

PD 193 (MF-1)

15' WIDE ALLEY

Allowed Building Area

Allowed Building Area

Allowed Building Area

PD 193 (PDS-59)

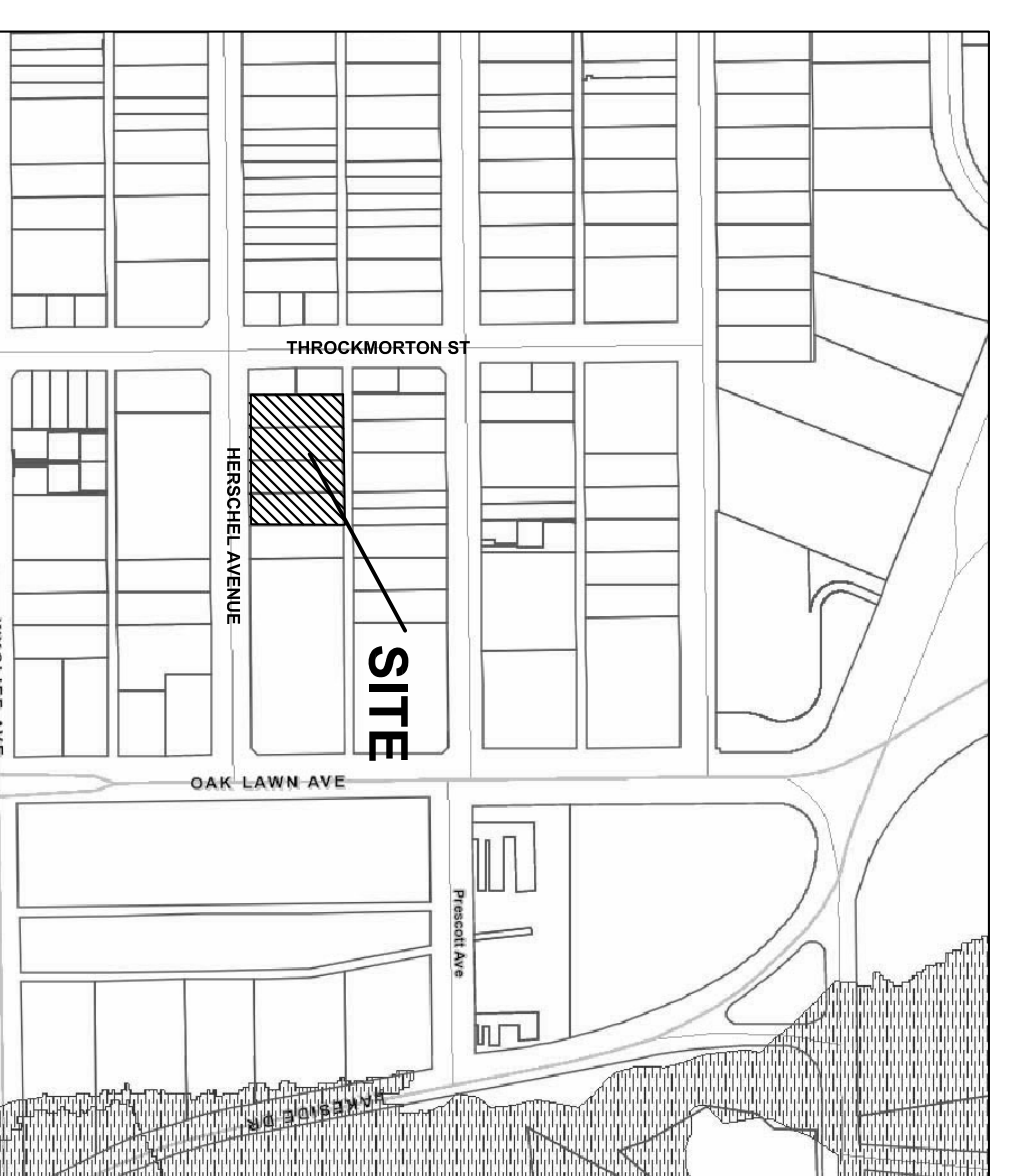
PD 193 (O-2)

13-STORY RETIREMENT HOUSING/NURSING HOME BUILDING
157,850 GSF

Allowed Building Area

Herschel Avenue
(60 FOOT WIDE RIGHT-OF-WAY)

PD 193 (O-2) DR Z034-389



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', 50' ABOVE 36'
REAR YARD 10', 50' ABOVE 36'

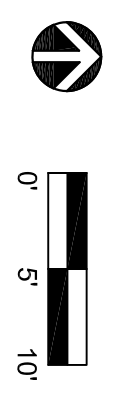
LANDSCAPING

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: 7-26-19



SCALE : 1" = 10'

DEVELOPMENT PLAN



Z189-312