

LOCATION MAP  
N.T.S.

**GENERAL NOTES**  
 PD 486 AREA  
 PROPOSED - 7.67 ACRES  
 LOT COVERAGE - 100% MAX.  
 FLOOR AREA RATIO - NO MAXIMUM F.A.R.  
 BUILDING SETBACKS - 10' MINIMUM FROM FRONT YARD.  
 TRACTS 1, 1A, 1B - 25' MIN. ALONG GURLEY, OTHERWISE NO MIN. TRACT 1C - 25' MAX ALONG BANK ALONG GURLEY, 7' TRACT 1D - NO MIN.  
 SIDE/REAR YARD - NO MIN.  
 TRACTS 1, 1A, 1B, 1D, 2 - 10' WHERE ADJACENT TO OR DIRECTLY ADJACENT TO EXISTING SINGLE-FAMILY OR DUPLEX USE, OTHERWISE NO MIN.  
 BUILDING HEIGHT - TRACT 1A, 1B, 1D, 2 - 35' MAX. TRACT 1C - 25' MAX.  
 BUILDING STORES - TRACTS 1, 1A, 1B, 1C, 1D, 2 - 2 MAX.  
 TRACT 1E - NO MAX.  
 4000 BLOCK OF PARRY AVENUE BETWEEN THE COMMUNITY CENTER CORPORATION, PARRY AVENUE AND JUBILEE PARK, SHALL BE DIRECTLY TO LINDSLEY AVENUE IF REPROATED, ON-SITE AREA LOCATED WITHIN TRACTS 1 & 1D MAY BE DEVELOPED OTHERWISE NO MIN. SUBJECT IN CONJUNCTION WITH ORDINANCE.



ZONING CASE #16167-240	CITY OF DALLAS, DALLAS COUNTY, TEXAS
	CONCEPTUAL PLAN - REVISED
	JUBILEE PARK COMMUNITY CENTER
	917 BANK STREET
	PLANNED DEVELOPMENT DISTRICT NO. 486
	Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS
	1000 WEST WILSON AVENUE SUITE 1000 DALLAS, TEXAS 75201
DRAWN BY: GA	PROJECT NO. 2016-002
DATE: 08/07/17	SHEET: 1 OF 1
	CP-R

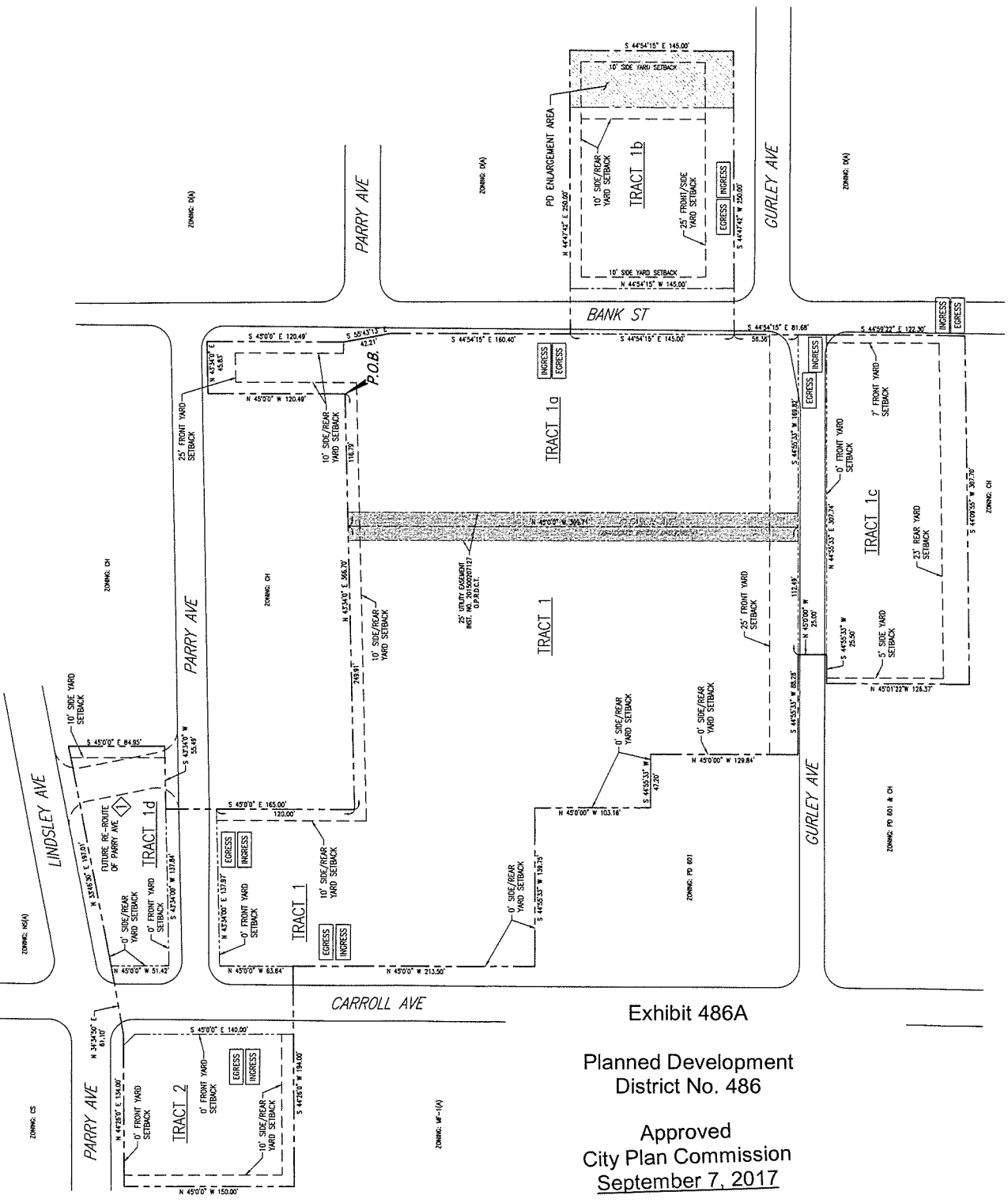


Exhibit 486A  
 Planned Development  
 District No. 486  
 Approved  
 City Plan Commission  
 September 7, 2017