

**Planner: Teaseia Blue, MBA**

**FILE NUMBER:** D223-001(TB)

**DATE FILED:** October 20, 2022

**LOCATION:** Along the north line of Capella Park Avenue, west of Prayer Way.

**COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** ±11.564 acres

**CENSUS TRACT:** 48113016521

**MISCELLANEOUS DOCKET ITEM**

**REPRESENTATIVE:** Dayton Macatee, Macatee Engineering

**OWNER/ APPLICANT:** Capella Park Development I, LLC

**REQUEST:** An application for a development plan on property zoned Subdistrict 5 Urban Center & Subdistrict 6 Urban Core within Planned Development No. 655.

**STAFF RECOMMENDATION:** Approval.

**PRIOR CPC ACTION:** On September 5, 2024, City Plan Commission held this item under advisement to October 10, 2024.

**Planned Development District No. 655**

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20655.pdf>

**Planned Development District Subarea No. 655 Exhibits**

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655C.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655D.pdf>

**BACKGROUND INFORMATION:**

**Planned Development District NO. 655** was established by Ordinance No. 25301, passed by the Dallas City Council on June 25, 2003. (Ord. 25301)

**Conceptual Plan** - Development and use of the Property must comply with the conceptual plan (Exhibit 655A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 25301)

**Development Plan** - Except for a single family use or a nonresidential use developed in conjunction with a single family use, a development plan that complies with the conceptual plan and this article must be submitted for each tract and must be approved by the city plan commission prior to the issuance of a building permit for that tract.

**Master Tree Replacement Plan** - When an applicant submits a development plan to the city plan commission for property within Subdistricts 2 through 6, an up-to-date master tree replacement site plan must also be submitted. However, approval by the city plan commission is not required.

**REQUEST DETAILS:**

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

The new development will allow for 133 dwelling units each with a private garage for residences occupying those units. There are 91 dwelling units proposed in Subdistrict 5 (Lot 2), and 42 dwelling units proposed in Subdistrict 6 (lot 1). Each dwelling unit will contain three bedrooms. Additional parking for guests will be provided throughout the site.

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 master tree replacement plan was reviewed by the Arborist division of Planning and Development. Staff did not have objections to the proposal set forth in the master tree replacement plan.

Upon review of the proposed development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 655, Subdistricts 5 and 6 conditions and does not impact any other provisions of the ordinance permitting this use.

**UPDATE SINCE LAST CPC** - Since the previous hearing, the applicant has submitted a revised site plan to correct the maximum number of stories allowed in Subarea 6. Although Section 51P-655.113(d)(8) indicates a maximum of six stories is allowed, the applicant is still proposing two stories for this development. Please refer to the development summary table for Subarea 6 on the development plan.

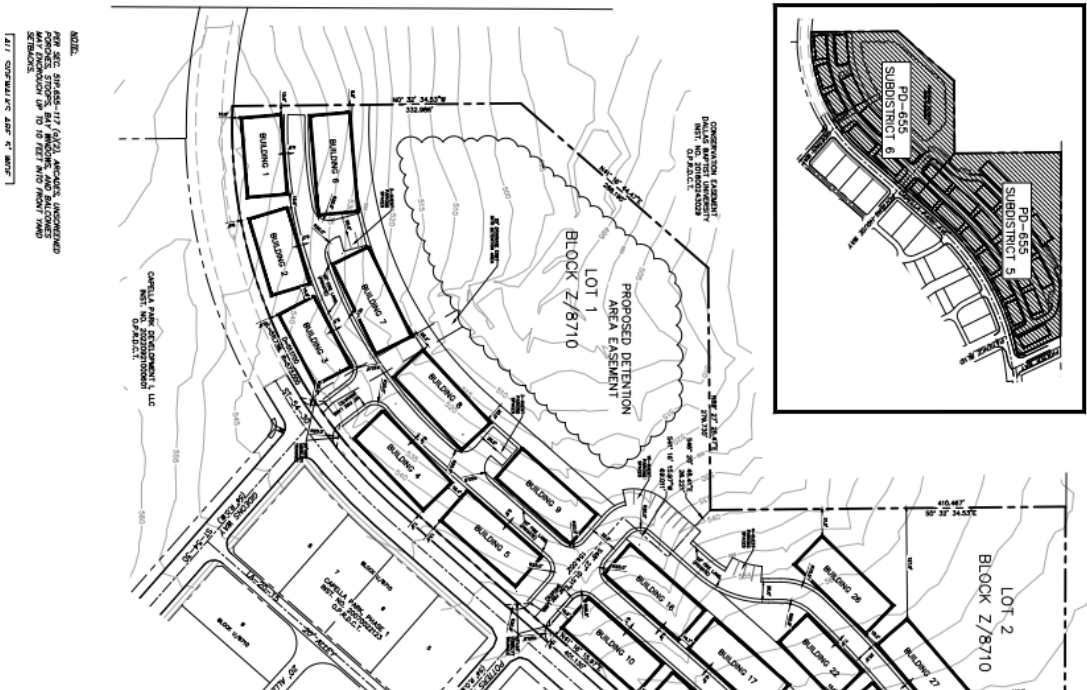
D223-001(TB)

List of Officers

Capella Park Development I, LLC  
Tawan Davis – CEO/Sole Owner



Proposed Development Plan - Enlarged



UPDATE SINCE LAST CPC

**DEVELOPMENT SUMMARY**  
 SITE INFORMATION: LOT 1 - SUBDISTRICT 5, URBAN CORNER  
 ZONING: PD 655  
 USE: MULTIFAMILY

| Category              | Allowed                  | Existing (This Tract) | Proposed (Entire Tract) | Remaining (Entire Tract) |
|-----------------------|--------------------------|-----------------------|-------------------------|--------------------------|
| Density (Units)       | 1322 Total (400 Maximum) | 0                     | 42 Multifamily          | 278                      |
| Floor Area (SF)       | No Maximum               | 0                     | 83,276                  | 83,276                   |
| High Coverage (SF)    | No Maximum               | 0                     | 44,436                  | 44,436                   |
| Lot Coverage          | 100%                     | 0%                    | 18%                     | 82%                      |
| No. of Stories        | 5                        | 0                     | 18%                     | 82%                      |
| Structure Height (FT) | 75                       | 0                     | 37'                     | 38'                      |

| Category       | Required per 1 Fwd 25 | Required per Additional Bottom | Required | Provided |
|----------------|-----------------------|--------------------------------|----------|----------|
| Fire Station   | 1                     | 0.5                            | 1.5      | 1.5      |
| Police Station | 0                     | 0                              | 0        | 0        |
| Garage Station | 0                     | 0                              | 0        | 0        |
| Garage Station | 0                     | 0                              | 0        | 0        |
| Total          | 1                     | 0.5                            | 1.5      | 1.5      |

**DEVELOPMENT SUMMARY**  
 SITE INFORMATION: LOT 2 - SUBDISTRICT 5, URBAN CORNER  
 ZONING: PD 655  
 USE: MULTIFAMILY

| Category              | Allowed                  | Existing (This Tract) | Proposed (Entire Tract) | Remaining (Entire Tract) |
|-----------------------|--------------------------|-----------------------|-------------------------|--------------------------|
| Density (Units)       | 1322 Total (400 Maximum) | 0                     | 91 Multifamily          | 231                      |
| Floor Area (SF)       | No Maximum               | 0                     | 179,289                 | 179,289                  |
| High Coverage (SF)    | No Maximum               | 0                     | 94,278                  | 94,278                   |
| Lot Coverage          | 100%                     | 0%                    | 35%                     | 65%                      |
| No. of Stories        | 5                        | 0                     | 27'                     | 28'                      |
| Structure Height (FT) | 75                       | 0                     | 37'                     | 38'                      |

| Category       | Required per 1 Fwd 25 | Required per Additional Bottom | Required | Provided |
|----------------|-----------------------|--------------------------------|----------|----------|
| Fire Station   | 1                     | 0.5                            | 1.5      | 1.5      |
| Police Station | 0                     | 0                              | 0        | 0        |
| Garage Station | 0                     | 0                              | 0        | 0        |
| Garage Station | 0                     | 0                              | 0        | 0        |
| Total          | 1                     | 0.5                            | 1.5      | 1.5      |

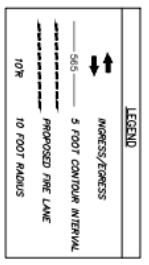
OWNER: S&B/102R  
 CAPPELLA PARK, LLC  
 200 W. BELMONT STREET D  
 DALLAS, TEXAS 75201

DESIGNER:  
 JPB SURVEYING, LLC  
 200 W. BELMONT STREET D  
 DALLAS, TEXAS 75201

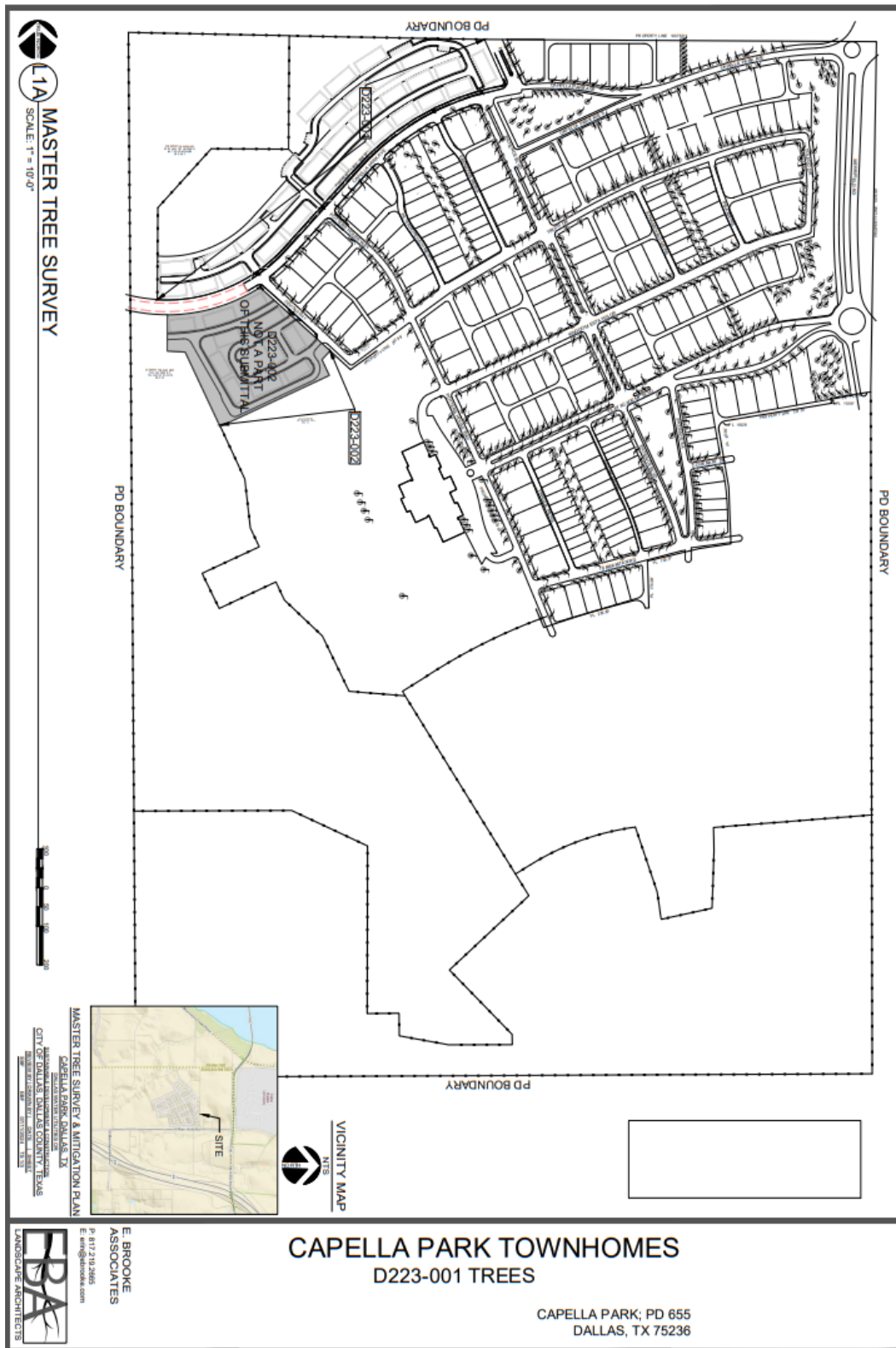
DATE: 02/23/20

**REVISIONS**

| REV. NO. | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |



Master Tree Replacement Site Plan - For reference only





Master Tree Replacement Site Plan- For reference only

**L1C**

**MASTER TREE SURVEY**

| Tree ID | Species | DBH (in) | Height (ft) | Health | Notes |
|---------|---------|----------|-------------|--------|-------|
| 1       | ...     | ...      | ...         | ...    | ...   |
| 2       | ...     | ...      | ...         | ...    | ...   |
| 3       | ...     | ...      | ...         | ...    | ...   |
| 4       | ...     | ...      | ...         | ...    | ...   |
| 5       | ...     | ...      | ...         | ...    | ...   |
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| 19      | ...     | ...      | ...         | ...    | ...   |
| 20      | ...     | ...      | ...         | ...    | ...   |
| 21      | ...     | ...      | ...         | ...    | ...   |
| 22      | ...     | ...      | ...         | ...    | ...   |
| 23      | ...     | ...      | ...         | ...    | ...   |
| 24      | ...     | ...      | ...         | ...    | ...   |
| 25      | ...     | ...      | ...         | ...    | ...   |
| 26      | ...     | ...      | ...         | ...    | ...   |
| 27      | ...     | ...      | ...         | ...    | ...   |
| 28      | ...     | ...      | ...         | ...    | ...   |
| 29      | ...     | ...      | ...         | ...    | ...   |
| 30      | ...     | ...      | ...         | ...    | ...   |
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| 32      | ...     | ...      | ...         | ...    | ...   |
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| 89      | ...     | ...      | ...         | ...    | ...   |
| 90      | ...     | ...      | ...         | ...    | ...   |
| 91      | ...     | ...      | ...         | ...    | ...   |
| 92      | ...     | ...      | ...         | ...    | ...   |
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| 94      | ...     | ...      | ...         | ...    | ...   |
| 95      | ...     | ...      | ...         | ...    | ...   |
| 96      | ...     | ...      | ...         | ...    | ...   |
| 97      | ...     | ...      | ...         | ...    | ...   |
| 98      | ...     | ...      | ...         | ...    | ...   |
| 99      | ...     | ...      | ...         | ...    | ...   |
| 100     | ...     | ...      | ...         | ...    | ...   |

**NOTES:**

- Total required inches provided within Sub 1-6 must reach 6,500 at time of the development of the last tract of the PD.
- In order for a final COI to be issued for development on the last remaining undeveloped tract within Sub 1-6, the 6,500 inches must be planted or included in the final approved development plan for this tract.
- Any dead trees will need to be indicated and replaced in the final approved development plan for this tract.

|                                                                              |                                                                                                                                   |
|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <p><b>TREES PROVIDED (3" CALIPER):</b></p> <p>TOTAL INCHES PROVIDED: 216</p> | <p><b>CAPELLA PARK TOWNHOME TREES</b></p> <p>TOTAL PROJECT CALIPER INCHES AFTER INSTALLATION OF CAPELLA PARK TOWNHOMES: 6,081</p> |
|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|

**CAPELLA PARK TOWNHOMES**

**PERMIT SET**

CAPELLA PARK; PD 655  
DALLAS, TX 75236

**E. BROOKE ASSOCIATES**

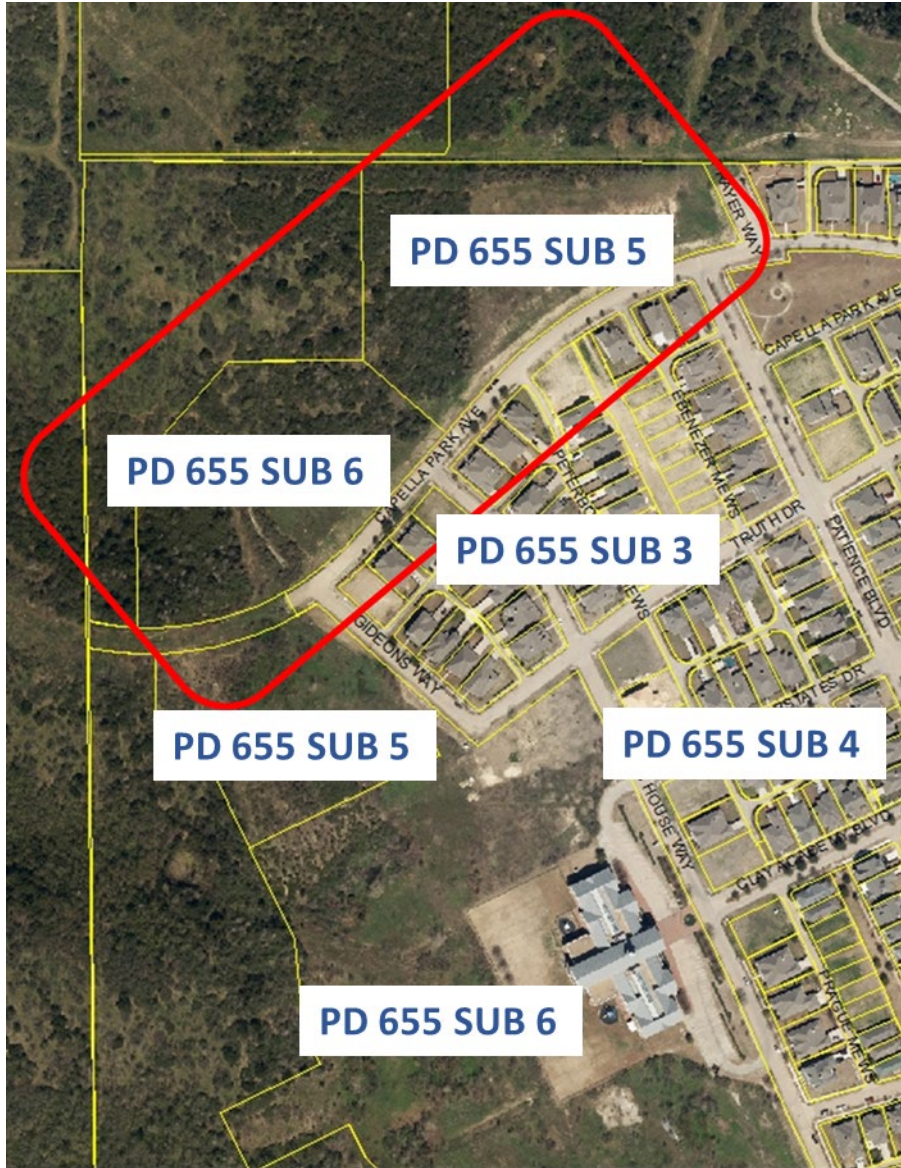
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EA: eb@ebrooke.com

**LANDSCAPE ARCHITECTS**





*Aerial View*



