

LAND INFORMATION	
EXISTING ZONING	PD-1055
TOTAL SITE AREA	11.76 AC.
R.O.W. DEDICATED AREA FOR HUMA ST. =	1.35 ACRES
SITE AREA FOR DEVELOPMENT -	10.41 ACRES
OPEN/RECREATIONAL AREA	PROVIDED 1.36 AC. (13%) MIN. 10% PER PD
POND AREA	
APT. BUILDABLE AREA	
SUBAREA-B	
NOTES:	
- PEDESTRIAN AMENITIES WILL BE PROVIDED AT PERMITTING: TWO BENCHES, TWO TRASH CANS.	
- PEDESTRIAN LIGHTING WILL BE PROVIDED AT PERMITTING.	

PARKING REQUIRED (1 SPACE / DWELLING UNIT)			
	# Dwelling Units		Total
	Building 1	Building 2	
# of total residential units	105	105	210
Guest Parking Required	16	16	32
Bicycle Parking Required	06	06	12
Parking Provided			320
PARKING (RETAIL USES)			
PARKING PROVIDED -			49
BICYCLE PARKING PROVIDED -			03

TITLE AREA	MULTI-FAMILY 9.22 AC (SUBAREA A)	COMMERCIAL/RETAIL 1.19 AC (SUBAREA B)	
LOT COVERAGE	60% (MAX.) 401,405 SQ.FT. 32% (PROP.)	60% (MAX.) 51,836 SQ. FT. 28% (PROP.)	
DENSITY	210 UNITS (MAX.)	N/A	
BUILDING SETBACKS			
FRONT	MULTIFAMILY 15-FEET	RETAIL USES 20-FEET	POND AREA 15-FEET
SIDE	N/A	N/A	N/A
REAR	20-FEET	N/A	20-FEET
FLOOR AREA RATIO	N/A	0.5 (SUB-AREA B)	N/A

BLOCK 8822  
RAMON VILLALOBOS AND OLGA VILLALOBOS  
INS. # 201800035380  
O.P.R.D.C.T.

N-6936925.02  
E-2554942.24

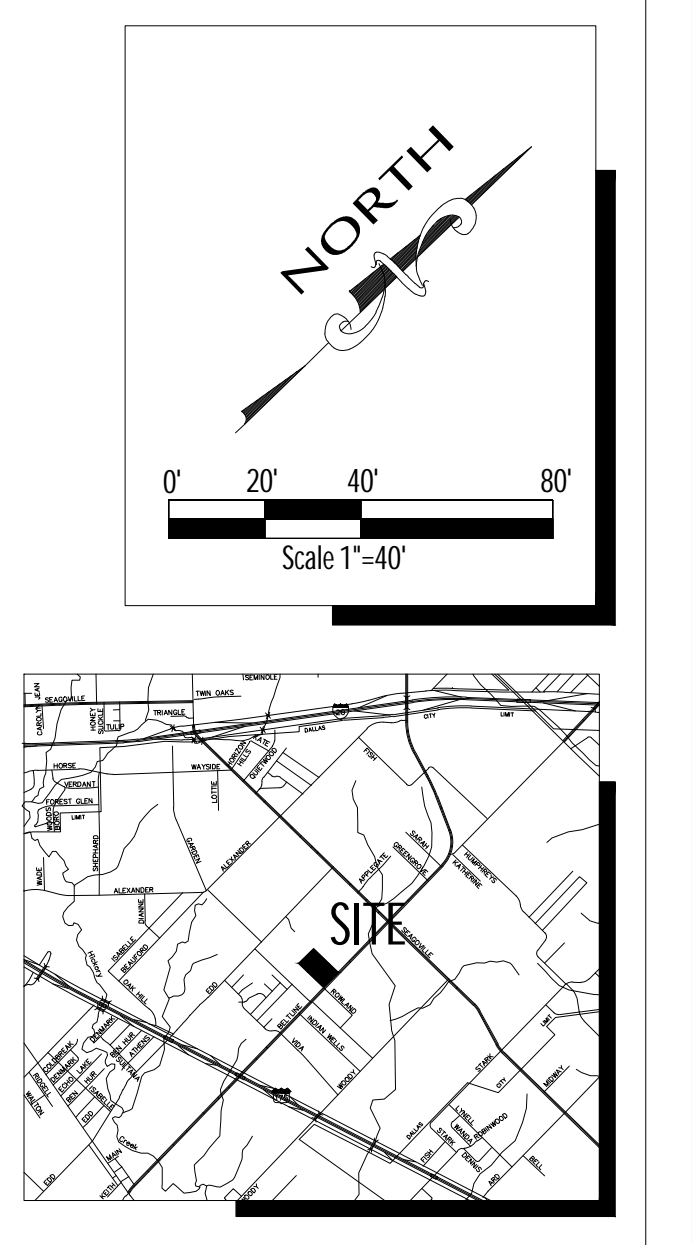
TYP 9'X18' PARKING STALL

STATE OF TEXAS  
REGISTERED PROFESSIONAL ENGINEER  
S.I. ABED  
97531  
05/25/26

DESIGN DEVELOPMENT CONSULTANTS, INC.  
400 CHISHOLM PLACE, SUITE 310, PLANO, TEXAS, 75075  
Email: abed.ddc@gmail.com / Tel: 214-868-9320  
TBPE Firm Reg. No. # 10970

ZONING CASE NO: MZ-25-000020

REVISIONS					
REV NO.	DATE.	DESCRIPTION.	BY		
SD&C PID:	CITY FILE NO.:				
DEVELOPMENT PLAN - PD 1055 AMENDMENT					
AZIM ESTATES-MULTIFAMILY					
1275 S BELTLINE ROAD, DALLAS, TX, 75253					
CITY OF DALLAS, DALLAS COUNTY, TEXAS					
REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
S.I.ABED	H.B	MAY 2026	DP22	190	01



VICINITY MAP (N.T.S.)  
MAPSCO NO: 62-H

ROLLING HILLS MH COMMUNITY  
ALARIC F. GASHIER  
VOL. 78021, PG. 0091  
23.1495 CRES

NOTE: EASEMENTS SHOWN ON SITE PLAN MAY DIFFER BASED ON CITY REVIEW COMMENTS ON FINAL APPROVED CONSTRUCTION PLAN.  
NOTE: SCREENING TO BE PROVIDED PER CITY OF DALLAS SPECIFICATIONS.