

**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 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.

**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.

D223-001(TB)

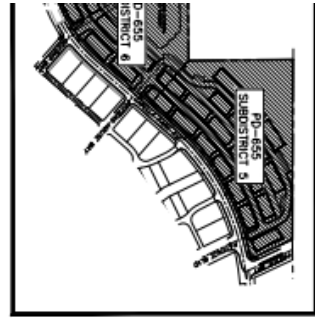
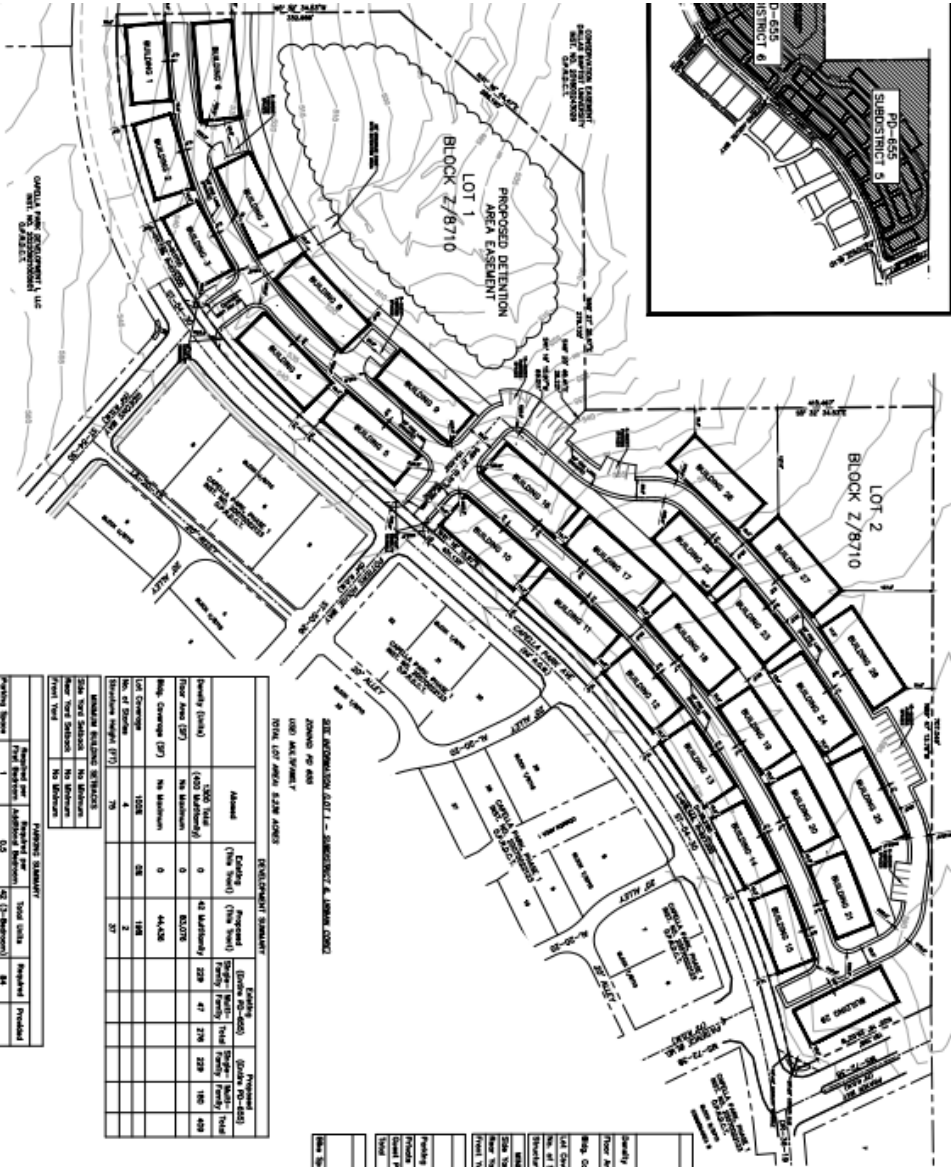
List of Officers

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



Proposed Development Plan - Enlarged

AS PREPARED BY  
 THE CITY OF DALLAS, TEXAS  
 12-28-2011  
 1/25 AME 5' WIDE



**SEE DEVELOPMENT LOT 1 - SUBDISTRICT 5, URBAN CONTEXT**  
 ZONING PD 608  
 URS MAXWELL  
 TOTAL LOT AREA: 8.38M SQFT

DEVELOPMENT SUMMARY		Existing (Yr 2011)	Proposed (Yr 2011)	Existing (Yr 2040)	Proposed (Yr 2040)
Lot Area (SQ)	1,000	0	42	229	185
Lot Coverage (SQ)	NO BUILDABLE	0	44,428		
Lot Coverage (%)	0%	4.4%	22%		
No. of Stories	1	2			
Maximum Height (FT)	75	27			
Number of Units	0	27			
Number of Parking Spaces	0	27			
Number of Bicycles	0	27			
Number of Pedestrians	0	27			

PARKING SUMMARY		Total Units	Required	Provided
Existing	0	27	27	0
Proposed	27	27	27	27
Net Change	27	0	0	27

NET FINANCIAL SUMMARY		Required per Unit	Provided per Unit
Per Unit	Per Unit	Per Unit	Per Unit
1	1	1	1
1	1	1	1

**SEE DEVELOPMENT LOT 2 - SUBDISTRICT 5, URBAN CONTEXT**  
 ZONING PD 608  
 URS MAXWELL  
 TOTAL LOT AREA: 4.87M SQFT

DEVELOPMENT SUMMARY		Existing (Yr 2011)	Proposed (Yr 2011)	Existing (Yr 2040)	Proposed (Yr 2040)
Lot Area (SQ)	1,000	0	91	229	185
Lot Coverage (SQ)	NO BUILDABLE	0	173,888		
Lot Coverage (%)	0%	17.3%	22%		
No. of Stories	1	2			
Maximum Height (FT)	75	27			
Number of Units	0	27			
Number of Parking Spaces	0	27			
Number of Bicycles	0	27			
Number of Pedestrians	0	27			

PARKING SUMMARY		Total Units	Required	Provided
Existing	0	27	27	0
Proposed	27	27	27	27
Net Change	27	0	0	27

NET FINANCIAL SUMMARY		Required per Unit	Provided per Unit
Per Unit	Per Unit	Per Unit	Per Unit
1	1	1	1
1	1	1	1

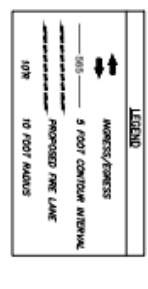
CONTRACTOR  
 CAPPELLA PARK No. 2  
 DEVELOPMENT 1, LLC  
 107th Street, Suite 100  
 Irving, Texas 75039

OWNER/DESIGNER  
 CAPPELLA PARK No. 2  
 DEVELOPMENT 1, LLC  
 107th Street, Suite 100  
 Irving, Texas 75039

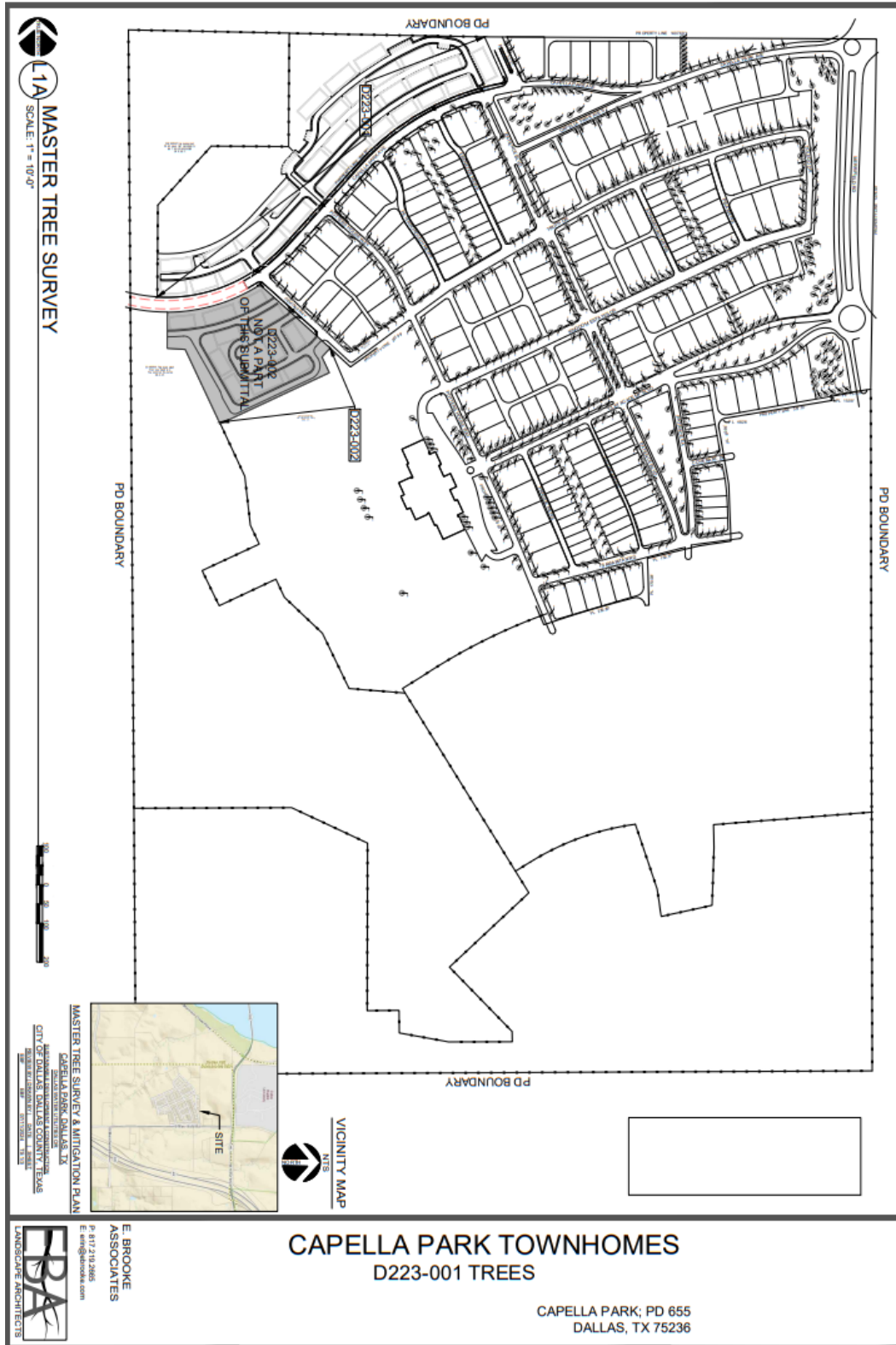
REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

**MACATEE**  
 ARCHITECTURAL FIRM, L.P.  
 107th Street, Suite 100  
 Irving, Texas 75039  
 (972) 252-1100  
 www.macatee.com



Master Tree Replacement Site Plan - For reference only





Master Tree Replacement Site Plan – For reference only

NO.	TREE NAME	DBH (INCHES)	HEIGHT (FEET)	DATE	STATUS	REMARKS
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...
6	...	...	...	...	...	...
7	...	...	...	...	...	...
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11	...	...	...	...	...	...
12	...	...	...	...	...	...
13	...	...	...	...	...	...
14	...	...	...	...	...	...
15	...	...	...	...	...	...
16	...	...	...	...	...	...
17	...	...	...	...	...	...
18	...	...	...	...	...	...
19	...	...	...	...	...	...
20	...	...	...	...	...	...
21	...	...	...	...	...	...
22	...	...	...	...	...	...
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24	...	...	...	...	...	...
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31	...	...	...	...	...	...
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34	...	...	...	...	...	...
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36	...	...	...	...	...	...
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39	...	...	...	...	...	...
40	...	...	...	...	...	...
41	...	...	...	...	...	...
42	...	...	...	...	...	...
43	...	...	...	...	...	...
44	...	...	...	...	...	...
45	...	...	...	...	...	...
46	...	...	...	...	...	...
47	...	...	...	...	...	...
48	...	...	...	...	...	...
49	...	...	...	...	...	...
50	...	...	...	...	...	...
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53	...	...	...	...	...	...
54	...	...	...	...	...	...
55	...	...	...	...	...	...
56	...	...	...	...	...	...
57	...	...	...	...	...	...
58	...	...	...	...	...	...
59	...	...	...	...	...	...
60	...	...	...	...	...	...
61	...	...	...	...	...	...
62	...	...	...	...	...	...
63	...	...	...	...	...	...
64	...	...	...	...	...	...
65	...	...	...	...	...	...
66	...	...	...	...	...	...
67	...	...	...	...	...	...
68	...	...	...	...	...	...
69	...	...	...	...	...	...
70	...	...	...	...	...	...
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72	...	...	...	...	...	...
73	...	...	...	...	...	...
74	...	...	...	...	...	...
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82	...	...	...	...	...	...
83	...	...	...	...	...	...
84	...	...	...	...	...	...
85	...	...	...	...	...	...
86	...	...	...	...	...	...
87	...	...	...	...	...	...
88	...	...	...	...	...	...
89	...	...	...	...	...	...
90	...	...	...	...	...	...
91	...	...	...	...	...	...
92	...	...	...	...	...	...
93	...	...	...	...	...	...
94	...	...	...	...	...	...
95	...	...	...	...	...	...
96	...	...	...	...	...	...
97	...	...	...	...	...	...
98	...	...	...	...	...	...
99	...	...	...	...	...	...
100	...	...	...	...	...	...

1:10 SCALE: 1" = 10'-0"

MASTER TREE SURVEY & MITIGATION PLAN  
 CAPELLA PARK, DALLAS, TX  
 PREPARED BY: E. BROOKE ASSOCIATES  
 DATE: 08/14/2018



CAPELLA PARK TOWNHOMES  
 D223-001 TREES

CAPELLA PARK; PD 655  
 DALLAS, TX 75236

Master Tree Replacement Site Plan- For reference only

**110 MASTER TREE SURVEY**

NO	DATE	DBH	HEIGHT	SPECIES	HEALTH	LOCATION	REMARKS
1	10/15/18	4.5	15	FRAX	100	100	
2	10/15/18	4.5	15	FRAX	100	100	
3	10/15/18	4.5	15	FRAX	100	100	
4	10/15/18	4.5	15	FRAX	100	100	
5	10/15/18	4.5	15	FRAX	100	100	
6	10/15/18	4.5	15	FRAX	100	100	
7	10/15/18	4.5	15	FRAX	100	100	
8	10/15/18	4.5	15	FRAX	100	100	
9	10/15/18	4.5	15	FRAX	100	100	
10	10/15/18	4.5	15	FRAX	100	100	
11	10/15/18	4.5	15	FRAX	100	100	
12	10/15/18	4.5	15	FRAX	100	100	
13	10/15/18	4.5	15	FRAX	100	100	
14	10/15/18	4.5	15	FRAX	100	100	
15	10/15/18	4.5	15	FRAX	100	100	
16	10/15/18	4.5	15	FRAX	100	100	
17	10/15/18	4.5	15	FRAX	100	100	
18	10/15/18	4.5	15	FRAX	100	100	
19	10/15/18	4.5	15	FRAX	100	100	
20	10/15/18	4.5	15	FRAX	100	100	
21	10/15/18	4.5	15	FRAX	100	100	
22	10/15/18	4.5	15	FRAX	100	100	
23	10/15/18	4.5	15	FRAX	100	100	
24	10/15/18	4.5	15	FRAX	100	100	
25	10/15/18	4.5	15	FRAX	100	100	
26	10/15/18	4.5	15	FRAX	100	100	
27	10/15/18	4.5	15	FRAX	100	100	
28	10/15/18	4.5	15	FRAX	100	100	
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31	10/15/18	4.5	15	FRAX	100	100	
32	10/15/18	4.5	15	FRAX	100	100	
33	10/15/18	4.5	15	FRAX	100	100	
34	10/15/18	4.5	15	FRAX	100	100	
35	10/15/18	4.5	15	FRAX	100	100	
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37	10/15/18	4.5	15	FRAX	100	100	
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39	10/15/18	4.5	15	FRAX	100	100	
40	10/15/18	4.5	15	FRAX	100	100	
41	10/15/18	4.5	15	FRAX	100	100	
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43	10/15/18	4.5	15	FRAX	100	100	
44	10/15/18	4.5	15	FRAX	100	100	
45	10/15/18	4.5	15	FRAX	100	100	
46	10/15/18	4.5	15	FRAX	100	100	
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61	10/15/18	4.5	15	FRAX	100	100	
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78	10/15/18	4.5	15	FRAX	100	100	
79	10/15/18	4.5	15	FRAX	100	100	
80	10/15/18	4.5	15	FRAX	100	100	
81	10/15/18	4.5	15	FRAX	100	100	
82	10/15/18	4.5	15	FRAX	100	100	
83	10/15/18	4.5	15	FRAX	100	100	
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85	10/15/18	4.5	15	FRAX	100	100	
86	10/15/18	4.5	15	FRAX	100	100	
87	10/15/18	4.5	15	FRAX	100	100	
88	10/15/18	4.5	15	FRAX	100	100	
89	10/15/18	4.5	15	FRAX	100	100	
90	10/15/18	4.5	15	FRAX	100	100	
91	10/15/18	4.5	15	FRAX	100	100	
92	10/15/18	4.5	15	FRAX	100	100	
93	10/15/18	4.5	15	FRAX	100	100	
94	10/15/18	4.5	15	FRAX	100	100	
95	10/15/18	4.5	15	FRAX	100	100	
96	10/15/18	4.5	15	FRAX	100	100	
97	10/15/18	4.5	15	FRAX	100	100	
98	10/15/18	4.5	15	FRAX	100	100	
99	10/15/18	4.5	15	FRAX	100	100	
100	10/15/18	4.5	15	FRAX	100	100	

**110 MASTER TREE SURVEY**

NO	DATE	DBH	HEIGHT	SPECIES	HEALTH	LOCATION	REMARKS
101	10/15/18	4.5	15	FRAX	100	100	
102	10/15/18	4.5	15	FRAX	100	100	
103	10/15/18	4.5	15	FRAX	100	100	
104	10/15/18	4.5	15	FRAX	100	100	
105	10/15/18	4.5	15	FRAX	100	100	
106	10/15/18	4.5	15	FRAX	100	100	
107	10/15/18	4.5	15	FRAX	100	100	
108	10/15/18	4.5	15	FRAX	100	100	
109	10/15/18	4.5	15	FRAX	100	100	
110	10/15/18	4.5	15	FRAX	100	100	
111	10/15/18	4.5	15	FRAX	100	100	
112	10/15/18	4.5	15	FRAX	100	100	
113	10/15/18	4.5	15	FRAX	100	100	
114	10/15/18	4.5	15	FRAX	100	100	
115	10/15/18	4.5	15	FRAX	100	100	
116	10/15/18	4.5	15	FRAX	100	100	
117	10/15/18	4.5	15	FRAX	100	100	
118	10/15/18	4.5	15	FRAX	100	100	
119	10/15/18	4.5	15	FRAX	100	100	
120	10/15/18	4.5	15	FRAX	100	100	
121	10/15/18	4.5	15	FRAX	100	100	
122	10/15/18	4.5	15	FRAX	100	100	
123	10/15/18	4.5	15	FRAX	100	100	
124	10/15/18	4.5	15	FRAX	100	100	
125	10/15/18	4.5	15	FRAX	100	100	
126	10/15/18	4.5	15	FRAX	100	100	
127	10/15/18	4.5	15	FRAX	100	100	
128	10/15/18	4.5	15	FRAX	100	100	
129	10/15/18	4.5	15	FRAX	100	100	
130	10/15/18	4.5	15	FRAX	100	100	
131	10/15/18	4.5	15	FRAX	100	100	
132	10/15/18	4.5	15	FRAX	100	100	
133	10/15/18	4.5	15	FRAX	100	100	
134	10/15/18	4.5	15	FRAX	100	100	
135	10/15/18	4.5	15	FRAX	100	100	
136	10/15/18	4.5	15	FRAX	100	100	
137	10/15/18	4.5	15	FRAX	100	100	
138	10/15/18	4.5	15	FRAX	100	100	
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141	10/15/18	4.5	15	FRAX	100	100	
142	10/15/18	4.5	15	FRAX	100	100	
143	10/15/18	4.5	15	FRAX	100	100	
144	10/15/18	4.5	15	FRAX	100	100	
145	10/15/18	4.5	15	FRAX	100	100	
146	10/15/18	4.5	15	FRAX	100	100	
147	10/15/18	4.5	15	FRAX	100	100	
148	10/15/18	4.5	15	FRAX	100	100	
149	10/15/18	4.5	15	FRAX	100	100	
150	10/15/18	4.5	15	FRAX	100	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 CO to be issued for development on the last remaining undeveloped tract within Sub 1-6, the 6,500 inches must be planned 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.

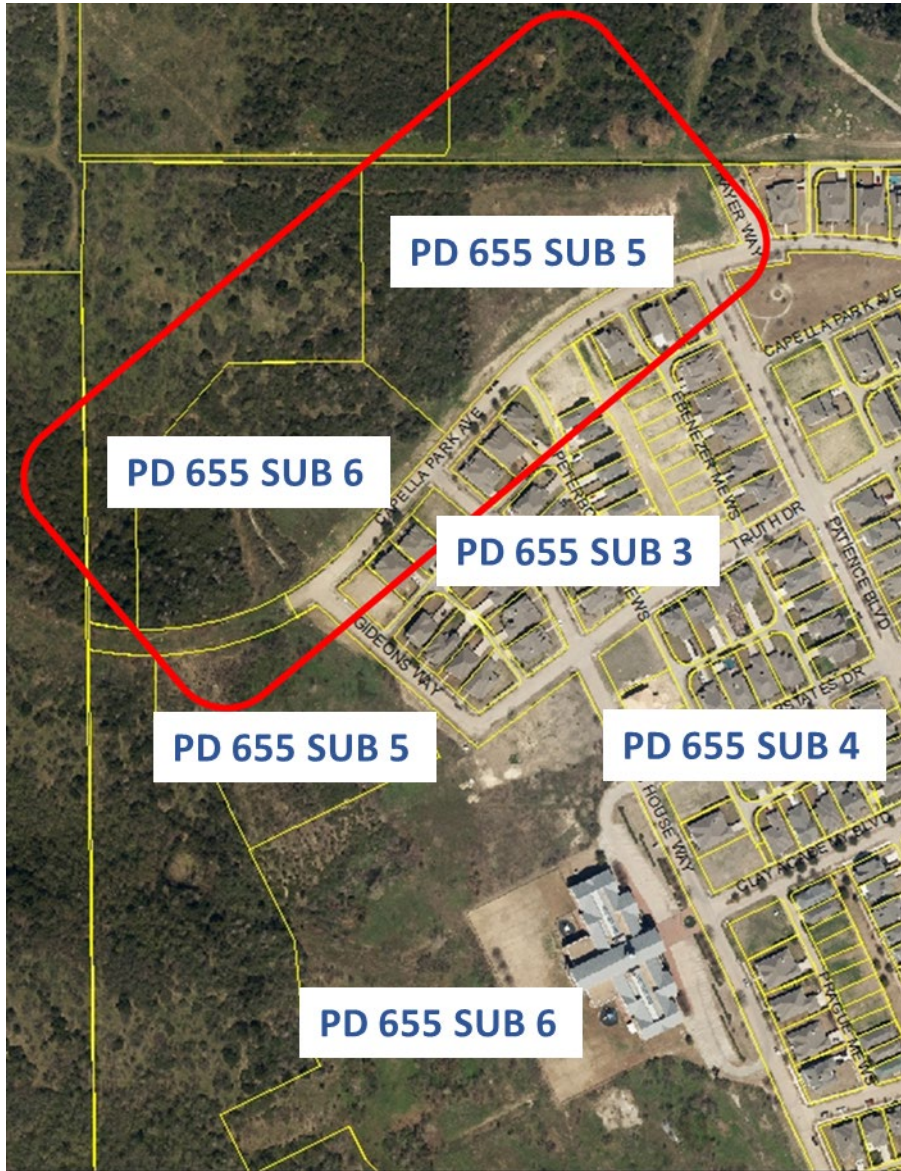
CAPELLA PARK TOWNHOME TREES			
TREES PROVIDED BY CALPINE:	216		
TOTAL PROJECT EQUIPER INCHES AFTER INSTALLATION OF CAPELLA PARK TOWNHOMES: 5,001	648		

**TREE SURVEY & MITIGATION PLAN**  
**CAPELLA PARK, DALLAS, TX**  
 CIVIL & DALLAS COUNTY  
 10000 W. CAMPBELL, SUITE 1000  
 DALLAS, TEXAS 75243

**LANDSCAPE ARCHITECTS**  
**E. BROOKE ASSOCIATES**  
 P: 817.210.2805  
 E: eba@ebrooke.com

**CAPELLA PARK TOWNHOMES**  
**PERMIT SET**  
 CAPELLA PARK; PD 655  
 DALLAS, TX 75236





*Aerial View*



