

Galleria Horizontal Asset, LLC
1913 Justin Road, Suite 117
Flower Mound, Texas 75028
(940) 241-2353

Project Title:
Galleria North Hotel
13651 Noel Rd.
Dallas, Texas 75240

GALLERIA HORIZONTAL ASSET, LLC
1913 Justin Road, Suite 117
Flower Mound, Texas 75028
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Project No.: 0609
Revisions:

Development Plan
Zoning Case No.: Z167-353

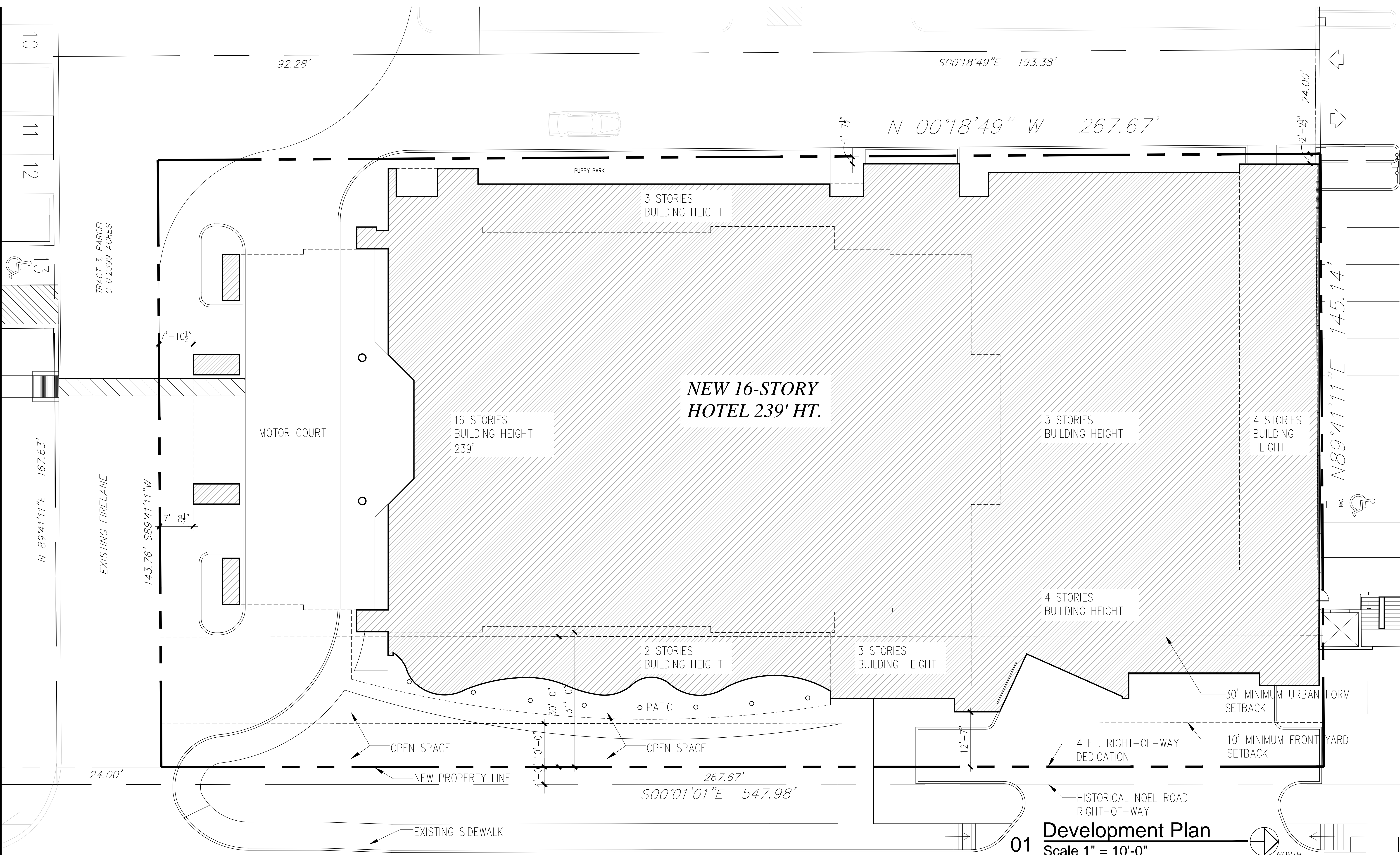
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Date: September 12, 2017

Sheet Title:
Development Plan

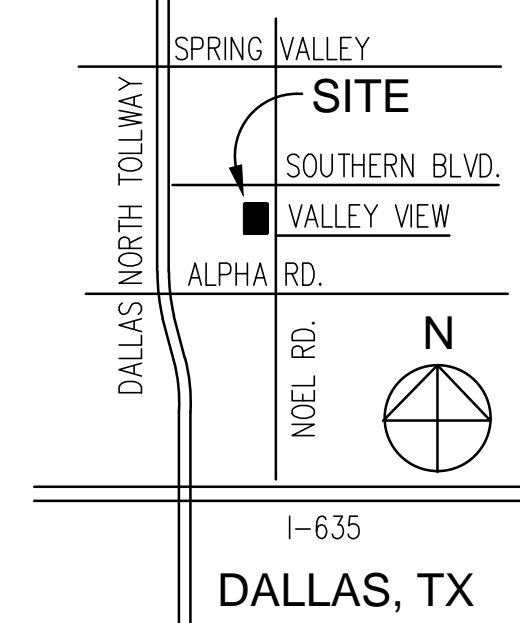
PD-1

Sheet No.:



01 Development Plan
Scale 1" = 10'-0"

N O E L R O A D



DETAILS OF DEVELOPMENT SUMMARY		
HOTEL / LODGING	250 ROOMS	PD 887 SUBDISTRICT 6A
SITE AREA = 0.8876 ACRES		PROVIDED
BUILDING AREA = 257,345 SQ. FT.		
FRONT YARD Minimum	10 FT.	12.58 FT.
URBAN FORM SETBACK Minimum	30 FT.	31 FT.
REAR YARD Minimum	0 FT.	1.7 FT.
SIDE YARD Minimum	0 FT.	0 FT.
LOT COVERAGE Maximum	90%	48% Total Site 76% Hotel Site
PARKING Minimum	585 SPACES	604 SPACES

DETAILS OF DEVELOPMENT SUMMARY, cont'd.		
ITEM	PD 887 SUBDISTRICT 6A	PROVIDED
STREET FRONTAGE Minimum	70% or 250 FT.	80.1%
STORIES Maximum	40	16
BASE HEIGHT Maximum	58 FT.	45 FT.
GROUND STORY TRANSPARENCY Minimum	30%	46%
UPPER STORY TRANSPARENCY Minimum	20%	62%
BLANK WALL PRIMARY STREET Maximum	120 FT.	112.69 FT.
OPEN SPACE 4% LOT AREA Minimum	4% of 38,644 SQ. FT. = 1,547 SQ. FT.	4,630 SQ. FT.