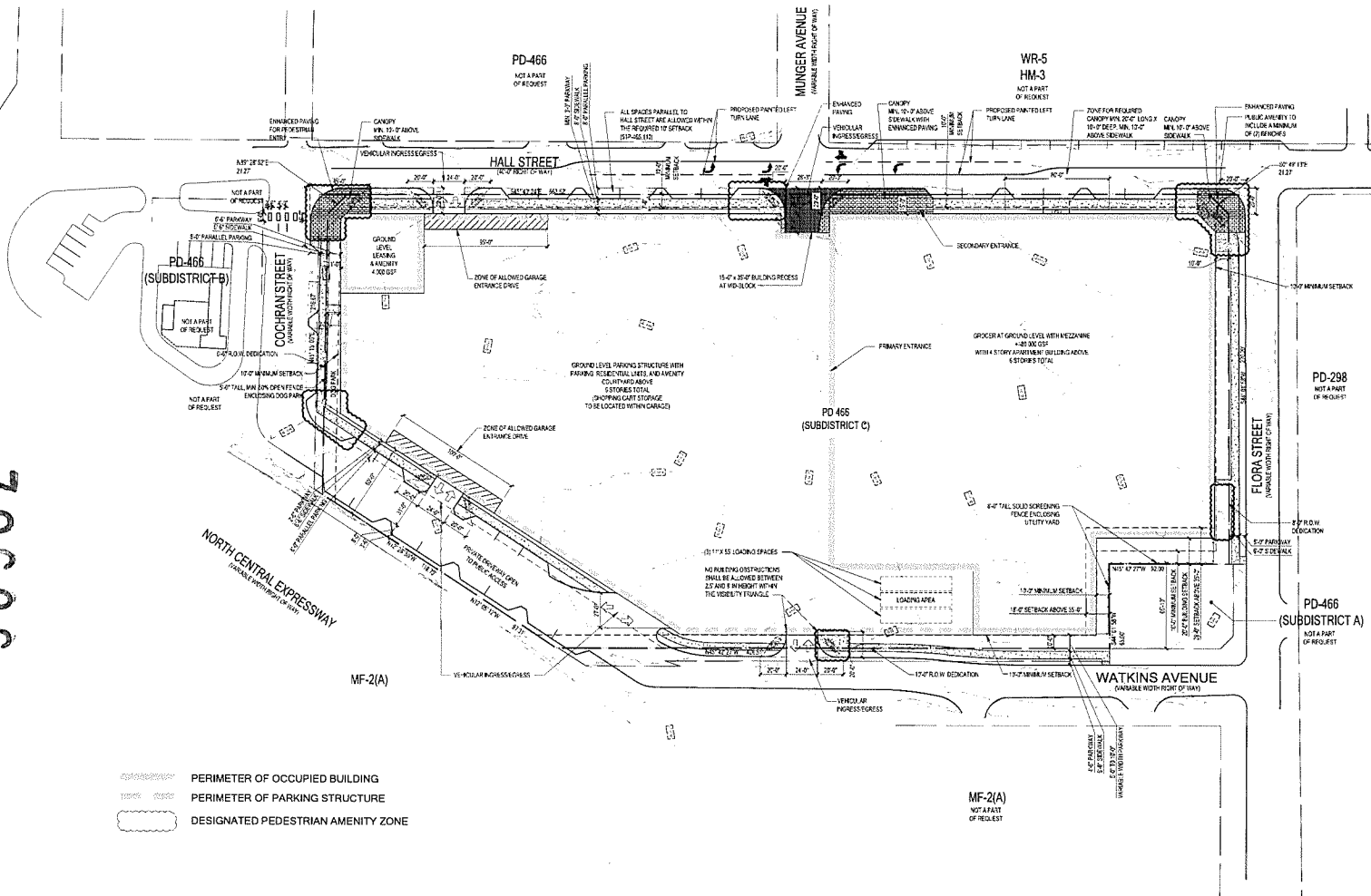
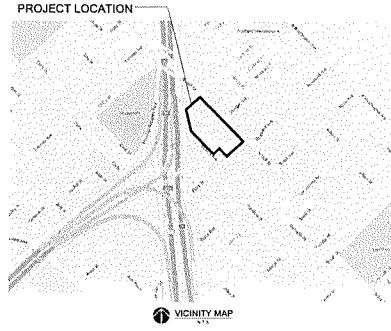


170114

Exhibit 466C
30302



PERIMETER OF OCCUPIED BUILDING
 PERIMETER OF PARKING STRUCTURE
 DESIGNATED PEDESTRIAN AMENITY ZONE

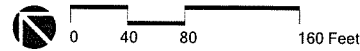


PEDESTRIAN AMENITIES			
STREET NAME	TOTAL FEET	MIN. WIDTH	MIN. WIDTH
HALL STREET	687	6' MIN	
FLORA STREET	265	2' MAX	
WATKINS AVENUE	418	4' MIN	
COCHRAN STREET	216	2' MIN	

PROJECT DATA TABLE	
SITE	227,000 SQ. FT. 3.216 ACRES
USES	MULTIPLE FAMILY, GROCERY, DRIVEL-THROUGH SERVICE
FLOOR AREA	400,000 SF
RESIDENTIAL	80,000 SF
GROUND LEVEL NON-RESIDENTIAL	MAX 8,000 SF
GROUND LEVEL LEADING & AMENITY AREA	484,000 SF
BUILDING FOOTPRINT	189,100 SF
DENSITY	3.75 MAX DWELLING UNITS
LOT COVERAGE	85%
STRUCTURE HEIGHT	80' 0"
MINIMUM PRIVATE OPEN SPACE ABOVE GRADE	20,000 SF

ZONING COMPARISON TABLE		
	PD 466	PROPOSED
BUILDING HEIGHT	54'	65'
STORIES	4 STORIES	6 STORIES
LOT COVERAGE	80%	85%
FARE	NO MAX	NO MAX
DWELLING UNITS DENSITY	NO MAX	3.75 UNITS MAX
SETBACKS		
FRONT	10' MIN/15' MAX	10' MIN
SIDE	0	0
REAR	0	0

PARKING DATA TABLE				
	SQUARE FOOTAGE/UNITS	PARKING FACTOR (ESA - 4:200 RATIOS INCREASED BY 20%)	SPACES REQUIRED	SPACES PROVIDED
GROSER	77,500	240	323	
RESIDENTIAL	375			
TOTAL (BEDROOMS)	450	1 SPACE PER 1.2 BEDROOMS	375	
TOTAL			698	734
BIKE SPACES REQUIRED			30	30



ZONING DEVELOPMENT PLAN

Trinsic & Kroger - Hall, US-75 Mixed Use
Dallas, Texas

Job #: 15047.00
 File Name: Zoning-Development-Plan.dwg
 Date: 11/28/2016
 Drawn by: ELB, RR, JAF



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Planned Development
District No. 466

Approved
City Plan Commission
November 10, 2016

Z 145-358