



- INGRESS/EGRESS POINTS**
- DRIVEWAY 1 - FULL ACCESS (MAIN DRIVE)
  - DRIVEWAY 2 - FULL ACCESS DRIVE
  - DRIVEWAY 3 - FULL ACCESS DRIVE
  - DRIVEWAY 4 - FULL ACCESS DRIVE
  - DRIVEWAY 5 - FULL ACCESS DRIVE

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LAKE HIGHLANDS TOWN CENTER  
SKILLMAN STREET AND LOOKOUT POINT  
DALLAS, TEXAS

DEVELOPMENT PLAN  
FOR PD 758  
SUBAREA C

**PARKING CALCULATION TABLE FOR PD 758, SUBAREA C**

	PER CODE Sec. 51A-4.200	AREAS	MORNING	NOON	AFTERNOON	LATE AFTERNOON	EVENING
EX. BUILDING 1 RETAIL	1 SPACE PER 220 SF	30,000 SF	83 SP. @ 60%	103 SP. @ 75%	96 SP. @ 70%	90 SP. @ 65%	96 SP. @ 70%
EX. BUILDING 2 RETAIL/PERSONAL SERVICE	1 SPACE PER 200 SF	5,005 SF	16 SP. @ 60%	19 SP. @ 75%	18 SP. @ 70%	17 SP. @ 65%	18 SP. @ 70%
EX. BUILDING 3 RETAIL/PERSONAL SERVICE	1 SPACE PER 200 SF	1,200 SF	4 SP. @ 60%	5 SP. @ 75%	5 SP. @ 70%	4 SP. @ 65%	5 SP. @ 70%
EX. BUILDING 4 RESTAURANT	1 SPACE PER 100 SF	8,610 SF	18 SP. @ 20%	87 SP. @ 100%	27 SP. @ 30%	27 SP. @ 30%	87 SP. @ 100%
EX. BUILDING 5 RETAIL/PERSONAL SERVICE	1 SPACE PER 200 SF	1,306 SF	4 SP. @ 60%	5 SP. @ 75%	5 SP. @ 70%	5 SP. @ 70%	5 SP. @ 70%
EX. BUILDING 6 RESTAURANT	1 SPACE PER 100 SF	8,500 SF	17 SP. @ 20%	85 SP. @ 100%	26 SP. @ 30%	26 SP. @ 30%	85 SP. @ 100%
EX. BUILDING 7 RETAIL/PERSONAL SERVICE	1 SPACE PER 200 SF	2,000 SF	6 SP. @ 60%	8 SP. @ 75%	7 SP. @ 70%	7 SP. @ 65%	7 SP. @ 70%
EX. BUILDING 8 RESTAURANT	1 SPACE PER 100 SF	2,300 SF	14 SP. @ 60%	18 SP. @ 75%	17 SP. @ 70%	15 SP. @ 65%	17 SP. @ 70%
<b>SUBTOTAL</b>			162 SP.	330 SP.	201 SP.	191 SP.	320 SP.
DART 20% REDUCTION				(66 SP.)			
<b>PARKING REQUIRED</b>			264 SP.				

**BUILDING DATA TABLE FOR PD 758, SUBAREA C**

BUILDING	EXISTING BUILDING 1	EXISTING BUILDING 2	EXISTING BUILDING 3	EXISTING BUILDING 4	PROPOSED BUILDING 6	CUMULATIVE TOTALS
PROPOSED USE	RETAIL	RETAIL	RETAIL/RESTAURANT WITHOUT DRIVE-THRU	RETAIL/RESTAURANT WITHOUT DRIVE-THRU	RETAIL/RESTAURANT WITH DRIVE-THRU	<b>MAX ALLOWED</b> <b>PROPOSED</b>
TOTAL BUILDING AREA	30,000 S.F.	5,005 S.F.	9,810 S.F.	9,806 S.F.	4,300 S.F.	300,000 S.F. (NONRESIDENTIAL) 58,921 S.F.
LOT COVERAGE (BUILDING)	90%	12%	90%	2%	90%	90%
FLOOR AREA RATIO (FAR)	2.85	0.12	2.85	0.02	2.85	2.85
BUILDING HEIGHT	75'	40' (1 STORY)	75'	35' (1 STORY)	75'	75'

  

**BICYCLE PARKING TABLE FOR PD 758, SUBAREA C**

SITE LOCATION	TOTAL OFF-STREET PARKING SPACES	BICYCLE SPACES 1 PER 20 PARKING SPACES
LOT 1, C/8125	282	15

  

**SITE DATA TABLE FOR PD 758, SUBAREA C**

SITE LOCATION	SEC OF SKILLMAN STREET AND LOOKOUT POINT
LOT 1, C/8125 SITE AREA	5.795 AC / 252,434 SF
TOTAL ON AND OFF-STREET PARKING SPACES PROVIDED	321

**OPEN SPACE TABULATIONS (BASED ON APPROVED D-156-001 (DL) DEVELOPMENT PLAN)**

D-156-001 PROJECT AREA	13,852 SF
SUBAREA C (INCLUDES D101-022, D156-001 & D156-002 DEVELOPMENT PLAN)	57,612 SF
<b>TOTAL FOR PD-758 DEVELOPMENT</b>	<b>57,612 SF</b>

  

**RETAIL AND PERSONAL SERVICE MINIMUM REQUIRED PARKING**

USE	AREA	CODE RATIO	PARKING REQUIRED
RETAIL	30,000 SF	1/220	137
RETAIL/PERSONAL SERVICE	28,921 SF	1/200	145
<b>TOTAL</b>	<b>58,921 SF</b>		<b>282</b>

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

**CASE NO. D167-022  
APPLICATION DATE: JUNE 30, 2017**

Scale: AS SHOWN  
Designed by: WSR  
Drawn by: WSR  
Checked by: HV  
Date: 5/30/2017  
Project No.: 69310200

**SHEET**