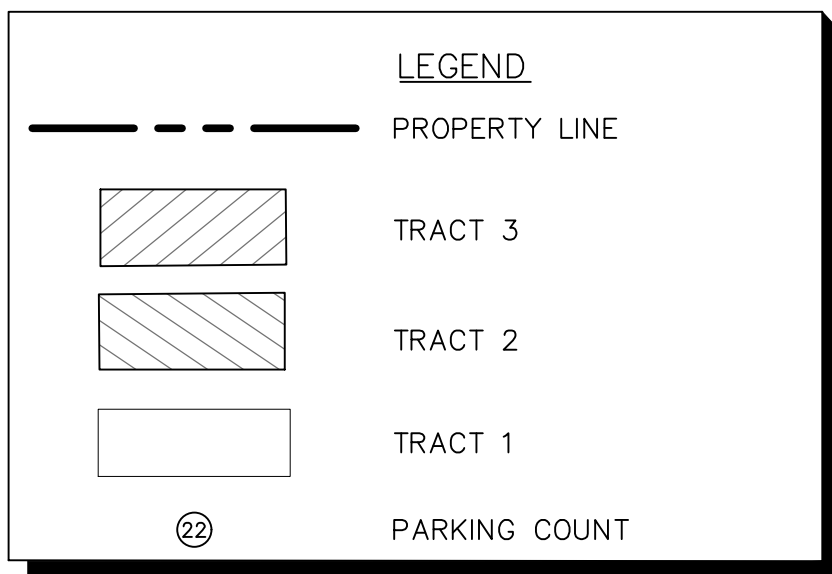
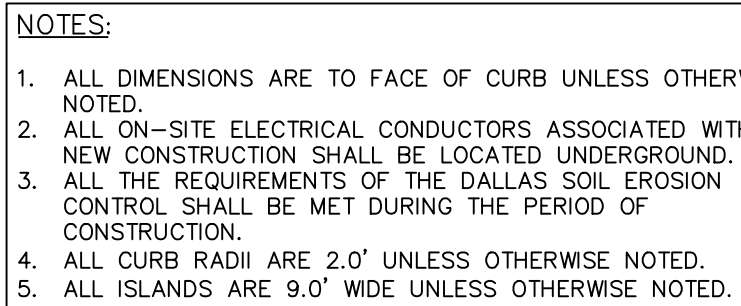




USES: PRIVATE SCHOOL/FOOD OR BEVERAGE STORE/
OFFICE/COMMUNITY SERVICE CENTER

EXISTING BUILDING I (SCHOOL/OFFICE/COMMUNITY SERVICE CENTER): 2,866SF
EXISTING BUILDING J (SCHOOL): 4,000SF

BUILDING HEIGHT:
36 FEET MAXIMUM AS SPECIFIED
IN DALLAS DEVELOPMENT CODE

EXCEPTION: BELL OR CLOCK TOWER IN THE LOCATION SHOWN ON THE DEVELOPMENT PLAN WHICH SHALL NOT EXCEED FIFTY FEET IN HEIGHT.

LOT COVERAGE: MAXIMUM OF 50% FOR TRACT 1 & 2 COMBINED;
MAXIMUM OF 50% FOR TRACT 3.

MINIMUM SETBACKS

FRONT: FOR A PRIVATE SCHOOL, FOOD OR BEVERAGE STORE,
OFFICE AND COMMUNITY SERVICE CENTER, NO MINIMUM UNLESS
OTHERWISE SHOWN ON THE CONCEPTUAL PLAN.

SIDE/REAR: FOR A PRIVATE SCHOOL, FOOD OR BEVERAGE STORE, OFFICE, AND COMMUNITY SERVICE CENTER, NO MINIMUM UNLESS OTHERWISE SHOWN ON THE CONCEPTUAL PLAN. FOR A PRIVATE SCHOOL, FOOD, OR BEVERAGE STORE, AND COMMUNITY SERVICE CENTER, ALONG ABUTTING RESIDENTIAL PROPERTY LINES OUTSIDE THIS DISTRICT WITH FRONTAGE ON HOLMES STREET AND PEABODY AVENUE, MINIMUM SIDE AND REAR YARD IS 4 FEET.

TRACT 1 AREA = 345,641 SF

TRACT 2 AREA = 129,360 S

TRACT 3 AREA = 33,696 SF

Z212-306

OWNER
ST. PHILIP'S SCHOOL AND COMMUNITY CENTER
1600 PENNSYLVANIA AVE.
DALLAS, TEXAS 75215

SURVEYOR
PEISER & MANKIN SURVEYING, LLC
1604 HART ST.
SOUTHLAKE, TEXAS 76092
817-481-1806 / 817-481-1809 (FAX)
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 6122
TIMOTHY R. MANKIN
TMANKIN@PEISERSURVEYING.COM

ENGINEER
HART, GAUGLER & ASSOCIATES, INC.
12801 N. CENTRAL EXPWY. SUITE 1400
DALLAS, TEXAS 75243
972-239-5111 / 972-239-5055 (FAX)
TEXAS REGISTERED ENGINEERING FIRM #F-5053
JOHN D. BLACKER
JBLACKER@HARTGAUGLER.COM

DECEMBER, 2022

RT GAUGLER + ASSOCIATES
Structural + Civil Engineering Services
12801 N. Central Expwy. Suite 1400
Dallas, Texas 75243
972.239.5111 / 972.239.5055 fax
www.hartgaugler.com
Texas Registered Engineering Firm #F-5053

ST. PHILIP'S SCHOOL AND
COMMUNITY CENTER
PD 597

A, BLOCK 1165

A, BLOCK 1165

LOT 1A, BLOCK 1165
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CONCEPT PLAN

Scale:	AS SHOWN
Designed by:	HGA
Drawn by:	HGA
Checked by:	JDB
Date:	DECEMBER, 2022

SHEET

C0.02