



CITY OF DALLAS

August 31, 2015

Chase Conway  
Transaction Manager  
ARA, A Newmark Company  
14114 Dallas Parkway, Suite 520  
Dallas, TX 75254

**RE: Zoning Determination Request; height and density in Planned Development District No. 15**

Dear Mr. Conway:

You have requested a written determination on the density and height restrictions associated with Planned Development District No. 15, Tract No. 2.

Pursuant to Section 51P-15.105, the density of PD No. 15 is limited to 52.4 dwelling units per acre. As depicted on the attached development plan (Exhibit 15A), a maximum of 14 units is permitted on Tract No. 2.

Height regulations are not specifically addressed within PD No. 15. However, pursuant to Section 51A-4.702 of the Dallas Development Code, for PDs created prior to March 1, 1987, the regulations of Chapter 51 control unless they are expressly altered by a PD ordinance. The general guidelines below control if the PD ordinance does not enumerate the regulations governing building height, floor area, lot area, lot coverage, density, yards, off-street parking and loading, environmental performance standards, signs, landscaping, and streets and alleys.

<u>GENERAL USE CATEGORY</u>	<u>ZONING DISTRICT</u>
Single family	TH-4
Multiple-family	MF-3
Retail	GR
Office	MO
Commercial and Industrial	I-1

While PD No. 15 allows a total of 24,487 square feet of leasable floor area for nonresidential uses on the first and second floors of the Preston Towers Condominium Building (6211 W. Northwest Highway), the balance of the district is limited to multifamily uses. Therefore, as referenced above, the general guidelines of the MF-3 District control. In accordance with Section 51-4.410, *Schedule yard, lot, and space regulations*, the maximum building height in the MF-3 District is "any legal height".

This letter does not constitute a building permit or certificate of occupancy, nor does it imply that a building permit or certificate of occupancy will be approved without complying with all applicable rules and regulations. The City of Dallas does not provide letters certifying that a property or development complies with all applicable rules and regulations.



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If you have any further questions please contact me at 214-948-4501.

Respectfully,

A handwritten signature in black ink that reads "Megan Wimer".

Megan Wimer, AICP  
Chief Planner  
Building Inspection Division

cc: Frances Estes, Assistant Building Official

