



ADMINISTRATIVE
HKS INC
3000 GARDEN VALLEY DRIVE
DALLAS, TX 75209-4499
APPLICANT
TJ CUFON ASSOCIATES, L.L.C.
3535 W. WINDYBROOK DRIVE, SUITE 800
DALLAS, TX 75226
OWNER
SUNSHINE MORTGAGE, LP
3601 HART STREET, SUITE 800
DALLAS, TX 75222

29822

PARK DISTRICT

REVISION
MAY 7, 2015
MAY 28, 2015
JUNE 8, 2015

HKS PROJECT NUMBER
15539.000

DATE

151464

SHEET NO

05-23-15
SHEET TITLE
2145-101 (R) -
DEVELOPMENT PLAN

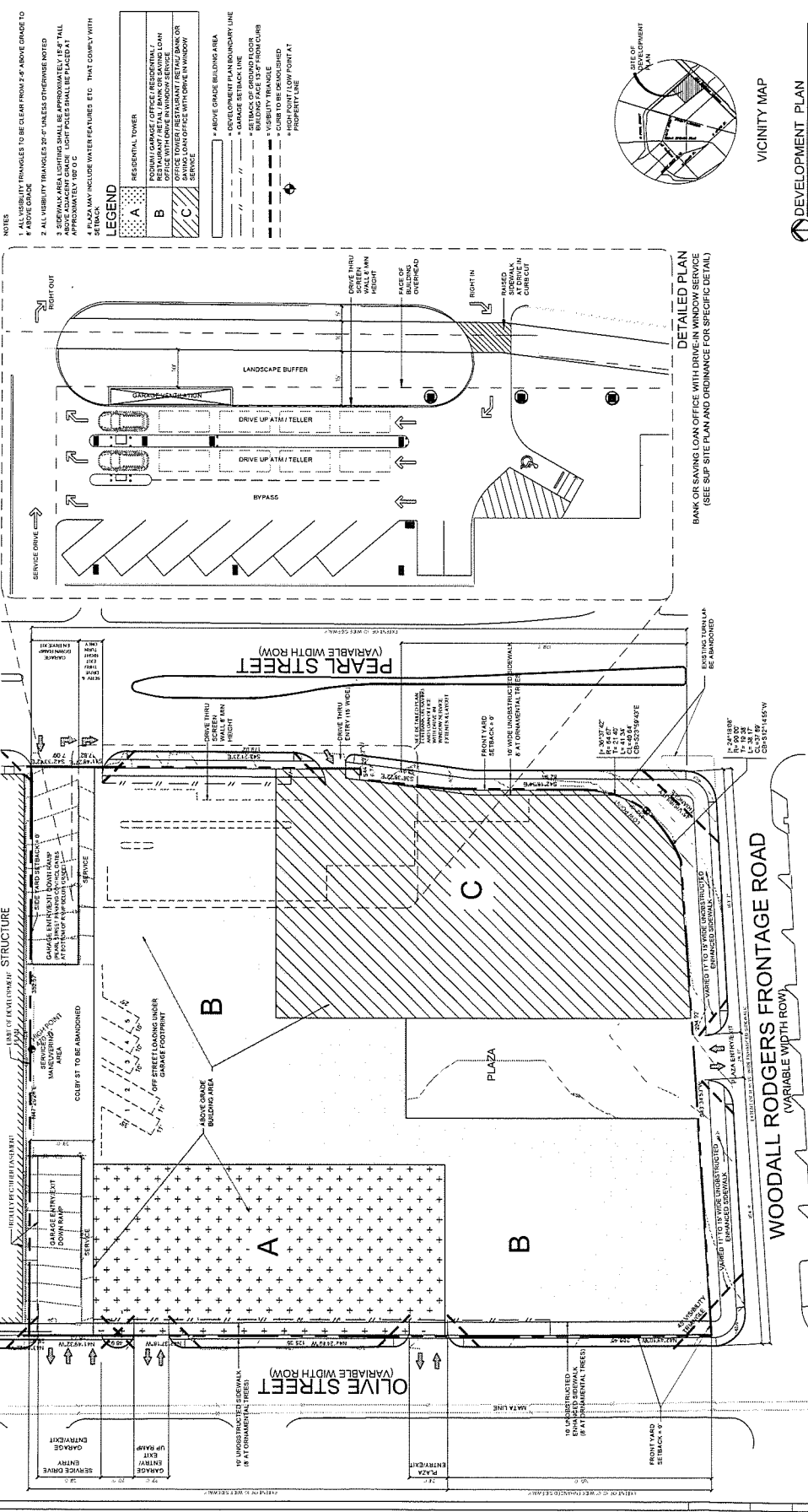
DP1

PLANNED DEVELOPMENT DISTRICT PD NO. 193 -
FOOD AND DRINK SERVICE AREA

SITE INFORMATION

Site Area/Height Zones: Land Area Uses:	A		B		C		TOTALS	
	Residential 270 UPH	Office Retail/Rest.	Office Retail/Rest.	Office Retail/Rest.	Office Retail/Rest.	Office Retail/Rest.	Office Retail/Rest.	Office Retail/Rest.
Site Area	37,724.51 SF	1,500.00 SF	N/A	N/A	N/A	N/A	37,724.51 SF	37,724.51 SF
Site Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Floor Area	37,724.51 SF	1,500.00 SF	13,100.00 SF	13,100.00 SF	13,100.00 SF	13,100.00 SF	37,724.51 SF	37,724.51 SF
Floor Area Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Off Street Parking	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR
	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR
	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR
	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR
	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR	312 CAR

NOTE: * Ratio of Residential Area to Non Residential Area shall be 0.7:1.



Development Plan
Exhibit S-117A
PDD No. 193, PDS No. 117

Approved
City Plan Commission
June 4, 2015