

**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 MLP**

(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

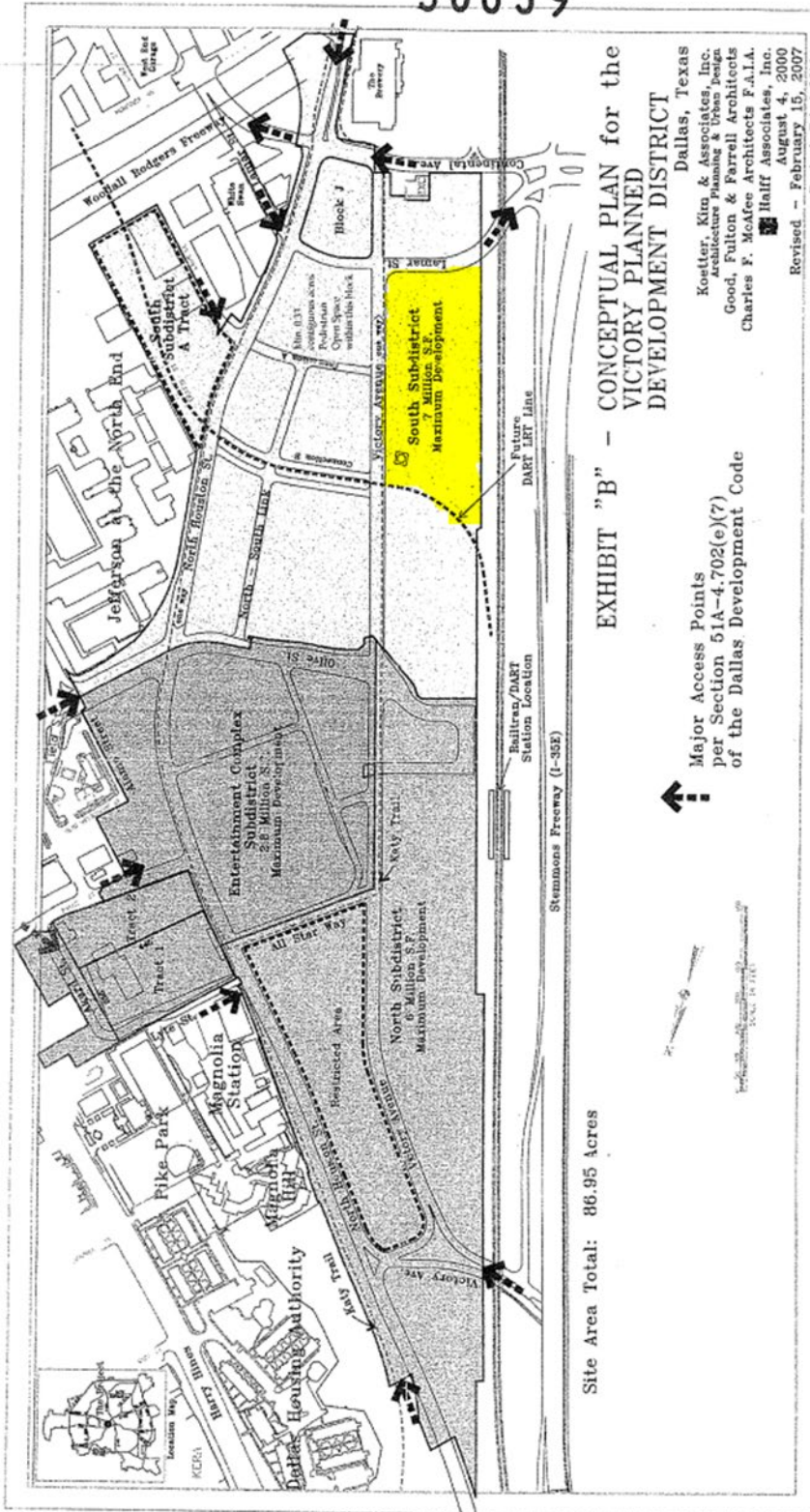
David, L. Steinbach, Senior Managing Director, Chief Executive Officer

Doug Donovan, Senior Managing Director, Chief Executive Officer

Conceptual Plan- Exhibit 582B

30039

160478



**EXHIBIT "B" - CONCEPTUAL PLAN for the VICTORY PLANNED DEVELOPMENT DISTRICT**  
 Dallas, Texas  
 Koetter, Kim & Associates, Inc.  
 Architecture Planning & Urban Design  
 Good, Fulton & Farrell Architects  
 Charles F. McAfee Architects F.A.L.L.A.  
 Half Associates, Inc.  
 August 4, 2000  
 Revised - February 15, 2007

Major Access Points per Section 51A-4.702(e)(7) of the Dallas Development Code

Site Area Total: 86.95 Acres

Z145-170

**Conceptual Plan (Revised)**  
 Exhibit 582B  
 PDD No. 582

Approved  
 City Plan Commission  
 February 18, 2016

# Proposed Development Plan

**VICTORY PLANNED DEVELOPMENT NO. 562**  
Approved Development Plans as of March 31, 2023

**2235**  
**G01.01**

**PROPOSED DEVELOPMENT**

2371 VICTORY AVE. (BLOCK 7409)  
MULTIFAMILY RESIDENTIAL

TOTAL LOT AREA: 118,911 sq. ft.  
TOTAL FLOOR AREA (FA): 2,548,448 sq. ft.  
BUILDING HEIGHT: 899'-2"  
BUILDING STORIES: 23 STORIES

**STREET TREE REQUIREMENTS**

Canopies on SELF of street frontage, excluding visibility triangles and wheelchair drives.

193 LF = 8 Trees

9 NEW TREES PROVIDED

**DISTRICT MAP**

**USE AND FLOOR AREA TABULATIONS/ ZONING PARKING REQUIREMENTS**

USE	UNITS	PARKING RATIO	TOTAL PARKING	10% REDUCTION	TOTAL REQUIRED
MULTIFAMILY	187	1.25 Spaces per Dwelling Unit	234	62	850
PROVIDED			234		234
TOTAL DEFICIT: 616					

**2371 VICTORY AVE. (BLOCK 7409) - PARKING SUMMARY**

TOTAL - MULTIFAMILY	187
TOTAL - RETAIL	0
TOTAL PROVIDED	187

**BIKE PARKING**

UNITS	BIKE PARKING RATIO	REQUIRED	PROVIDED
560	1 per 100 sq. ft. of floor area	5.6	0
But no more than 30 total bike parking stalls.			

**DEVELOPMENT PLAN**

2371 VICTORY AVE. (BLOCK 7409)  
VICTORY PLANNED DEVELOPMENT  
DISTRICT PD NO. 88, DALLAS TEXAS

This Development plan is only for Block 7409. The Area between the Property lines and the Street Cuts, the Tabular Information, Notes and Typical Planting section are part of the Development Plan. All other Graphics are illustrations are for information only and are not part of the Development plan.

**DATE REVISED:** 10/24/2023

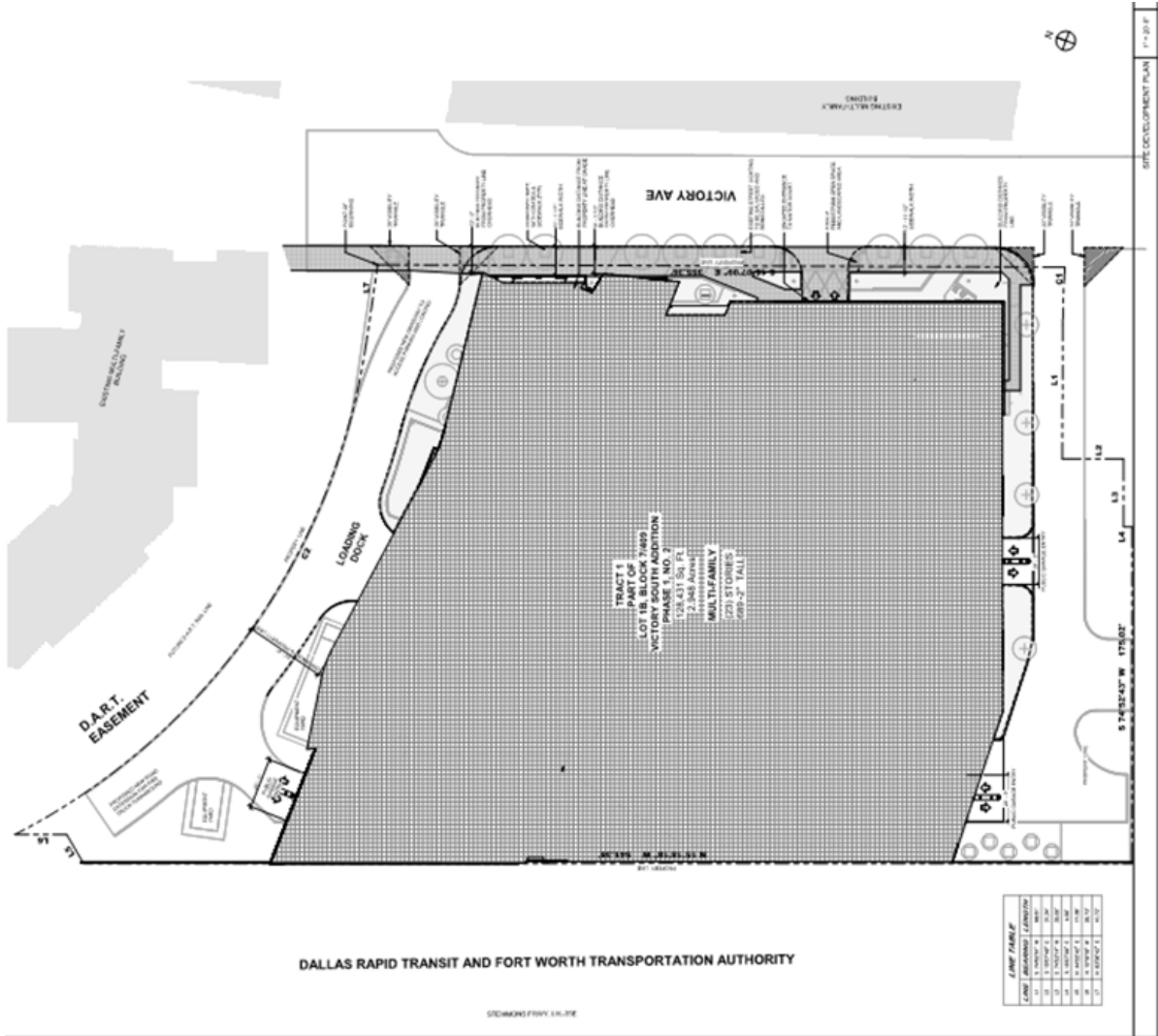
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**DALLAS RAPID TRANSIT AND FORT WORTH TRANSPORTATION AUTHORITY**

SITE DEVELOPMENT PLAN

1" = 20' @

Proposed Development Plan - Enlarged





*Aerial View*



