



LOCATION MAP (MS)

LAND USE  
Retirement Housing and Nursing Home with Central Dining Facility

SITE AREA  
28,700 SF

FLOOR AREA RATIO  
5.5:1

BUILDING AREA  
157,850 GSF

BULK STANDARDS  
HEIGHT 167'  
LOT COVERAGE 75%  
MAXIMUM OF 140 UNITS

SETBACKS  
FRONT YARD 20'  
SIDE - EAST 10'  
SIDE - WEST 10', 25' ABOVE 24', 50' ABOVE 36'  
REAR YARD 10', 50' ABOVE 36'

LANDSCAPING

PARKING  
Required parking: refer to ordinance.  
Surface parking is limited to 12 spaces and remaining parking will be below grade.

**PD 193 SUBDISTRICT NO. 134**

**HERSCHEL AVENUE  
RETIREMENT HOUSING**  
4205, 4209, 4215, 4219 HERSCHEL AVENUE  
DALLAS, TEXAS

ZONING CASE :	DATE: 9-17-19
SCALE : 1" = 10'	

**DEVELOPMENT PLAN**



**Note: Development Plan shows proposed development at grade.  
Above grade development may extend to the "Allowed Building Area".**

**Z189-312**