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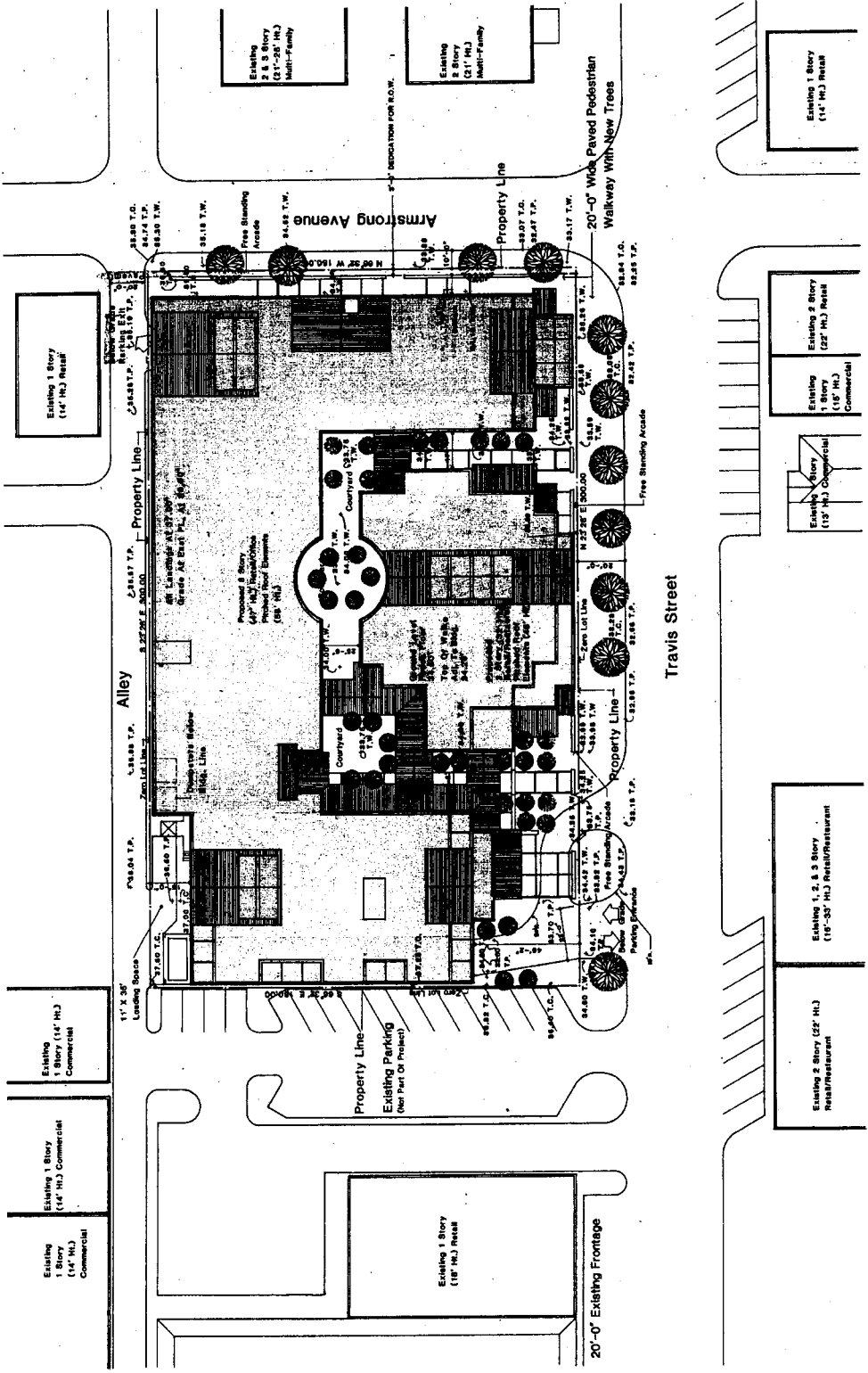
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EXHIBIT 196A

Category	Area	Notes
Office	not to exceed	30,000 s.f. gross
Rest	not to exceed	30,000 s.f. gross
Restaurant	not to exceed	15,000 s.f. gross
Total	not to exceed	105,000 s.f. gross

Category	Area	Notes
Ground Floor Area	not to exceed	34,000 s.f.
Second Floor Area	not to exceed	34,000 s.f.
Total	not to exceed	68,000 s.f.

Category	Area	Notes
Office	1.5 acres per 1,000 s.f. gross (Complies with Ord. Lawn Planting Study Phase Two Draft Report 8/29/03)	
Rest	1.0 acre per 200 s.f. gross (Complies with Ord. Lawn Planting Study Phase Two Draft Report 8/29/03)	
Restaurant	1.0 acre per 100 s.f. gross (Complies with existing Dallas Development Code)	



850R45
18631
APPROVED BY
CITY COUNCIL
MAY 13, 2003

KOMATSU
Architects Engineers
Interior Designers

DEVELOPMENT PLAN

Feb 196
Z 834-314/5350 N

Travis Street Retail Center
ROBLEE