



**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.  
LIVABLE SQUARE FEET:  
257,000 S.F.

EXISTING ZONING: PD NO. 48

PROPOSED USE:  
MINI - WAREHOUSE

TOTAL BUILDING S.F.: 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: 77,480 S.F.  
LIVABLE SQUARE FEET:  
221,000 S.F.

EXISTING ZONING: PD NO. 48

PROPOSED USE:  
90 SUITE ASSISTED LIVING FACILITY  
3 GARAGE SUITES

TOTAL BUILDING FOOTPRINT: 348,000 S.F.

PARKING COVERAGE: 46.8% S.F.

LANDSCAPE COVERAGE: 84.8% S.F.

BUILDING HEIGHT: MAXIMUM 12 STORES

PARKING PROVIDED: 86 SPACES

**TRACT I  
PROJECT DATA**

GENERAL LOCATION OF PROPERTY:  
ON FOREST LANE ADJACENT TO  
HIGH VALLEY DRIVE

SIZE OF PARCEL: 77,480 S.F.  
LIVABLE SQUARE FEET:  
221,000 S.F.

EXISTING ZONING: PD NO. 48

PROPOSED USE:  
108 SUITE RETIREMENT HOUSING  
8 GARAGE SUITES

BUILDING FOOTPRINT: 464,800 S.F.

PARKING COVERAGE: 46.8% S.F.

LANDSCAPE COVERAGE: 84.8% S.F.

BUILDING HEIGHT: 12 STORY

PARKING PROVIDED: 86 SPACES

TRACT V DATA TABLE	
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)

UPDATED TRACT IV DATA TABLE	
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)