



THE EXISTING BUILDING IS CURRENTLY USED AS A LAUNDRY FACILITY AND MAINTENANCE OFFICE AND STORAGE FOR THE ENTIRE PROPERTY.

THE PROPOSED USE OF THE BUILDING IS A KITCHEN AND LAUNDRY FACILITY FOR THE HEALTH CARE FACILITY.

DEVELOPMENT STANDARDS.

- FRONT YARD, MINIMUM FRONT YARD SETBACK IS 25 FEET. PARKING IS ALLOWED WITHIN THE FRONT YARD SETBACK.
- SIDE AND REAR YARD, MINIMUM SIDE AND REAR YARD SETBACK IS 25 FEET AND 10 FEET FROM THE INTERNAL LOTS LINES. PARKING IS ALLOWED WITHIN THE SIDE AND REAR SETBACK.
- DENSITY, FOR A RETIREMENT HOUSING USE, A MAXIMUM OF 275 DWELLING UNITS OR SUITES ARE ALLOWED. FOR A CONVALESCENT AND NURSING HOMES, HOSPICE CARE, AND RELATED INSTITUTIONS USE A MAXIMUM OF 150 DWELLING UNITS OR SUITES, WITH NO MORE THAN 150 BEDS. ARE ALLOWED.
- FLOOR AREA, MAXIMUM FLOOR AREA FOR ALL USES COMBINED IS 300,000 SQUARE FEET.
- HEIGHT, MAXIMUM HEIGHT FOR ANY STRUCTURE IS 48 FEET.
- LOT COVERAGE, MAXIMUM LOT COVERAGE IS 40 PERCENT, EXCLUDING SURFACE PARKING LOTS.
- STORIES, MAXIMUM NUMBER OF STORIES FOR ANY STRUCTURE IS THREE. (ORD. NOS. 22325; 26042)

PURPOSE OF THE AMENDMENT TO PD 411

THE PURPOSE OF THIS MINOR AMENDMENT IS TO ALLOW FOR BUILDING EXPANSION AS SHOWN, AND TO REDUCE THE MINIMUM SIDE AND REAR BUILDING SETBACK FROM 25 FEET TO 10 FEET FOR INTERNAL LOTS LINES.

CASE NO. Z234-206

REVISIONS:	
5-21-24	OWNER REVISIONS
6-21-24	CITY COMMENTS
7-16-24	REVISED BOUNDARY

SHEET TITLE:
DEVELOPMENT PLAN (AMENDED) - PD 411
 TREEMONT ASSISTED LIVING
 5550 HARVEST HILL ROAD
 DALLAS, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 TSBPPE REGISTRATION NUMBER F-8527

ENGINEERS • SURVEYORS • LAND PLANNERS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-5357 Fax 972-252-8958

DATE: 3-12-2024 DRAWN BY: jdr(acad) SHEET NO.
 SCALE: 1" = 40' CHECKED BY: JDJR 1 OF 1

Preston Square Townhomes Addition
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