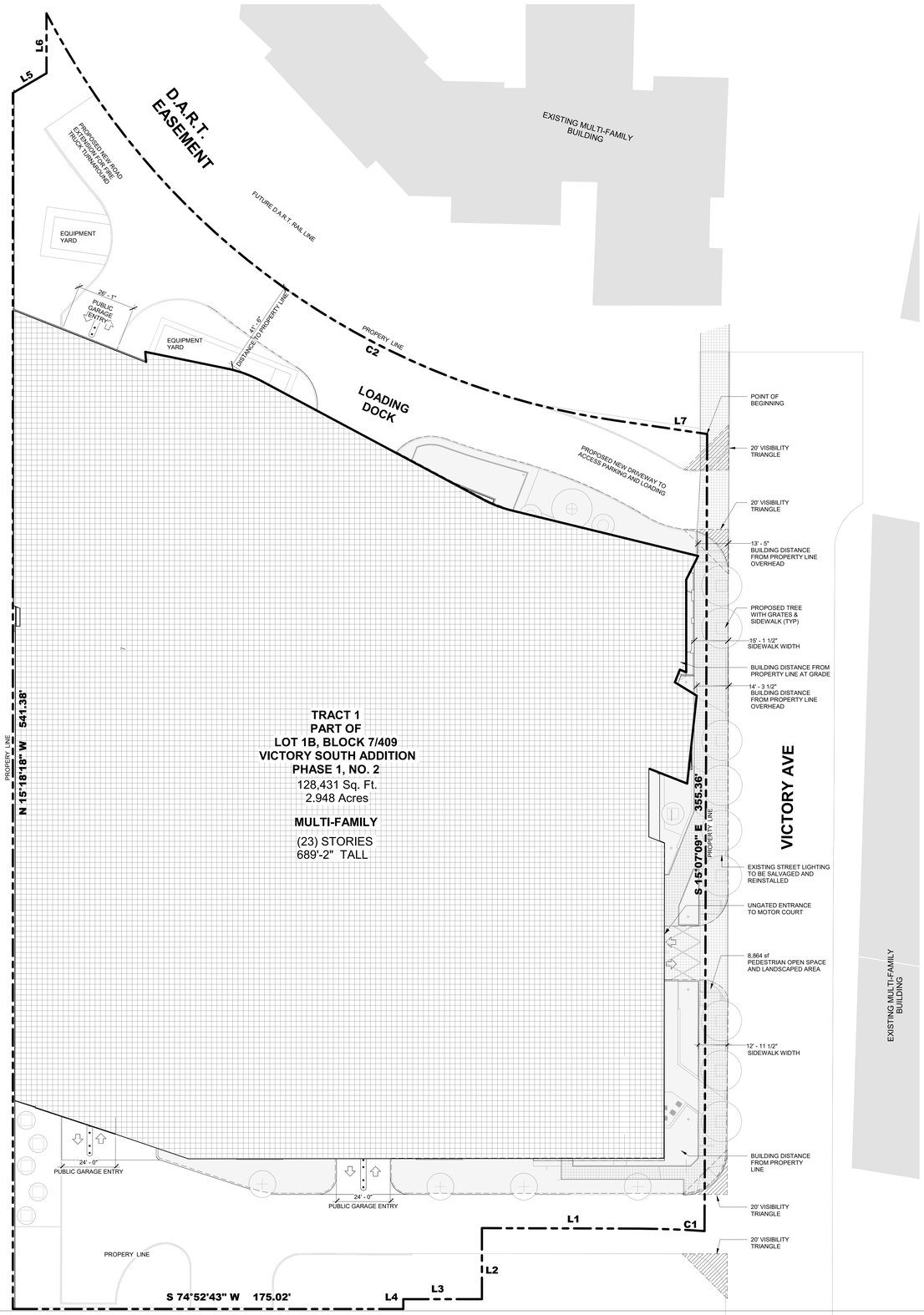
	Proposed Development (based on this developmentplan)					Existing Developement (based on all other development plans approved by the Planning Commision)					Cummulative Development (based onproposed and existing Development)					Remaining Development Rights				
	PD 528 Subdistrict					PD 528 Subdistrict					PD 528 Subdistrict					PD 528 Subdistrict				
	N	EC	S	TRACT A	ALL SUBDISTRICTS	N	EC	S	TRACT A	ALL SUBDISTRICTS	N	EC	S	TRACT A	ALL SUBDISTRICTS	N	EC	S	TRACT A	ALL SUBDISTRICTS
FLOOR AREA (SF)	-	-	550,000[1]	-	550,000	1,373,268	2,259,294	3,855,409	0	7,487,971	1,373,268	2,259,294	3,901,922[2]	0	7,534,484	4,626,732	540,706	3,098,078	1,500,000	3,065,516
PEDESTRIAN OPEN SPACE (SF)	N/A	N/A	8,864	N/A	8,864	105,042	100,781	85,397	N/A	291,220	105,042	100,781	94,261	N/A	300,084	N/A	N/A	N/A	N/A	N/A
LANDSCAPE AREA	N/A	N/A	8,864	N/A	8,864	71,447	10,777	56,322	N/A	138,546	71,447	10,777	65,186	N/A	147,410	N/A	N/A	N/A	N/A	N/A

Notes:

N - NORTH DISTRICT EC - ENTERTAINMENT COMPLEX SUBDISTRICT S - SOUTH SUBDISTRICT



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 74°52'51" W	68.51'
L2	S 15°07'49" E	31.34'
L3	S 74°53'14" W	35.06'
L4	S 15°07'09" E	4.58'
L5	N 44°22'42" E	17.38'
L6	N 15°18'18" W	26.73'
L7	N 83°06'42" E	41.73'

DALLAS RAPID TRANSIT AND FORT WORTH TRANSPORTATION AUTHORITY

STEMMONS FRWY, I.H.-35E

SITE DEVELOPMENT PLAN | 1" = 20'-0" | 1

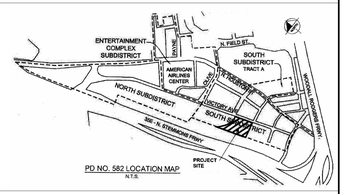
VICTORY PLANNED DEVELOPMENT NO. 582
Approved Development Plans as of March 31, 2023

Victory Planned Development No. 582	Approved Development Plans as of May 1, 2023
1	Surface Parking for American Airlines Center - 11/16/2000
2	Outdoor Covered Patio for American Airlines Center - 01/17/2002 (amended 10/16/2008)
3	W Dallas Victory Hotel and Residences - 12/04/2003 (amended 06/24/2004; 03/10/2005; 01/04/2007; 04/01/2010)
4	Residences at Victory - 06/24/2004 (amended 06/15/2006; 02/15/2007; 04/01/2010);Amendment filed 01/2018
5	Victory Pedestrian Open Space Plan - 11/04/2004
6	Icon Development Plan - 05/05/2005 (amended 06/05/2008; 04/01/2010)
7	Victory Plaza Buildings - 07/21/2005 (amended 03/23/2006; 09/14/2006; 10/16/2008; 04/01/2010)
8	Victory Park - 06/01/2006
9	Block J - 08/31/2006 (amended 10/16/2008; 04/01/2010)
10	Lot P and Lot Q - 09/21/2006
11	Lot A-12 - 10/12/2006
12	Block L - 11/09/2006 (amended 03/27/2008; 04/01/2010)
13	Block G - 06/07/2007; (amended July 22, 2015; December 3, 2015)
14	Victory Center (Block M)- 02/07/2008 (amended 07/23/2015) (Amendment Pending, submitted _____, 2023)
15	Victory Apartments (Block N) - 10/6/2011
16	Victory Avenue Apartments (Blocks P&Q) - 1/17/2012
17	North Garage (Block A-12)- 11/5/13
18	Camden Victory Park (Block F) - 12/20/13
19	Skyhouse (Lot G) -6/10/2015
20	K Block Parking Garage (Block K) - 4/16/2015
21	Greystar Victory Apartments: 6/4/2015
22	Katy Station (Lot H); 06/18/2015; amended 4/6/2017
23	Block D Retail: November 5, 2015; (amended 7/10/2018)
24	Lot E South (2601 Victory): 9/20/2018
25	3099 Olive (Block A/393) - 3/22/2018 (amended 10/12/2018)

2371 VICTORY AVE, (BLOCK 7/409)
BUILDING INFORMATION

PROPOSED USE	MULTI-FAMILY RESIDENTIAL
TOTAL LOT AREA	
SQUARE FEET	128,431 sq.ft
ACRES	2.948 Acres
TOTAL FLOOR AREA (FAR)	550,000 SF
BUILDING HEIGHT	689'-2"
BUILDING STORIES	23 Stories

DISTRICT MAP



PD NO. 582 LOCATION MAP
N.T.S.

STREET TREE REQUIREMENTS

One tree per 25LF of street frontage, excluding visibility triangles and vehicular drives.

193 LF = 8 Trees

9 NEW TREES PROVIDED

2371 VICTORY AVE, (BLOCK 7/409)
USE AND FLOOR AREA TABULATIONS/ ZONING PARKING REQUIREMENTS

USE	UNITS	PARKING RATIO ZONE	TOTAL PARKING	10% REDUCTION*	TOTAL REQUIRED
MULTI-FAMILY	497	1.25 Spaces per Dwelling unit	622	62	560
PROVIDED					560

*10% Reduction allows within 2,640' of DART station

2371 VICTORY AVE (BLOCK 7/409) - PARKING SUMMARY

TOTAL - MULTI-FAMILY	560
TOTAL - RETAIL	275
SITE/ON-STREET PARKING	0
TOTAL PROVIDED	835

ABOVE GROUND PARKING PROVIDED ON LEVELS 1-8

	UNITS	BIKE PARKING RATIO	REQUIRED	PROVIDED
BICYCLE PARKING	560	1 per 25 required parking spaces but no more than 30 total bike parking stalls	22	22

DEVELOPMENT PLAN
FOR 2371 VICTORY AVE, (BLOCK 7/409)
VICTORY PLANNED DEVELOPMENT DISTRICT PD NO. 58, DALLAS TEXAS

This Development plan is only for Block 7/409 The Area between the Property lines and the Street Curbs, the Tabular Information, Notes and Typical Planting section are part of the Development Plan. All other Graphics are illustrations are for Information Only and are not part of the Development plan

DATE REVISED: 10/24/2023

CASE NUMBER: D223-008

CITY OF DALLAS STAMP

OWNER
Hines
2700 Colonnade St
Suite 1000
Dallas, TX. 75226
(972) 716-2909

MITSUI FUDOSAN AMERICA
1251 Avenue of the Americas Suite 4200
New York NY. 10020
(469) 404-5503

DESIGN ARCHITECT
MUNOZ + ALBIN
ARCHITECTURE & PLANNING
224 W. 25th Street
Houston, TX 77008
(713) 532-1110

EXECUTIVE ARCHITECT
HRA House & Robertson ARCHITECTS
2700 POST OAK BLVD.
HOUSTON, TX 77056
346.327.9009

STRUCTURAL ENGINEER
URBAN STRUCTURE
8140 Walnut Hill Lane | Suite 905
Dallas, TX, 75231
(214) 295-5775

MEP ENGINEER
TELIOS ENGINEERING
101 Parklane Boulevard #101, Sugar Land, TX 77478
(281) 265-1636

LANDSCAPE ARCHITECT
TBG PARTNERS
2001 Bryan St Suite 1450,
Dallas, TX 75201
(214) 744-0757

CIVIL ENGINEER
PACHECO KOCH
A WESTWOOD COMPANY
7557 Rambler Rd Suite1400,
Dallas, TX 75231
(972) 235-3031

INTERIOR DESIGNER
INK + ORO
1217 MAIN ST SUITE 300
DALLAS, TX 75202
(214) 670-0050

LOW VOLTAGE
HMA CONSULTING
5010 WRIGHT ROAD, SUITE 150
STAFFORD, TX 77477
(832) 944-6020

ARCHITECTURAL LIGHTING
QUENTIN THOMAS ASSOCIATES, INC.
TWO HILLCREST AVE
DOUGLASTON, NY 11363
(718) 423-3044

EXTERIOR BUILDING MAINTENANCE
APPLIED TECHNICAL SERVICES, LLC.
1049 TRIAD COURT
MARIETTA, GA 30062
(770) 423-1400

PROJECT
VICTORY BLOCK-M
2371 Victory Ave,
Dallas, TX 75219

HRA PROJECT # 2235

MARK	DATE	ISSUE
1	31 MAR 23	DESIGN DEVELOPMENT
2	07 JUL 23	DD ADDENDUM
3	01 SEP 23	50% CONSTRUCTION DOCS
4	06 DEC 23	PERMIT SET

STAMP

SHEET TITLE
SITE DEVELOPMENT PLAN

SHEET NUMBER
2235
G01.01