



LOCATION MAP (nts)
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 Per Planned Development No. 193
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/NURSING HOME**

4205, 4209, 4215, 4219 HERSCHEL AVENUE  
DALLAS, TEXAS

ZONING CASE :	DATE: 10-24-19
SCALE : 1" = 10'	

**DEVELOPMENT PLAN**



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

**PD 193 (O-2) Subdistrict 134**

NOTE: The development plan for retirement housing and nursing home shows the proposed development at grade. Above grade development may extend to the allowed building area as noted on the plan. Development for all other uses may extend to the allowed building area.

**Z189-312**