
FILE NUMBER: Z212-339(JM) **DATE FILED:** September 8, 2022
LOCATION: South side of Forest Lane, east of Webb Chapel Road
COUNCIL DISTRICT: 13
SIZE OF REQUEST: 1.49 acres **CENSUS TRACT:** 48113009607

OWNER: 3312 Forest Lane, LLC
REPRESENTATIVE: Michael Scarbrough and Anna Rempala, 3K1 Consulting Services
APPLICANT: Upper Image Services, LLC
REQUEST: An application for a new tract on property zoned Tract IV within Planned Development District No. 429.
SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses and landscaping to redevelop the site with a car wash.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan, a development plan, a landscape plan, and conditions.

PD No. 429 Article and Exhibits:
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=429>

PRIOR CPC ACTION: On April 20, 2023, the City Plan Commission held this case under advisement pending further community outreach. No updates have been made.

BACKGROUND INFORMATION:

- Planned Development District No. 429 was established on December 12, 1995 for mixed uses within four tracts on 17.365 acres. Tract IV contains 3.25 acres and encompasses a vacant restaurant building and mini-warehouse use.
- The land uses currently permitted in Tract IV do not permit a car wash use. The purpose of this request is to redevelop the vacant restaurant site by removing 1.49 acres from Tract IV to create a new Tract V for a car wash use by right, subject to development impact review.

Zoning History: There have not been any recent zoning requests in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Forest Lane	Principal Arterial (SPCL 6D)	120 feet/120 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and does not anticipate that it will significantly impact the surrounding roadway system.

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The request does not directly impact goals and policies of the comprehensive plan.

Land Use:

Area	Zone	Uses
Site	Tract IV, PD No. 429	Vacant restaurant
North	R-10(A) Single Family District, R-7.5(A) Single Family District, and PD No. 308	Single family, general merchandise or food store, and financial institution with drive through
East	PD No. 429	Restaurant, medical office, mini-warehouse, and assisted living
South	PD No. 429 and R-10(A) Single Family District	Mini-warehouse and single family
West	PD No. 308	Retail and restaurant

STAFF ANALYSIS:

Land Use Compatibility:

The site is surrounded by single-family uses to the north across Forest Lane, with general merchandise or food stores and financial institution with drive through uses to the northwest. Properties to the east and south are within the same PD zoning and contain a restaurant, medical office, mini-warehouse, and assisted living uses. Farther south are single-family uses. Additional retail and restaurants exist to the west within PD No. 308.

The subject site previously operated as restaurant without drive-in or drive-through use (Golden Corral) which is now vacant. The purpose of this request is to redevelop the property with a car wash use. However, this use is not permitted in PD No. 429. The PD states specific uses permitted within each tract. A new tract/subdistrict is required to permit a new use, or the entire Tract would have to be the area of request. Since the current request is on a portion of Tract IV, the applicant is seeking to create a new subdistrict (Tract V), with all the same development rights and the addition of one land use by right, the car wash use. Additionally, the car wash use would be subject to development impact review (DIR) at permitting. This means that the operation of the car wash, stacking, etc. would be reviewed for consideration.

Generally, a PD can refer to a base zoning district for land uses and/or yard, lot, and space regulations and clarify the items that deviate from the base. However, some PDs instead choose to tailor land uses and specify exactly what shall be permitted. In this case, no base is provided in PD No. 429 for either the land uses nor yard, lot, and space regulations for any tract. In comparing the four tracts, the existing Tract IV is the most permissive. The permitted uses include from commercial and business service to lodging, office, and retail and personal service uses.

A car wash use is identified as a retail and personal service use and further defined in Chapter 51A as a facility for the washing or steam cleaning of passenger vehicles. A car wash may be:

- (i) a single unit type which has a single bay or a group of single bays with each bay to accommodate one vehicle only; or
- (ii) a tunnel unit type which allows washing of multiple vehicles in a tandem arrangement while moving through the structure.

The car wash use is permitted by right in CR, RR, CS, industrial, mixed use, MC-2, MC-3, and MC-4 districts. A DIR is required in the CR District.

The requested addition of a car wash use is similar in nature to the commercial uses currently permitted. Staff supports the request to allow the tunnel car wash proposed in the development plan associated with this request.

Development Standards:

DISTRICT	SETBACKS		Density/ FAR	Height	Lot Cover age	Other	Primary Uses
	Front	Side/ Rear					
Existing Tract IV	15'	None	No DUD Max floor area for all uses 106,000 SF Max Retail/PS 50,000 SF combined	42' 2 stories	*60%	Lighting, Art X, Business District for signs	Commercial and business service, institutional and community service, lodging, office, retail and personal service, and utility and public service uses.
Proposed Tract V	15'	None	No DUD Max floor area for all uses 106,000 SF Max Retail/PS 50,000 SF combined	42' 2 stories Dev plan shows 24'	*60%	Lighting, Art X, Business District for signs	Same as IV but add carwash use.

*Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

Parking:

For tunnel-type car washes a minimum of three spaces are required. Additionally, 25 stacking spaces are required for each tunnel unit car wash. Spaces used to wash motor vehicles and located in a structure are not counted in determining the required stacking.

According to the development plan provided, one tunnel is proposed. The parking provided on the plan includes 39 spaces, two of which are handicap accessible (ADA). The stacking requirement is met with 25 dedicated stacking spaces into the one tunnel car wash lane.

Landscaping:

Based on Article X requirements, the site improvements are exempt from providing landscaping as proposed development neither increases impervious surface on lot nor increases gross floor area as the proposed car wash floor area is less than the previous restaurant floor area.

Even though a landscape plan is not required, it has been provided to indicate proposed landscaping associated with the redevelopment of the property. The city arborist recommended removal of the trees along the west side of the lot due to heavy utility pruning. Utility easements will prevent any tree planting between the west property line and the new building. There is also insufficient space to plant a large tree in the parking lot.

However, the landscape plan provided indicates seven trees are to be planted within the interior of the parking area, including four Shumard Red Oak and three Allee Lacebark Elms. The existing trees along Forest Lane and one existing parking lot tree to the southeast will be maintained as indicated on the landscape plan.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not within a designated MVA cluster, surrounding properties to the east, south, and west are categorized "D" and to the north "F" MVA clusters.

LIST OF OFFICERS

Property Owner: 3312 Forest Lane, LLC

Judd S Kessler, Director and Member

Applicant: Upper Image Services, LLC

Richard Karle, Manager

North Dallas Car Wash Systems, Inc. A Texas Corporation, Member

(Richard Karle, President/Director)

PROPOSED AMENDING CONDITIONS

ARTICLE 429.

PD 429.

SEC. 51P-429.101. LEGISLATIVE HISTORY.

PD 429 was established by Ordinance No. 22624, passed by the Dallas City Council on December 13, 1995. Ordinance No. 22624 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22624; 26042)

SEC. 51P-429.102. PROPERTY LOCATION AND SIZE.

PD 429 is established on property generally located along the south line of Forest Lane, west of the west line of Cromwell Drive. The size of PD 429 is approximately 17.365 acres. (Ord. Nos. 22624; 26042)

SEC. 51P-429.102.1 TRACTS.

This district is divided into five tracts (Tract I, Tract II, Tract III, Tract IV, and Tract V) as shown on the development plan (Exhibit 429B) and described in the property description (Exhibit 429D)

SEC. 51P-429.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) Tracts I and II are considered to be residential zoning districts. Tracts III, IV and V are considered to be nonresidential zoning districts. (Ord. Nos. 22624; 26042)

SEC. 51P-429.103.1 EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 429A: (tract IV conceptual plan).
- (2) Exhibit 429B: (development plan).
- (3) Exhibit 429C: (landscape plan).
- (4) Exhibit 429D: (legal description)

(5) Exhibit 429XX: (tract V development plan).

SEC. 51P-429.104. CONCEPTUAL PLAN.

Development and use of Tract IV must comply with the conceptual plan (Exhibit 429A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 22624; 26042)

SEC. 51P-429.105. DEVELOPMENT PLAN.

(a) Tract I. Development and use of the Property must comply with the development plan (~~Exhibit 429B~~). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) Tract II. Development and use of the Property must comply with the development plan. In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(c) Tract III. Development and use of the Property must comply with the development plan. In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(d) Tract IV. A development plan must be approved by the city plan commission before issuance of any building permit. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article. (Ord. Nos. 22624; 26042)

(e) Tract V. Development and use of the Property must comply with the development plan (Exhibit 429XX). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

SEC. 51P-429.106. MAIN USES PERMITTED.

(a) Tract I. The only use permitted is retirement housing.

(b) Tract II. The only use permitted is an assisted living facility. An assisted living facility is defined as a permanent residential facility which furnishes (in single or multiple facilities) food, shelter, laundry, and other assistance in activities of daily living to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment. Food is prepared in a central kitchen. Assisted living facilities must be licensed as Personal Care Facilities under Chapter 247 of the Texas Health and Safety Code. Assisted living facilities do not include other licensed health facilities under Subtitle B, "Licensing of Health Facilities," of Title 4, "Health Facilities," of the Texas Health and Safety Code, specifically nursing homes.

(c) Tract III. The only use permitted is a mini-warehouse. Outside storage is not permitted. Electrical outlets installed in the individual compartmentalized storage units are not permitted.

(d) Tract IV and Tract V. The only uses permitted are:

(1) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical laboratory. [*Scientific laboratory is not permitted.*]

(2) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- Library, art gallery, or museum.

(3) Lodging uses.

-- Hotel or motel with a minimum of 80 rooms, and kitchen facilities, including a sink, refrigerator, and stove in each room.

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(6) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Business school.
- Children's amusement (outside).
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Personal service uses.

- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Car Wash (DIR) in Tract V only.

(7) Utility and public service uses.

- Local utilities.
- Police or fire station.
- Post office.

SEC. 51P-429.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted on any tract in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in this district:

- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator. (Ord. Nos. 22624; 26042)

SEC. 51P-429.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard.

- (1) Tract I. Minimum front yard is 80 feet.
- (2) Tract II. Minimum front yard is 80 feet.
- (3) Tract III. Minimum front yard is 15 feet.
- (4) Tract IV and V. Minimum front yard is 15 feet.

(b) Side and rear yard.

- (1) Tract I. Minimum side yard is 15 feet. Minimum rear yard is 100 feet.
- (2) Tract II. Minimum side yard is 15 feet. Minimum rear yard is 100 feet.
- (3) Tract III. No minimum side yard. Minimum rear yard is 70 feet.

(4) Tract IV and V. No minimum side yard. No minimum rear yard.

(c) Density.

(1) Tract I. Maximum number of dwelling units or suites is 117.

(2) Tract II. Maximum number of units or suites is 88.

(d) Floor area.

(1) Tract I. Maximum floor area is 128,000 square feet.

(2) Tract II. Maximum floor area is 65,000 square feet.

(3) Tract III. Maximum floor area for mini-warehouse uses (including caretaker's quarters) is 66,000 square feet.

(4) Tract IV and Tract V. Maximum floor area for all uses is 106,000 square feet, except retail and personal service uses combined may not exceed 50,000 square feet.

(e) Height.

(1) Tract I. Maximum structure height is 47 feet, except:

(A) maximum height for any structure within 240 feet of the southern Property line is 30 feet; and

(B) maximum height for structures labelled as four-plex on the development

plan is 20 feet.

(2) Tract II. Maximum height is 30 feet, except that the maximum height for structures labelled as four-plex on the development plan is 20 feet.

(3) Tract III. Maximum height is 20 feet.

(4) Tract IV and V. Maximum height is 42 feet.

(5) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion of the structure may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(f) Lot coverage.

(1) Tract I. Maximum lot coverage is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract II. Maximum lot coverage is 20 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(3) Tract III. Maximum lot coverage is 35 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(4) Tract IV and V. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories.

(1) Tract I. Maximum number of stories above grade is three, except:

(A) maximum number of stories above grade for any structure within 240 feet of the southern Property line is two; and

(B) maximum number of stories above grade for structures labelled as four-plex on the development plan is one.

(2) Tract II. Maximum number of stories above grade is two, except that maximum number of stories above grade for structures labelled as four-plex on the development plan is one.

(3) Tract III. Maximum number of stories above grade is one.

(4) Tract IV and V. Maximum number of stories above grade for retail and personal service uses is two. For all other uses, maximum number of stories above grade is three. (Ord. Nos. 22624; 26042)

SEC. 51P-429.109.

OFF-STREET PARKING AND LOADING.

Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 22624; 26042)

SEC. 51P-429.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22624; 26042)

SEC. 51P-429.111. LIGHTING.

(a) Tract I.

(1) Detached lighting must be indirect, diffused, or covered by shielded-type fixtures and be installed on standards a maximum of 10 feet above grade.

(2) The intensity of spillover light on neighboring residential lots, measured at a point five feet inside the residential lot line and five feet above the ground, may not exceed 0.1 footcandle.

(b) Tract II.

(1) Detached lighting must be indirect, diffused, or covered by shielded-type fixtures and be installed on standards a maximum of 10 feet above grade.

(2) The intensity of spillover light on neighboring residential lots, measured at a point five feet inside the residential lot line and five feet above the ground, may not exceed 0.1 footcandle.

(c) Tract III.

(1) Attached lighting must be indirect, diffused, or covered by shielded-type fixtures and be installed at a maximum of seven feet, six inches above grade.

(2) The intensity of spillover light on neighboring residential lots, measured at a point five feet inside the residential lot line and five feet above the ground, may not exceed 0.1 footcandle.

(d) Tract IV and V.

(1) Detached lighting must be indirect, diffused, or covered by shielded-type fixtures and be installed at a maximum of 10 feet above grade.

(2) The intensity of spillover light on neighboring residential lots, measured at a point five feet inside the residential lot line and five feet above the ground, may not exceed 0.1 footcandle. (Ord. Nos. 22624; 26042)

SEC. 51P-429.112. LANDSCAPING.

(a) Tract I. Landscaping must be provided as shown on the landscape plan (Exhibit 429C). Landscaping must be installed in accordance with Article X. Any dead landscaping must be replaced within 45 days of notice from the city. Plant materials must be maintained in a healthy, growing condition.

(b) Tract II. Landscaping must be provided as shown on the landscape plan. Landscaping must be installed in accordance with Article X. Any dead landscaping must be replaced within 45 days of notice from the city. Plant materials must be maintained in a healthy, growing condition.

(c) Tract III. Landscaping must be provided as shown on the landscape plan. Landscaping must be installed in accordance with Article X. Any dead landscaping must be replaced within 45 days of notice from the city. Plant materials must be maintained in a healthy, growing condition.

(d) Tract IV. Landscaping must be provided in accordance with Article X. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 22624; 26042)

(e) Tract V. Landscaping must be provided as shown on the landscape plan. Landscaping must be installed in accordance with Article X. Any dead landscaping must be replaced within 45 days of notice from the city. Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-429.113. SIGNS.

(a) Tract I. Signs must comply with the provisions for non-business zoning districts contained in Article VII.

(b) Tract II. Signs must comply with the provisions for non-business zoning districts contained in Article VII.

(c) Tract III. The only sign permitted is one monument sign with a maximum effective area of 84 square feet and maximum dimensions of seven feet high and 12 feet long in the location shown on the development plan. This sign may be externally illuminated or have internal lighting of individual letters.

(d) Tract IV and V. Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 22624; 26042)

SEC. 51P-429.114. ADDITIONAL PROVISIONS.

(a) The existing brick wall along the eastern, southern, and western Property lines must be maintained in a state of good repair and neat appearance, and if necessary, repaired with like materials.

(b) For Tracts I and II, dumpsters and trash receptacles must be located a minimum of 150 feet from the southern Property line.

(c) For Tract III, air conditioning units must be located at grade and enclosed with solid screening material.

(d) For Tract III, hours of operation are limited to 6:00 a.m. to 10:00 p.m. daily.

(e) Vehicular access to the Property across the southern Property line is not permitted.

(f) The entire Property must be properly maintained in a state of good repair and neat appearance.

(g) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22624; 26042)

SEC. 51P-429.115. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 22624; 26042)

SEC. 51P-429.116. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22624; 26042)

SEC. 51P-429.117. ZONING MAP.

PD 429 is located on Zoning Map No. D-5. (Ord. Nos. 22624; 26042)



CEI ENGINEERS
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PHONE
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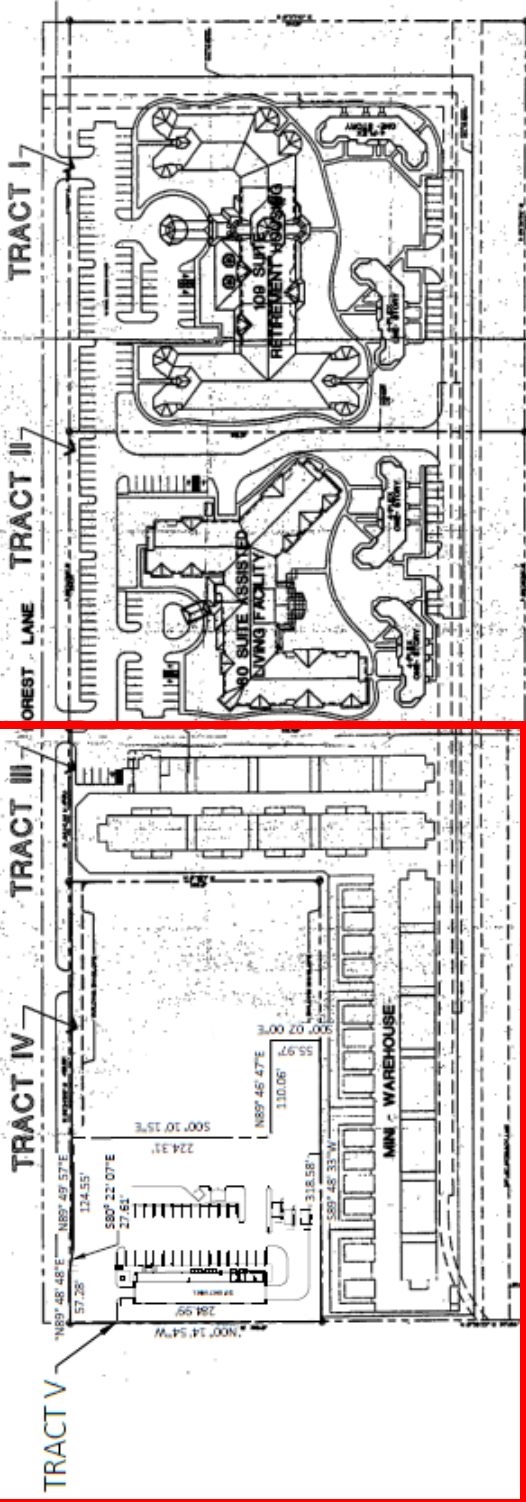
**Proposed Conceptual Plan
Exhibit 429B, page 1**

QUICK N CLEAN CAR WASH

PROFESSIONAL
PROJECT MANAGER
DESIGNER
CEI PROJECT IN
DATE
REVISION

EXHIBIT B
SHEET TIT
SHEET NU

1



TRACT I PROJECT DATA
GENERAL SITE LOCATION: ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA: 1.75 ACRES (76,416.2 SF)
CURRENT ZONING: PD 429 TRACT 4 - PLANNED DEVELOPMENT

TRACT II PROJECT DATA
GENERAL SITE LOCATION: ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA: 1.75 ACRES (76,416.2 SF)
CURRENT ZONING: PD 429 TRACT 4 - PLANNED DEVELOPMENT

TRACT III PROJECT DATA
GENERAL SITE LOCATION: ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA: 1.75 ACRES (76,416.2 SF)
CURRENT ZONING: PD 429 TRACT 4 - PLANNED DEVELOPMENT

TRACT IV PROJECT DATA
GENERAL SITE LOCATION: ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA: 1.49 ACRES (65,018.1 SF)
BUILDING AREA: 5,380.1 SF
IMPERVIOUS COVERAGE: 51,936.1 SF
CURRENT ZONING: PD 429 TRACT 4 - PLANNED DEVELOPMENT
PROPOSED ZONING: CS - COMMERCIAL SERVICE
PROPOSED USE: CAR WASH
PARKING PROPOSED: 39 STALLS (37 STANDARD, 2 ADA)

TRACT V PROJECT DATA
GENERAL SITE LOCATION: ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA: 1.49 ACRES (65,018.1 SF)
BUILDING AREA: 5,380.1 SF
IMPERVIOUS COVERAGE: 51,936.1 SF
CURRENT ZONING: PD 429 TRACT 4 - PLANNED DEVELOPMENT
PROPOSED ZONING: CS - COMMERCIAL SERVICE
PROPOSED USE: CAR WASH
PARKING PROPOSED: 39 STALLS (37 STANDARD, 2 ADA)

TRACT V DATA TABLE

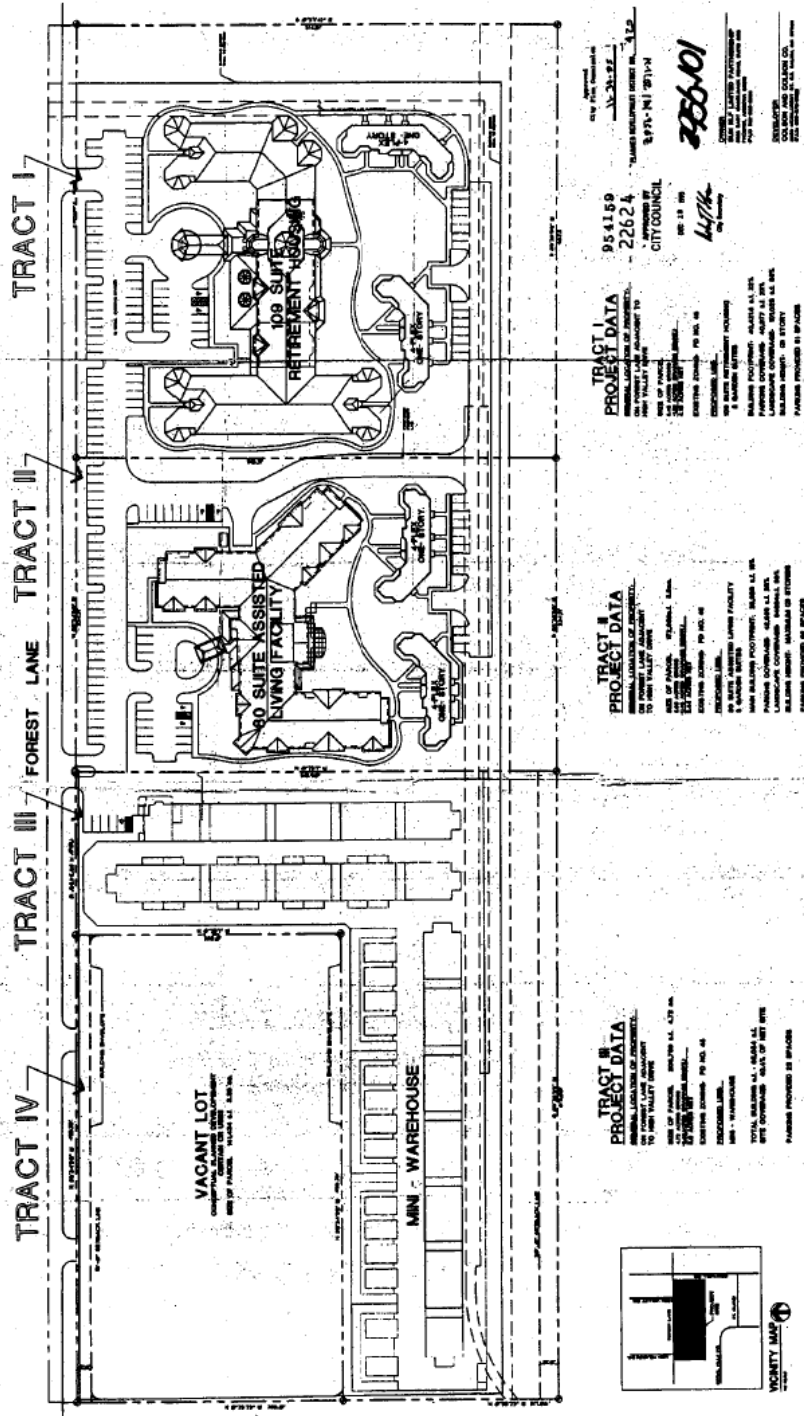
GENERAL SITE LOCATION	ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA	1.49 ACRES (65,018.1 SF)
BUILDING AREA	5,380.1 SF
IMPERVIOUS COVERAGE	51,936.1 SF
CURRENT ZONING	PD 429 TRACT 4 - PLANNED DEVELOPMENT
PROPOSED ZONING	CS - COMMERCIAL SERVICE
PROPOSED USE	CAR WASH
PARKING PROPOSED	39 STALLS (37 STANDARD, 2 ADA)

UPDATED TRACT IV DATA TABLE

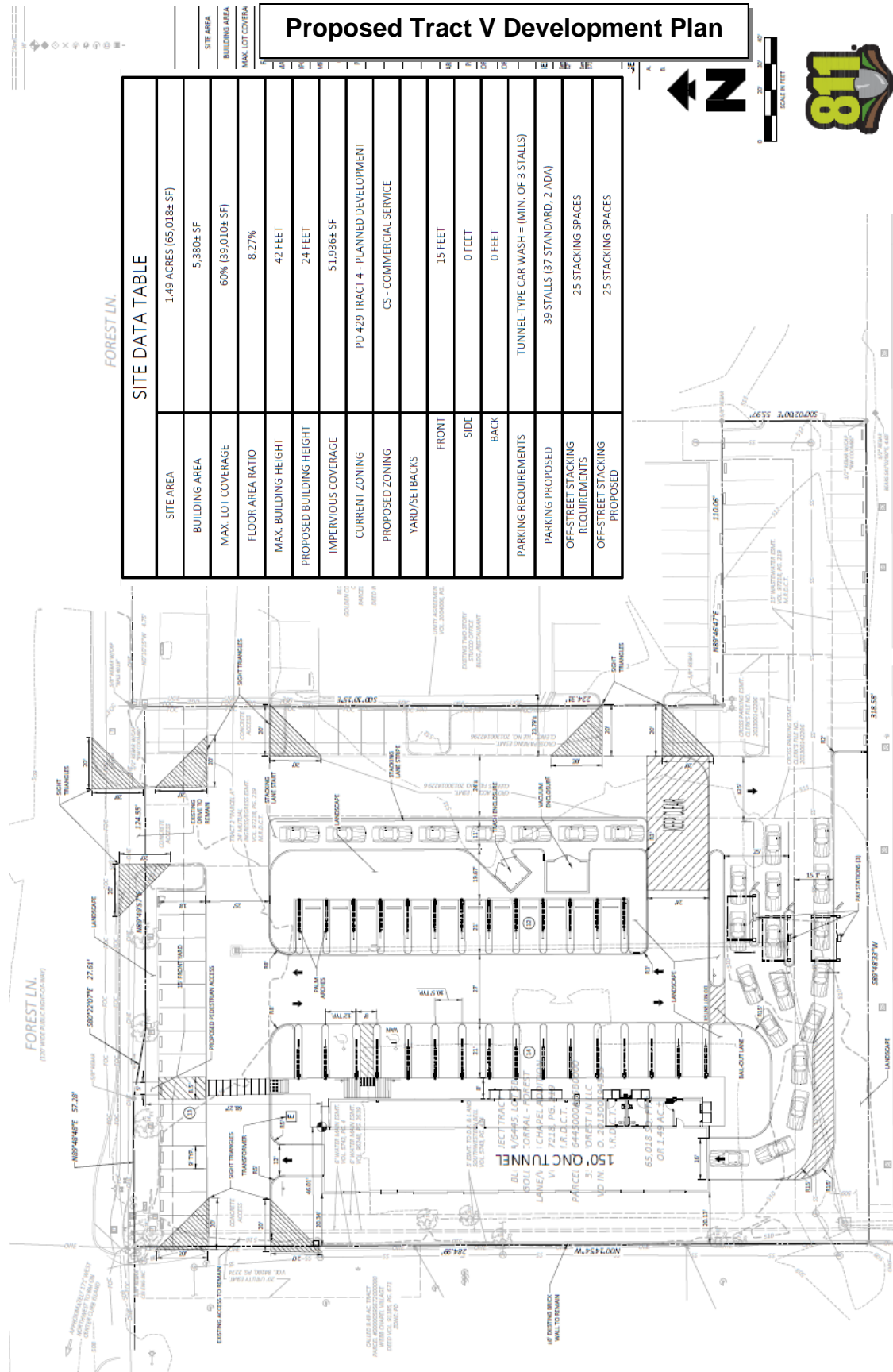
GENERAL SITE LOCATION	ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA	1.75 ACRES (76,416.2 SF)
CURRENT ZONING	PD 429 TRACT 4 - PLANNED DEVELOPMENT

OPC DATE	CASE NUMBER
	Z212-339(JM)

Existing Conceptual Plan
Exhibit 429B, page 1



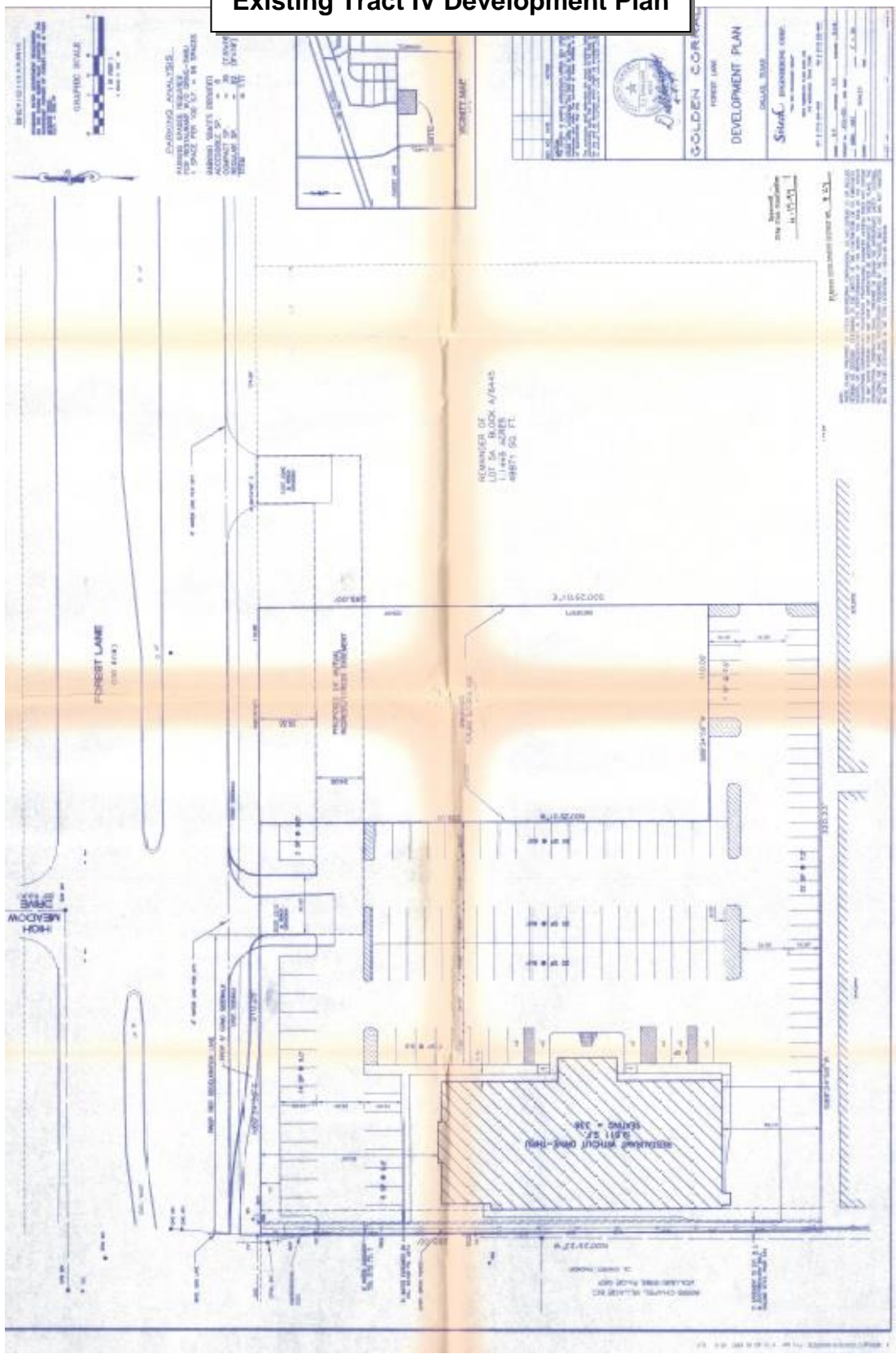
CONCEPTUAL PLAN/DEVELOPMENT PLAN - TRACTS I - IV
FOREST LANE RETIREMENT COMMUNITY



Proposed Tract V Development Plan

SITE DATA TABLE	
SITE AREA	1.49 ACRES (65,018± SF)
BUILDING AREA	5,380± SF
MAX. LOT COVERAGE	60% (39,010± SF)
FLOOR AREA RATIO	8.27%
MAX. BUILDING HEIGHT	42 FEET
PROPOSED BUILDING HEIGHT	24 FEET
IMPERVIOUS COVERAGE	51,936± SF
CURRENT ZONING	PD 429 TRACT 4 - PLANNED DEVELOPMENT
PROPOSED ZONING	CS - COMMERCIAL SERVICE
YARD/SETBACKS	
FRONT	15 FEET
SIDE	0 FEET
BACK	0 FEET
PARKING REQUIREMENTS	TUNNEL-TYPE CAR WASH = (MIN. OF 3 STALLS)
PARKING PROPOSED	39 STALLS (37 STANDARD, 2 ADA)
OFF-STREET STACKING REQUIREMENTS	25 STACKING SPACES
OFF-STREET STACKING PROPOSED	25 STACKING SPACES

Existing Tract IV Development Plan

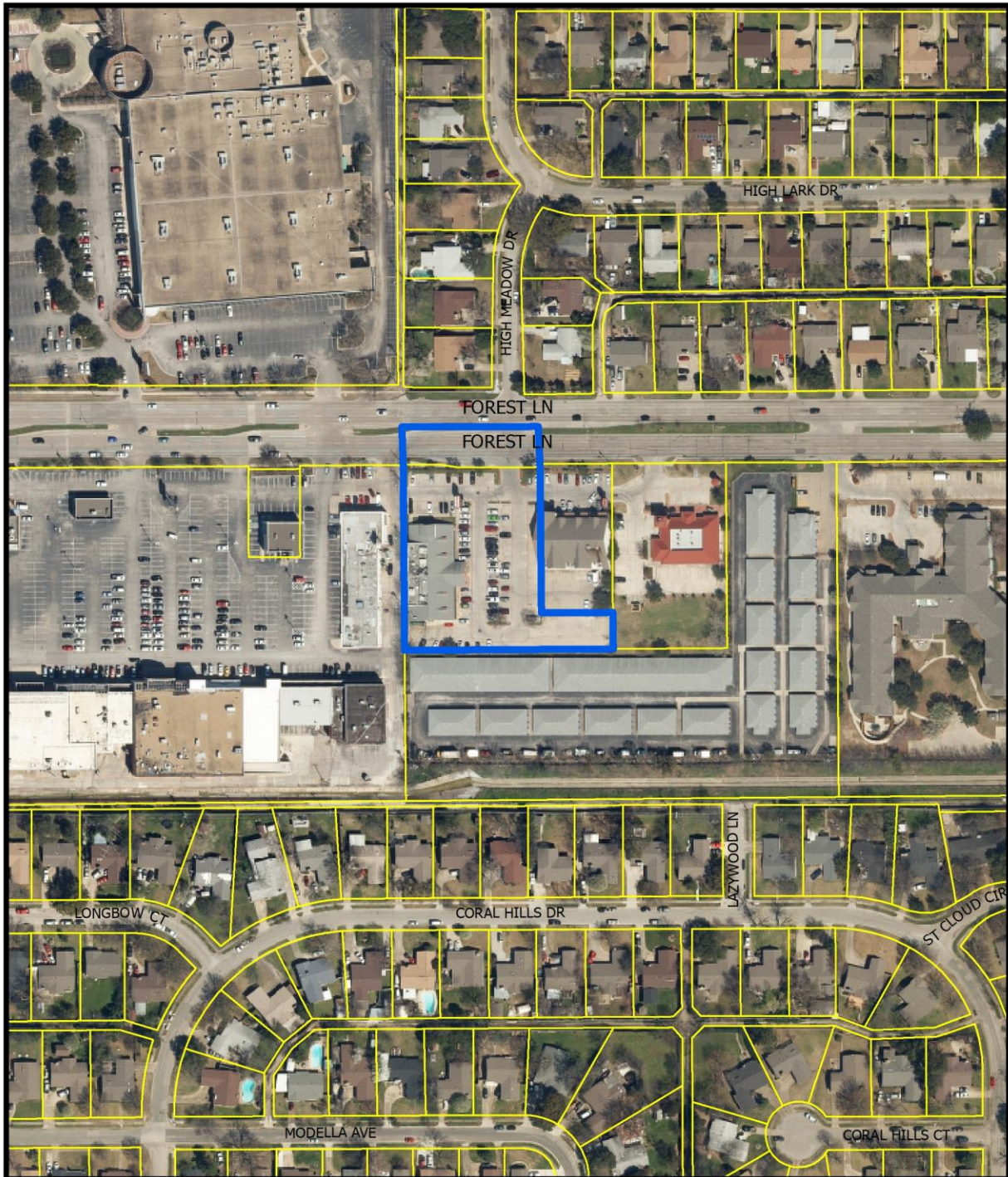


Z212-339(JM)

Existing Tract IV Landscape Plan

NONE: The PD did not require one. Article X compliance only, which does not require a CPC approved plan.



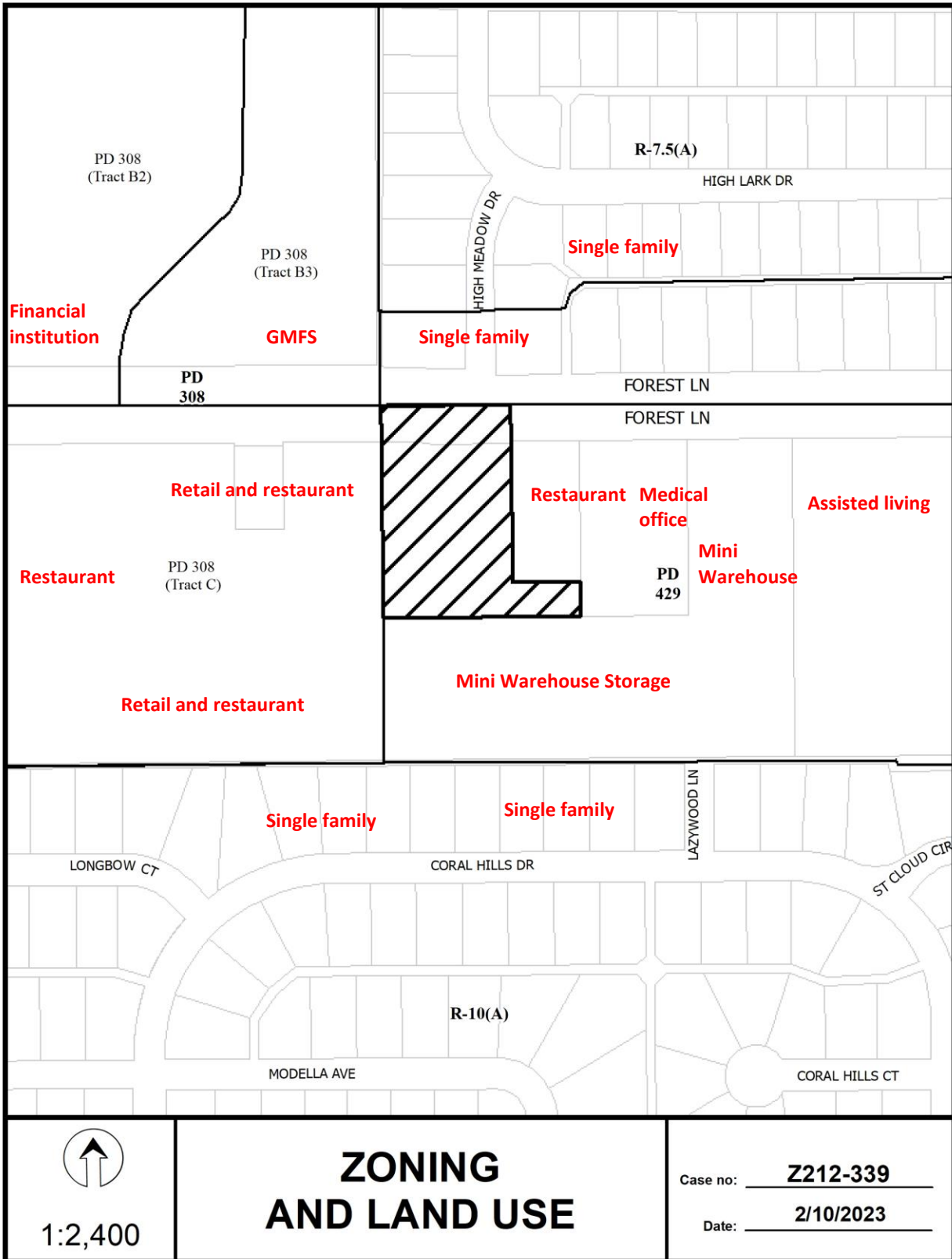


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AERIAL MAP

Case no: Z212-339

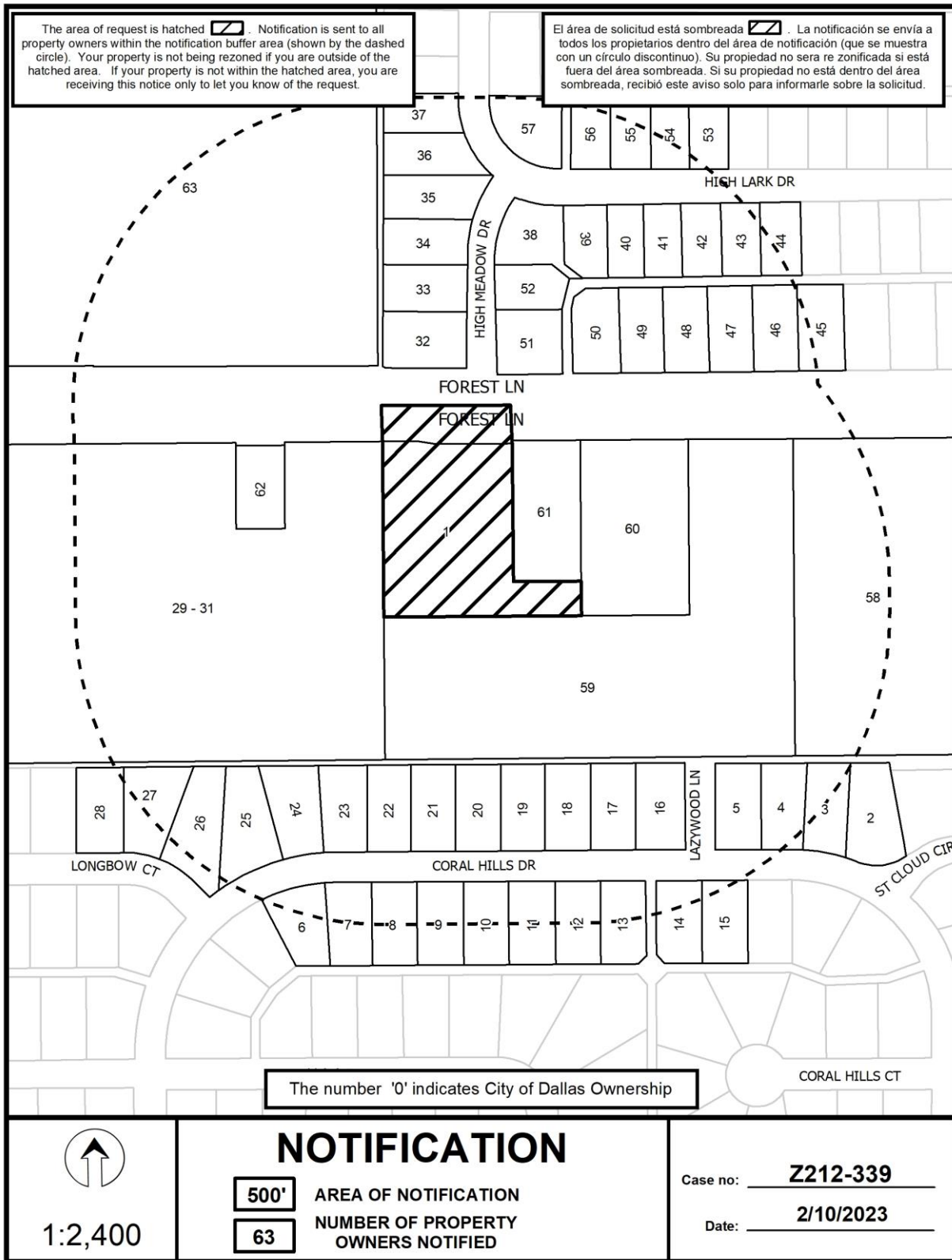
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ZONING AND LAND USE

Case no: Z212-339
 Date: 2/10/2023



02/10/2023

Notification List of Property Owners***Z212-339******63 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3312 FOREST LN	3312 FOREST LN LLC
2	11589 CORAL HILLS DR	ELLIS MICKEY D
3	11583 CORAL HILLS DR	SIFUENTES MARIA G
4	11577 CORAL HILLS DR	MARQUEZ VANESSA
5	11573 CORAL HILLS DR	ROMO ROSA A &
6	11526 CORAL HILLS DR	THRIFT KATHRYN MCKILLIP
7	11532 CORAL HILLS DR	ARANDA JESUS R &
8	11538 CORAL HILLS DR	MONTALVO JOSE R &
9	11544 CORAL HILLS DR	CHAVEZ ROBERTO &
10	11548 CORAL HILLS DR	OWEN GUS A
11	11554 CORAL HILLS DR	DRISCOLL JOSEPH M
12	11558 CORAL HILLS DR	RODRIGUEZ RUBEN A & VANESSA S
13	11562 CORAL HILLS DR	VILLALBA ARTURO & MARGARITA ORTIZ
14	11566 CORAL HILLS DR	HILL BRIAN S
15	11574 CORAL HILLS DR	FERNANDEZ JONATHAN
16	11567 CORAL HILLS DR	PLUNKETT ELIZABETH & MICHAEL
17	11561 CORAL HILLS DR	KYLE APRIL DEANNE &
18	11557 CORAL HILLS DR	AGUILAR EDNA SUZUKI &
19	11553 CORAL HILLS DR	GAMEZ JOSE L & MARIA S
20	11547 CORAL HILLS DR	MCDERMOTT LAURIE ANN
21	11543 CORAL HILLS DR	LARSON MARYANNA F
22	11537 CORAL HILLS DR	VEGA ANTONIO
23	11533 CORAL HILLS DR	GONZALEZ CARLOS BRIONES &
24	11527 CORAL HILLS DR	CHAVEZ ARMANDO
25	11523 CORAL HILLS DR	DUFF JULIE C
26	3145 LONGBOW CT	JASEWICZ GREGORY TRUST

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3139 LONGBOW CT	GRANADOS ARACELI
28	3135 LONGBOW CT	VARGAS CARLOS & MARIA
29	3106 FOREST LN	WEBB CHAPEL VILLAGE
30	3106 FOREST LN	LONG JOHN SILVERS LLC # 5101
31	3120 FOREST LN	PEARLE VISION CENTER
32	11807 HIGH MEADOW DR	MARTINEZ EDUARDO CLETO
33	11815 HIGH MEADOW DR	SIFUENTES OSCAR & NANCY A
34	11821 HIGH MEADOW DR	GONZALEZ GUADALUPE R
35	11827 HIGH MEADOW DR	HERNANDEZ LUIS EDUARDO &
36	11833 HIGH MEADOW DR	HARDER CONNER TRUST THE &
37	11839 HIGH MEADOW DR	PADDOCK THOMAS JOSEPH SR &
38	3210 HIGH LARK DR	Taxpayer at
39	3216 HIGH LARK DR	ROSE W PROPERTIES LLC SERIES VI
40	3222 HIGH LARK DR	MARQUEZ LIBRADO V & JANICE E
41	3228 HIGH LARK DR	COWGER GINA LEIGH &
42	3234 HIGH LARK DR	MCCASKILL COLLIN & MADELINE
43	3240 HIGH LARK DR	MERAZ JUANA M
44	3246 HIGH LARK DR	SALAZAR MARIA DEL ROSARIO &
45	3319 FOREST LN	KOWALEWSKI MATT & CALLYN
46	3311 FOREST LN	PANG FOON
47	3305 FOREST LN	HAILEMESKEL AMHA
48	3299 FOREST LN	COULAM LESLIE ALLAN
49	3293 FOREST LN	ARBELAEZ ALBERT &
50	3287 FOREST LN	ARBELAEZ ALBERTO
51	11808 HIGH MEADOW DR	WIENER RICHARD B & RICHARD A WIENER
52	11816 HIGH MEADOW DR	SIFUENTES OSCAR
53	3235 HIGH LARK DR	KING BETTY R
54	3229 HIGH LARK DR	MARQUEZ ANTONIO
55	3223 HIGH LARK DR	MIRANDA CARLOS
56	3217 HIGH LARK DR	RIOS AZAEL & JENNIFER
57	11832 HIGH MEADOW DR	Taxpayer at

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3344 FOREST LN	ACADIA ALF OWNER LLC
59	3332 FOREST LN	RPC DFW PORTFOLIO LLC
60	3326 FOREST LN	DENTAL DEPOT OF DALLAS
61	3318 FOREST LN	PAWN TX INC
62	3234 FOREST LN	WEBB CHAPEL VILLAGE INC
63	11830 WEBB CHAPEL RD	GLOBAL WEBB LP