

**FILE NUMBER:** D212-017(AS) **DATE FILED:** May 20, 2022  
**LOCATION:** Southwest corner of W. Colorado Boulevard and Interstate 30  
**COUNCIL DISTRICT:** 3  
**SIZE OF REQUEST:** ± 11.76 acres **CENSUS TRACT:** 107.01

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**OWNER/APPLICANT** Lennar Multifamily Communities, LLC  
**REPRESENTATIVE:** Jamie Ploetzner, Kimley-Horn  
**REQUEST:** An application for a development plan and a landscape plan for a multifamily development on property zoned Planned Development District No. 811, Subareas B, C, and D.  
**STAFF RECOMMENDATION:** Approval.

PLANNED DEVELOPMENT DISTRICT No. 811  
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=811>

PD No. 811 Exhibits  
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=811>  
<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/811B.pdf>  
<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/811C.pdf>  
<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/811D.pdf>  
<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/811E.pdf>  
<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/811F.pdf>  
<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/811G.pdf>  
<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/811H.pdf>

**BACKGROUND INFORMATION:**

On September 9, 2009, the Dallas City Council established Planned Development District No. 811 by Ordinance No. 27654.

PD No. 811 is divided into Subareas A (Westmoreland), B (Highway Retail), C (Central District), D (Parkside), and E (Fort Worth Avenue Transition). A development plan that complies with the conceptual plan (Exhibit 811) must be approved by the city plan commission before the issuance of a building permit. A development plan is not required to reflect the entire Property but may be submitted in development phases. A landscape plan must be submitted with a development plan and be approved by the city plan commission.

Minor adjustments to final street alignments and locations are permitted at the time of platting without requiring an amendment to the internal streets conceptual plan.

**REQUEST DETAILS:**

The request seeks approval of a development plan and a landscape plan on a presently undeveloped plot of land for a multifamily project within PD No. 811 on a portion of Subareas B, C, and D. The development plan reflects a proposed multifamily development consisting of three-story multifamily structures, a leasing office/clubhouse, pool and amenity area, a dog park, and surface parking.

The Landscape plan adheres to and is in accordance with and SEC. 51P-811.122.

Upon reviewing the requested development plan and landscape plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 811 and does not impact any other provisions of the ordinance permitting this use.

**LIST OF OFFICERS**

Lennar Multifamily Communities, LLC

Amended as:

Quarterra Multifamily Communities, LLC

Todd Farrell, Multifamily President

Ed Easley, President Quarterra Development

Joann Blaylock, President of Multifamily Living

Tim Snook, President of Multifamily Construction, Managing Partner

John Foster, Quarterra Multifamily Controller

Will Chapman, President Quarterra Investments

John Duckett, Managing Director of Single-Family Rentals

Amanda Lynch, Fund Controller

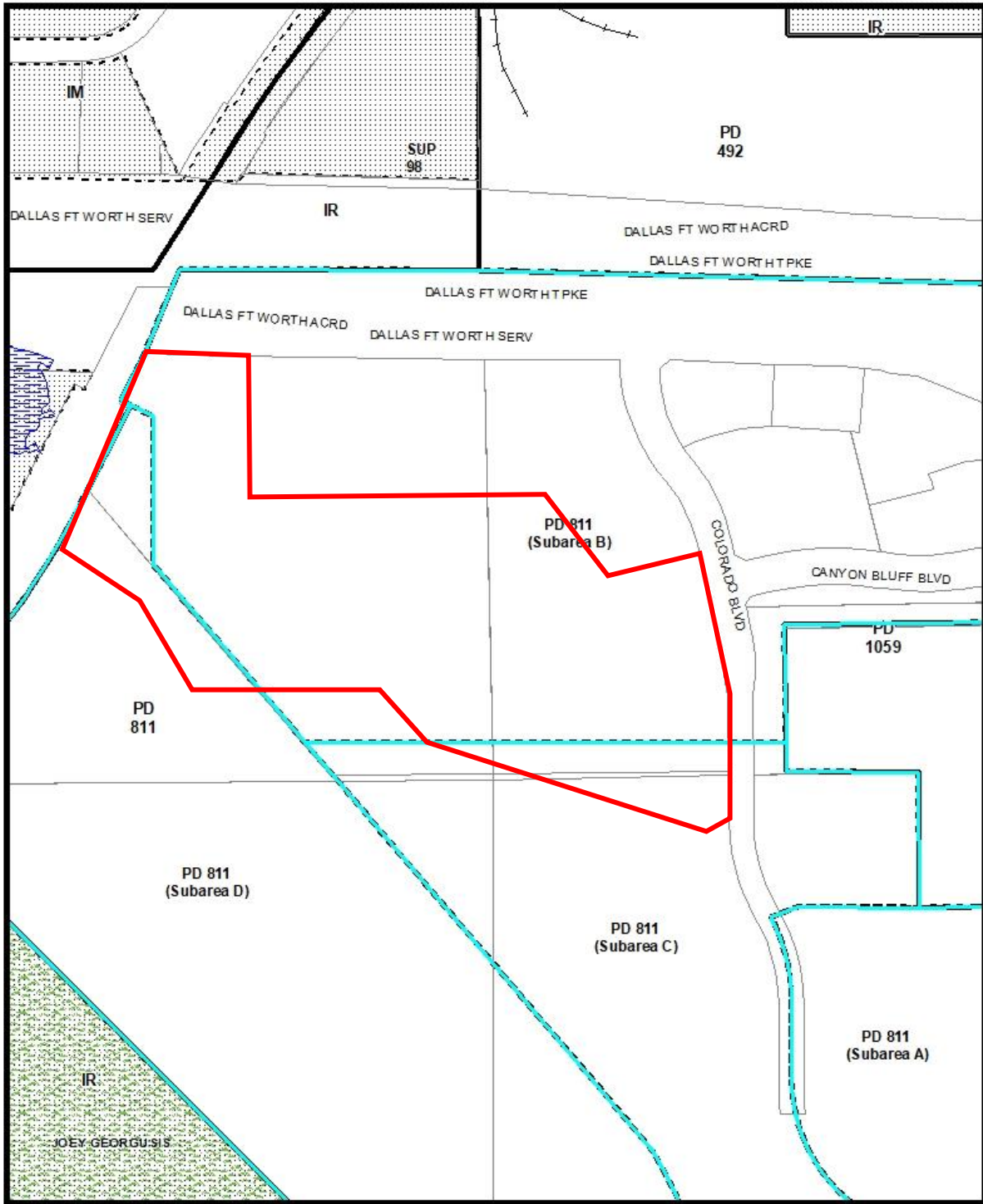
Jeremy Cyr, Divisional President of Development – Texas

Nick Jacob, Owner



# Aerial Map - D212-017

Printed Date: 5/27/2022

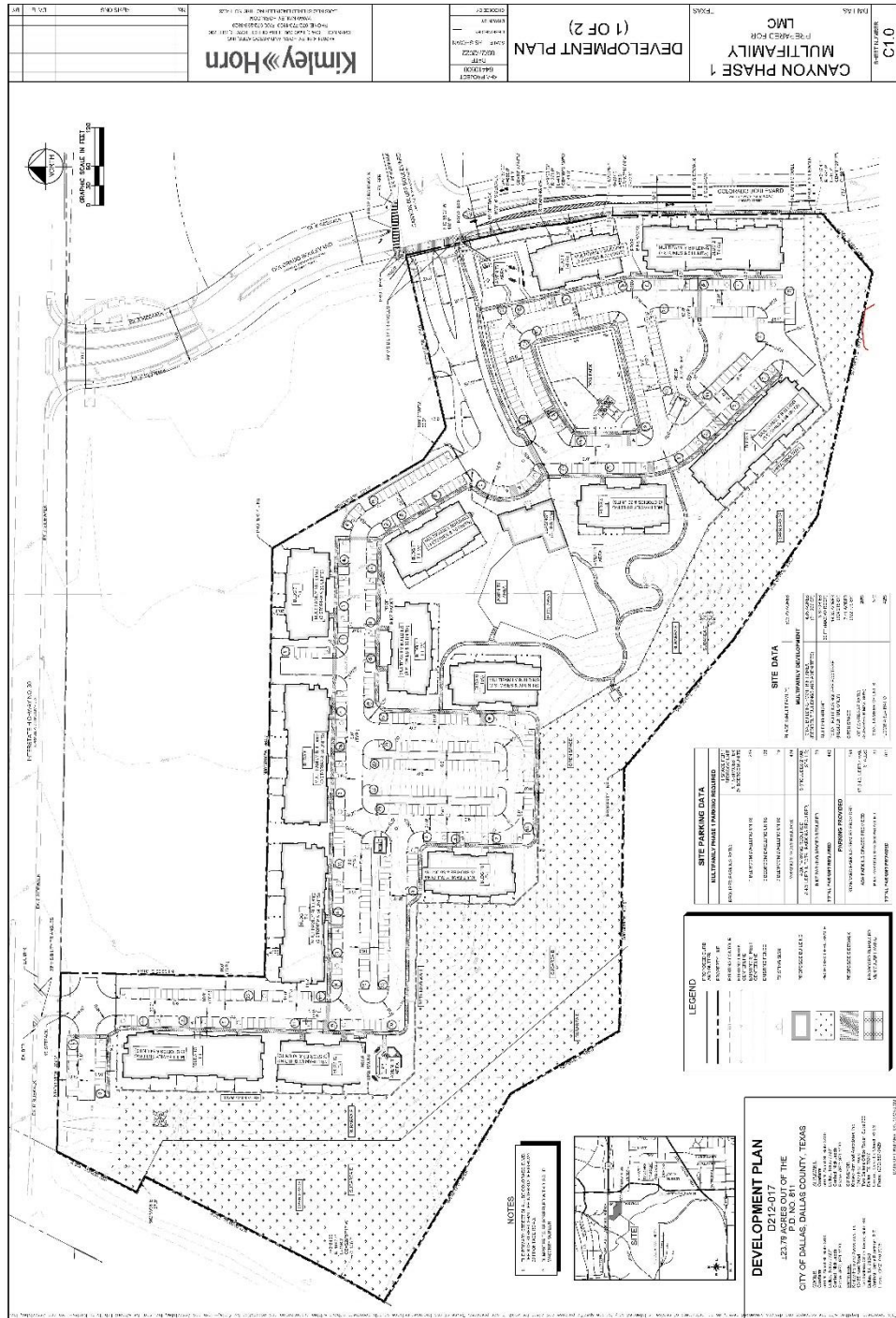


 1:3,600

# Zoning Map

Printed Date: 5/27/2022

## PROPOSED DEVELOPMENT PLAN



## PROPOSED LANDSCAPE PLAN

**LandDesign.**  
 10711 CHERRY CREEK DRIVE  
 DENVER, COLORADO 80231  
 WWW.LANDDESIGN.COM

**FOR OWNER'S REVIEW ONLY**  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE AND SEAL OF THE ARCHITECT OR ENGINEER OF RECORD.

**NOT FOR CONSTRUCTION**  
**LMC CANYON**

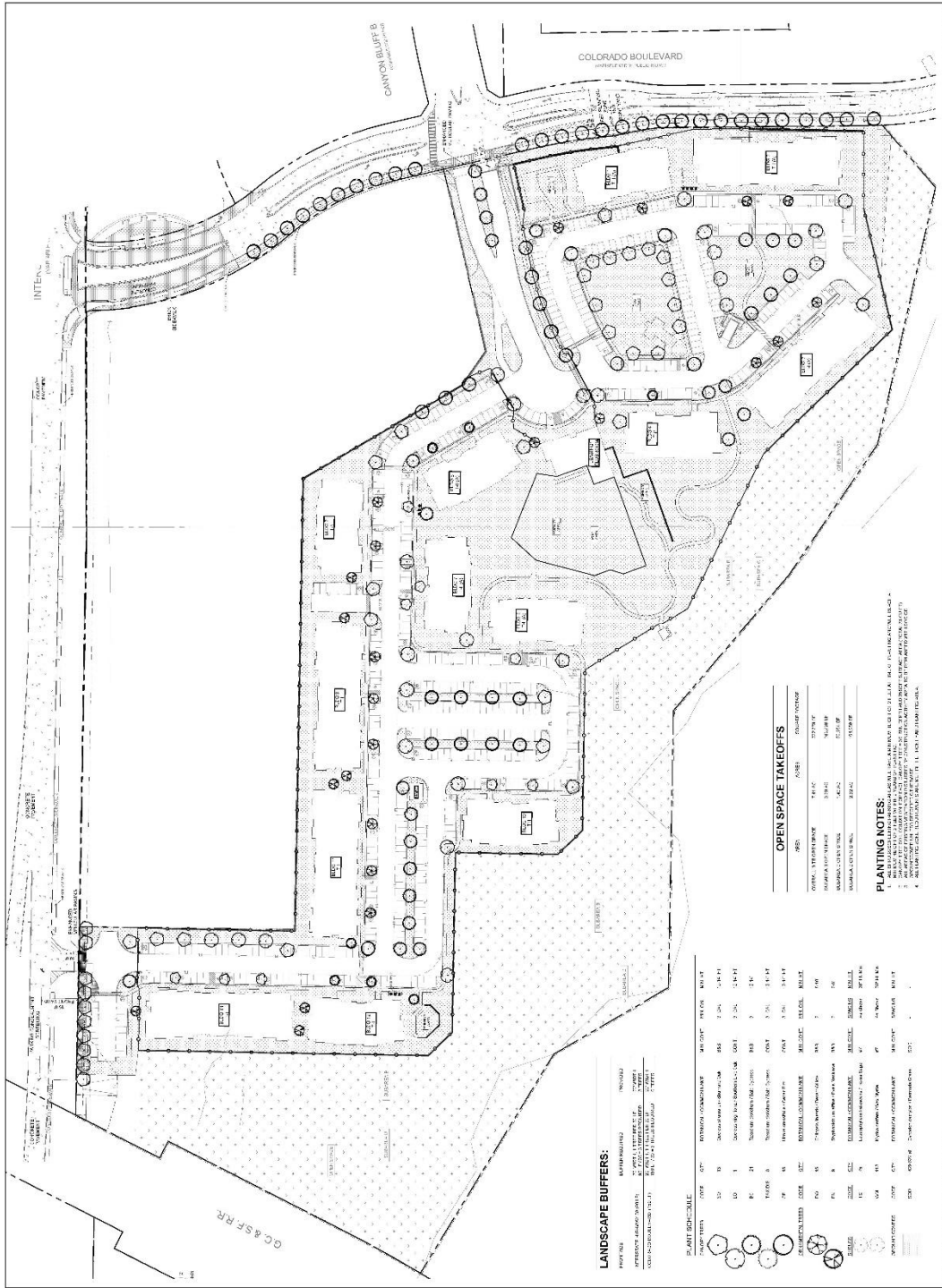
UNITS: DIMENSIONS IN METERS  
 DATE: 10/28/2023

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/28/2023
2	ISSUED FOR PERMIT	10/28/2023
3	ISSUED FOR PERMIT	10/28/2023
4	ISSUED FOR PERMIT	10/28/2023

REVISION /ISSUANCE

DATE: 10/28/2023  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

DEVELOPMENT PLAN



**LANDSCAPE BUFFERS:**

NO.	DESCRIPTION	THICKNESS
1	MINIMUM BUFFER	3.05M
2	MINIMUM BUFFER	3.05M
3	MINIMUM BUFFER	3.05M

**PLANT SCHEDULE:**

NO.	SYMBOL	DESCRIPTION	AMOUNT	LOCATION	DATE	SCALE
1	(Symbol)	Plant Name	10	Area	10/28/23	1:100
2	(Symbol)	Plant Name	20	Area	10/28/23	1:100
3	(Symbol)	Plant Name	30	Area	10/28/23	1:100
4	(Symbol)	Plant Name	40	Area	10/28/23	1:100
5	(Symbol)	Plant Name	50	Area	10/28/23	1:100
6	(Symbol)	Plant Name	60	Area	10/28/23	1:100
7	(Symbol)	Plant Name	70	Area	10/28/23	1:100
8	(Symbol)	Plant Name	80	Area	10/28/23	1:100
9	(Symbol)	Plant Name	90	Area	10/28/23	1:100

**OPEN SPACE TAKEOFFS:**

NO.	DESCRIPTION	AMOUNT
1	Overall Takeoff	10000
2	Takeoff Area	5000
3	Takeoff Area	3000
4	Takeoff Area	2000

**PLANTING NOTES:**

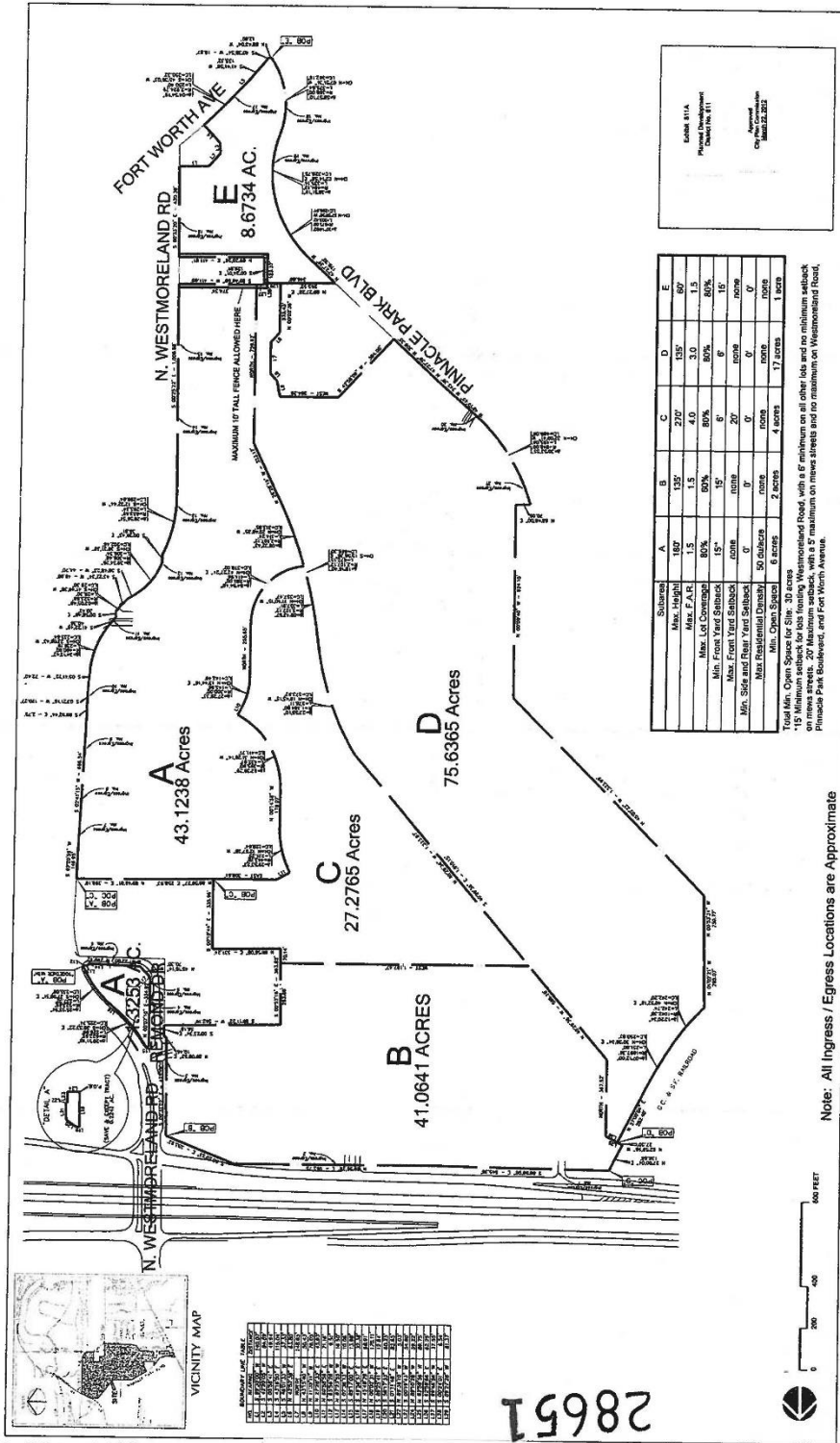
- ALL PLANTS SHALL BE SPECIFIED BY THE ARCHITECT OR ENGINEER OF RECORD.
- PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
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APPROVED CONCEPTUAL PLAN (EXHIBIT 811A)

121290

Exhibit 811A

28651



Case:Z112-117

EXHIBIT 811A  
Conceptual Plan  
March 27, 2012

Planned Development  
District No. 811

Approved  
City Plan Commission  
March 22, 2012

GFF Planning

