



BUILDING AND USE LIMITATIONS

SETBACKS

In general, no internal setbacks.
 Along N. Central- minimum 20 feet.
 Along Walnut Hill - Tracts 'E1,' 'E2,' 'C,' and 'G' minimum 49' - 106'.
 Tract 'A' minimum 20 feet.
 Along West Property Line - minimum 20 feet.
 Along North Property Line - minimum 20 feet.
 Along Northeast Property Line - Tracts 'A,' 'D,' and 'F' minimum 20 feet.

DENSITY

1310 dwelling units
 Tract limits
 Tract 'A' - 130 dwelling units maximum

COVERAGE MAXIMUM

80% maximum coverage for entire site.

LAND AREA

Tract 'A'	17.4 acres
Tract 'C' & 'C1'	5.9 acres
Tract 'D'	6.1 acres
Tract 'E1'	2.2 acres
Tract 'E2'	4.6 acres
Tract 'F'	5.9 acres
TOTAL	42.1 acres

MAXIMUM HEIGHT

Tract 'A'	See adjacent chart.
Tract 'C'	60 feet
Tract 'C1'	72 feet
Tract 'D'	96 feet
Tract 'E1'	96 feet
Tract 'E2'	160 feet
Tract 'F'	140 feet
Tract 'G'	160 feet

FLOOR AREA

For residential uses - no maximum floor area.
 For non-residential uses - 475,000 square feet.

Use Restrictions:

Retail / Restaurant	125,000 square feet maximum.
Retail / Restaurant (with theater use)	150,000 square feet maximum.
Office	325,000 square feet maximum.

Tract A Maximum Height		
Distance from South Property Line		Max Height AMSL
FROM	TO	
0	550	622.00
551	950	627.00
951	1350	620.00
1351	North PL	625.00

**WALNUT HILL DEVELOPMENT
 CONCEPTUAL PLAN - EXHIBIT B**

DALLAS, TX

Planned Dev. Dist. No. 750
 Z045-254 (RB)

