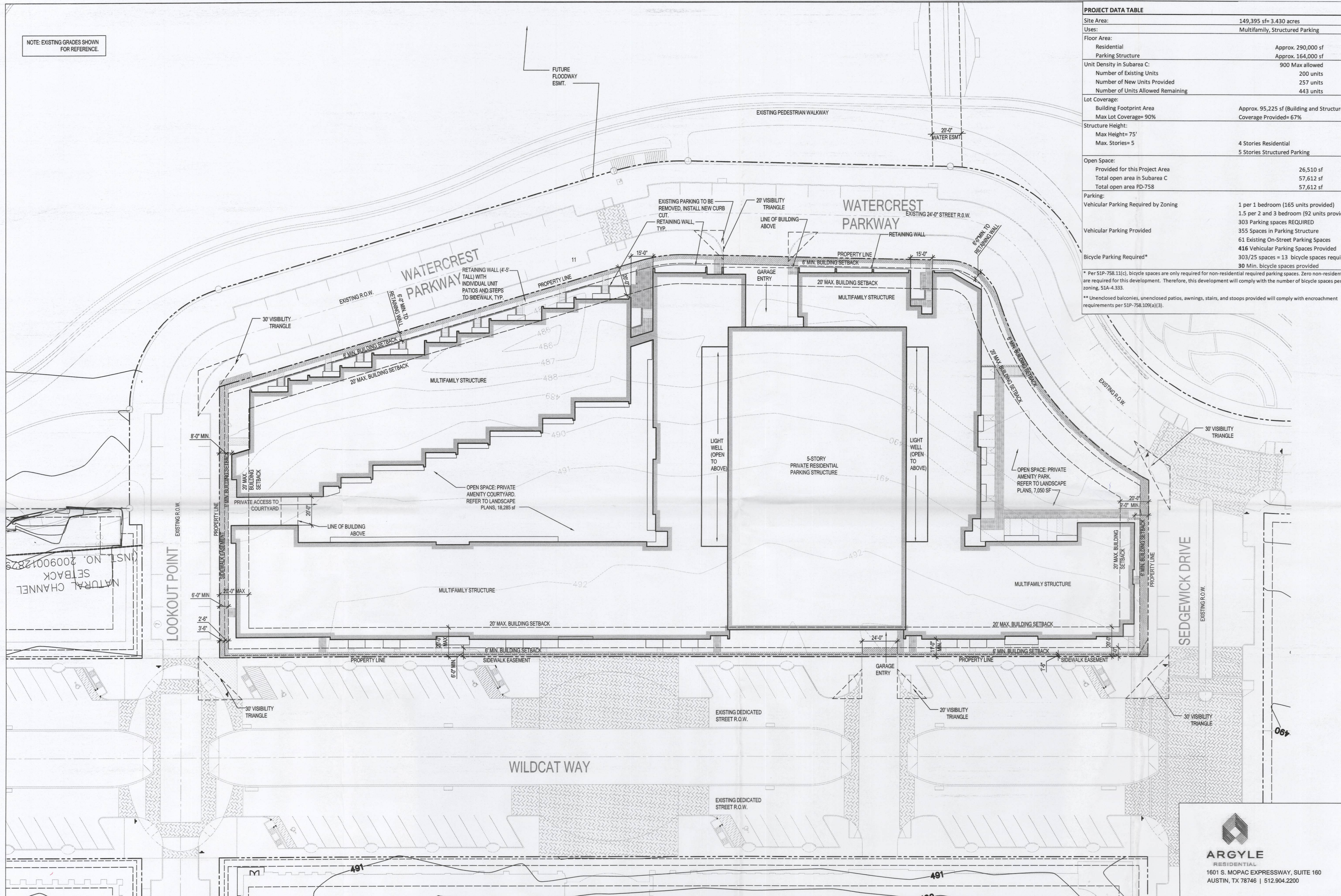


NOTE: EXISTING GRADES SHOWN FOR REFERENCE.



PROJECT DATA TABLE	
Site Area:	149,395 sf= 3.430 acres
Uses:	Multifamily, Structured Parking
Floor Area:	
Residential Parking Structure	Approx. 290,000 sf
	Approx. 164,000 sf
Unit Density in Subarea C:	900 Max allowed
Number of Existing Units	200 units
Number of New Units Provided	257 units
Number of Units Allowed Remaining	443 units
Lot Coverage:	
Building Footprint Area	Approx. 95,225 sf (Building and Structured Parking)
Max Lot Coverage= 90%	Coverage Provided= 67%
Structure Height:	
Max Height= 75'	4 Stories Residential
Max. Stories= 5	5 Stories Structured Parking
Open Space:	
Provided for this Project Area	26,510 sf
Total open area in Subarea C	57,612 sf
Total open area PD-758	57,612 sf
Parking:	
Vehicular Parking Required by Zoning	1 per 1 bedroom (165 units provided) 1.5 per 2 and 3 bedroom (92 units provided) 303 Parking spaces REQUIRED
Vehicular Parking Provided	355 Spaces in Parking Structure 61 Existing On-Street Parking Spaces 416 Vehicular Parking Spaces Provided 303/25 spaces = 13 bicycle spaces required 30 Min. bicycle spaces provided
Bicycle Parking Required*	
* Per 51P-758.11(c), bicycle spaces are only required for non-residential required parking spaces. Zero non-residential spaces are required for this development. Therefore, this development will comply with the number of bicycle spaces per base zoning, 51A-4.333.	
** Unenclosed balconies, unenclosed patios, awnings, stairs, and stoops provided will comply with encroachment requirements per 51P-758.109(a)(3).	

ARCHITECTS



LAKE HIGHLANDS TOWN CENTER - SUB AREA C

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

WILDCAT WAY
DALLAS, TX

No.	Date	Item
▲	11.10.15	CITY COMMENTS #1
▲	11.12.15	CITY COMMENTS #2
▲	11.18.15	CITY COMMENTS #3
▲		
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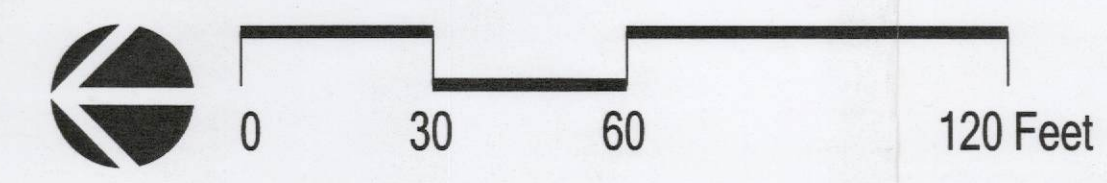
No.	Date	Item

ARGYLE
RESIDENTIAL
1601 S. MOPAC EXPRESSWAY, SUITE 160
AUSTIN, TX 78746 | 512.904.2200

DEVELOPMENT PLAN FOR PD 758,
SUBAREA C:
LOT 1, BLOCK B/8125
3.43 ACRES
LAKE HIGHLANDS TOWN CENTER
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DEVELOPMENT PLAN
Project No. 15108.00
Date 09.28.2015
Last Revision 11.18.15

APPROVED
CITY PLAN COMMISSION
December 03, 2015
PLANNED DEVELOPMENT DISTRICT NO. 758
Subarea C



CASE NO. D156-002