

BUILDING AREAS:

EXISTING:
 BUILDING ONE (Existing 4 Story): 60,172 sf Multi-Use
 BUILDING TWO (Existing 4 Story): 68,790 sf Multi-Use
TOTAL: 128,962 sf

PROPOSED (with Mini-Warehouse Use by SUP):
 BUILDING ONE (Existing 4 Story): 60,172 sf Multi-Use / potential Future Mini-Warehouse
 BUILDING TWO (Existing 4 Story): 91,210 sf Mini-Warehouse
 BUILDING THREE (New 2 Story): 27,650 sf Mini-Warehouse
TOTAL: 179,032 sf

FLOOR AREA RATIO:

EXISTING:
 60,172 sf Multi-Use 0.33 FAR
 68,790 sf Multi-Use 0.38 FAR
TOTAL: 0.71 FAR

PROPOSED (with Mini-Warehouse Use by SUP):
 60,172 sf Multi-Use/potential Future Mini-Warehouse 0.33 FAR
 91,210 sf MINI-WAREHOUSE 0.50 FAR
 27,650 sf MINI-WAREHOUSE 0.15 FAR
TOTAL: 0.98 FAR

COVERAGE:

EXISTING:
 LOT AREA: 181,626.85 SF (4.17 ACRES)
 IMPERVIOUS: 35,763 SF (19.7%)
 BLDG COVERAGE: 41,155.70 SF (23%)

PROPOSED (with Mini-Warehouse Use by SUP):
 LOT AREA: 181,626.85 SF (4.17 ACRES)
 IMPERVIOUS: 35,501 SF (19.5%)
 BLDG COVERAGE: 54,480.70 SF (30%)

LANDSCAPING:

Article X of the Dallas Development Code, as amended.

FLOOD PLAIN:

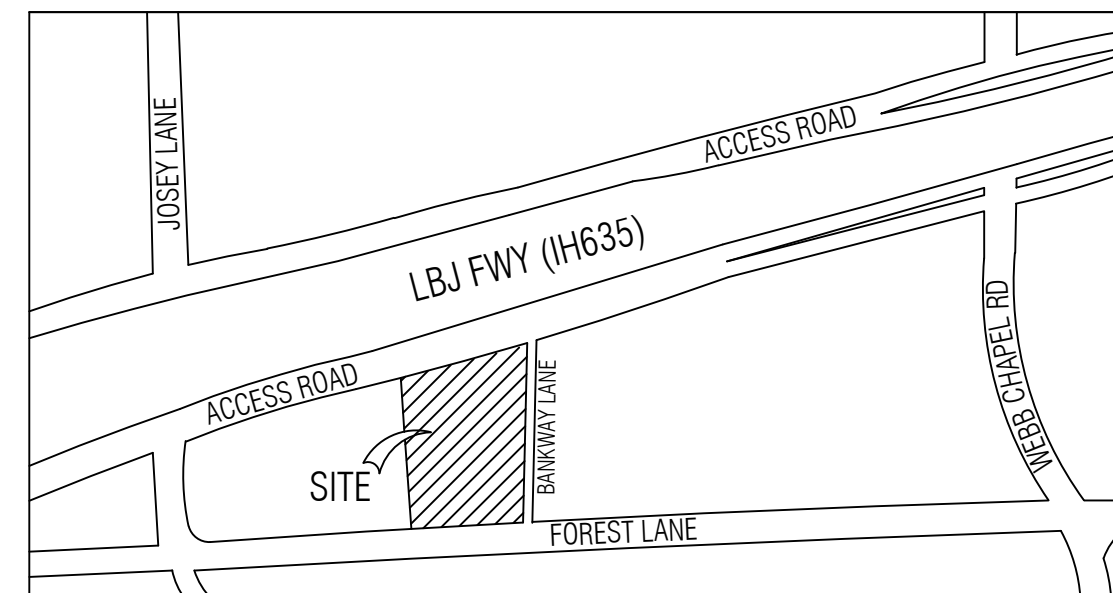
ZONE X: Community Panel No. 48113C0170J, effective date 08/23/01
(Per FEMA Maps-Flood Plain)

PARKING:

EXISTING:
 PROVIDED: 328 SPACES

PROPOSED (with Mini-Warehouse Use by SUP):
 PROVIDED: 213 SPACES

VICINITY MAP:



ZONING:

EXISTING CLASSIFICATION: GO(A)

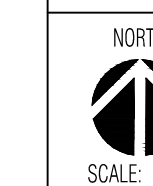
PROPOSED CHANGE TO PLANNED DEVELOPMENT No. _____

LBJ METROPLEX, LP

LOT 2A & 2A-1, BLOCK 6950, COMMONWEALTH PLAZA ADDITION
2964 & 2974 LBJ FREEWAY
DALLAS, TX 75234

Zoning Case No: #Z167-180 (JM) Date: 03.06.2019

REVISIONS:
 Revision:
 Revision:



DEVELOPMENT PLAN