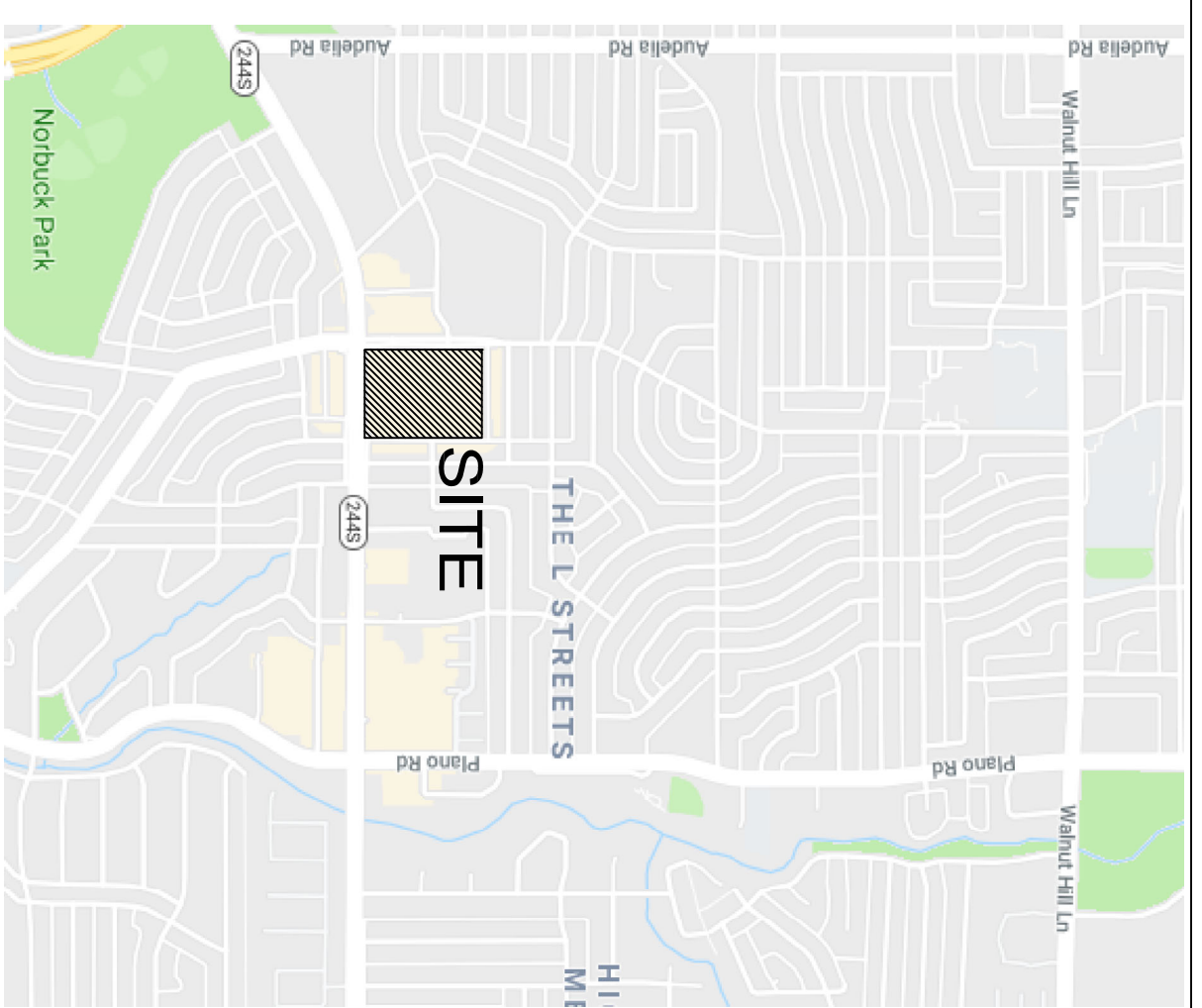
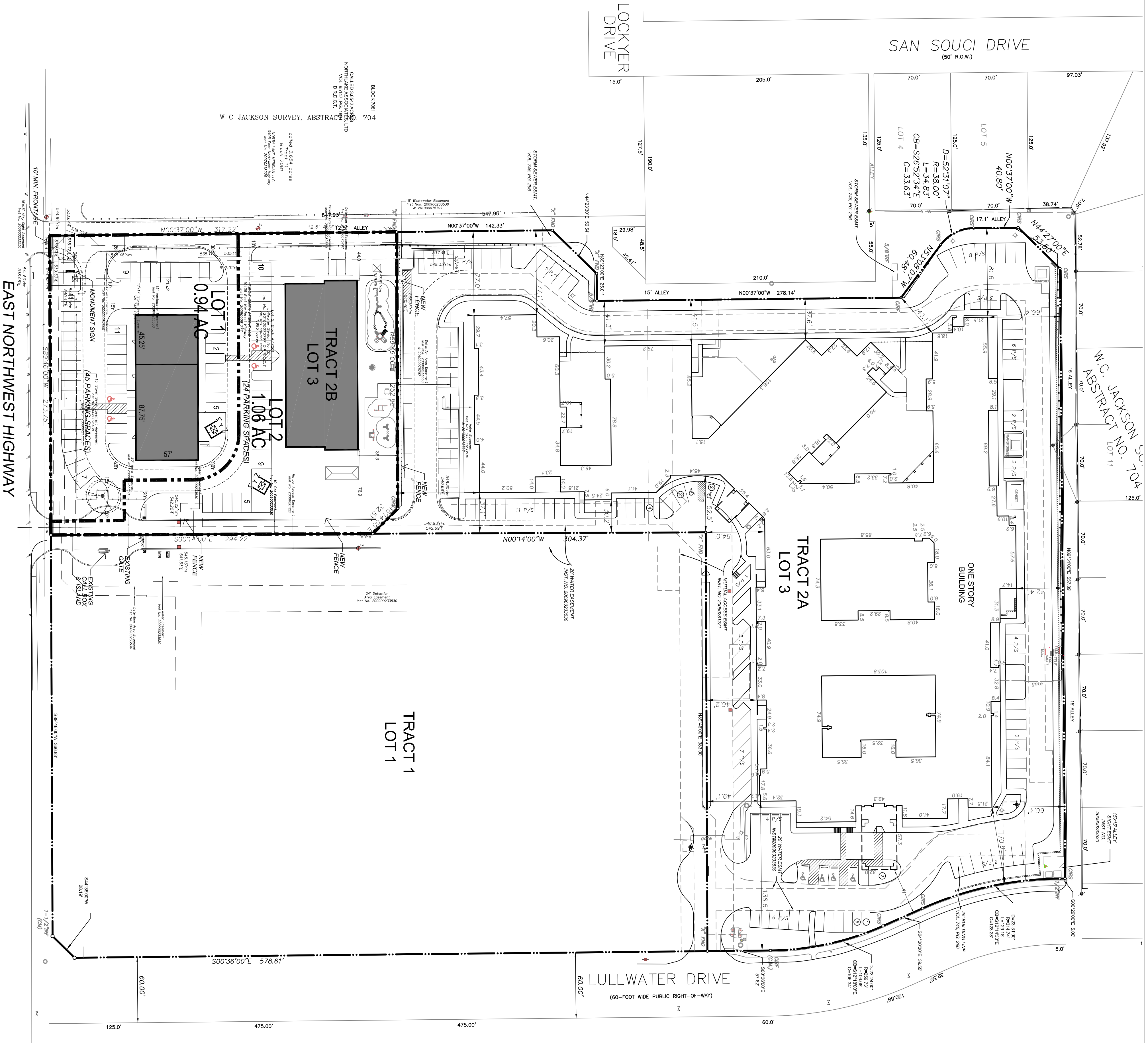




1

SCALE: 1" = 50'-0"

DEVELOPMENT PLAN - TRACT 2



VICINITY MAP

NTS



SITE DATA TABLE

PD 775 TRACT 2A	263,233 SF	6.11 AC
TOTAL SITE AREA	PER PD 775	
PERMITTED USES	CONVALESCENT NURSING HOME AND ADULT DAY CARE	
LAND USE	144,699 SF	
FLOOR AREA	50 BEDS	
MAX DENSITY	200 UNITS OR BEDS	
MAX DENSITY PER PD	PROVIDED	REGULATION
MAX. BUILDING HEIGHT	36 FT	36 FT
MAX. STORIES	2	3
MAX. LOT COVERAGE: LOT 3	36%	60%
MAX. LOT COVERAGE: LOT 2	58%	60%
MIN. FRONT SETBACK: NORTHWEST HWY	54 FT	15 FT
MIN. FRONT SETBACK: LULLWATER		25 FT
MIN. SIDE SETBACK: NORTH	42 FT	10 FT
MIN. SIDE SETBACK: WEST	10 FT	10 FT
MIN. REAR SETBACK: NORTH	36 FT	N/A
MIN. PARKING		
LOT 3-150 BEDS (0.3 SPACES PER BED)	45	
LOT 2-50 BEDS (0.3 SPACES PER BED)	17	
LOT 2-8,000 SF ADULT DAYCARE	16	
TOTAL	78	147
MIN. LOADING SPACE	1	1
PD 775 TRACT 2B	86,902 SF	1.99 AC
TOTAL SITE AREA	CR DISTRICT	
PERMITTED USES	CR DISTRICT	
YARD, LOT and SPACE	CR DISTRICT	

Z234-242(GB)

EAST NORTHWEST HIGHWAY CITY OF DALLAS, TEXAS

Baldwin Associates

**BALDWIN
ASSOCIATES**

3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

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