

**BUSINESS PARK**

155,000 S.F. MAXIMUM, BLDGS. SHALL BE PREDOMINATELY 1 STORY BUT NO MORE THAN 2 STORY.

**HOTEL** 350 ROOMS MAX., 9 STORIES MAX.

**OFFICE PARK** 200,000 S.F. MAX.

NEW OR EXISTING PLANTING (OR SIMILAR SCREENING OR GRADING) TO SCREEN SERVICE AREAS FROM I-77 (TO THE EXTENT ALLOWED WITHIN POWER R/W.)

EXACT LOCATION OF PUBLIC STREET STUB MAY VARY IN ORDER TO ACCOMMODATE TOPOGRAPHIC CONDITIONS, MOST DESIRABLE CONNECTION TO ARROWOOD RD., AND DEVELOPMENT PLAN FOR THE ADJACENT PROPERTY.


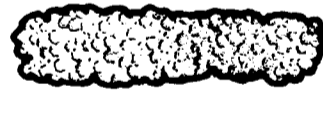

NEW EVERGREEN TREES & SHRUBS SHALL BE ADDED TO SUPPLEMENT EXISTING TREES & TO ENHANCE THE SEPARATION BETWEEN THE PUBLIC STREET & EXISTING SINGLE FAMILY RESIDENCES.

A 30' BUFFER OF RETAINED EXISTING TREES &/OR SUPPLEMENTAL PLANTING SHALL BE MAINTAINED BETWEEN PUBLIC STREET & PARKING LOTS.

SINGLE FAMILY RESTRICTIONS:  
MIN. 12,000 S.F. LOT  
MIN. 1200 S.F. RESIDENCE

A MIN. 30' BUFFER OF EXISTING TREES SHALL BE MAINTAINED BETWEEN SINGLE FAMILY RESIDENCES & PUBLIC STREET.

**LEGEND**

- NEW PLANTING 
- EXISTING TREES TO BE RETAINED 
- ZONING BOUNDARY 

**NOTES**

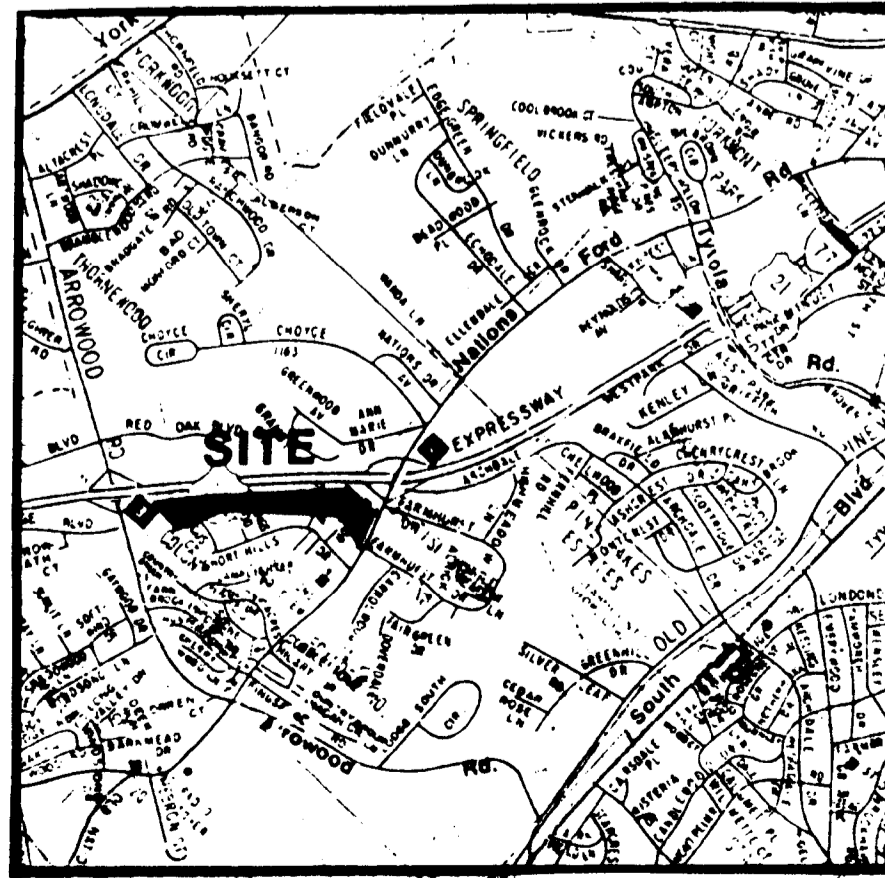
1. EXISTING ZONING IS R-9.
2. PROPOSED ZONING CATEGORIES ARE B-D (CD), O-15(CD), & R-9(CD). (SEE PLAN).
3. ALL SIGNS SHALL CONFORM TO THE CITY SIGN ORDINANCE.
4. THE ACTUAL LOCATION, CONFIGURATION, AND NUMBER OF BUILDINGS, DRIVEWAYS, & PARKING AREAS MAY VARY FROM WHAT IS SHOWN ON THIS PLAN. HOWEVER, THE SERVICE SIDES OF THE BUSINESS PARK SHALL BE GENERALLY ORIENTED AWAY FROM RESIDENTIAL LOTS OR DESIGNED TO BE SCREENED SO AS NOT TO BE VISIBLE TO SINGLE FAMILY RESIDENCES.
5. TREES SHALL BE PLANTED OR RETAINED IN PARKING AREAS IN A FASHION AS SHOWN ON THIS PLAN THOUGH ACTUAL TREE LOCATIONS MAY VARY.
6. BUSINESS PARK SHALL CONSIST OF RESEARCH, DEVELOPMENT, SALES, SERVICE, & OTHER DISTRIBUTIVE ACTIVITIES, TOGETHER WITH RELATED ENCLOSED STORAGE. MAX. BLDG. AREA SHALL NOT EXCEED 155,000 S.F.
7. THE HOTEL SHALL INCLUDE NO MORE THAN 350 ROOMS & ASSOCIATED COMMERCIAL ACTIVITIES.
8. SEE ATTACHED SHEET FOR ADJACENT PROPERTY OWNERS
9. PARKING SHALL BE PROVIDED AS REQUIRED BY CITY ORDINANCE.

**REZONING PLAN  
SCHEMATIC SITE PLAN**

**PATRICK M. NESBITT ASSOC. INC.**

PETITION #85-23  
**DPR associates** LANDSCAPE ARCHITECTS  
PLANNING - DESIGN - CONSTRUCTION  
10111 W. 12TH STREET, SUITE 100  
DALLAS, TEXAS 75244

DATE: 2/1/85 SCALE: 1"=100'  
REV: 2/22/85  
REV: 2/27/85  
REV: 4/12/85  
REV: 4/19/85 ADDED SCREENING AT I-77 (PER PLANNING COMMISSION REQUEST)  
REV: 6/2/85 CHANGED BOUNDARY INFO PER ALAN WALLWORTH (SUBJECT #11-9-5-85) WITH SHEET 700



LOCATION MAP

APPROVED BY CITY COUNCIL  
DATE: 6/20/85  
GRAPHIC SCALE  
0' 50' 100' 300'