



LEGEND

Property Line	---
Lot Line	- - - - -
Access Point	*

SITE INFORMATION

Existing Zoning	R-16(A)
Proposed Zoning	PD (R-5(A))
Total Area	3.746 AC
Min Lot Area	1,980 SF
Total Density	11 Units/Acre
Max Lot Coverage	60%
Min Front Setback	No Min
Min Side Setback	No Min
Min Rear Setback	No Min
Guest Parking Required	0.25 Spaces/Unit
Parking Required	11 Spaces
Parking Provided	19 Spaces
Max Building Height	30 FT (Lots 1-11) 36 FT (Lots 12-41)

Project No.	6033.00	Date	4/8/2026	Designed By	JT	Drawn By	FM	Reviewed By	JT
<p>7075 Twin Hills Ave Suite 350 Dallas, Texas 75231 Firm TX F6701 214.370.3470 Ph</p> <p>ION DESIGN GROUP</p>									
<p>Sheet Title</p> <p>CONCEPTUAL PLAN</p>									
<p>Project Name</p> <p>Betty Jane Residences Z-25-000224 (Shared Access) Benjamin Merrell Survey Abstract No 933 10010 Betty Jane Lane & 3807 Walnut Hill Lane City of Dallas, Dallas County, Texas</p>									
<p>Sheet Number</p> <p>1/1</p>									

NOTE: The conceptual plan on this exhibit is based on available information provided by the Owner. Information has not been verified by field survey. This preliminary plan is intended for reference purposes only. Actual lot yield and infrastructure cost projections cannot be determined until further detailed site conditions are determined.

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