

CITY PLAN COMMISSION

THURSDAY, JUNE 26, 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.

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.

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

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

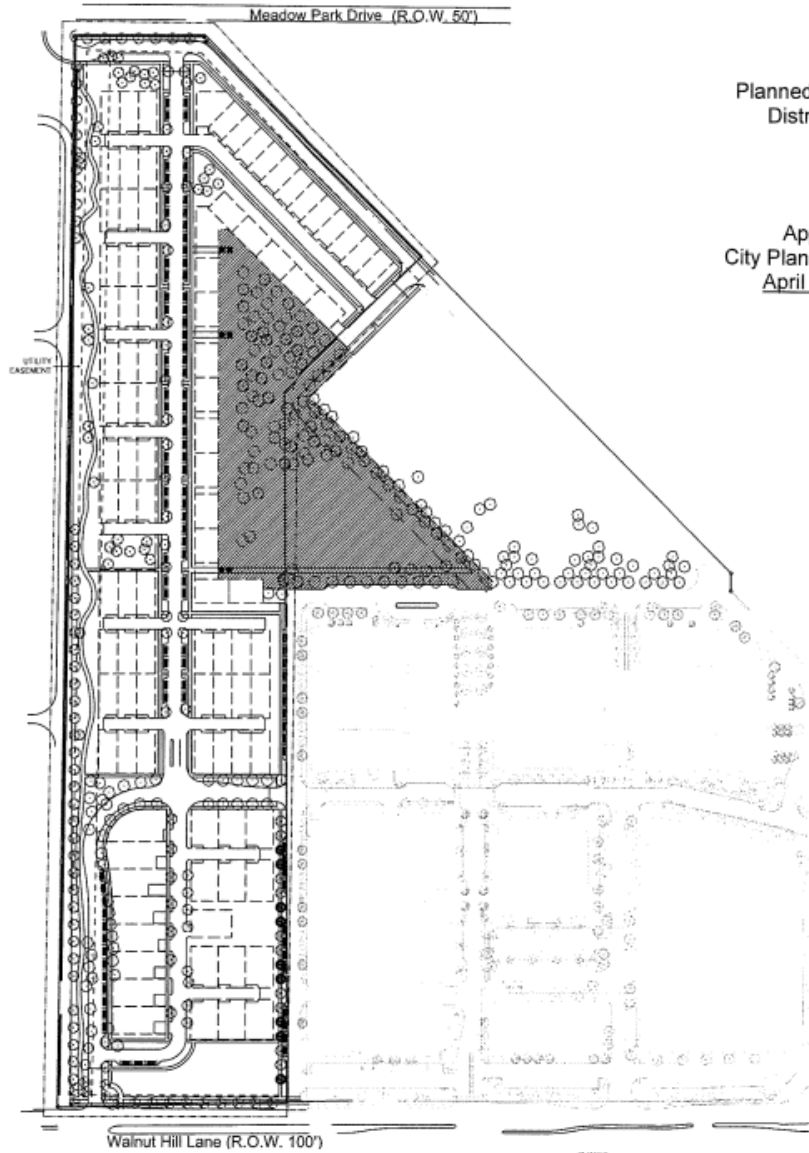
Julian Hawes. Vice President

Conceptual Plan- Exhibit 750A—continued

Landscape Plan Chart for UOP #2	Tract A	Tract C / CL	Tract D	Tracts E1 / E2 / G	Tract F	Total
Large Open Space (OS)	50,302	43,379	36,999	0	0	130,680
Landscape Area (proposed in this phase) (L)	181,888	36,347	27,402	0	7,316	252,952
Landscape Area (existing) (E)	0	16,339	18,455	42,395	25,034	112,884
% Total Landscape Area in this District	5.0%	3.0%	2.5%	7.3%	2.1%	20%
Landscape Area within Large Open Space (L)	50,302	43,379	36,999	0	0	130,680
% Landscape Area within Large Open Space	28.2%	33.1%	28.2%	0%	0%	100%
% Landscape Area Not in Tract A or the Large Open Space	61.5%					61.5%
Public Right of Way Landscape Area (L)	1,210					13,552
Landscape Area along West Property Line of District (L)	41,005					41,005
Hardscape Area (H)	21,531	23,442	5,771	46,777	17,473	115,944
% Total Hardscape Area in this District	1%	1%	0%	3%	1%	6%
Hardscape within Large Open Space (H)	0	0	0	0	0	46,777
% Hardscape within Large Open Space	0%					41%
Public Right of Way Hardscape Area (H)	2,122					6,507

New Trees provided	231 Trees
Street Trees along West Property Line of the District	1,254 - 12" @ 30' O.C. / 492 LF @ 70' O.C.
	691 Trees Squared - 4" Cal. Min.
	50 Trees Provided - 4" Cal.

A wall 8 feet in height has been provided along the west property line of the district.
A 20' wide landscape planting area will be provided along the side of the 8' wall.
The west perimeter overgrown 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.
Minimum square feet of planter areas with trees is 70 sf.



Planned Development
District No. 750

Approved
City Plan Commission
April 27, 2017

LANDSCAPE DEVELOPMENT PLAN

Gensler | Provident Realty Advisors | Kroenke Holdings | studioOutside

Planned Dev. Dist. No. 750
PLAN Tract A

© 2017 Gensler APR 12, 2017

Proposed Development Plan



LOCATION MAP

[illegible]

¹ *Charges for Percentage*. Percentage of estimated value that will exceed any requirement for *Minimum Square Feet* (sq. ft.) will be added. Subject to the use category requirement, the maximum floor area for nonresidential uses in Tracts C, D, E, F, G, H, I, J, K, L, and M is **475,000 sq. ft.** (0.0704), and the maximum dwelling units, *Maximum Dwelling Density* (dw./ac.), per lot or multiple lots combined are limited to the district's **1,218 dw./ac.** and **30** (0.0113) dw./ac. Subject to these requirements, additional residential use may be permitted on any lot.

² *Maximum Floor Coverage for the district is 80 percent, per lot or multiple lots (0.0208).*

³ *Accessory Dwelling Unit and Mobile SR Subdivision to be updated in future and Revisited Development Plans.*

⁴ *Multi-family units are limited to be 50% in bedroom and 50% in bathroom units.*

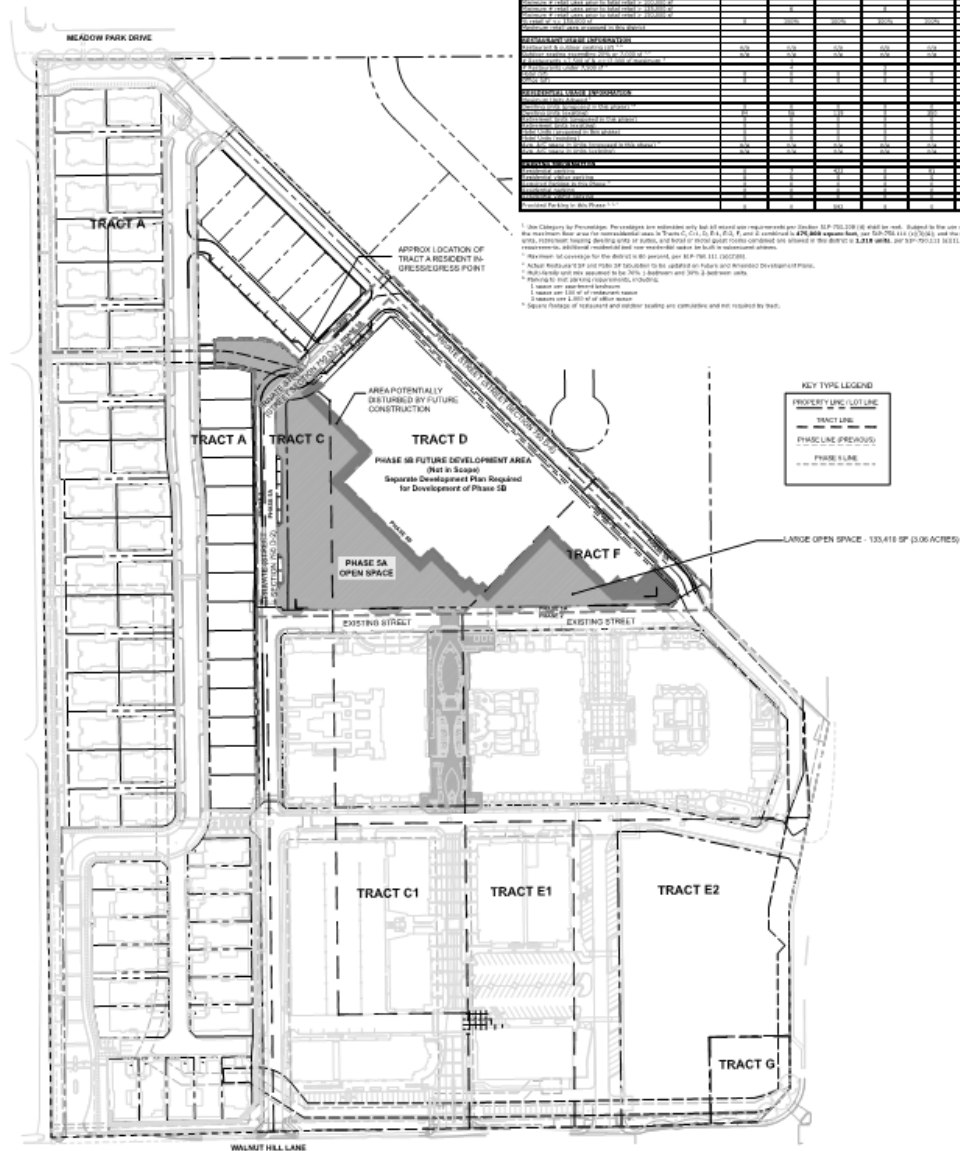
⁵ *Maximum to first 200 sq. ft. of lot, minimum 1,000 sq. ft.*

⁶ *Access on any lot, minimum 1,000 sq. ft.*

⁷ *Access on 1,000 sq. ft. of minimum area.*

⁸ *Access on 1,000 sq. ft. of other space.*

⁹ *Square footage of restaurant and outdoor seating are cumulative and not required by tract.*



DEVELOPMENT PLAN

studioOutside PROVIDENT
BEAUTY ADVISORS

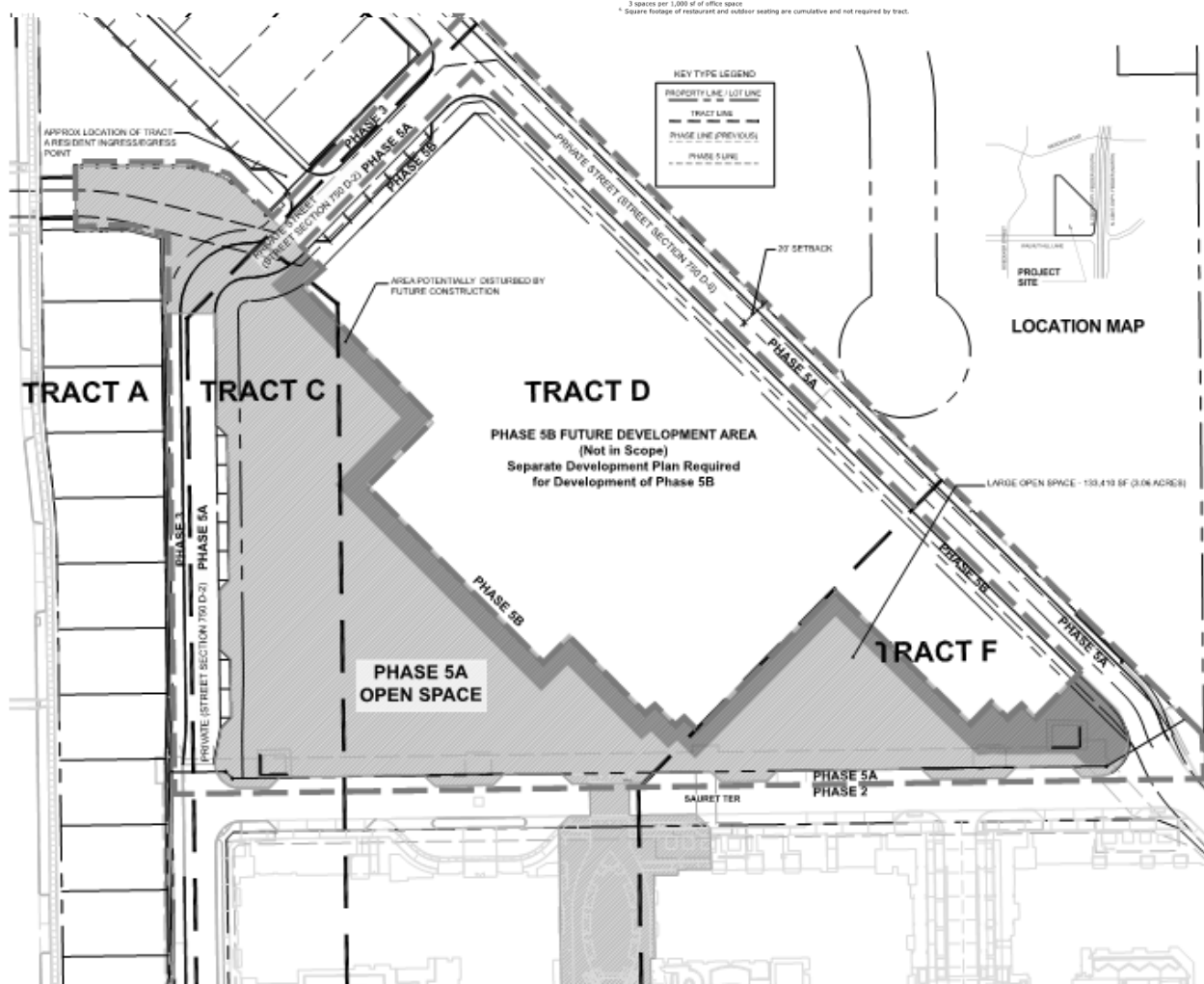
**PLANNED DEVELOPMENT DISTRICT NO. 750
DEVELOPMENT PLAN Tract C, D, F D134-006**

APRIL 16, 2025

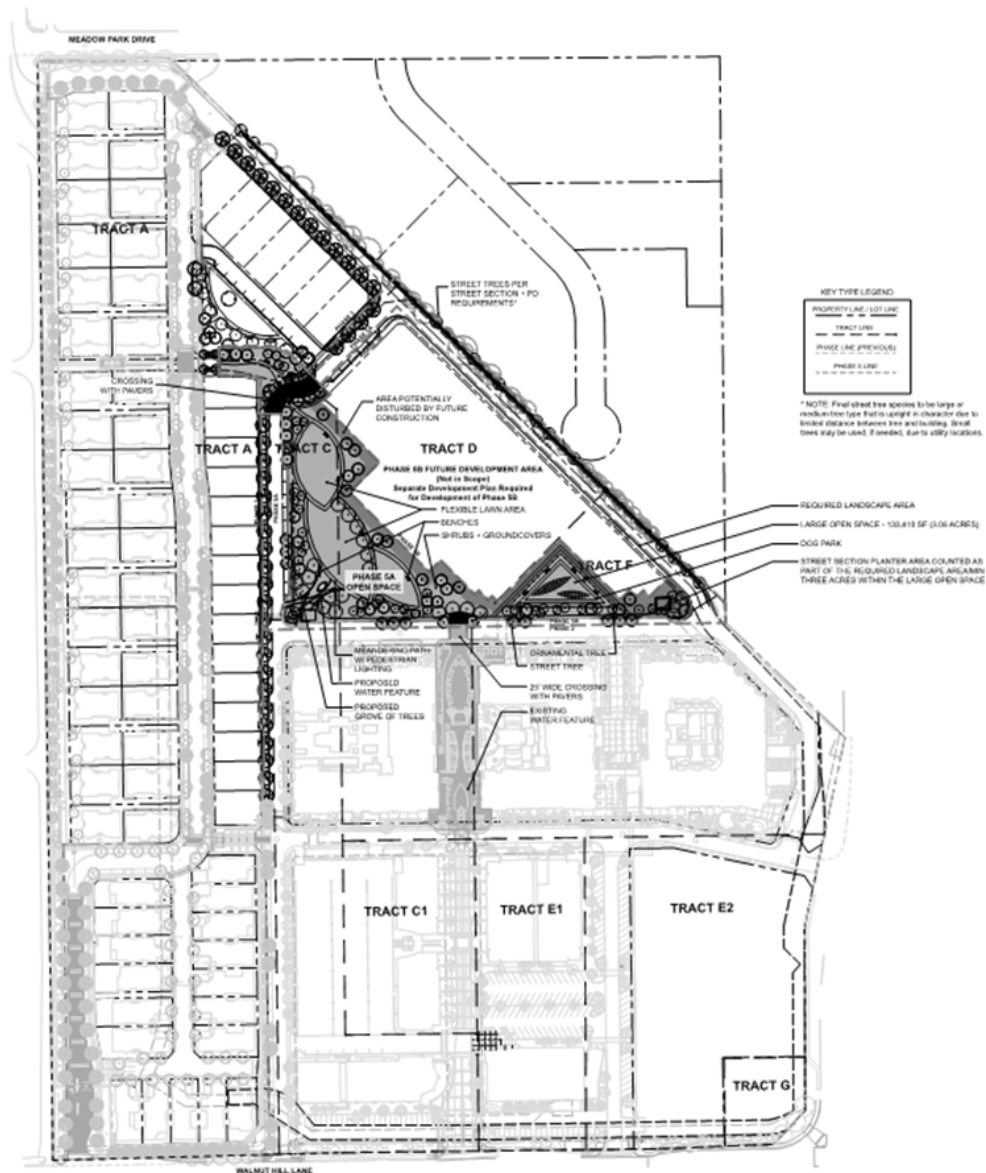
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RETAIL USAGE INFORMATION						
219. Maximum retail sales volume per day	0	0	0	0	0	0

Use the following categories for percentages. Percentages include all but the minimum requirements per 475.000 square foot shall be met. Subject to the category requirement the maximum floor area for nonresidential uses in Tracts C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



Proposed Landscape Plan

[illegible]

Proposed Landscape Plan [Enlarged]

DDP

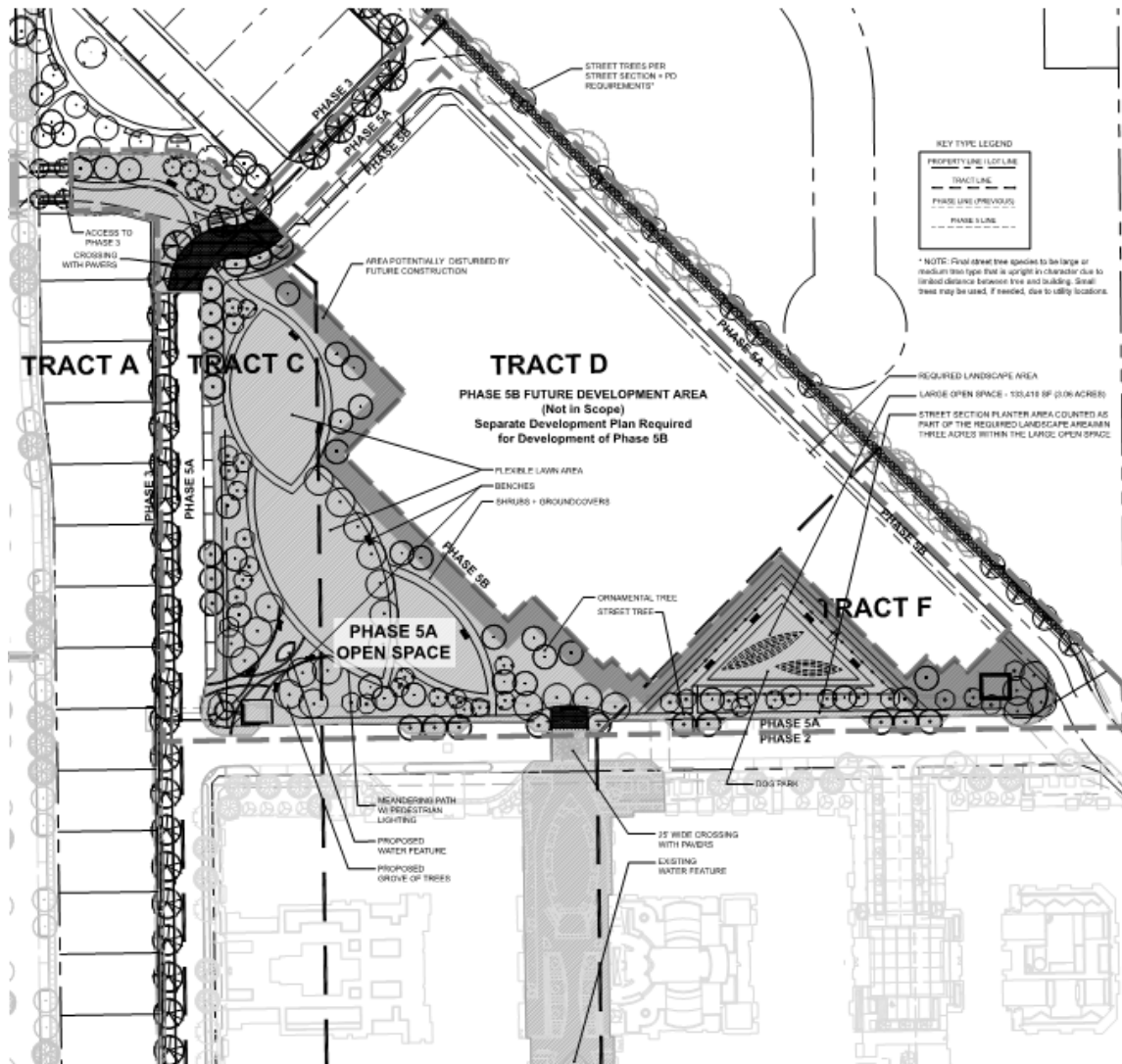
Development Plan Chart Information (Taken for Reference)	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
Total Land Area (sf)	755,273	166,566	157,400	205,821	268,801	1,634,061
Land Area completed in this phase (sf)	44,804	0	19,505	0	52,133	116,442
Land Area completed in previous phases (sf)	755,273	221,342	81,015	157,400	208,729	1,423,759
Remaining Land Area (sf)	0	0	0	155,821	0	155,821
100% Required Landscape Area (sf)	151,055	53,281	51,496	59,189	51,778	366,799

Landscape Development Plan Chart - Phase 5 SEC. 517-259.114	Tract A	Tract C1	Tract D	Tracts E1 / E2 / G	Tract F	Total	Required area samples
Landscape Area - proposed in PHASE 5A+5B (sf)	0	0	151,727	0	10,537	162,264	
Landscape Area - existing (sf)	200,957	25,506	13,426	50,855	10,536	291,280	
Total Landscape Area - proposed and existing (sf)	200,957	25,506	165,153	50,855	21,073	463,544	
Landscape Area - proposed and existing (sf) w/ max.							
b(1) % Total Landscape Area in this District (Proposed and Existing)	27.8%	38.1%	76.9%	30.1%	40.2%	447,820	366,779 min 20% min
b(2) Landscape Area in Large Open Space (sf)	9,816	35,025	64,288	0	24,289	133,418	130,680 min
b(3) Landscape Area in Large Open Space (acres)	0.23	0.80	1.48	0.00	0.55	3.06	3.00 min
b(4) Landscape Area within Large Open Space	200,141	25,507	118,336	50,855	21,073	365,912	50% max
b(5) % Landscape Area within Large Open Space	9.4%	15.4%	38.2%	0%	24.3%	29.4%	25.0% min
b(6) Landscape Area Not in Tract A or the Large Open Space	0.0%	86%	85%	100%	77%	48.8%	
Landscape Area along West Property Line of District (sf)	59,623					59,623	
Landscape Area - proposed in PHASE 5A+5B (sf)	0	10,478	13,405	0	7,509	31,392	
Landscape Area - existing (sf)	0	10,478	13,405	0	7,509	31,392	
Total Landscape Area - proposed and existing (sf)	0	20,956	26,810	0	15,018	62,784	
b(7) % Total Landscape Area in this District	0%	21%	34%	33%	18%	14%	65,340 max
b(8) Landscape Area in excess (sf)						133,021	
ROW Planting Area adjacent to Large Open Space - proposed in PHASE 5A+5B (sf)	3,606	667	0	0	5,223	9,496	
ROW Planting Area adjacent to Large Open Space - existing (sf)	0	441	0	0	441	882	
Total Right ROW Planting Area adjacent to Large Open Space - proposed and existing (sf)	3,606	1,108	0	0	5,664	8,000	8,000 max

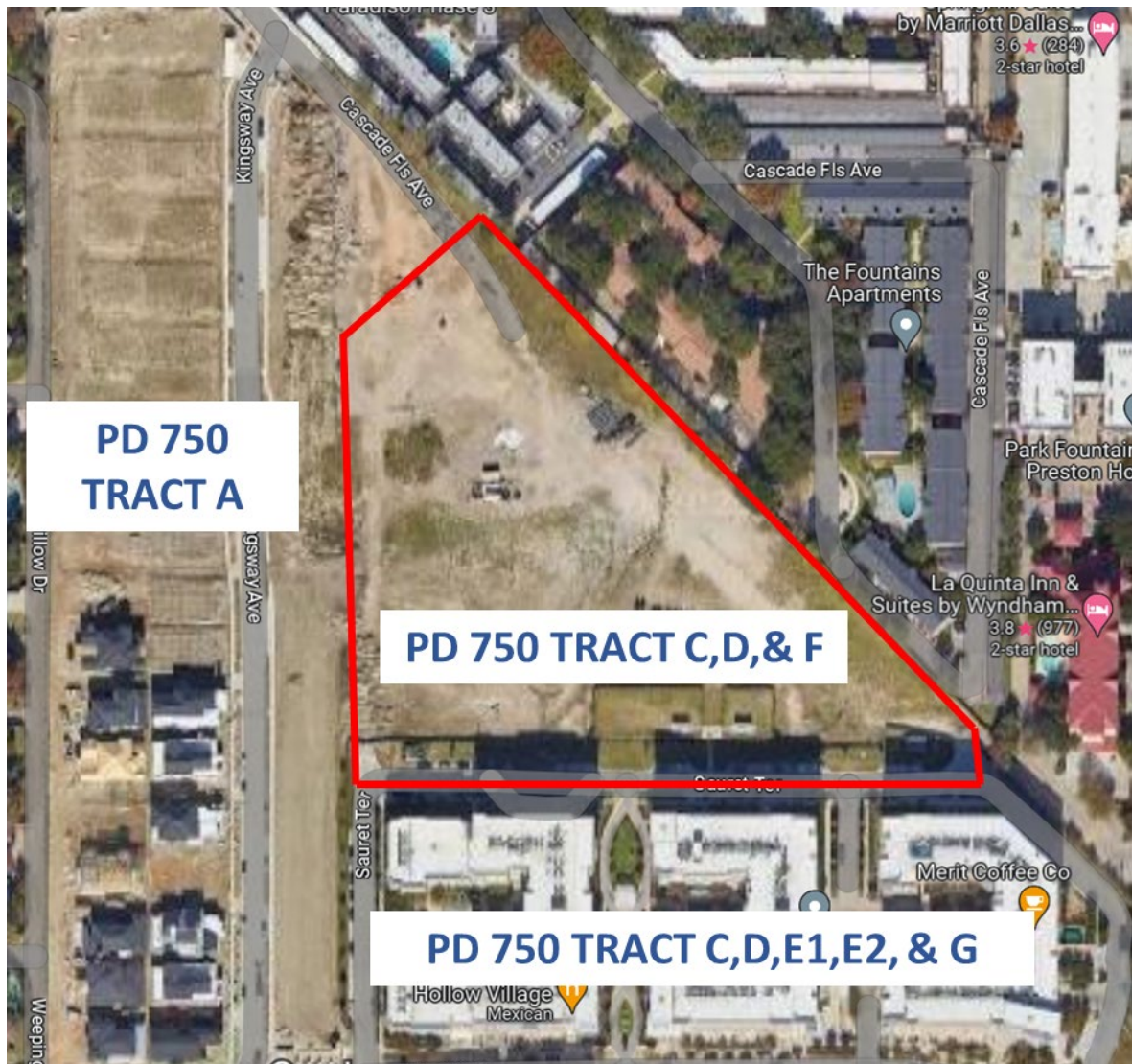
*Total landscape area and landscape area includes areas within public or private ROW

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

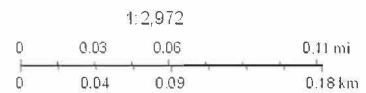
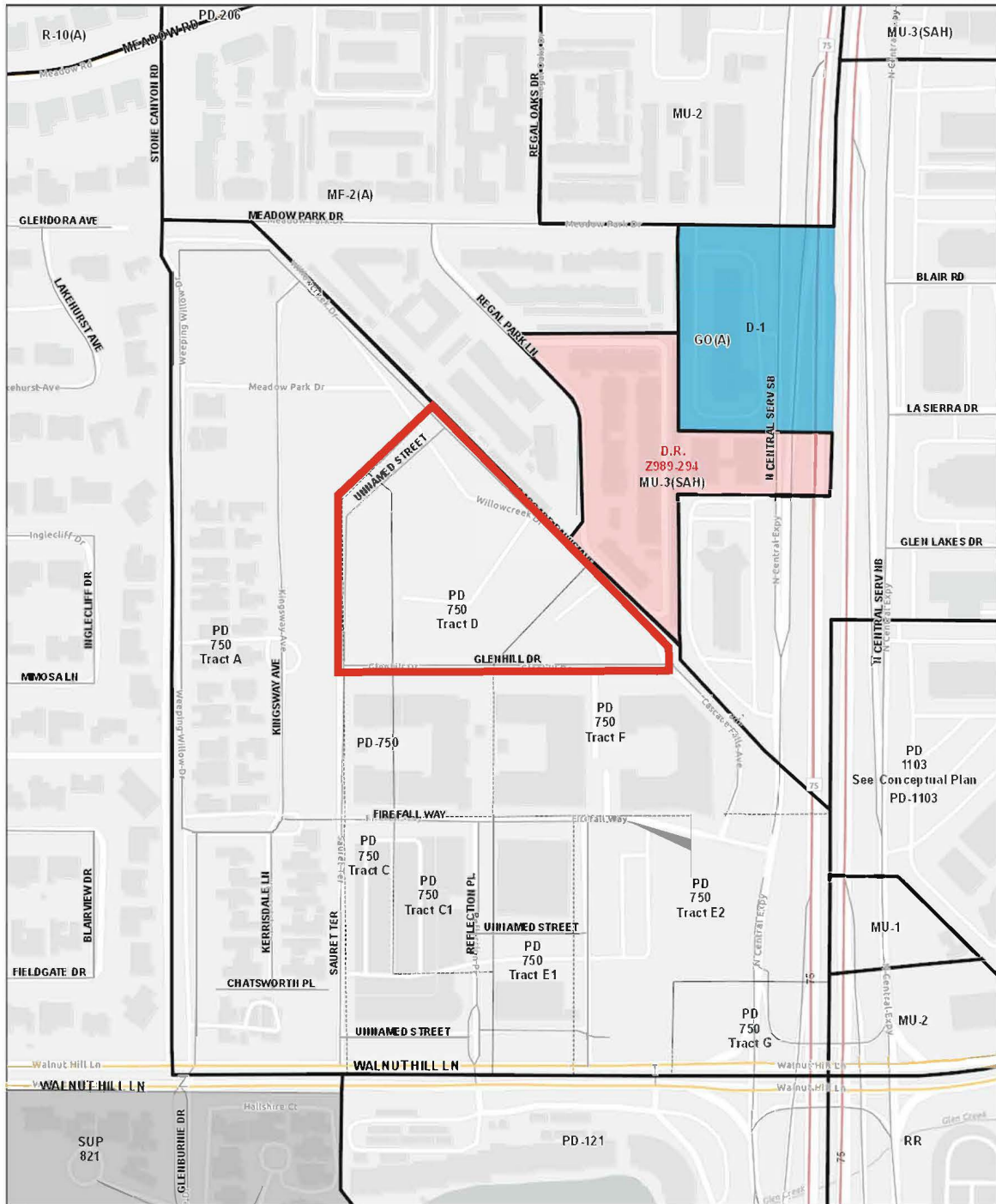
Note: Tracts provided



Aerial View



ArcGIS Web Map



- Base Zoning
- Deed Restrictions
- Highways
- PD Subdistricts
- Dry Overlay
- Major Streets
- SUP
- D-1
- Streets

D223-007(TB)