



**TRACT V PROJECT DATA**  
GENERAL LOCATION OF PROPERTY:  
ON FOREST LANE ADJACENT TO HIGH VALLEY DRIVE

SIZE OF PARCEL: 204,769 S.F. 4.72 AC.  
LIR ZONE DESIGNATION: CS - COMMERCIAL SERVICE  
EXISTING ZONING: PD NO. 48  
PROPOSED USE: MINI - WAREHOUSE

TOTAL BUILDING AREA: 5,380 S.F.  
SITE COVERAGE: 40.6% OF NET SITE

PARKING PROVIDED: 38 SPACES

**TRACT II PROJECT DATA**  
GENERAL LOCATION OF PROPERTY:  
ON FOREST LANE ADJACENT TO HIGH VALLEY DRIVE

SIZE OF PARCEL: 74,884 S.F. 1.71 AC.  
LIR ZONE DESIGNATION: CS - COMMERCIAL SERVICE  
EXISTING ZONING: PD NO. 48  
PROPOSED USE: 90 SUITE ASSISTED LIVING FACILITY & 8 GARAGE SUITES

TOTAL BUILDING FOOTPRINT: 148,844 S.F.  
PARKING COVERAGE: 45.8% AT 25%  
LANDSCAPE COVERAGE: 84.8% AT 10%  
BUILDING HEIGHT: MAXIMUM 12 STOREYS

PARKING PROVIDED: 86 SPACES

**TRACT I PROJECT DATA**  
GENERAL LOCATION OF PROPERTY:  
ON FOREST LANE ADJACENT TO HIGH VALLEY DRIVE

SIZE OF PARCEL: 74,884 S.F. 1.71 AC.  
LIR ZONE DESIGNATION: CS - COMMERCIAL SERVICE  
EXISTING ZONING: PD NO. 48  
PROPOSED USE: 108 SUITE RETIREMENT HOUSING & 8 GARAGE SUITES

TOTAL BUILDING FOOTPRINT: 46,844 S.F.  
PARKING COVERAGE: 46.8% AT 25%  
LANDSCAPE COVERAGE: 79.8% AT 10%  
BUILDING HEIGHT: 12 STORY

PARKING PROVIDED: 81 SPACES

GENERAL SITE LOCATION	ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA	1.49 ACRES (65,018± SF)
BUILDING AREA	5,380± SF
IMPERVIOUS COVERAGE	51,936± 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)

GENERAL SITE LOCATION	ON FOREST LANE ADJACENT TO HIGH MEADOW DRIVE
SITE AREA	1.75 ACRES (76,416± SF)
CURRENT ZONING	PD 429 TRACT 4 - PLANNED DEVELOPMENT

QUICK N CLEAN CAR WASH  
3312 FOREST LANE  
DALLAS, TX

PROFESSIONAL OF RECORD	N/A
PROJECT MANAGER	JCH
DESIGNER	JSC
CEI PROJECT NUMBER	32439
DATE	3/16/2023
REVISION	REV-0

EXHIBIT B  
SHEET TITLE  
SHEET NUMBER

CPC DATE	CASE NUMBER
	Z212-339(JM)