

Planner: Teaseia Blue

FILE NUMBER: D223-008(TB)

DATE FILED: July 24, 2023

LOCATION: On west line of Victory Avenue between Museum Way and High Market Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ± 2.948 acres

CENSUS TRACT: 48113001902

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

OWNER/ APPLICANT: Victory Block M, LP

REQUEST: An application for a development plan on property zoned South Subdistrict within Planned Development District No. 582, Victory Planned Development District.

STAFF RECOMMENDATION: **Approval.**

Planned Development District No. 582

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=582>

BACKGROUND INFORMATION:

Planned Development District No. 582 was established by Ordinance No. 24346, passed by the Dallas City Council on August 23, 2000. (Ord. 24346)

Ordinance No. 24346 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. (Ord. Nos. 10962; 19455; 24346; 25164)

Conceptual Plan - Development and use of the Property must comply with the conceptual plan (Exhibit 582B). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. 30039)

Development Plan - Except as provided in this subsection, a development plan for each building site must be approved by the city plan commission before the issuance of any building permit to authorize work on that site. Development and use of each site must comply with the approved development plan for that site. Each development plan and any amendments must comply with the conceptual plan and this article.

Master parking and floor area plan supplement worksheet (Ord. 30039) has been updated to add the new proposed property and will be reviewed by the building official at permitting for final approval per sec. 51P-582.113(e)(2)(C).

REQUEST DETAILS:

The request seeks approval of a development plan for a multifamily use.

The new development plan will allow for a 28-story multifamily building containing 497 dwelling units. All required off-street parking and loading spaces are provided in the above ground parking garage on levels 1-8.

A traffic impact analysis was reviewed by the Engineering Division of Development Services. Staff did not have objections to the proposal of the new multifamily being developed on the property

The Arborist division of Development Service reviewed the development plan and staff did not have any objections. Landscaping for the area of request is required per Article X and will be reviewed at permitting.

Upon review of the proposed development plan, staff has determined that the request complies with the requirements set forth by the South Subdistrict within Planned Development District No. 582 conditions and does not impact any other provisions of the ordinance permitting this use.

List of Officers

VICTORY BLOCK M LP

(Victory Block M Holdings LLC and Hines Victory Block M Member LP)

Jeffery C. Hines, Chairman

Jeffery C. Hines, President

Laura Hines -Pierce, President

C. Hastings Johnson, Vice Chairman

Steve Luthman, Senior Managing Director, Chief Executive Officer

Christopher Hughes, Senior Managing Director, Chief Executive Officer

Sarah Hawkins, Senior Managing Director, Chief Executive Officer

S. Lee Timmins, Senior Managing Director, Chief Executive Officer

Mark, A. Colver, Senior Managing Director, Chief Executive Officer

Douglas Metzler, Senior Managing Director, Chief Executive Officer

Raymond M. Lawler, Senior Managing Director, Chief Executive Officer

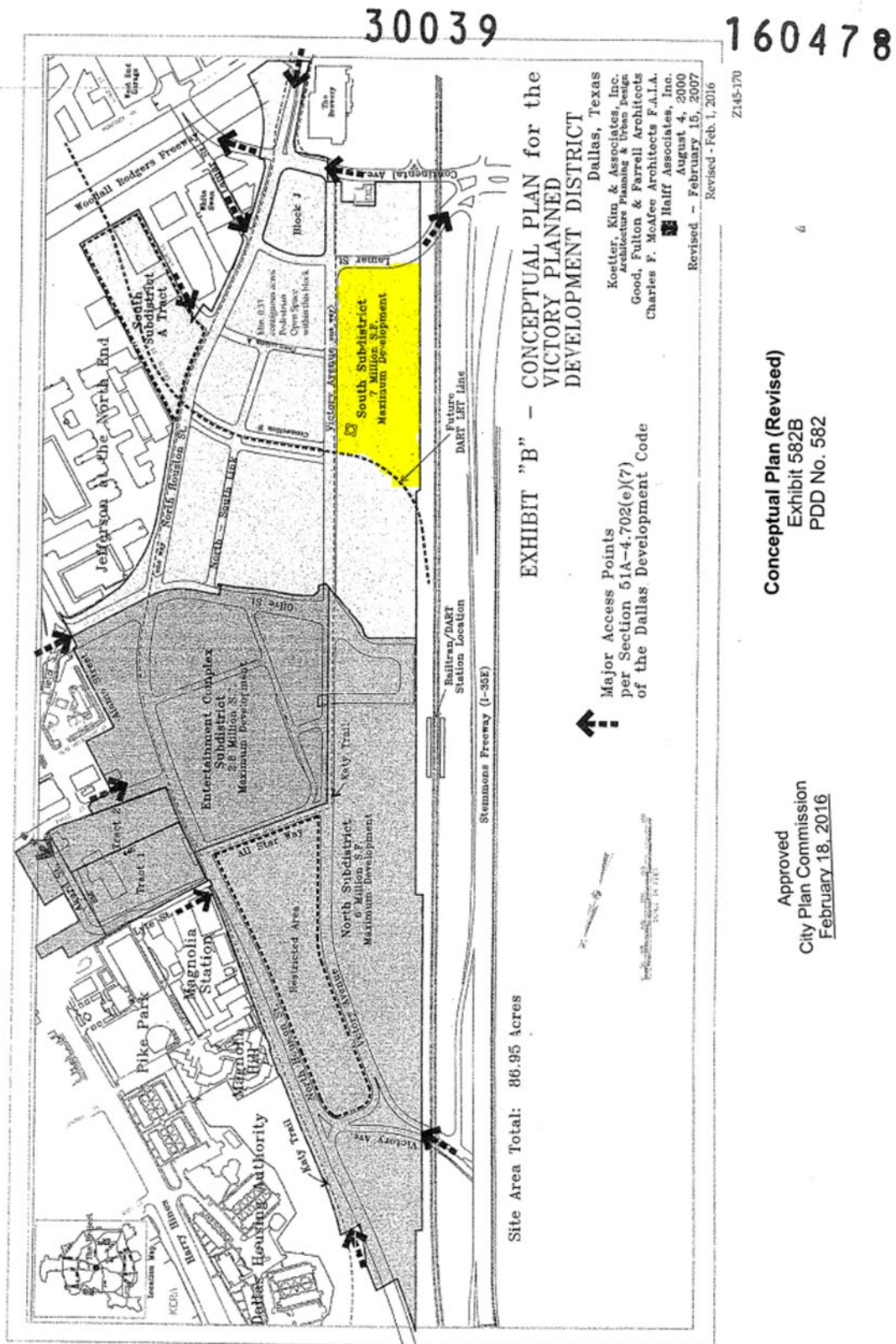
Lars Huber, Senior Managing Director, Chief Executive Officer

Keith H. Montgomery, Senior Managing Director, Chief Executive Officer

David, L. Steinbach, Senior Managing Director, Chief Executive Officer

Doug Donovan, Senior Managing Director, Chief Executive Officer

Conceptual Plan- Exhibit 582B



Proposed Development Plan

[illegible]





Aerial View



