



### CONCEPT PLAN NOTES:

1. THE BASE ZONING DISTRICT FOR THIS PROPERTY WILL BE BP BUSINESS PARK. THE LAND USES FOR THIS PROPERTY ARE THOSE ALLOWED IN BP ZONING WITH THE ADDITION OF THE FOLLOWING:

#### PUBLIC, CIVIC AND INSTITUTIONAL

- EDUCATIONAL FACILITY, COLLEGE AND UNIVERSITY
- EDUCATIONAL FACILITY, INDOOR INSTRUCTION

#### COMMERCIAL, OFFICE AND RETAIL

- DAY CARE, COMMERCIAL
- HOTELS
- NIGHT CLUB, BAR OR TAVERN - THESE USES PERMITTED ONLY UNDER A CONDITIONAL USE PERMIT
- RESTAURANTS
- RETAIL SALES AND SERVICE - MAXIMUM BUILDING SIZE LIMITED TO 15,000 SF

#### RESIDENTIAL

- MULTI-FAMILY RESIDENTIAL

2. THE 50' BUFFER MAY BE USED FOR LANDSCAPING, STORM WATER, DETENTION, PATHS OR TRAILS, AND PATIOS OR PLAZAS WITH AN OUTDOOR SEATING AREA, DRIVEWAYS AND UTILITY LINES AND FACILITIES ARE ALSO ALLOWED.
3. THE EXISTING PIPELINE AND ITS EASEMENT WILL BE ABANDONED OR RELOCATED ALONG THE PROPERTY LINES.
4. THE EXISTING 10' TELEPHONE EASEMENTS WILL BE ABANDONED
5. SH 47 FRONTAGE ROAD ACCESS POINT CONTINGENT ON TXDOT APPROVAL.