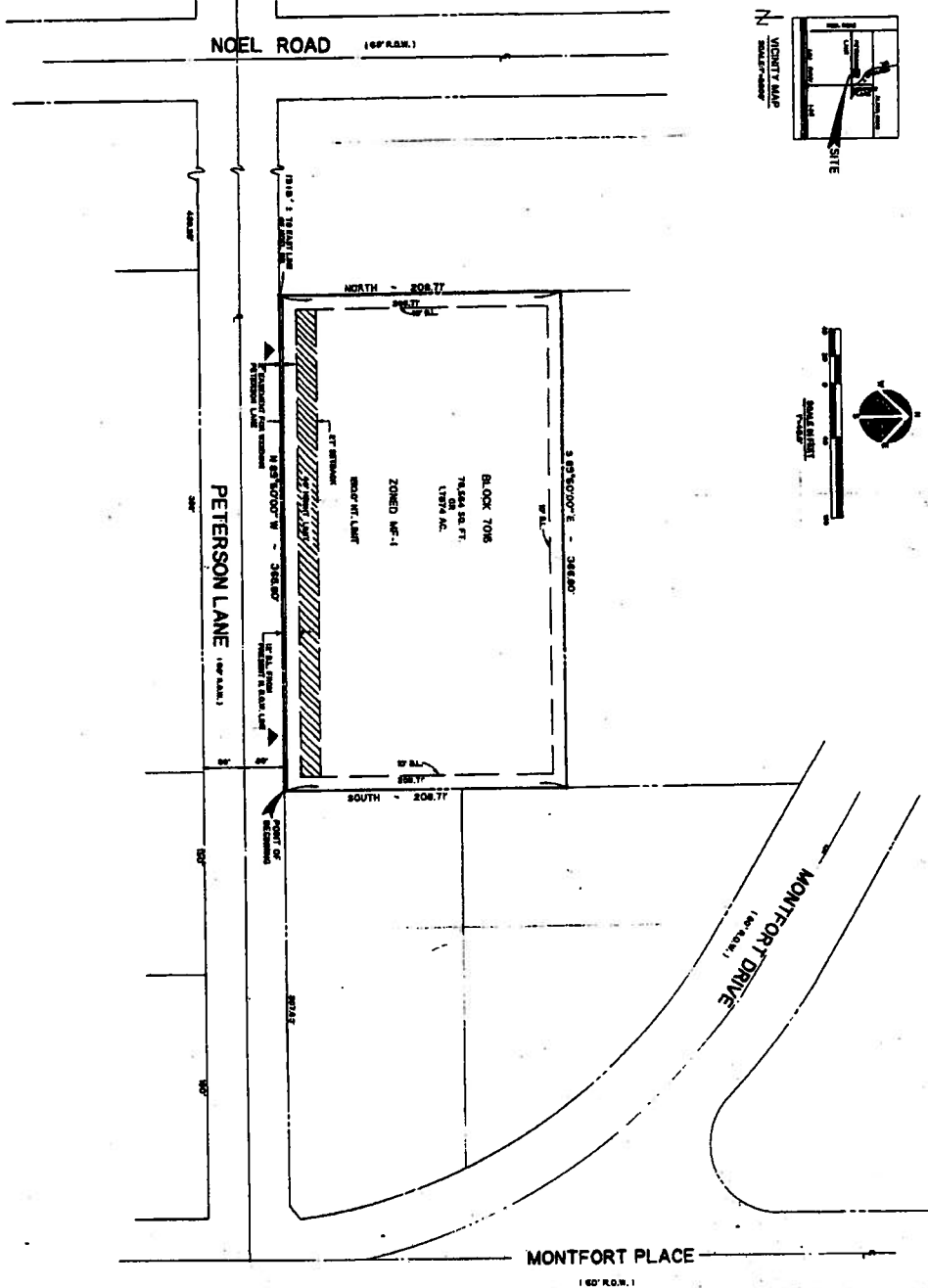




OWNERS: MR. & MRS. JOSEPH A. VASAC
2402 LANE DRIVE
DALLAS, TEXAS 75228
PH. 214-328-1078

REPRESENTED BY: MR. WILLIAM E. COTTELL
NASHBURY
400 S. TRYON ST., SUITE 601
DALLAS, TEXAS 75201
PH. 214-761-9817



CONCEPTUAL DEVELOPMENT PLAN					
6503-07 PETERSON LANE					
HERNANDEZ ENGINEERING, INC.					
4400 YORK STREET, CANTON, TEXAS 75040, (817) 483-3073					
CITY OF DALLAS, DALLAS COUNTY, TEXAS					
DESIGN	OWNER	DATE	SCALE	NOTES	FILE
PLAN	RE-	SECTION	1"=40'		
		DATE		DATE	

PLANNED OBSERVATION NUMBER NO. 219

Approved
City Film Commission

1.6.57

WATER

**APPROVED BY
CITY COUNCIL**

OCT 30 1961

873464
19737

CROCE LAND MOB.
 74,530 B.P.
 21,100 B.P. - E. MOUNTAIN FLOOR MOB.
 15,000 B.P. - E. MOUNTAIN FLOOR MOB.
 10,000 B.P. - E. MOUNTAIN FLOOR MOB.
 5,000 B.P. - E. MOUNTAIN FLOOR MOB.
 1,000 B.P. - E. MOUNTAIN FLOOR MOB.
 500 B.P. - E. MOUNTAIN FLOOR MOB.
 100 B.P. - E. MOUNTAIN FLOOR MOB.
 50 B.P. - E. MOUNTAIN FLOOR MOB.
 25 B.P. - E. MOUNTAIN FLOOR MOB.
 10 B.P. - E. MOUNTAIN FLOOR MOB.
 5 B.P. - E. MOUNTAIN FLOOR MOB.
 1 B.P. - E. MOUNTAIN FLOOR MOB.
 0 B.P. - E. MOUNTAIN FLOOR MOB.
 100 B.P. - E. MOUNTAIN FLOOR MOB.
 500 B.P. - E. MOUNTAIN FLOOR MOB.
 1,000 B.P. - E. MOUNTAIN FLOOR MOB.
 5,000 B.P. - E. MOUNTAIN FLOOR MOB.
 10,000 B.P. - E. MOUNTAIN FLOOR MOB.
 15,000 B.P. - E. MOUNTAIN FLOOR MOB.
 21,100 B.P. - E. MOUNTAIN FLOOR MOB.
 74,530 B.P. - CROCE LAND MOB.

PLANNED DEVELOPMENT DISTRICT REGULATION

GROSS LAND AREA: 76,554 S.F.

BUILDING LIMITATIONS: 231,500 S. F. MAXIMUM FLOOR AREA,
(EXCLUDING MECHANICAL ROOMS,
PENTHOUSES, ENCLOSED CONCOURSES
AND PEDESTRIAN WAYS.)

MAXIMUM OFFICE: 139,693 S.F.

MAXIMUM RETAIL: 22,963 S.F.

**MAXIMUM OFFICE RETAIL
COMBINED:** 155,000 S.F.

MAXIMUM RESIDENTIAL: 76,500 S.F.

MAXIMUM COVERAGE: 60,000 S.F. (INCLUDING PARKING)

MAXIMUM HEIGHT: 150' (EXCEPT ONLY 40' WITHIN 27' OF
PETERSON LANE)

MINIMUM SETBACKS: 12' ALONG PETERSON LANE FROM
EXISTING R.O.W.
10' SIDE YARDS
10' REAR YARDS
RAMPS TO BELOW GRADE PARKING,
COVERED OR ELEVATED WALKWAYS, MAY
BE WITHIN THE SETBACKS;

PARKING: PROVIDED IN ACCORDANCE TO THE CITY
OF DALLAS PARKWAY CENTER STUDY.

USES: ALL USES ALLOWED IN REGIONAL RETAIL
AND MF-3 DISTRICTS.

APPROXIMATE ACCESS POINTS