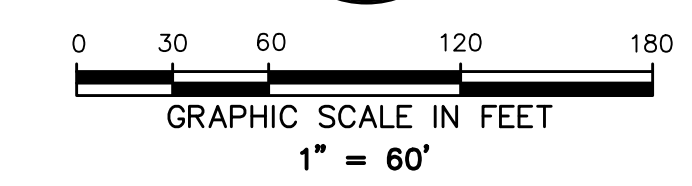
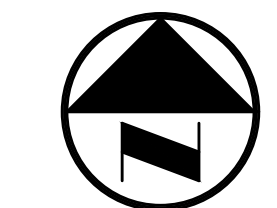


VICINITY MAP



PARKING TABLE

Lot	Occupant	Use	Square Footage	Parking Rate	Required Parking	Provided Parking
1	Office	Data Center	240,134	1 per 333 SF	722	
	Cooking School	Technical School	6,908	1 per 25 SF	276	
	Burlington-Retail	Retail	77,570	1 per 200 SF	388	1,334
	Burlington-Office	Office	7,194	1 per 333 SF	22	
	Payless Shoes	Retail	3,000	1 per 200 SF	15	
2	Comerica Bank	Office	3,566	1 per 333 SF	11	27
2A	Whataburger	Restaurant	2,788	1 per 100 SF	28	28
3	Drive Through Restaurant	Restaurant	3,198	1 per 100 SF	36	29*
4	Taco Cabana	Restaurant	3,400	1 per 100 SF	34	45
5	Vacant		-	-	0	63
6	State Bank of Texas	Office	7,120	1 per 333 SF	22	36
Total Floor Area			354,878		1,554	1,562
Allowable Reductions per 51A-4.301(c)(6)						
	Office		252,444	X 10%/333	-76	
	Retail		80,570	X 10%/200	-40	
	Restaurant		9,386	X 50%/100	-47	
Total Reduction					-163	
Total Compact Provided						269(17%)
Parking Required			1,537	-163	1,391	1,562

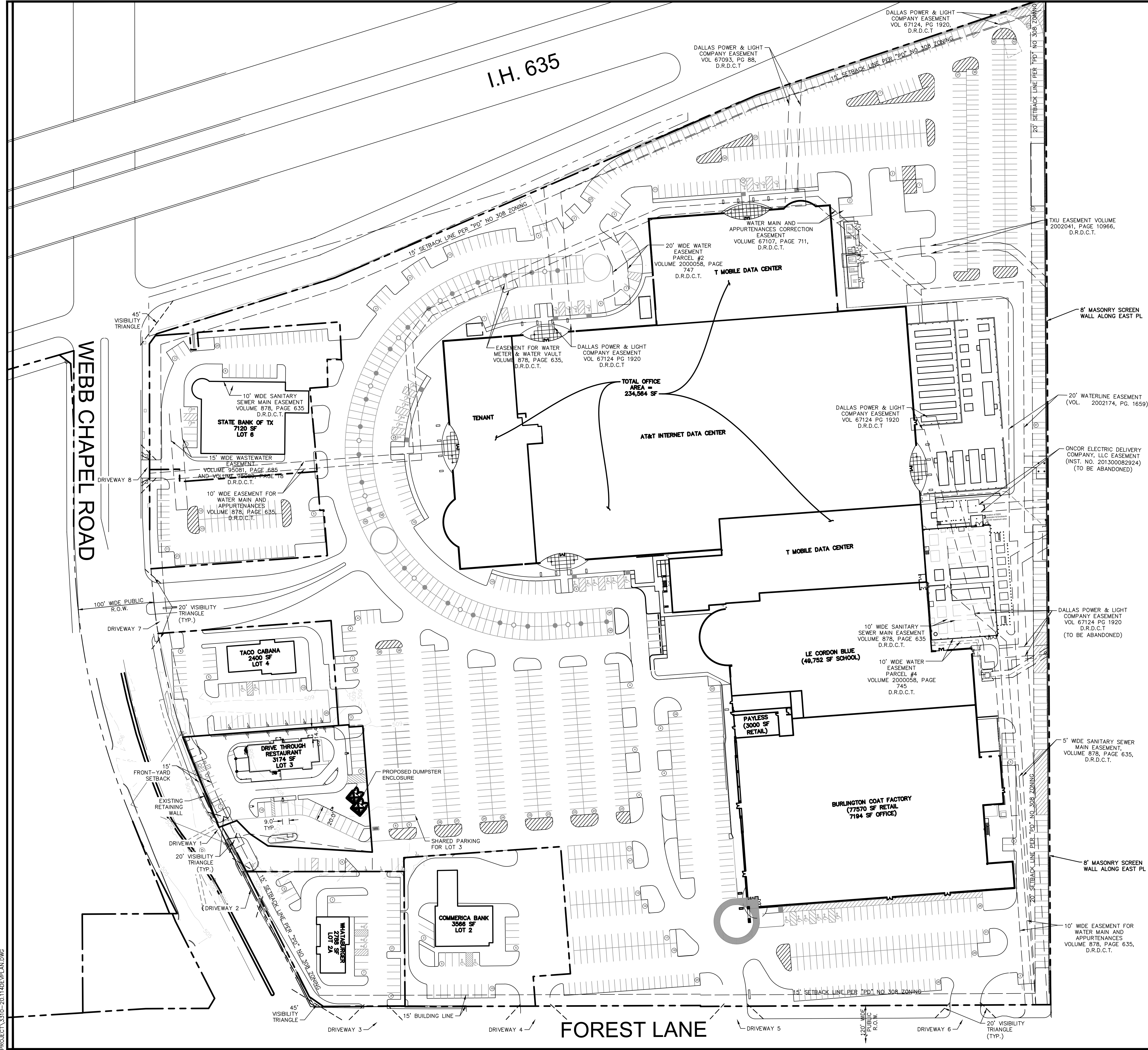
*THE ONSITE PARKING PROVIDED FOR LOT 3 IS 29 SPACES. THE SHARED PARKING LOT FOR LOT 3 FROM LOT 1 IS 11 SPACES. THE TOTAL PARKING FOR LOT 3 IS 40 SPACES.

ZONING NOTE

THE TRACT OF LAND SHOWN IS ZONED "PD" NO. 308, (PLANNED DEVELOPMENT DISTRICT NO. 308) FOR MU-1, MIXED USE DISTRICT USES AND OR COMMUNITY RETAIL DISTRICT USES. MORE SPECIFICALLY THE TRACT OF LAND SHOWN HEREON IS TRACT B IN THE "PD" NO. 308 ZONING CASE WHICH LIMITS ITS SPECIFIC USE TO MU-1 MIXED USE DISTRICT. THE MAXIMUM FLOOR AREAS ALLOWED FOR BUILDINGS IN TRACT B (THE TRACT OF LAND SHOWN HEREON) IS 2,667,500 SQUARE FEET. THE TOTAL AMOUNT OF BUILDING FLOOR AREA EXISTING ON THIS SITE ON THE TIME OF THIS PLAT REVISION IS 392,152 SQUARE FEET. THE MAXIMUM HEIGHT PERMITTED FOR ANY STRUCTURE ON THE TRACT OF LAND SHOWN HEREON IS 180 FEET. THE MAXIMUM HEIGHT OF ANY BUILDING EXISTING ON THE TRACT OF LAND SHOWN HEREON IS 37 FEET. "PD" NO. 308 INDICATES THAT THE STANDARDS FOR MU-1 ZONING WILL BE APPLIED FOR BUILDING SET-BACK DISTANCES ON THE TRACT OF LAND SHOWN HEREON. THE MINIMUM FRONT YARD SET-BACK DISTANCE IS 15 FEET. THE MINIMUM REAR AND SIDE YARD BUILDING SET-BACK DISTANCE WHEN ADJOINING A RESIDENTIAL DISTRICT IS 20 FEET PLUS AN ADDITIONAL 20 FEET FOR ANY PORTION OF A STRUCTURE OVER 45 FEET TALL. THE NEAREST BUILDING TO A RESIDENTIAL PROPERTY LINE LIES 45.3 FEET FROM THE PROPERTY LINE WHICH MEETS THIS REQUIREMENT.

CASE NO. M223-023
APPLICATION DATE: NOVEMBER 26, 2018

Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.	
S012-265	N/A	WW20-158	N/A
DEVELOPMENT PLAN FOR PD 308			
11830 WEBB CHAPEL			
LOT 1, BLOCK 6615			
THE WEBB @ LBJ			
CITY OF DALLAS, DALLAS COUNTY, TEXAS			
DESIGN	DRAWN	DATE	FILE NUMBER SHEET
CTL	MSP	MAR 2022	



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 PROJECT\3310-20.114\MECH PLANNING

11830 WEBB CHAPEL