



11.02.2015

Midtown - Tract B Dallas, TX

Summary of PD 745 Cumulative Development

	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	23.637	1,029,634	1,048,983	0.31	359,677	11%	174,265	9.05
Summary of All Sub-District Development Limits:	Pass	Pass	N/A	Pass	N/A	Pass	N/A	Pass

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	6.010	261,796	509,120	0.35	163,761	11%	98,035	9.16
Sub-District C	4.820	209,946	125,590	0.22	30,916	5%	10,890	2.77
Sub-District D	12.807	557,893	414,273	0.47	165,000	19%	65,340	17.84

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
302	0	0	0	0	0	0	0
36	0	0	0	0	130	0	0
359	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)
TKG Valencia Midtown Ph1 (3A partial)	6.010	261,796	509,120	1.94	163,761	63%	98,035	55.00
Sub-District B Cumulative Development:	6.010	261,796	509,120	0.35	163,761	11%	98,035	9.16
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)
302							
302	0	0	0	0	0	0	0

Sub-District C

Available Acres: 13.009 Available SF: 566,672

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 - C	2.670	116,292	46,442	0.40	15,000	13%	10,890	13.48
Midtown Hotel PH-1	2.150	93,654	79,148	0.85	15,916	17%	0	0.00
Sub-District C Cumulative Development:	4.820	209,946	125,590	0.22	30,916	5%	10,890	2.77
Sub-District C Maximum Allowable:	13.009	566,672		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) (1L to 1 MF)	Medical Clinic or Amb. Surg. Center (SF)	Restaurant (SF)
36					130		
36	0	0	0	0	130	0	0

Sub-District D

Available Acres: 20.128 Available SF: 876,776

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 - D	12.807	557,893	414,273	0.74	165,000	30%	65,340	28.03
Sub-District D Cumulative Development:	12.807	557,893	414,273	0.47	165,000	19%	65,340	17.84
Sub-District D Maximum Allowable:	20.128	876,776		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)
359							
359	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	3,670	3,800	697	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	130	n/a	130	Pass
Medical Clinic or Amb. Surgical Center (SF)	0	0	n/a	0	
Restaurant (SF)	0	0	n/a	0	

Equivalency Exchange Record: (Use Exchange Rates in Exhibit 745B)

Land Use	Exchange Example (Not Included In Summary)	Midtown Hotel Phase 1 Exchange			
Multifamily (DU)		-130			
Retail/Personal Services (SF)					
Office (SF)	-50,000				
Single-Family Detached (DU)					
Single-Family Attached (DU)					
Lodging (Keys)		130			
Medical Clinic or Amb. Surgical Center (SF)					
Restaurant (SF)	7,143				

PORTION OF SUBAREA B (PART OF LOT 3, ALL OF LOT 4, BLOCK C/6138) PLANNED DEVELOPMENT DISTRICT NO. 745 DEVELOPMENT PLAN

OWNER:
 TKG VALENCIA MIDTOWN L.P.
 10210 North Central Expressway, Ste. 300
 Dallas, TX 75231
 DEVELOPER:
 PROVIDENT REALTY ADVISORS
 10210 North Central Expressway, Ste. 300
 Dallas, TX 75231

Project Number: 2014035
 Drawn By: AMG
 Issue For: Development Plan
 Date: 11.02.2015

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