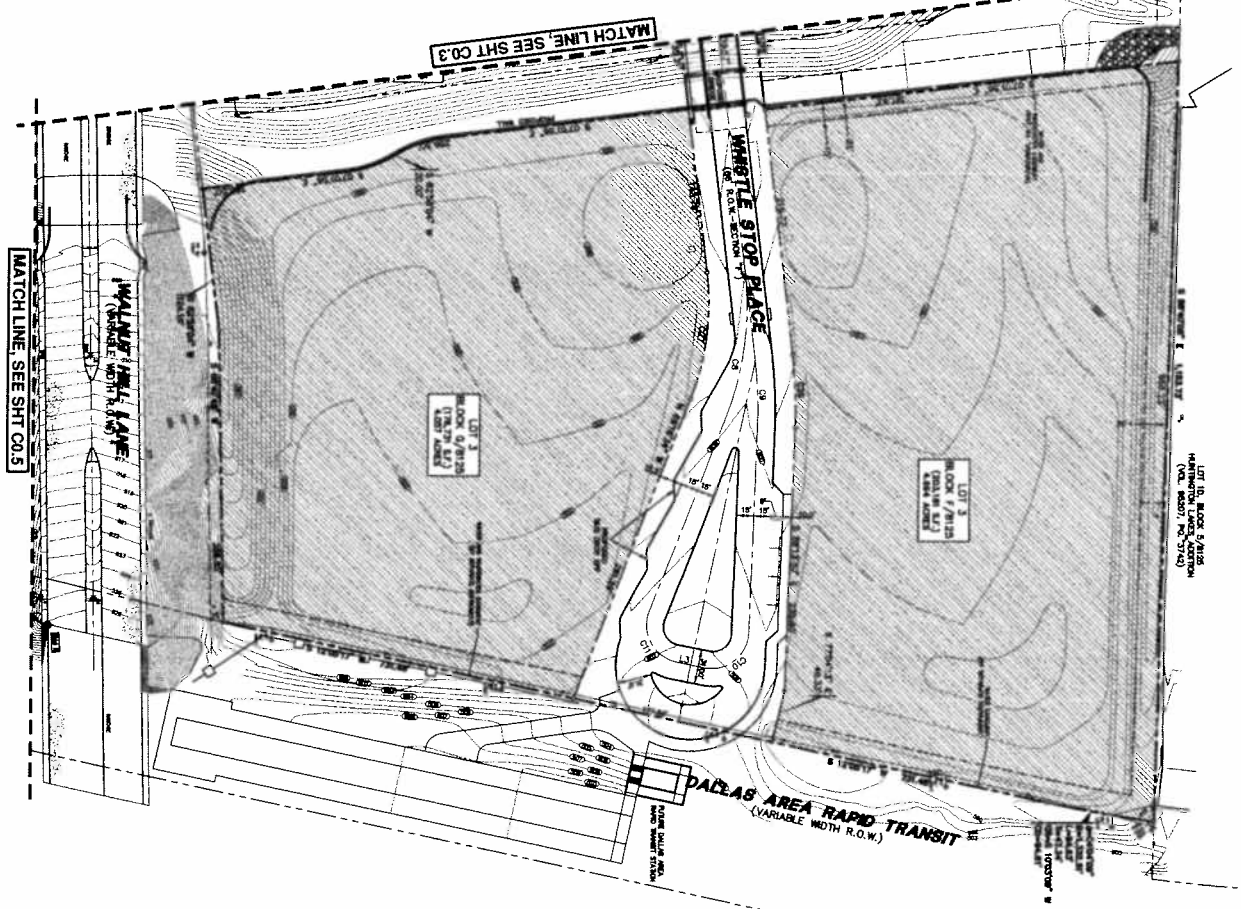
**SCALE:** 1" = 40'

**NO.:** C0.3

Approved  
City Plan Commission  
March 4, 2010

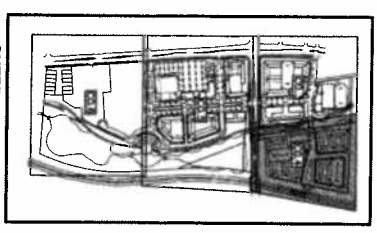
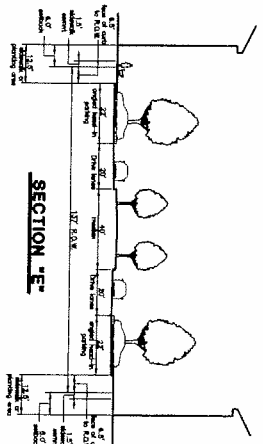
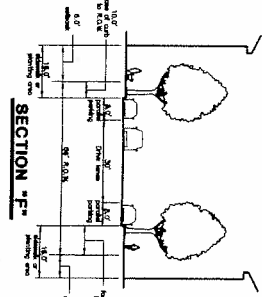
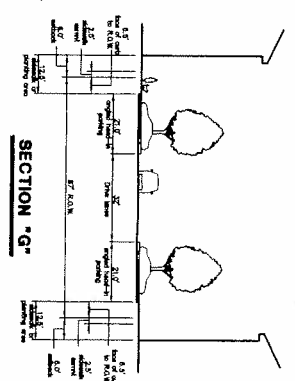
Planned Development  
District No. 758

2000-262 (28)



Planned Development  
District No. 758

NOTE:  
SHADED BLOCKS ARE NOT SUBMITTED  
AS PART OF THIS DEVELOPMENT PLAN.  
INDIVIDUAL DEVELOPMENT PLANS WILL  
BE SUBMITTED FOR EACH BLOCK AS  
THEY ARE DEVELOPED



SHEET KEY MAP  
(NOT TO SCALE)

NOTE:  
1. LAND USER SHALL BE FOR PLAN No. 29  
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS  
OTHERWISE NOTED.  
3. CHECK TO FACE OF OBJECT TO CITY  
PLAN APPROVAL.

GRAPHIC SCALE: IN FEET  
0 25 50 100 150

- 1" = 10'
- 2" = 20'
- 3" = 30'
- 4" = 40'
- 5" = 50'
- 6" = 60'
- 7" = 70'
- 8" = 80'
- 9" = 90'
- 10" = 100'

LEGEND

- 1. PROPOSED PLANNED DEVELOPMENT
- 2. EXISTING PLANNED DEVELOPMENT
- 3. EXISTING RESIDENTIAL DEVELOPMENT
- 4. EXISTING INDUSTRIAL DEVELOPMENT
- 5. EXISTING COMMERCIAL DEVELOPMENT
- 6. EXISTING OFFICE DEVELOPMENT
- 7. EXISTING GOVERNMENT DEVELOPMENT
- 8. EXISTING PUBLIC DEVELOPMENT
- 9. EXISTING RECREATION DEVELOPMENT
- 10. EXISTING UTILITIES
- 11. EXISTING STREETS
- 12. EXISTING RAILROADS
- 13. EXISTING HIGHWAYS
- 14. EXISTING AIRPORTS
- 15. EXISTING CANALS
- 16. EXISTING LAKE/RESERVOIR
- 17. EXISTING WATERWAYS
- 18. EXISTING WETLANDS
- 19. EXISTING WOODLANDS
- 20. EXISTING PRAIRIES
- 21. EXISTING BARE SOILS
- 22. EXISTING CROPLANDS
- 23. EXISTING RURAL CROPLAND
- 24. EXISTING RURAL WOODLANDS
- 25. EXISTING RURAL PRAIRIES
- 26. EXISTING RURAL CROPLAND
- 27. EXISTING RURAL WOODLANDS
- 28. EXISTING RURAL PRAIRIES
- 29. EXISTING RURAL CROPLAND
- 30. EXISTING RURAL WOODLANDS
- 31. EXISTING RURAL PRAIRIES

PROPOSED DEVELOPMENT

- 1. PROPOSED PLANNED DEVELOPMENT
- 2. EXISTING PLANNED DEVELOPMENT
- 3. EXISTING RESIDENTIAL DEVELOPMENT
- 4. EXISTING INDUSTRIAL DEVELOPMENT
- 5. EXISTING COMMERCIAL DEVELOPMENT
- 6. EXISTING OFFICE DEVELOPMENT
- 7. EXISTING GOVERNMENT DEVELOPMENT
- 8. EXISTING PUBLIC DEVELOPMENT
- 9. EXISTING RECREATION DEVELOPMENT
- 10. EXISTING UTILITIES
- 11. EXISTING STREETS
- 12. EXISTING RAILROADS
- 13. EXISTING HIGHWAYS
- 14. EXISTING AIRPORTS
- 15. EXISTING CANALS
- 16. EXISTING LAKE/RESERVOIR
- 17. EXISTING WATERWAYS
- 18. EXISTING WETLANDS
- 19. EXISTING WOODLANDS
- 20. EXISTING PRAIRIES
- 21. EXISTING BARE SOILS
- 22. EXISTING CROPLANDS
- 23. EXISTING RURAL CROPLAND
- 24. EXISTING RURAL WOODLANDS
- 25. EXISTING RURAL PRAIRIES

Approved  
City Plan Commission  
March 4, 2010

2090-262(28)

**Pacheco Koch Consulting Engineers**  
3400 S. GERRARD STREET - SUITE 3000 DALLAS, TX 75248 (972) 383-3600

**LAKE HIGHLANDS TOWN CENTER  
INFRASTRUCTURE IMPROVEMENTS  
SKILLMAN STREET & WALNUT HILL LANE  
CITY OF DALLAS, TEXAS**

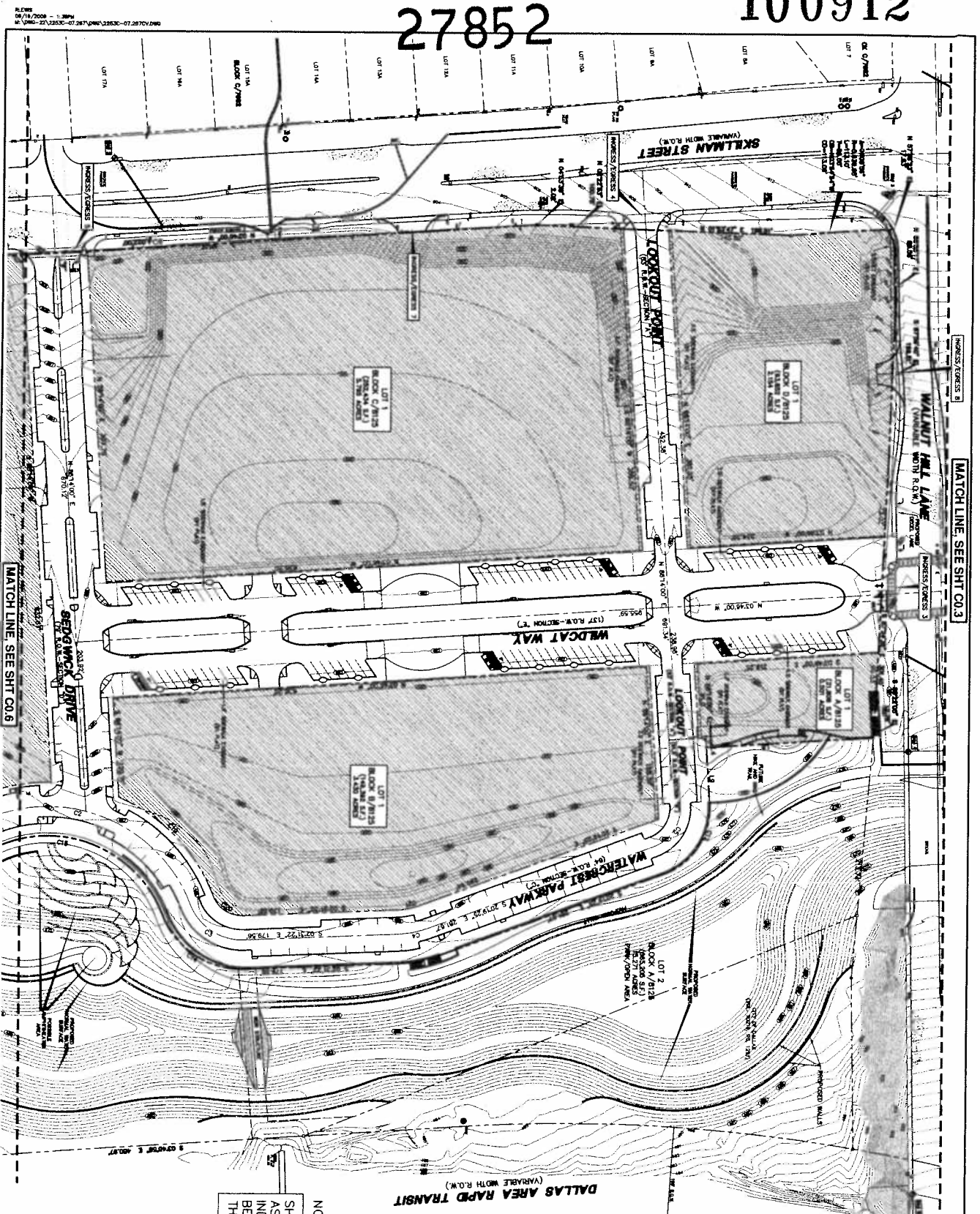
**NO. 04**

DATE	REVISION

**NO. 04**

DATE: 08/18/2008

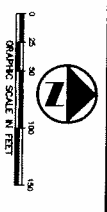
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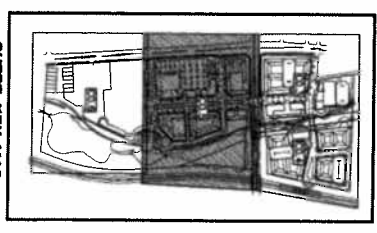
MATCHLINE, SEE SHIT C0.3

MATCHLINE, SEE SHIT C0.6

DALLAS AREA RAPID TRANSIT (VARIABLE WITH R.O.W.)



- 1. LOT LINES SHALL BE 200 PD NO. 704
- 2. ALL DIMENSIONS ARE FROM FACE OF
- 3. STREET MARKS ARE SUBJECT TO CITY PLAN APPROVAL.



NOTE:  
 SHADED BLOCKS ARE NOT SUBMITTED AS PART OF THIS DEVELOPMENT PLAN. INDIVIDUAL DEVELOPMENT PLANS WILL BE SUBMITTED FOR EACH BLOCK AS THEY ARE DEVELOPED

<b>Pacheco Koch Consulting Engineers</b> 1000 N. CENTRAL EXPRESSWAY SUITE 2000 DALLAS, TX 75204 972.341.4441	
<b>DEVELOPMENT PLAN</b>	
LAKE HIGHLANDS TOWN CENTER	
INFRASTRUCTURE IMPROVEMENTS	
SKILLMAN STREET & WALNUT HILL LANE	
CITY OF DALLAS, TEXAS	
DATE	SCALE
1-1-07	1"=40'
NO.	REV.
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Planned Development  
 District No. 758

Approved  
 City Plan Commission  
 March 4, 2010

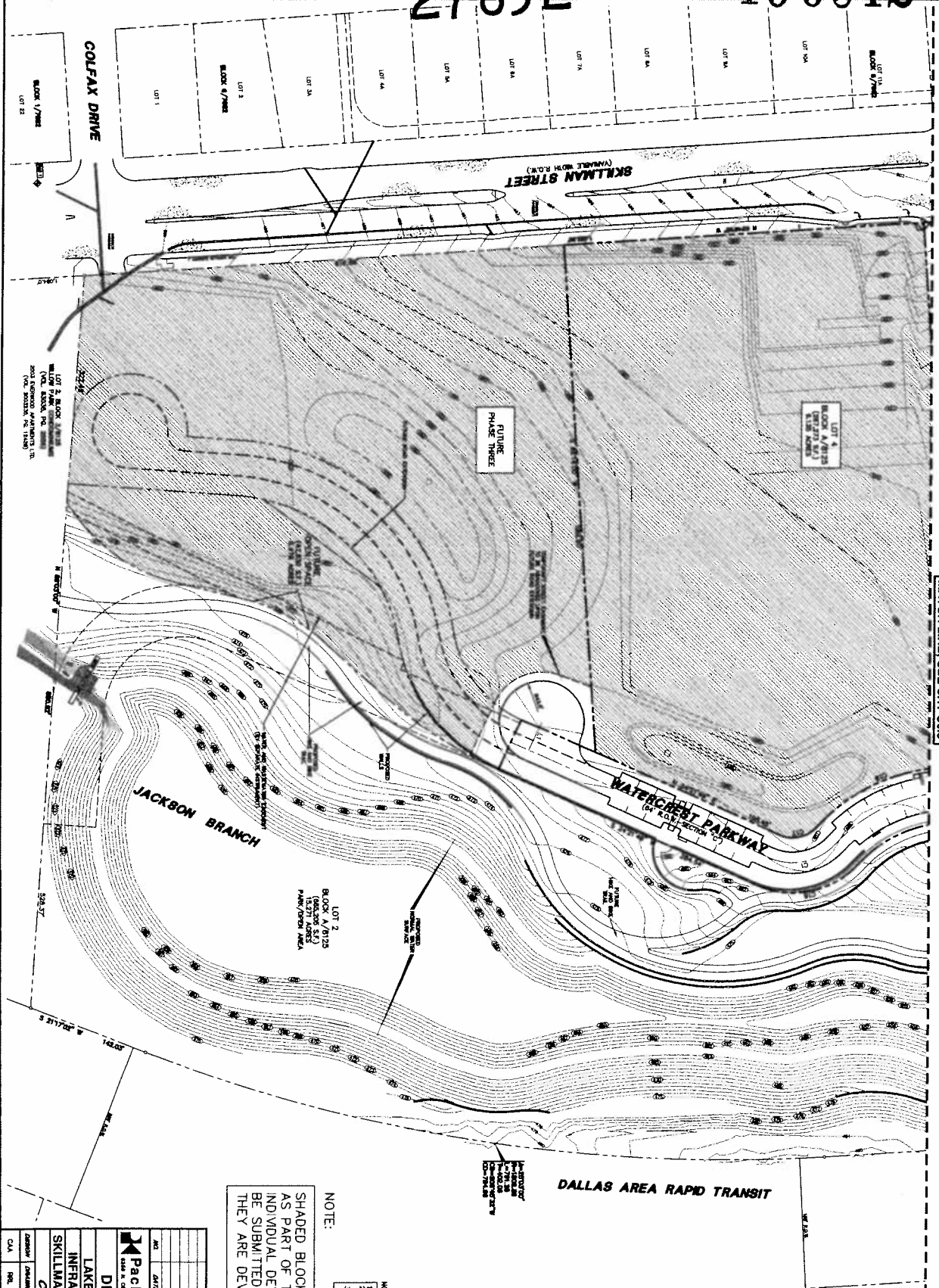
2010-262 (28)



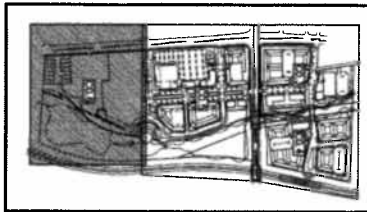
27852

100912

DATE: 03/19/10  
SCALE: 1"=40'  
PROJECT: 27852-100912-07-2010



MATCHLINE SEE SHEET C05



SHEET KEY MAP (NOT TO SCALE)

NOTE:

SHADED BLOCKS ARE NOT SUBMITTED AS PART OF THIS DEVELOPMENT PLAN. INDIVIDUAL DEVELOPMENT PLANS WILL BE SUBMITTED FOR EACH BLOCK AS THEY ARE DEVELOPED

NOTE:  
1. LAND USES SHALL BE PERMITTED AS SHOWN ON THE ZONING MAP.  
2. OPEN TO SPACE OR OTHER USES OF PLAN APPROVAL.  
3. ALL DEVELOPMENT SHALL BE SUBJECT TO CITY PLAN APPROVAL.

NO.	DATE	REVISION

**Pacheco Koch Consulting Engineers**  
 444 N. CENTRAL EXPRESSWAY, SUITE 1000, DALLAS, TX 75201, TEXAS  
**LAKE HIGHLANDS TOWN CENTER**  
 INFRASTRUCTURE IMPROVEMENTS  
 SKILLMAN STREET & WALNUT HILL LANE  
 CITY OF DALLAS, TEXAS

DESIGNER	DATE	SCALE	NOTES	NO.
CAH	03/19/10	1"=40'		C06

PROJECT NO. 27852-100912-07-2010  
 DATE: 03/19/10  
 SCALE: 1"=40'

Planned Development  
District No. 758

4 of 4

Approved  
City Plan Commission  
March 4, 2010

2010.262(08)