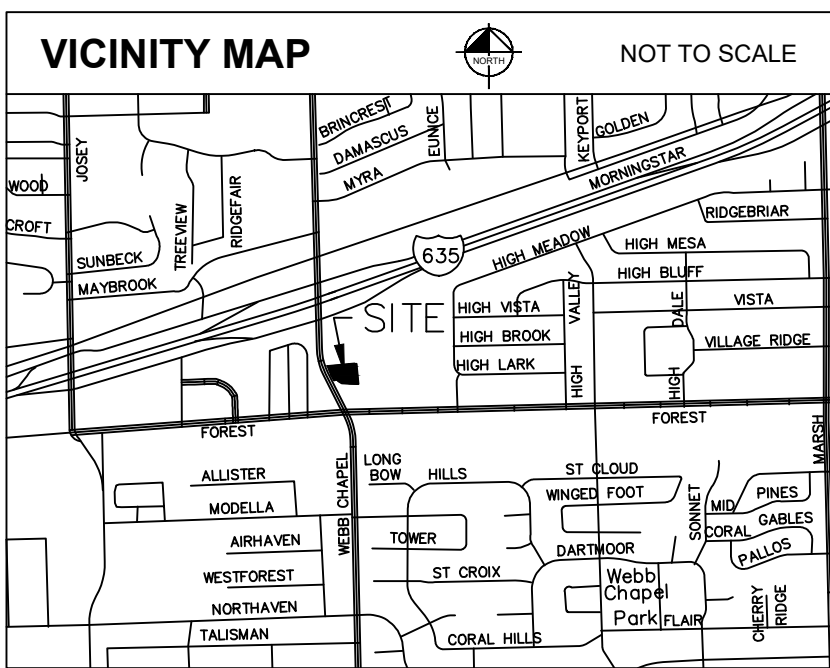
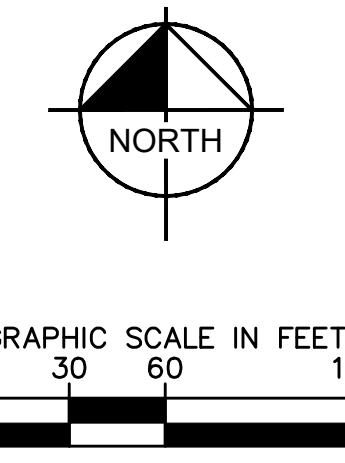


WEBB CHAPEL ROAD

FOREST LANE



PARKING TABLE

Lot	Occupant	Use	Square Footage	Parking Rate	Required Parking	Provided Parking
1	Office	Data Center	234,564	1 per 333 SF	705	
	Cooking School	Technical School	6,908	1 per 25 SF	276	
	Burlington-Retail	Retail	77,570	1 per 200 SF	388	1334
	Burlington-Office	Office	7,194	1 per 333 SF	22	
2	Payless Shoes	Retail	3,000	1 per 200 SF	15	
2A	Comerica Bank	Office	3,566	1 per 333 SF	11	27
3	Whataburger	Restaurant	2,788	1 per 100 SF	28	28
4	Drive Through Restaurant	Restaurant	3,198	1 per 100 SF	36	29*
5	Taco Cabana	Restaurant	3,400	1 per 100 SF	34	45
5	Vacant				0	63
6	State Bank of Texas	Office	7,120	1 per 333 SF	22	36
Total Floor Area			392,152		1537	1562
Allowable Reductions per 51A-4.301(c)(6)						
	Office		252,444	X 10%/333	-76	
	Retail		80,570	X 10%/200	-40	
	Restaurant		9,386	X 50%/100	-47	
Total Reduction					-163	
Total Compact Provided						269 (17%)
Parking Required			1537	-163	1374	1562

*THE ONSITE PARKING PROVIDED FOR LOT 3 IS 29 SPACES. THE SHARED PARKING FOR LOT 3 FROM LOT 1 IS 11 SPACES. THE TOTAL PARKING FOR LOT 3 IS 40 SPACES.

ZONING NOTE

THE TRACT OF LAND SHOWN IS ZONED "PD" NO. 308, (PLANNED DEVELOPMENT DISTRICT NO. 308) FOR MU-1, MIXED USE DISTRICT USES AND OR COMMUNITY RETAIL DISTRICT USES. MORE SPECIFICALLY THE TRACT OF LAND SHOWN HEREON IS TRACT B IN THE "PD" NO. 308 ZONING CASE WHICH LIMITS ITS SPECIFIC USE TO MU-1 MIXED USE DISTRICT. THE MAXIMUM FLOOR AREAS ALLOWED FOR BUILDINGS IN TRACT B (THE TRACT OF LAND SHOWN HEREON) IS 2,867,500 SQUARE FEET. THE TOTAL AMOUNT OF BUILDING FLOOR AREA EXISTING ON THIS SITE ON THE TIME OF THIS PLAN REVISION IS 392,152 SQUARE FEET. THE MAXIMUM HEIGHT PERMITTED FOR ANY STRUCTURE ON THE TRACT OF LAND SHOWN HEREON IS 180 FEET. THE MAXIMUM HEIGHT OF ANY BUILDING EXISTING ON THE TRACT OF LAND SHOWN HEREON IS 37 FEET. "PD" NO. 308 INDICATES THAT THE STANDARDS FOR MU-1 ZONING WILL BE APPLIED FOR BUILDING SET-BACK DISTANCES ON THE TRACT OF LAND SHOWN HEREON. THE MINIMUM FRONT YARD SET-BACK DISTANCE IS 15 FEET. THE MINIMUM REAR AND SIDE YARD BUILDING SET-BACK DISTANCE WHEN ADJOINING A RESIDENTIAL DISTRICT IS 20 FEET PLUS AN ADDITIONAL 20 FEET FOR ANY PORTION OF A STRUCTURE OVER 45 FEET TALL. THE NEAREST BUILDING TO A RESIDENTIAL PROPERTY LINE LIES 45.3 FEET FROM THE PROPERTY LINE WHICH MEETS THIS REQUIREMENT.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC. PROJECT: WEBB CHAPEL - LOT 3 DEVELOPMENT PLAN, SUITE 700
14455 HOEL ROAD, DALLAS, TEXAS 75244
PHONE: 972-770-1300 FAX: 972-293-3820
TEXAS REGISTERED ENGINEERING FIRM E-928

WEBB CHAPEL - LOT 3
WEBB CHAPEL ROAD AND FOREST LANE
DALLAS, TEXAS

PROJECT NO. 68313265
DATE: NOVEMBER 2018
SCALE: AS SHOWN
DESIGNED BY: SBW
DRAWN BY: MRS
CHECKED BY: LN

DEVELOPMENT PLAN

DEVELOPMENT PLAN FOR PD 308
SUBAREA B
0.7 ACRES
LOT 3, BLOCK 6615
THE WEBB @ LBJ
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CASE NO. D189-006
APPLICATION DATE: NOVEMBER 26, 2018

SHEET NUMBER
1 OF 1

Google - Google Earth - 6/28/2018 10:03 AM - NAD 83 - NAD 83 - NAD 83
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