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ROZELLE OFFICE PARK
 RUFE SNOW DRIVE
 KELLER, TX

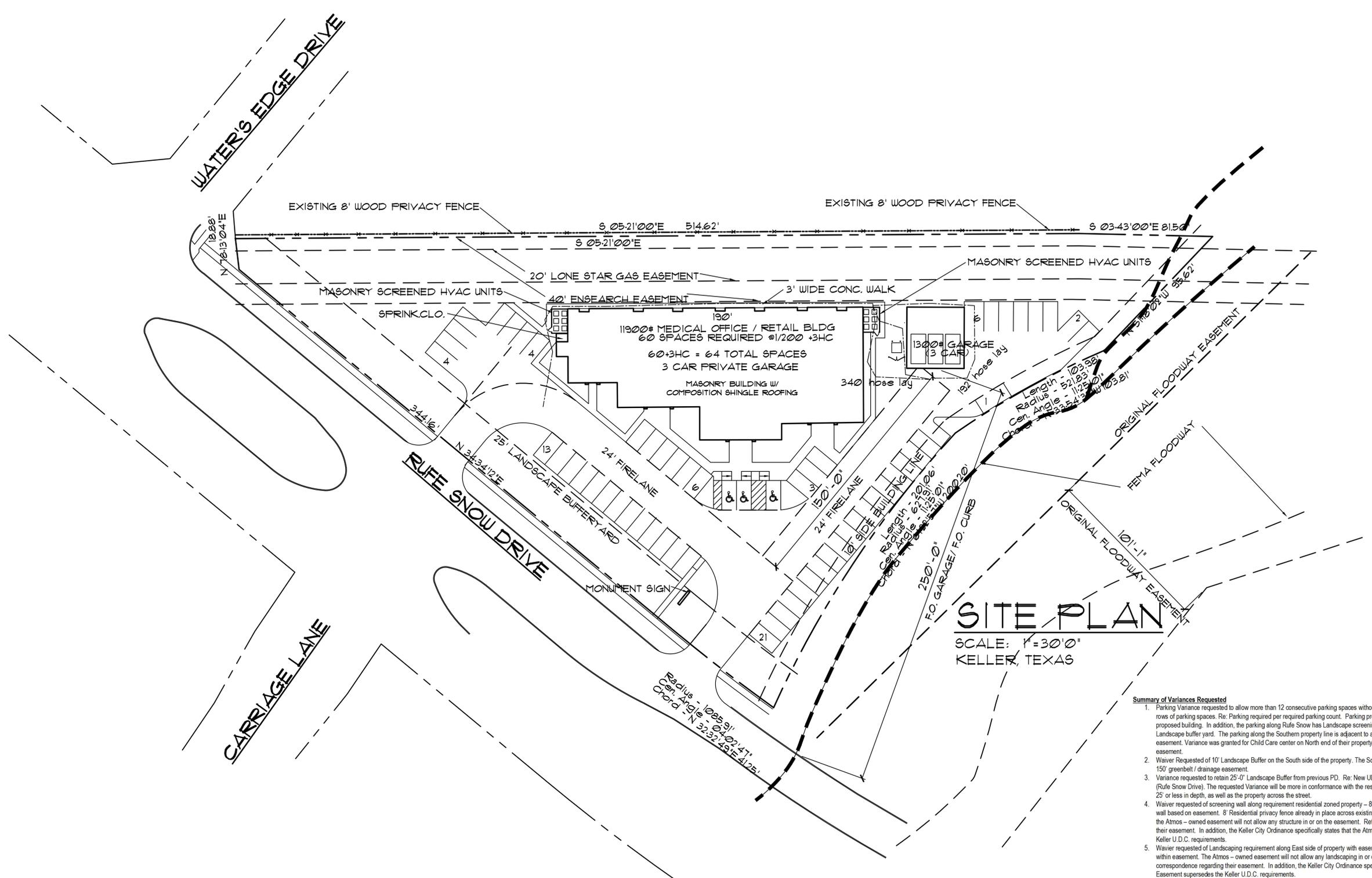


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SITE PLAN
 SCALE: 1"=30'0"
 KELLER, TEXAS

- Summary of Variances Requested**
1. Parking Variance requested to allow more than 12 consecutive parking spaces without Landscape Buffer Variance for two (2) rows of parking spaces. Re: Parking required per required parking count. Parking provided is minimum requirement for the proposed building. In addition, the parking along Rufe Snow has Landscape screening with shrubs and trees in the 25' Landscape buffer yard. The parking along the Southern property line is adjacent to a 100'-150' greenbelt / drainage easement. Variance was granted for Child Care center on North end of their property which backs up to the drainage easement.
 2. Waiver Requested of 10' Landscape Buffer on the South side of the property. The Southern property line is adjacent to a 100'-150' greenbelt / drainage easement.
 3. Variance requested to retain 25'-0" Landscape Buffer from previous PD. Re: New UDC requiring 30'-0" Landscape Buffer (Rufe Snow Drive). The requested Variance will be more in conformance with the rest of the properties in the PD which are all 25' or less in depth, as well as the property across the street.
 4. Waiver requested of screening wall along requirement residential zoned property - 8' tall wall required. Re: PD Restriction of wall based on easement. 8' Residential privacy fence already in place across existing easement - adjacent from property and the Atmos - owned easement will not allow any structure in or on the easement. Refer to Atmos correspondence regarding their easement. In addition, the Keller City Ordinance specifically states that the Atmos Energy Easement supersedes the Keller U.D.C. requirements.
 5. Waiver requested of Landscaping requirement along East side of property with easement. Re: PD Restriction of Landscaping within easement. The Atmos - owned easement will not allow any landscaping in or on the easement. Refer to Atmos correspondence regarding their easement. In addition, the Keller City Ordinance specifically states that the Atmos Energy Easement supersedes the Keller U.D.C. requirements.
 6. Waiver requested to place garage doors on South side of property. Re: Setback from front of property is 250'-Limiting visibility entrance to the garage provides easy access and utilization, for parking that would not be feasible if required to enter from the Southside. Access from the South will not be feasible as it will lose 6 parking spaces.
 7. Waiver requested to install dumpster screening walls. Gates will be placed on the West side for screening from Rufe Snow. The set back of the dumpster is approximately 275' from Rufe Snow drive. The east facing side of the property is currently screened by an 8' privacy fence. Bollards to be provided. Please see 8-1/2x11 letter for further explanation of dumpster screening variance request within this packet submittal.
 8. Variance requested to allow building to exceed 6,000 sq' in "NS" district. The original "PD" in 1997 allowed a 9,600 sq' building with increased parking requirements. In 2001 the limitations of a building was set at 6,000 sq'. No development or activity on this site since 1997. We are requesting the use of "NS" instead of retail.