



LEGEND

- ACREAGE:** 3.88 Acres
- FRONT YARD:** 15'-0" minimum
- SIDE / REAR YARD:** 20'-0" minimum
- DENSITY:** 240 maximum dwelling units.
- SIDEWALK:** 6'-0" minimum unobstructed sidewalk to be located between building line and a minimum of 5'-0" from back of curb along Douglas Avenue and Wycliff Avenue.
- 8'-0" minimum unobstructed sidewalk to be located between building line and a minimum of 5'-0" from back of curb along Cedar Springs Road.**
- HEIGHT:**
 - Multi-family:** 4 stories and 48'-0" maximum.
 - Garages:** 5 stories and 48'-0" maximum to the top level of the parking surface.
- Multi-family & Garage:** An additional 12'-0" for any architectural element, mechanical equipment, elevator overruns and/or screening walls.
- LOT COVERAGE:** 60% Maximum for all structures excluding parking structures. 70% maximum for all structures.
- PARKING:** 2 spaces per unit (1.75 resident + 25 visitor / unassigned)



Zoning File: Z067-248 (RB)
Douglas Park II Dallas, TX
 Known as 3109 Douglas and 4242 Cedar Springs
 Conceptual Plan
 Lone Southwest, LLC
 August 20, 2007 - Amended August 29, 2007
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Approved
 City Plan Commission
August 23, 2007

Planned Development
 District No. 193

Planned Development
 Subdistrict No. 81

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