## **CITY PLAN COMMISSION**

THURSDAY, AUGUST 7, 2025

Planner: Teaseia Blue, MBA

FILE NUMBER: D223-007(TB) DATE FILED: April 26, 2024

**LOCATION:** Northwest Corner of North Central Expressway and Walnut Hill

Lane.

COUNCIL DISTRICT: 11

SIZE OF REQUEST: ± 6.28 acres CENSUS TRACT: 48113013104

**REPRESENTATIVE:** Suzan Kedron, Jackson Walker LLP

**APPLICANT/OWNER:** Preston Hollow Village Phase 3, LP

**REQUEST:** An application for a development and landscape plan on

property zoned Subdistrict C, D & F within Planned

Development District No. 750.

**SUMMARY:** The purpose of this request is to allow for the construction of

a three-acre large open space.

STAFF RECOMMENDATION: Approval.

**PRIOR CPC ACTION:** On June 26, 2025, the City Plan Commission moved to

hold this case under advisement. There are no updates

to this report since June 26, 2025.

### Planned Development District No. 750:

https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=750

#### **BACKGROUND INFORMATION:**

Planned Developed District No. 750 was established by Ordinance No. 26510, passed by the Dallas City Council on November 8, 2006.

### SEC. 51P-750.106. CONCEPTUAL PLAN.

Development and use of this district must comply with the conceptual plan, except that the locations of access points shown on the conceptual plan are approximate only. (Exhibit 750A)

#### SEC. 51P-750.108. DETAILED DEVELOPMENT PLAN.

A development plan for any area in which new construction is requested must be approved by the city plan commission prior to the application for any building permit for that new construction.

The development plan may cover only the building site and adjacent streets; the plan is not required to cover the entire tract, except as necessary to comply with the mixed-use project requirements in Subsection 51P-750.108(d)

All development plans and any amendments must comply with the conceptual plan and this article.

All streets shown on a development plan must be labeled to indicate what type of street it is and which street section it complies with (Exhibit 750D-1 through 14). Development plans may include additional internal streets not shown on the conceptual plan.

All development plans and any amendments must provide a table showing the existing and proposed combined number of dwelling units, retirement housing dwelling units or suites, and hotel or motel guest rooms, and existing and proposed lot coverage.

#### SEC. 51P-750.114. LANDSCAPING AND SCREENING.

Any development plan for each phase of new construction that is submitted to the city plan commission for approval must be accompanied by a landscape plan for the same area.

All landscape plans and any amendments must provide a table showing the existing and proposed square feet of landscape area, percentage and of landscape and hardscape area in the district, the percentage of landscape area and square feet of landscape area within the large open space area, and the cumulative planter area within a public or private street right-of-way on the side of the street immediately adjacent to a required landscape area.

D223-007(TB)

Development of the large open space must be a minimum of three acres of landscape area and must be provided and maintained within the large open space area generally shown on the conceptual plan. Final location of the large open space must be shown on a development plan.

## **REQUEST DETAILS:**

The request seeks approval of a development and landscape plan for a large open space of approximately three acres. A large open space is defined in the PD as being identified on the conceptual plan. The proposed development and landscape plans would bring the requirements for the large open space into compliance with SEC. 51P-750.114(G), which states the large open space must be completed within two years of the final certificate of occupancy for a minimum of 500 dwelling units. The PD multifamily dwelling unit count has exceeded the minimum of 500 dwelling units with the final issued certificate of occupancies listed in the table below. The area of request is solely a request for approval of a development and landscape plan to construct the minimum required three-acre large open space.

The table below outlines the number of dwelling units permitted for 7775, 7825 & 7865 Firefall Way along with status of the certificate of occupancies for each address.

Address	# of dwelling units	CO Status	CO Number
7775 Firefall Way	119 units	Issued 5/23/19	1411111107
7825 &7865 Firefall Way	393 units	Issued 5/23/19	1411071117
	Total 512 units		

### Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the proposed plans and has no objections.

## **Landscaping:**

The city arborist reviewed the development plan and had no objections. The landscape plan must be consistent with SEC. 51P-750.114 and with the tree replacement requirements in Article X, as modified by SEC. 51P-750.114 Final landscape review will occur during permitting.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed D223-007(TB)

development and landscape plan complies with the applicable development standards for the property. The Dallas City Code requires that if the plan complies with the applicable development standards, the plan shall be approved.

Staff recommends approval of the development and landscape plans, having determined that the request complies with the requirements set forth by Planned Development District No. 750 and does not impact any other provisions of the ordinance.

The existing PD plans can be viewed by clicking the link on the first page of this report. The proposed development and landscape plans are provided and enlarged below; however, due to the detailed nature of these plans, the text is mostly illegible. Please view the attachments in the docket to examine the plans more closely.

### **List of Officers**

## Preston Hollow Village Phase 3, LP

**KG Walnut Park Realty, LLC, General Partner** R. Otto Maly, Manager

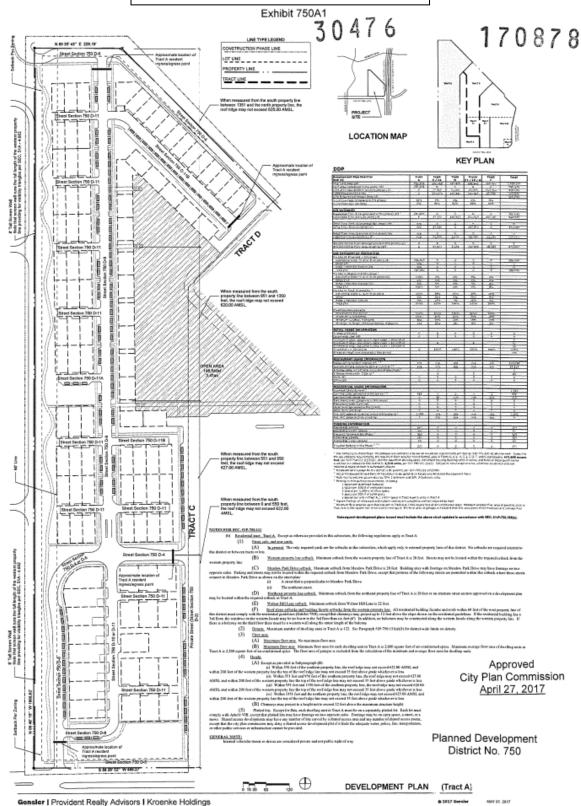
**TKG Walnut Park, LLC, Limited Partner** R. Otto Maly, Manager

MCR-Walnut and 75, LLC, Limited Partner R. Otto Maly, Manager

**MOD Walnut Park, LLC, Limited Partner** Michael Decker, Manager

Walnut Park Investors, LP, Limited Partner
Julian Hawes. Vice President

## Conceptual Plan- Exhibit 750A



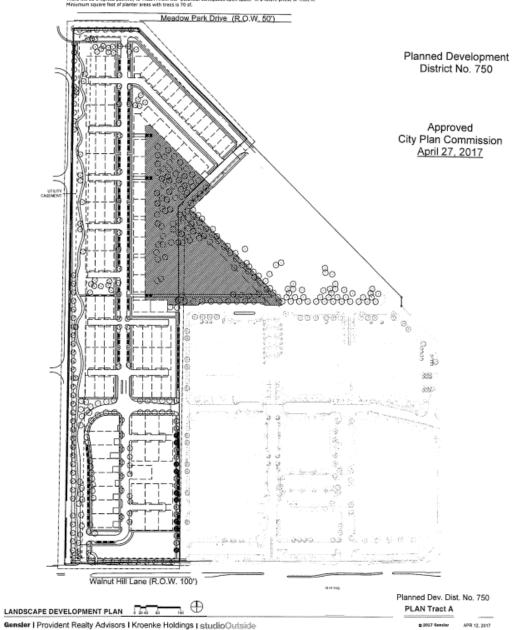
## Conceptual Plan- Exhibit 750A—continued

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Landscape Plan Chart for	Tract	Tract	Carlo C	Tracts	*telect	Total	11	7	$\cap$	0	7
DDP #2 Large Open Space (sf)	50,302	C / CL 43,379	36,999	E1 / E2 / G		120,680		- 1	1.7	75	1
Landscape Area (proposed in this phase) (tr')	181,888	36,347	27,401		7,316	252,952			$\mathbf{\circ}$	V 1	
Landscape Area (existing) (sf)	0	16,539	18,455	42,855	33,034	112,884	1				
% Total Landscape Area in this District	9,9%	3.0%	2.5%	2.2%	2.2%	20%	1				
Landscape Area within Large Open Space (sf)	5D,302	43,379	36,999	- 6	0	130,680	1				
% Landscape Area within Large Open Space	38,5%	33,2%	28.3%	D%4	0%	100%	1				
% Landscape Area Not in Tract A or the Large Open Space	61.5%					61.5%	1				
Public Right of Way Landscape Area (sf)	1,218					13,552	1				
Landscape Area along West Property Line of District (sf)	41,005					41,005	1				
Hardscape Area (sf)	21,581	23,442	5,771	46,777	17,473	115,044	1				
% Total Hardscape Area in this District	1%	1%	0%	3%	1%	6%	1				
Hardscape within Large Open Space (sf)	0					46,732	1				
% Hardscape within Large Open Space	0%					41%	1				
Public Right of Way Hardscape Area (sf)	2,122					6,507	1				

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New Trees provided 231 Trees
Street Trees along West Property Line of the District 1254 UP 9 37 O.C., 492 UF 9 70 O.C.
69 Trees Beggins 4" CAL Mis.

The west perimeter evergreen tree planting for Tract A will be fully installed for the entire length of Tract A, and will not be phased. There will be a lighted pathway to Tract A from the "potential contiguous open space" in a future phase of Tract A.

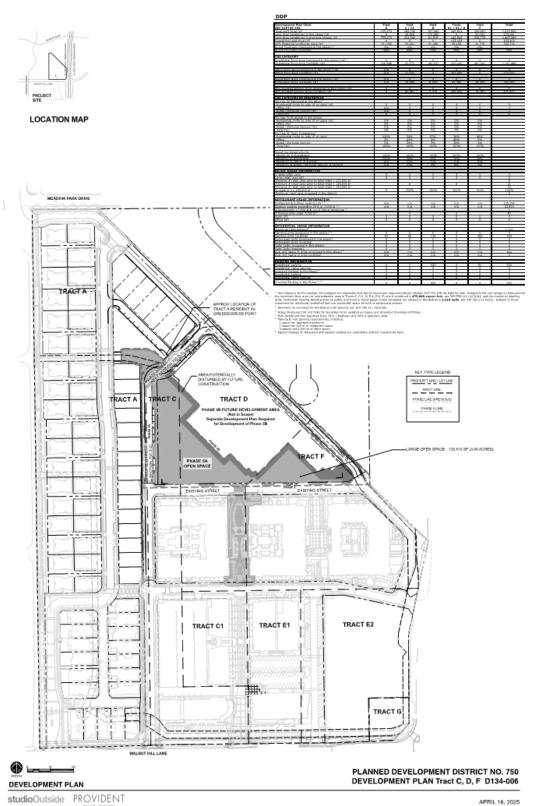


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A well 8 feet in height has been provided alon the west property line of the district.

5.20' wide landscape observing area will be arrested along the side of the 8' will

## **Proposed Development Plan**



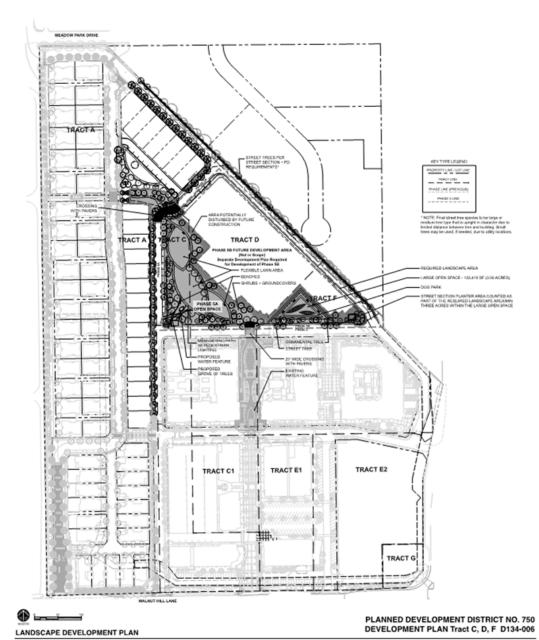
APRIL 16, 2025

## Proposed Development Plan [Enlarged]

DDP					RETAIL USAGE INFORMATION			
Development Plan Chart SEC 51P750-108 Total Land Area (sf)	Tract A C 755,273 2	Tract Tract C / C1 D D 257,480	Tracts Tract E1 / E2 / G F 295,943 258,891	Total 1,833,893 273,091	# large retail uses   Large retail uses (sf)     Minimum # retail uses prior to total retail > 100,000 sf     Minimum # retail uses prior to total retail > 175,000 sf	0 0	0 0	0 0 0 0 9
Land Area considered in this phase (81)  Land Area considered in previous phases (sf)  Remaining Land Area (sf)  20% Required Landscape Area (sf)	755,273 2 0 151,055	173,965 121,342 81,515 0 0 53,261 51,496	142,540 206,729 153,403 0 59,189 51,778	1,407,399 153,403 366,779	Minimum # retail uses prior to total retail > 150,000 of % retail of <= 150,000 of Maximum retail uses proposed in this district	0 100%	100% 160%	100% 101%
% Lot Coverage (proposed in this phase) * % Lot Coverage (existing) USE CATEGORY	29%	0% 0% 40% 12%	30% 30%	32%	RESTAURANT USAGE INFORMATION Restaurant & outfoor seeting (sf) ** Outdoor seeting exceeding 20% or 7,000 sf **	n/a n/a n/a n/a	n/a n/a n/a n/a	n/a 135.054 n/a 23,823
Residential Floor Area (proposed in this phase) (sf) / Residential Floor Area (existing) (sf)		0 0 47,772 195,937	0 0 220,000 481,091	1,161,483	Outdoor seating exceeding 20% or 7,000 sf <sup>6,6</sup> # Restaurants > 7,500 sf 8 <= 12,000 sf maximum <sup>3</sup> # Restaurants under 7,500 sf <sup>3</sup> Hotel (sf) Office (cf)	0 0	0 0	1 40 0 0
Office Floor Area (proposed in this phase) (sf) Office Floor Area (existing) (sf) Retail Floor Area (proposed in this phase) (sf) Retail Floor Area (existing) (sf)		57,931 0 0 0	0 0 267,069 0 0 0 93,386 18,283	325,000 0 150,000	RESIDENTIAL USAGE INFORMATION Maximum Units Allowed			1,310
Ratail Floor Area (existing) (sf)  Nan-Residential Floor Area (proposed in this phase) (sf)  Nan-Residential Floor Area (printing) (sf)	n/a 3	0 0 32,956 5,375 0 0 0	0 0 93,386 18,283 0 0 160,455 18,283	150,000 0 475,000	Dwelling Units (proposed in this phase) 1.4 Dwelling Units (existing) Retirement Units (proposed in this phase)	0 0 84 56 0 0	0 0 119 0 0 0	0 0 350 609 0 0
USE CATEGORY BY PERCENTAGE Hox Use SF Proposed in this phase (					Hotel Units (proposed in this phase) Hotel Units (existing) Avg. A/C space in Units (proposed in this phase) Avg. A/C space in Units (existing)	0 0 0 0 n/a n/a	0 0 0 0 n/a n/a	0 0 0 0 n/a n/a
Residential (refer to note of on gran) (sr) Office (sf) Retail / Personal Service (sf) Total (sf)	n/a n/a 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0	Avg. A/C space in Units (existing)  PARKING INFORMATION Residential parking	0 7	1/a 1/a 422 0	91 520
Mix Use % Proposed in this phase 1 Residential (refer to note 'd' on plan) (%) Office (%) Retail / Personal Service (%)	0% 0%	0% 0% 0% 0%	0% 0% 0% 0%		Residential visitor parking Required Parking in this Phase <sup>5</sup> Residential parking	0 0	9 0 9 0 0 0	0 0 0 0 0 0
Total (%) Mix Use % Total, Cumulative   Residential (refer to note '0' on plan)	100%	0% 0% 34% 97%	38% 95%		Provided Parking in this Phase I. 3.4	0 0	592 0	0 592
Orisce Retail / Personal Service Total (%)	0% 100%	24% 3% 100% 100%	16% 4% 100% 100%		Use Category by Percentage: Percentages are estimates only by the maximum floor area for nonresidential uses in Tracts C, C-1, C units, retirement housing dwelling units or suites, and hetel or mol requirements, additional residential and non-residential space be to	t all mixed use requirements per Sectio b, E-1, E-2, F, and G combined is <b>475,0</b> el guest rooms combined are allowed in	n 51P-750.208 (d) shall be met. Subje <b>00 square feet</b> , per 51P-750.111 (c)(3 this district is <b>1,310 units</b> , per 51P-7	ect to the use category requirements, b)(A); and the maximum dwelling 50.111 (a)(1). Subject to these
Mixed Use Requirements  Maximum % Residential  Minimum % Office, # present	100% 100%	100% 100% 20% 20% 15% 15%	100% 100% 20% 20% 15% 15%					
Minimum % Retail / Personal Service, if present	n/a	15% 3%	8% 3%		*Maximum list coverage for the district is 80 percent, per SIP-736  *Actual Restaurent SF and Palles SF Palukation to be quoteded on fit  *Muth-family unit mix assumed to be 70% I-bedroom and 30% 2  *Parking to mix obersing requirements, including:  1 space per apartment bedroom  1 space per lab of ef restaurant space  5 square flootage of restaurant and outdoor seating are cumulative.	bedroom units.		
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## **Proposed Landscape Plan**

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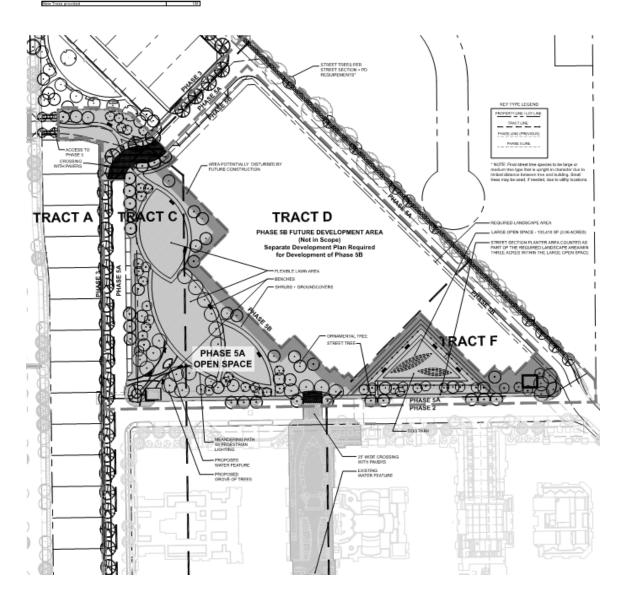
APRIL 16, 2025

## **Proposed Landscape Plan [Enlarged]**

Development Plan Chart Information	Tract	Tract	Tract	Tracts	Tract	Total	1
(Taken for Reference)	A	C / C1	D	E1 / E2 / G	F		
Total Land Area (sf)	755,273	266,306	257,480	295,943	258,891	1,833,893	7
Land Area considered in this phase (sf)	0	44,964	175,965	0	52,162	273,091	3
Land Area considered in previous phases (sf)	755,273	221,342	81,515	142,540	206,729	1,407,399	
Remaining Land Area (sf)	0	0	0	153,403	0	153,403	7
20% Required Landscape Area (sf)	151,055	53,261	51,496	59,189	51,778	366,779	J
					Tract	Total	
Landscape Develoment Plan Chart - Phase 5 SEC. 51P-750.114	Tract A	Tract C/C1	Tract D	Tracts E1 / E2 / G	F		Required when complet
Landscape Area - proposed in PHASE 5A+5B (sf)	0	36,006	151,227	0	38,047	225,280	
Landscape Area - existing (sf)	209,957	65,586	31,239	42,855	65,926	415,563	
Total Landscape Area - proposed and existing (sf)	209,957	101,592	182,466	42,855	103,973	640,843	
Total Landscape Area - proposed and existing (sf) w/ max.							
hardscape allowence per PD (1.5 acres)						447,820	366,779 m
% Total Landscape Area in this District (Proposed and Existing)	27.8%	38.1%	70.9%	30.1%	40.2%	27%	20% m
Landscape Area in Large Open Space (sf)	9,816	35,025	64,280	0	24,289	133,410	130,680 m
Landscape Area in Large Open Space (acres)	0.23	0.80	1.48	0.00	0.56	3.06	3.00 m
Landscape Area not in Large Open Space	200,141	66,567	118,186	42,855	79,684	507,433	
% Landscape Area within Large Open Space	4.7%	34.5%	35.2%	0%	23%	21%	50% m
% Landscape Area Not in Tract A or the Large Open Space	0.0%	66%	65%	100%	77%	48.0%	25.0% m
Landscape Area along West Property Line of District (sf)	59,523					59,523	=
Hardscape Area - proposed in PHASE 5A+5B (sf)	0	10,673	13,605	0	7,589	31,867	
Hardscape Area - existing (sf)	70,628	46,441	22,773	46,777	39,877	226,496	
Total Hardscape Area - proposed and existing (sf)	70,628	57,114	36,378	46,777	47,466	258,363	65,340 m
% Total Hardscape Area in this District	9%	21%	14%	33%	18%	14%	
Hardscape Area in excess (sf)				_		193,023	
ROW Planting Area adjacent to Large Open Space - proposed in PHASE 5A+5B (sf)		3,606	667	0	950	5,223	
ROW Planting Area adjacent to Large Open Space - existing (sf)		0	443	0	0	443	
Total Right ROW Planting Area adjacent to Large Open				1			1
Space - proposed and existing (sf)		3,606	1.110		950	5.666	8,000 m

<sup>\*</sup>Total hardscape area and landscape area includes areas within public or private ROW

\*\*Calculations for Tracts E1, E2, G are based on percentage of area complete (area not complete are not counted)



# Aerial View





SUP

## ArcGIS Web Map PD 206 MU-3(SAH) R-10(A) MU-2 MF-2(A) MEADOW PARK DR GLENDORA AVE BLAIR RD LA SIERRA DR N CENTRA D.R. Z989-294 MU-3(SAH) GLEN LAKES DR PD 750 Tract D 750 Tract A GLENHILL DR PD 750 Tract F PD-750 PD 1103 Conceptual Plan PD-1103 FIRE FALL WAY PD 750 Tract C PD 750 Tract C1 PD 750 Tract E2 MU-1 UNIAMED STREET PD 750 Tract E1 FIELDGATE DR CHATSWORTH PL PD 750 Tract G MU-2 UNINAMED STREET WALNUTHILLEN WALNUT HILL LN PD-121 SUP 821 RR 1:2,972 0.06 0.11 mi 0.03 0.18 km 0.04 0.09 Base Zoning Deed Restrictions Highways PD Subdistricts Dry Overlay Major Streets D223-007(TB)

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Streets