

**Summary of PD 745 Cumulative Development**

	Available Acres: 77.028		Available SF: 3,355,340					
	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Overall PD 745 Project	15.477	674,185	494,425	0.15	184,134	5%	76,230	5.13
<b>Summary of All Sub-District Development Limits:</b>	<b>Pass</b>	<b>Pass</b>	<b>N/A</b>	<b>Pass</b>	<b>N/A</b>	<b>Pass</b>	<b>N/A</b>	<b>Pass</b>

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
395	0	0	0	0	0	0	0

**Summary of Equivalencies and Overall Project Land Uses:**

Land Use	Base Allowable	Current Allowable By Equivalency	Maximum Allowable	Total Developed	PD Allowable?
Multifamily (DU)	3,800	3,800	3,800	395	Pass
Retail/Personal Services (SF)	90,000	90,000	500,000	0	
Office (SF)	930,000	930,000	1,250,000	0	
Single-Family Detached (DU)	0	0	n/a	0	
Single-Family Attached (DU)	0	0	n/a	0	
Lodging (Keys)	0	0	n/a	0	
Medical Clinic or Amb. Surgical Center (SF)	0	0	n/a	0	
Restaurant (SF)	0	0	n/a	0	

**Summary of Sub-Districts Cumulative Development**

Sub-District	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Sub-District A	0.000	0	0	0.00	0	0%	0	0.00
Sub-District B	0.000	0	0	0.00	0	0%	0	0.00
Sub-District C	0.000	0	0	0.00	0	0%	0	0.00
Sub-District D	0.000	0	0	0.00	0	0%	0	0.00
Sub-District E	2.670	116,292	46,865	0.35	21,178	16%	10,890	11.63
Sub-District F	12.807	557,893	447,560	0.73	162,956	27%	65,340	25.49

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0
359	0	0	0	0	0	0	0

**Sub-District A**

Available Acres: 10.939 Available SF: 476,503

**Individual Development Characteristics**

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Sub-District A Cumulative Development:	0.000	0	0	0.00	0	0%	0	0.00
Sub-District A Maximum Allowable:	10.939	476,503		4.00		90%		80.00
Meets Sub-District A Allowable?	Pass	Pass		Pass		Pass		Pass

**Individual Development Land Uses**

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
0	0	0	0	0	0	0	0

**Sub-District B**

Available Acres: 32.952 Available SF: 1,435,389

**Individual Development Characteristics**

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Sub-District B Cumulative Development:	0.000	0	0	0.00	0	0%	0	0.00
Sub-District B Maximum Allowable:	32.952	1,435,389		4.00		90%		120.00
Meets Sub-District B Allowable?	Pass	Pass		Pass		Pass		Pass

**Individual Development Land Uses**

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
0	0	0	0	0	0	0	0

**Sub-District C**

Available Acres: 9.915 Available SF: 431,897

**Individual Development Characteristics**

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Sub-District C Cumulative Development:	0.000	0	0	0.00	0	0%	0	0.00
Sub-District C Maximum Allowable:	9.915	431,897		2.85		90%		120.00
Meets Sub-District C Allowable?	Pass	Pass		Pass		Pass		Pass

**Individual Development Land Uses**

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
0							
0	0	0	0	0	0	0	0

**Sub-District D**

Available Acres: 6.896 Available SF: 300,390

**Individual Development Characteristics**

Development Name	Lot Size (Acres)	Lot Size (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Sub-District D Cumulative Development:	0.000	0	0	0.00	0	0%	0	0.00
Sub-District D Maximum Allowable:	6.896	300,390		2.25		90%		100.00
Meets Sub-District D Allowable?	Pass	Pass		Pass		Pass		Pass

**Individual Development Land Uses**

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
0							
0	0	0	0	0	0	0	0

**Sub-District E**

Available Acres: 3.095 Available SF: 134,818

**Individual Development Characteristics**

Development Name	Lot Size Used (Acres)	Lot Size Used (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Midtown Embrey - E	2.670	116,292	46,865	0.40	21,178	18%	10,890	13.48
Sub-District E Cumulative Development:	2.670	116,292	46,865	0.35	21,178	16%	10,890	11.63
Sub-District E Maximum Allowable:	3.095	134,818		2.85		90%		120.00
Meets Sub-District E Allowable?	Pass	Pass		Pass		Pass		Pass

**Individual Development Land Uses**

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
36							
36	0	0	0	0	0	0	0

**Sub-District F**

Available Acres: 14.086 Available SF: 613,586

**Individual Development Characteristics**

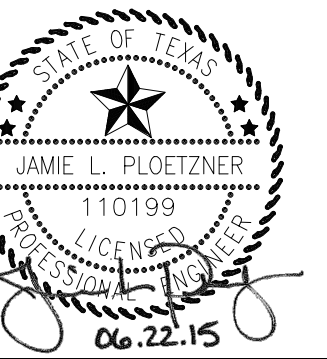
Development Name	Lot Size (Acres)	Lot Size (SF)	Overall Floor Area (SF)	FAR	Lot Coverage (SF)	Lot Coverage %	Open Space (SF)	Multifamily Density (DU/Ac)
Midtown Embrey - F	12.807	557,893	447,560	0.80	162,956	29%	65,340	28.03
Sub-District F Cumulative Development:	12.807	557,893	447,560	0.73	162,956	27%	65,340	25.49
Sub-District F Maximum Allowable:	14.086	613,586		2.25		90%		100.00
Meets Sub-District F Allowable?	Pass	Pass		Pass		Pass		Pass

**Individual Development Land Uses**

Multifamily (DU)	Retail/Personal Services (SF)	Office (SF)	Single-Family Detached (DU)	Single-Family Attached (DU)	Lodging (Keys)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
359							
359	0	0	0	0	0	0	0

**SUBAREA E AND F DEVELOPMENT PLAN (LOT 1R, BLOCK A/7291 AND LOT 1, BLOCK E/7291) 8401 MANDERVILLE LANE PLANNED DEVELOPMENT DISTRICT NO. 745**

Z145-204 (RB)



KHA PROJECT: 06436006  
DATE: 06/22/15  
SCALE: AS SHOWN  
DESIGNED BY: JLP  
DRAWN BY: TGP  
CHECKED BY: JLP

**MIDTOWN - EMBREY**  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

**SUBAREA E AND F DEVELOPMENT PLAN EQUIVALENCY TABLE**

SHEET NUMBER

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