

SIMONTON EAST

4730 Simonton, Farmers Branch

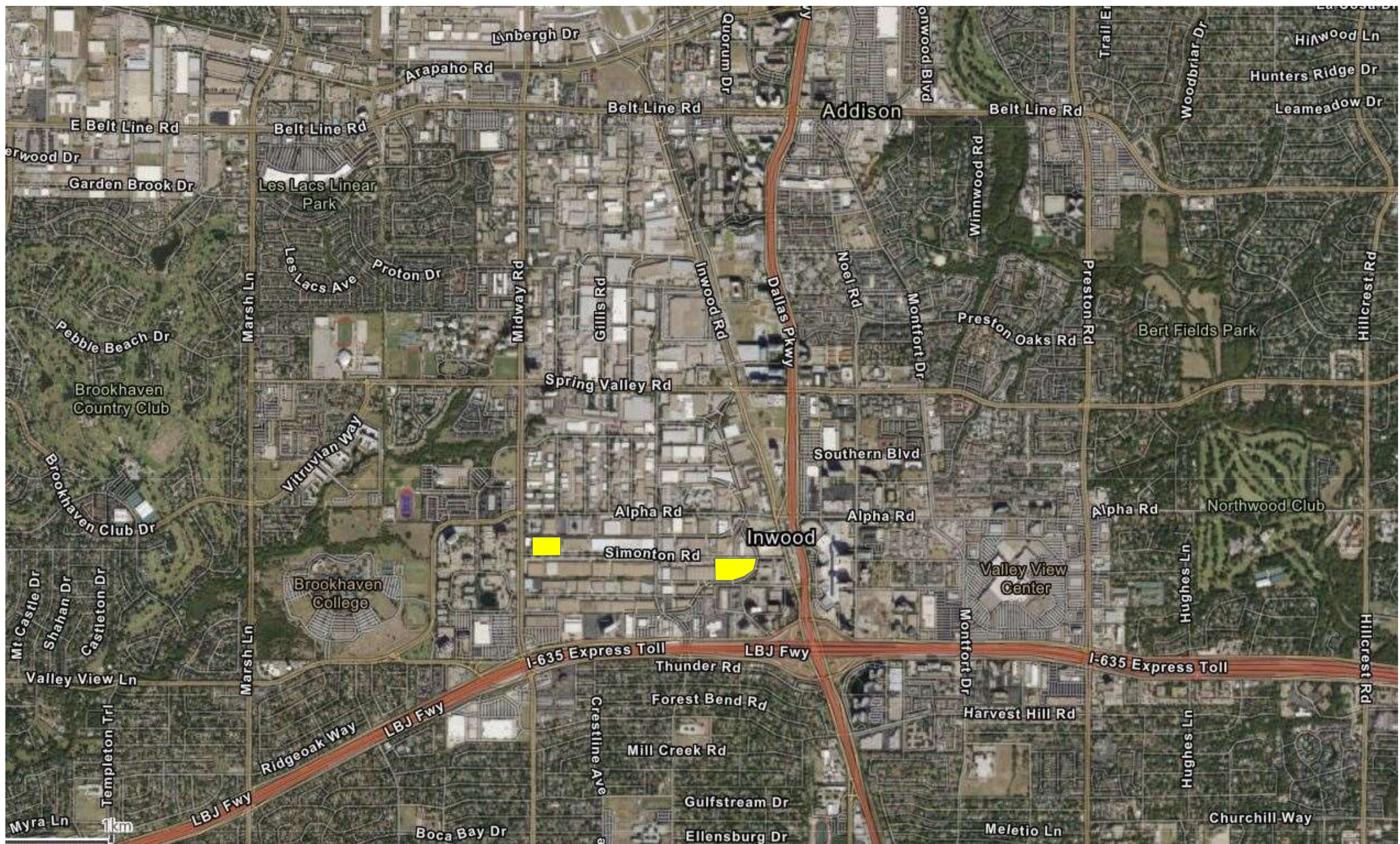
and

SIMONTON WEST

4207 Simonton, Farmers Branch

Zoning Presentation By

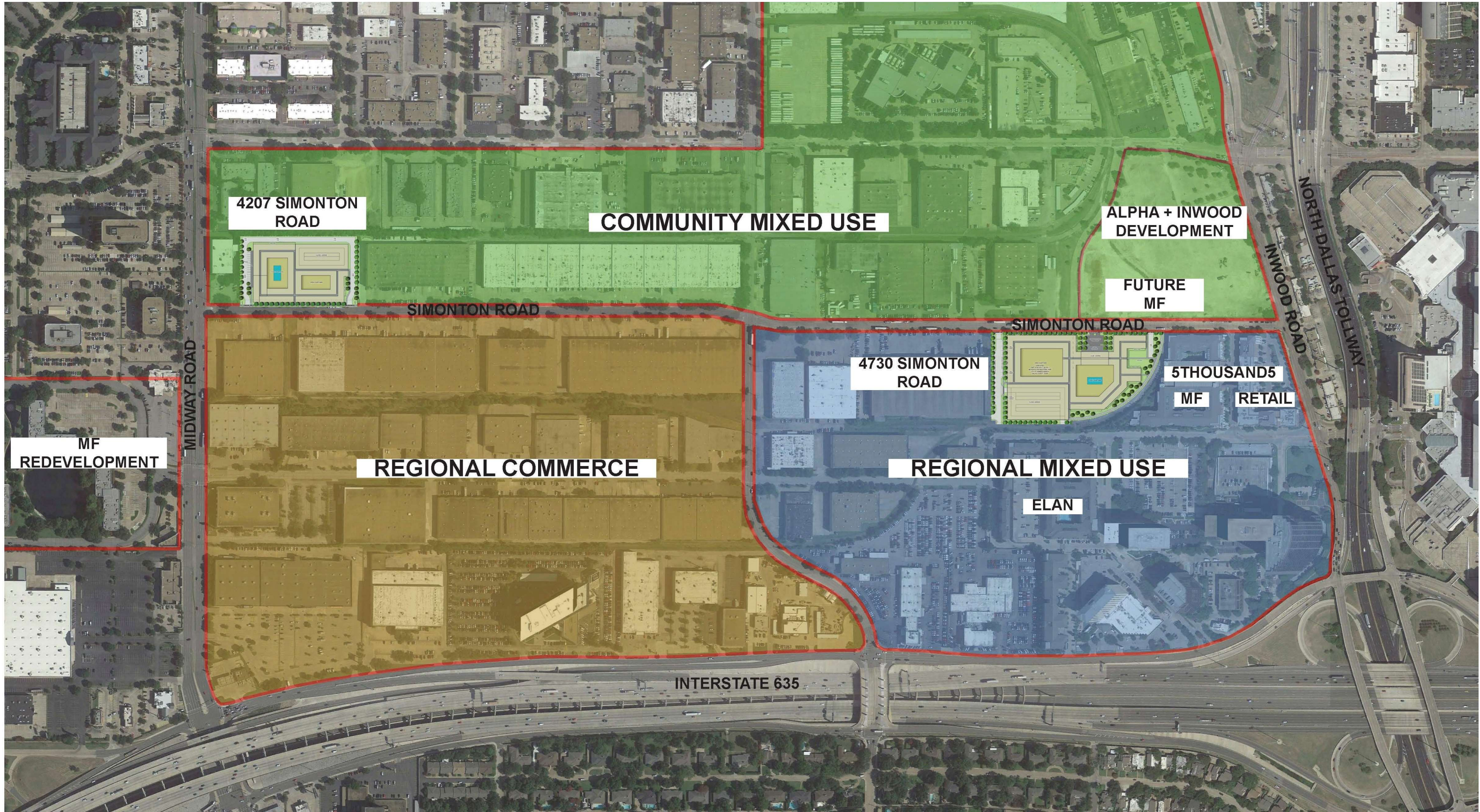
BILLINGSLEY
COMPANY



SIMONTON EAST AND WEST

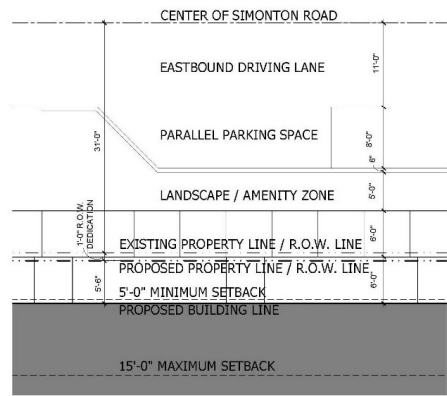
Aerial showing Subject Properties











02 STREET DETAIL - 4730 SIMONTON
SCALE: 1" = 10'-0"

	ACTION	
	APPROVAL	DENIAL
Planning and Zoning Commission Date:		
City Council Date:		
Ordinance No:		
Resolution No:		
Administrative Approval Date:		

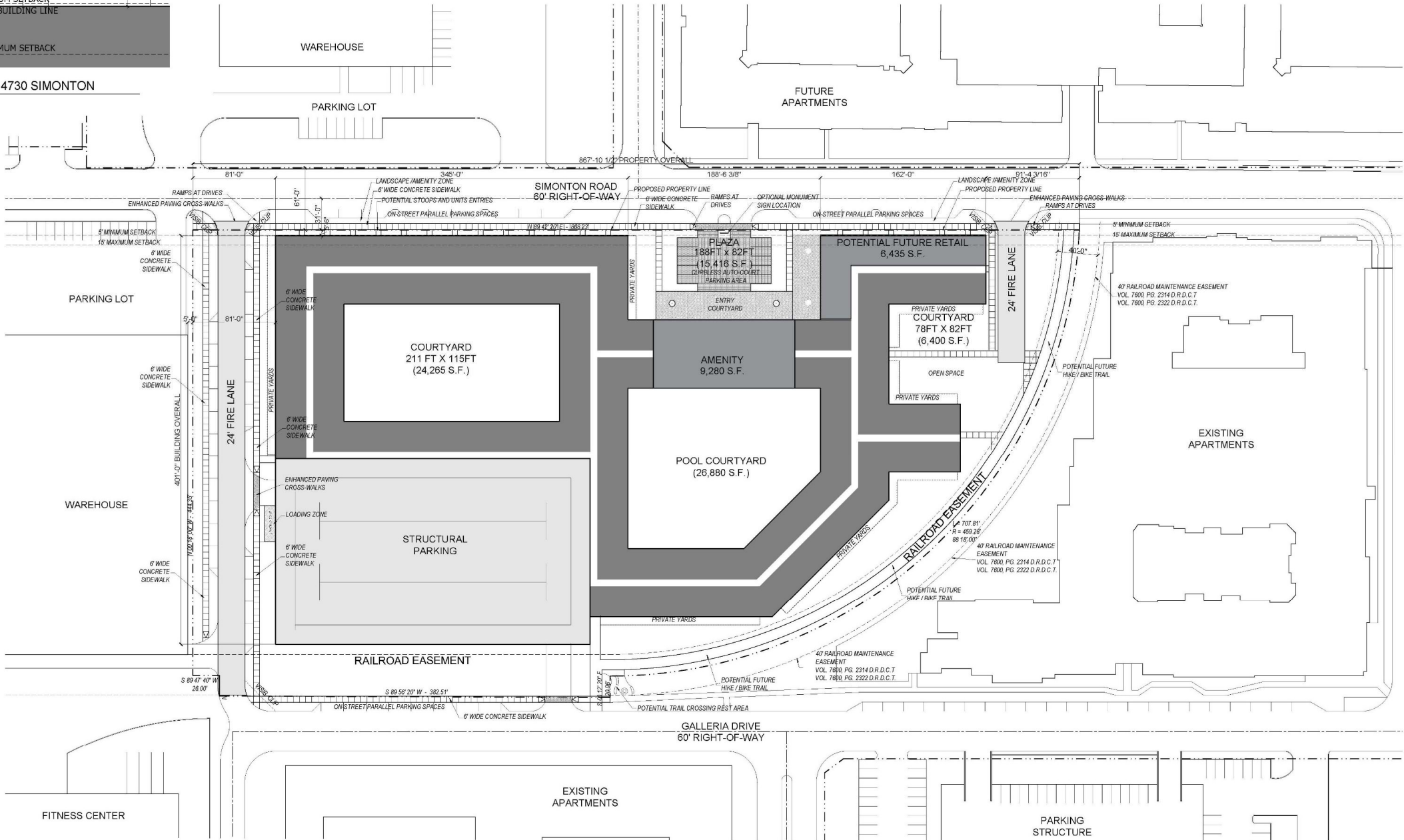
SITE DATA

SITE LOCATION 4730 SIMONTON RD	
LAND USE DISTRICT CURRENT ZONING: LIGHT INDUSTRIAL PROPOSED ZONING: PD 104 FRONT SETBACK: 5' MINIMUM / 15' MAXIMUM SIDE AND REAR SETBACK: ESTABLISHED BY FUTURE DETAILED SITE PLAN APPROVAL	
BUILDING FRONTAGE PERCENTAGE (SIMONTON) : 80% (INCLUDING PLAZA AREA)	
SITE DENSITY BUILDING COVERAGE: 49% / 170,744.58 S.F. / 3.92 AC (56,056 S.F. GARAGE + 114,688 S.F. RESIDENTIAL BLDG.) PAVING: 9% / 31,544.76 S.F. / 0.72 AC OPEN SPACES: 42% / 145,757.66 S.F. / 3.34 AC SITE AREA: 348,046.00 S.F. / 7.99 AC NET R.O.W. DEDICATION: 867.88 S.F. / 0.02 AC	

ZONING SUMMARY - PARKING - OFF STREET		
PARKING PROVIDED:		
RESIDENTIAL PARKING:		
PARALLEL SPACES (ON-STREET)	23 SPACES	
PARALLEL SPACES	22 SPACES	
HEAD IN SPACES	10 SPACES	
STRUCTURE SPACES	689 SPACES	
TOTAL SPACES PROVIDED (1.5 PARKING SPACES PER BEDROOM)	744 SPACES	
PARKING REQUIRED: 1 SPACE PER BEDROOM (496 SPACES)		
UNIT COUNT		
	1 BEDRM	2 BEDRM NO. OF UNITS
TOTAL	328	84 412 UNITS
PROPOSED DENSITY: 51.56 UNITS / ACRE		

BUILDING ELEVATION

RESIDENTIAL BUILDING HEIGHT	4 STORIES
RESIDENTIAL BUILDING GROSS AREA	458,752 S.F.
PARKING GARAGE HEIGHT	5 TIERS
PARKING GARAGE GROSS AREA	280,280 S.F.
PROJECT TOTAL GROSS AREA	739,032 S.F.



01 SITE PLAN - 4730 SIMONTON
SCALE: 1" = 50'-0"







	ACTION	
	APPROVAL	DENIAL
Planning and Zoning Commission Date:		
City Council Date:		
Ordinance No:		
Resolution No:		
Administrative Approval Date:		

SITE DATA

SITE LOCATION 4207 SIMONTON RD	
LAND USE DISTRICT CURRENT ZONING: LIGHT INDUSTRIAL PROPOSED ZONING: PD 103 FRONT SETBACK (SIMONTON): 5'-0" MIN. / 15'-0" MAX. SIDE AND REAR SETBACK: ESTABLISHED BY FUTURE DETAILED SITE PLAN APPROVAL BUILDING FRONTAGE PERCENTAGE (SIMONTON): 77%	
SITE DENSITY BUILDING COVERAGE: 54% / 103,904.00 S.F. / 2.39 AC (72,548 S.F. RESIDENTIAL BLDG + 31,356 S.F. GARAGE) PAVING: 18% / 33,589.64 S.F. / 0.77 AC OPEN SPACES: 28% / 53,871.93 S.F. / 1.24 AC SITE AREA: 191,365.57 S.F. / 4.39 AC NET R.O.W. DEDICATION 568.50 S.F. / 0.01 AC	

ZONING SUMMARY - PARKING - OFF STREET			
PARKING PROVIDED: 4207 SIMONTON - RESIDENTIAL PARKING			
PARALLEL SPACES	14 SPACES		
HEAD IN SPACES	14 SPACES		
STRUCTURE SPACES	435 SPACES		
TOTAL SPACES PROVIDED	463 SPACES		
	(1.46 SPACES PER BEDROOM)		
PARKING REQUIRED: 1 SPACE PER BEDROOM (316 SPACES)			
UNIT COUNT			
	1 BEDRM	2 BEDRM	NO. OF UNITS
TOTAL	212	52	264 UNITS
PROPOSED DENSITY: 60.13 UNITS / ACRE			

BUILDING ELEVATION

4207 SIMONTON	
RESIDENTIAL BUILDING HEIGHT	4 STORIES
RESIDENTIAL BUILDING AREA	290,192 S.F.
PARKING GARAGE HEIGHT	5 TIERS
PARKING GARAGE AREA	156,780 S.F.
TOTAL BUILDING AREA	446,972 S.F.

