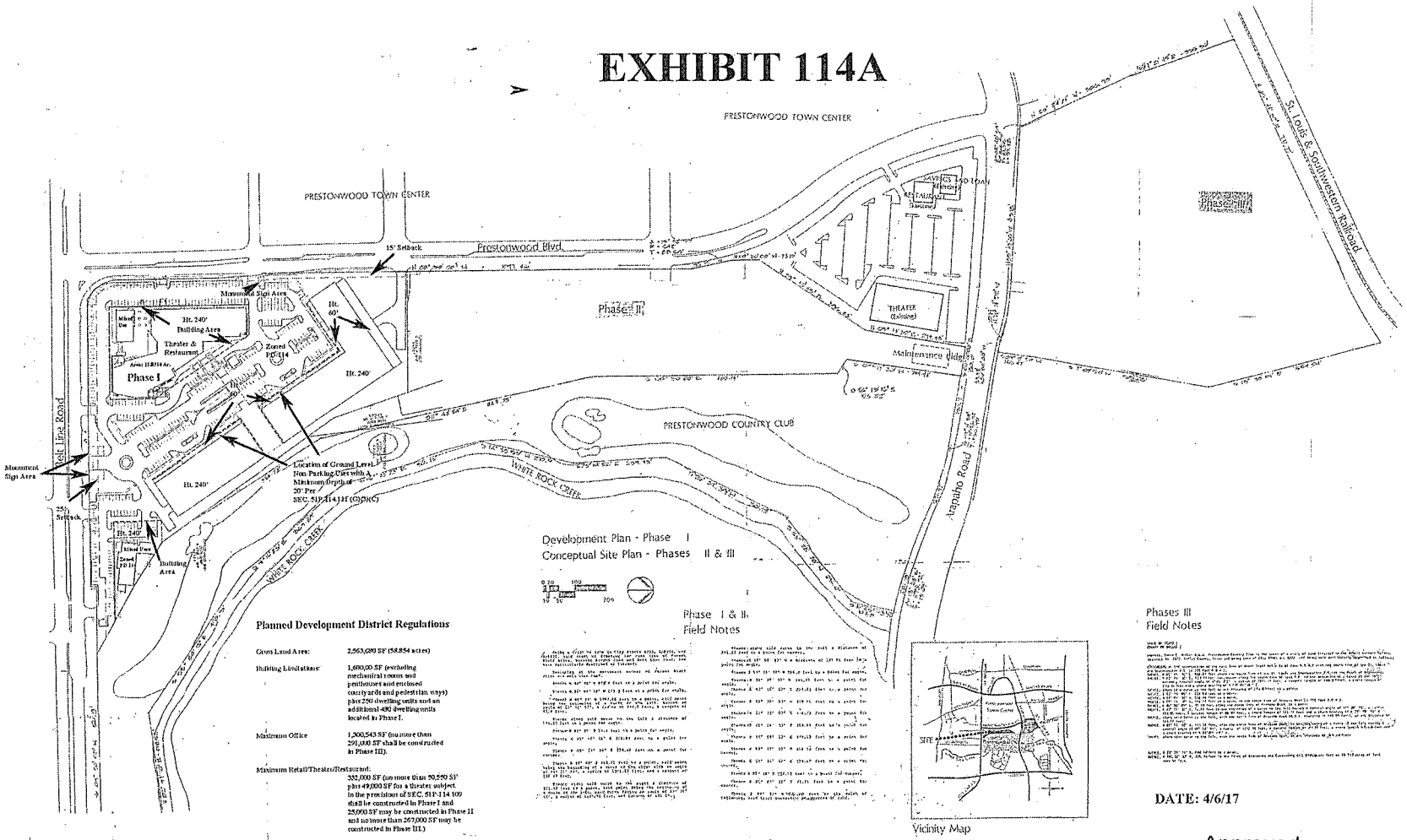
EXHIBIT 114A



Development Plan - Phase I
Conceptual Site Plan - Phases II & III

Planned Development District Regulations

Gross Land Area:	2,563,680 SF (58.854 acres)
Building Limitations:	1,600,00 SF (excluding mechanical rooms and penthouses and enclosed courtyards and pedestrian ways) plus 250 dwelling units and an additional 480 dwelling units located in Phase I.
Maximum Office	1,300,543 SF (no more than 291,000 SF shall be constructed in Phase III).
Maximum Retail/Theater/Restaurant:	332,000 SF (no more than 50,550 SF plus 49,000 SF for a theater, subject to the provisions of SEC. 51P-114.109 shall be constructed in Phase I and 25,000 SF may be constructed in Phase II and no more than 267,000 SF may be constructed in Phase III.)
Maximum Hotel:	175,000 SF - not to exceed 200 rooms.
Maximum Residential:	250 units (must be in Phase II or III) plus 480 additional units allowed in Phase I.
Maximum Coverage:	80%
Maximum Height:	240 Ft.
Setbacks:	MO District setbacks, except that setback from south ROW line of St. Louis & SW RR shall be 20 Ft. Parking structures below existing grade of Prestonwood Blvd. are permitted within the front yard setback.

Phase I & II
Field Notes

Parking: Office:
3 spaces per 1,000 for less than 800,000 SF of office uses.

2.5 spaces per 1,000 SF when than 800,000 SF and less than 1,100,000 SF of office uses.

2.38 spaces per 1,000 SF when more than 1,100,000 SF of office uses.

All Non-Office Uses:
In compliance with the Dallas Development Code.

Uses: All uses allowed in the MO and RR District in all phases and multiple family residential in all phases.

Vicinity Map

Phases III
Field Notes

DATE: 4/6/17

Approved
City Plan Commission
April 6, 2017

Exhibit 114A

Planned Development
District No. 114

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