OPEN SPACE AREA				
COMPONENT	AREA	OPEN SPACE SHADED AREA (PCT)		
OPEN SPACE AREA	18,000 SF	25%		
LOT AREA	168,858 SF			

LOT COVERAGE			
COMPONENT	AREA	COVERAGE	PERCENTAGE
PD SUBDISTRICT	168,858 SF	118,200 SF	70%

LEGEND		
	PROPERTY LINE	
	FORMER R.O.W. LINE AT TRAVIS ST.	
	FRONT/SIDE/REAR YARD SETBACKS	
	LIMIT OF SUBDISTRICT (WHERE NOT PART OF PROPERTY LINE)	
	FIRE LANE (UNLESS NOTED OTHERWISE)	
	BUILDING OUTLINE	
•	GRADE ELEVATION MARKER	

1. PLANNED DEVELOPMENT DISTRICT PD NO. 193
2. CURB CUT LOCATIONS ARE APPROXIMATE.
3. ALL OFF-STREET PARKING REQUIRED BY PD 193 (SHARED PARKING) IS LOCATED IN THE BELOW GRADE PARKING GARAGE AND AT GRADE AS SHOWN ON THIS DEVELOPMENT PLAN.
4. ALL OFF-STREET LOADING REQUIRED BY PD 193 IS LOCATED IN THE BELOW GRADE PARKING GARAGE.
4. ALL VISIBILITY TRIANGLES TO BE CLEAR FROM 2'-6" ABOVE GRADE TO SIX FOOT ABOVE GRADE.
6. ALL VISIBLITY TRIANGLES SHALL BE 20' UNLESS OTHERWISE NOTED.
7. SETBACKS ARE MEASURED FROM RIGHT-OF-WAY LINE.
8. SIDEWALKS SHALL BE CONTINOUS AND LEVEL ACROSS ALL DRIVEWAYS AND CURB CUTS.

NOTES

BUILDING AREA			
USE	AREAS		
OFFICE/RETAIL	INCLUDED BELOW		
HOTEL/RESIDENTIAL/RETAIL	INCLUDED BELOW		
RESIDENTIAL/RETAIL	INCLUDED BELOW		
TOTAL BUILDING AREA	MAXIMUM ALLOWABLE FAR		
ALLOWABLE AREA AT 4.5 FAR (NOTE 1)	MAXIMUM ALLOWABLE FAR		

NOTE:

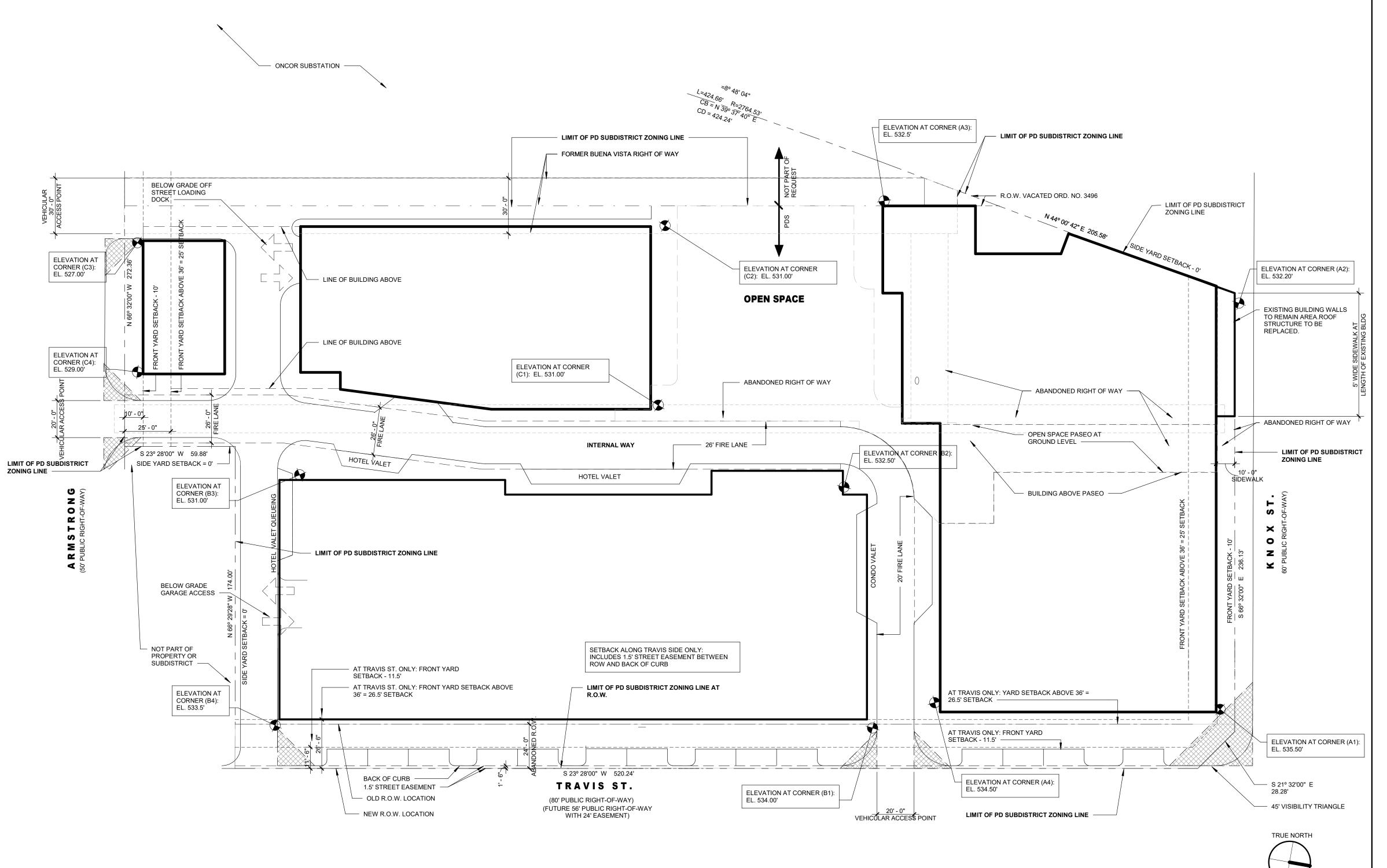
1. RESIDENTIAL FLOOR AREA WILL MEET OR EXCEED THE LOT AREA.

2. THIS SUBDISTRICT HAS TWO BUILDINGS WITH RESIDENTIAL DWELLING UNITS. ONE BUILDING CONTAINS A HOTEL AND WILL ALSO CONTAIN 55 (MAX.) RESIDENTIAL UNITS. A BUILDING SEPARATE FROM THE HOTEL BUILDING WILL CONTAIN 175 (MAX.) RESIDENTIAL UNITS.

3. LAND AREA THAT IS LOCATED OUTSIDE OF THIS SUBDISTRICT, BUT IS LOCATED WITHIN THE SAME PLATTED LOT AS LAND WITHIN THIS SUBDISTRICT IS INCLUDED FOR FLOOR AREA RATIO CALCULATIONS.

REQUIRED PARKING RATIOS*		
RESIDENTIAL	1 TO 1.5/UNIT	
OFFICE	1/366 SF	
RETAIL	1/220 SF	
RESTAURANT	1/100 SF	
* USE OF PD 193 MIXED USE PARKING REDUCTION CHART MAY BE USED.		





HKS

ARCHITECT OF RECORD

HKS, INC. 350 N SAINT PAUL ST SUITE 100 DALLAS, TX 75201

DESIGN ARCHITECT

NEW YORK, NY 10024

WOODS-BAGOT 30 BROAD STREET, 7TH FLOOR

DESIGN ARCH. - OFFICE

KOHN PEDERSEN FOX 11 W. 42ND STREET NEW YORK, NY 10036

×

NOX & TRAVIS S

Y

CLIENTKD TRAVIS BLOCK HOLDCO, LLC

2100 MCKINNEY AVE, SUITE 800

CIVIL ENGINEER
STANTEC

HOUSTON, TEXAS 77002

1222 MERIT DRIVE, SUITE 400

DALLAS, TEXAS 75201

DALLAS, TEXAS 75251

LANDSCAPE ARCHITECT

OJB

711 LOUISIANA, SUITE 111

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and

are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.

Architect: RICHARD JOHNSTON Arch. Reg. No.: 12902

Date: 10.12.2021

KEY PLAN

REVISION NO. DESCRIPTION

HKS PROJECT NUMBER

23148.100

01.07.2022ISSUE

SHEET TITLE

DEVELOPMENT

SHEET NO.

© 2021 HKS, INC.

1 LEVEL 01 OVERALL - DEVELOPMENT PLAN

PLAN

DP1.01

PLOT DATE: