

**FILE NUMBER:** D234-011(TB) **DATE FILED:** July 26, 2024

**LOCATION:** Northwest line of Wolf Street, between North Harwood Street and McKinnon Street.

**COUNCIL DISTRICT:** 2

**SIZE OF REQUEST:** Approx.1.177 acres **CENSUS TRACT:** 48113001901

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**REPRESENTATIVE:** Brian M. Satagaj P.E., Halff Associates, Inc.

**APPLICANT:** Melody Paradise, Harwood International

**OWNER:** One Harwood Boulevard Ltd.

**REQUEST:** An application for a development plan and landscape plan on property zoned Planned Development Subdistrict No. 83 within Planned Development District No.193, the Oak Lawn Special Purpose District.

**STAFF RECOMMENDATION:** Approval.

**Planned Development District No. 193:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193>

**Planned Development Subdistrict No. 83:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-II-S-83>

**BACKGROUND INFORMATION:**

**PLANNED DEVELOPMENT DISTRICT (PD) NO. 193 Oak Lawn Special Purpose District PART I** was initially established in February 1985 (Ord.18580), amending Chapter 51 of the Dallas City Code. PD No. 193 was repealed and re-established twice thereafter, in September 1992 (Ord. 21416) and October 1993 (Ord. 21859). There have been multiple subsequent amendments to the PD, the last being (Ord. 25243) in May 2003.

**PLANNED DEVELOPMENT SUBDISTRICT (PDS) NO. 83** was established by on February 13, 2008. (Ord. 27083).

**SEC. S-83.106. CONCEPTUAL PLAN AND STREET SECTIONS.** Development and use of the Property must comply with the conceptual plan (Exhibit S-83A) and the street sections (Exhibit S-83B). If there is a conflict between the text of this division and the conceptual plan, the text of this division controls. If there is a conflict between the text of this division and the street sections, the text of this division controls. [Note: Exhibit S-83A was erroneously labeled "S-82A."] (Ord. 27083)

**SEC. S-83.107. DEVELOPMENT PLAN.** (a) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. (b) The portion of Section 51A-4.702(c)(4) requiring submission of a development plan within six months after city council's approval of this subdistrict does not apply. (c) Signs are not required to be shown on the development plan. (d) The development plan may be submitted in phases. (Ord. 27083)

**SEC. S-83.113. LANDSCAPING.** (a) Landscape plan. (1) A landscape plan must be approved by the city plan commission before issuance of a building permit to authorize work in this subdistrict.

**REQUEST DETAILS:**

The request seeks approval of a development plan and landscape plan to allow for a new mid-rise office tower with above grade parking garage and accessory restaurant/retail spaces at the ground floor.

A portion of this mid-rise office tower will be located Planned Development Subdistrict No. 83 and a portion located in Planned Development District No. 193 LC Light Commercial Subdistrict. The development plan and landscape plan will also provide for updating sidewalks and street trees for the entire 1/932 block, per Planned Development District No.193 and Planned Development Subdistrict No.83 Exhibit S-83B Street Section regulations.

The Engineering Division of Planning and Development staff has no objections to the proposal of the mid-rise office tower with above grade parking garage developed on the property.

D234-011(TB)

The city arborist reviewed the landscape plan and has no objections. The landscape plan complies with the landscape, streetscape, and fencing requirements of Planned Development Subdistrict No.83, the landscape requirements laid out in Part I of Planned development District No. 193 and is reflected on the proposed landscape plan. All landscaping, including roof-top landscaping, are shown on the proposed landscape plan.

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 plans comply 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 Subdistrict No.83 within Planned development District No. 193 conditions and does not impact any other provisions of the ordinance permitting this use.

List of Officers

**One Harwood Boulevard, Ltd.,**  
a Texas limited partnership  
2501 N. Harwood St., Suite 1400  
Dallas, Texas 75201

Officers:

J. Gabriel Barbier-Mueller, President  
David O. Roehm, Executive Vice-President  
Jeri Hunter, Secretary  
John T. Lee, General Counsel

**HARWOOD INTERNATIONAL**  
2501 N. Harwood St., Suite 1400  
Dallas, Texas 75201

Officers:

J. Gabriel Barbier-Mueller, CEO and President  
David O. Roehm, Executive Vice-President  
Jeri Hunter, Secretary  
John T. Lee, General Counsel.

Conceptual Plan- Exhibit S-83A

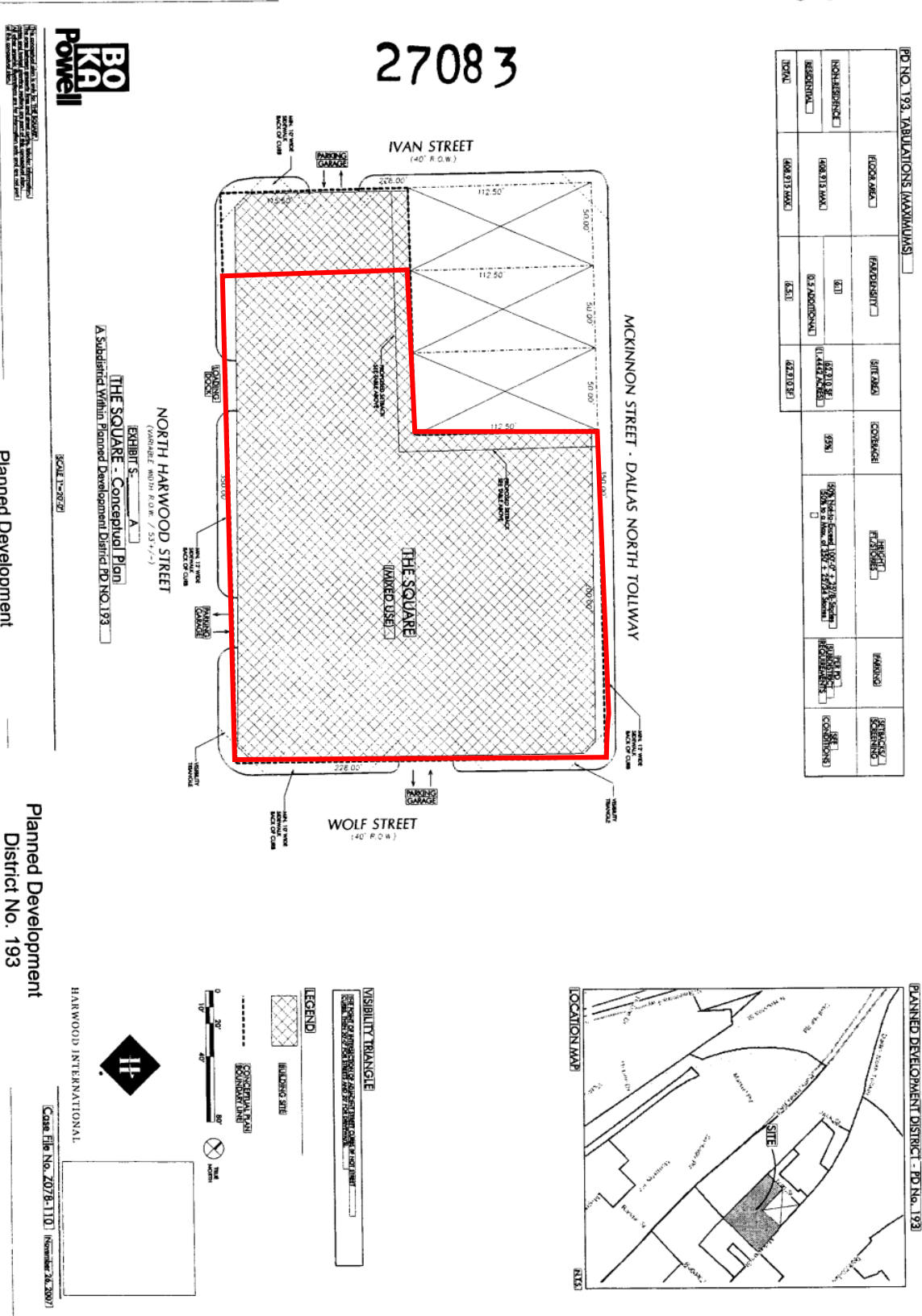
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Exhibit S82-A

27083

PD NO. 193, FABULATIONS (MAXIMUMS)

FLOOR AREA	MAXIMUM	SITE AREA	MAXIMUM	CONTRACT	MAXIMUM	MAXIMUM	MAXIMUM
NONRESIDENTIAL	408,113 SQ. FT.	RESIDENTIAL	0.24 ACRES	RESIDENTIAL	1,427,113 SQ. FT.	RESIDENTIAL	1,427,113 SQ. FT.
TOTAL	408,113 SQ. FT.	RESIDENTIAL	0.24 ACRES	RESIDENTIAL	1,427,113 SQ. FT.	RESIDENTIAL	1,427,113 SQ. FT.



Planned Development  
Subdistrict No. 82

Planned Development  
District No. 193



THE SQUARE - Conceptual Plan  
EXHIBIT S-83A  
A Subdistrict Within Planned Development District PD NO. 193

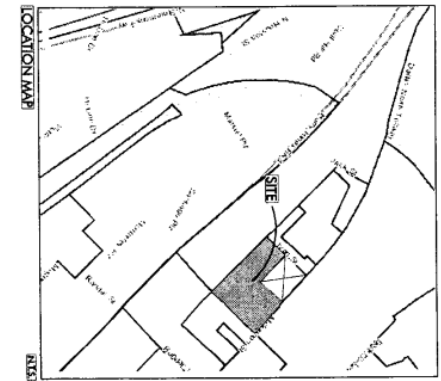
HARWOOD INTERNATIONAL  
Case File No. 20/26-1101 (November 26, 2007)



**LEGEND**

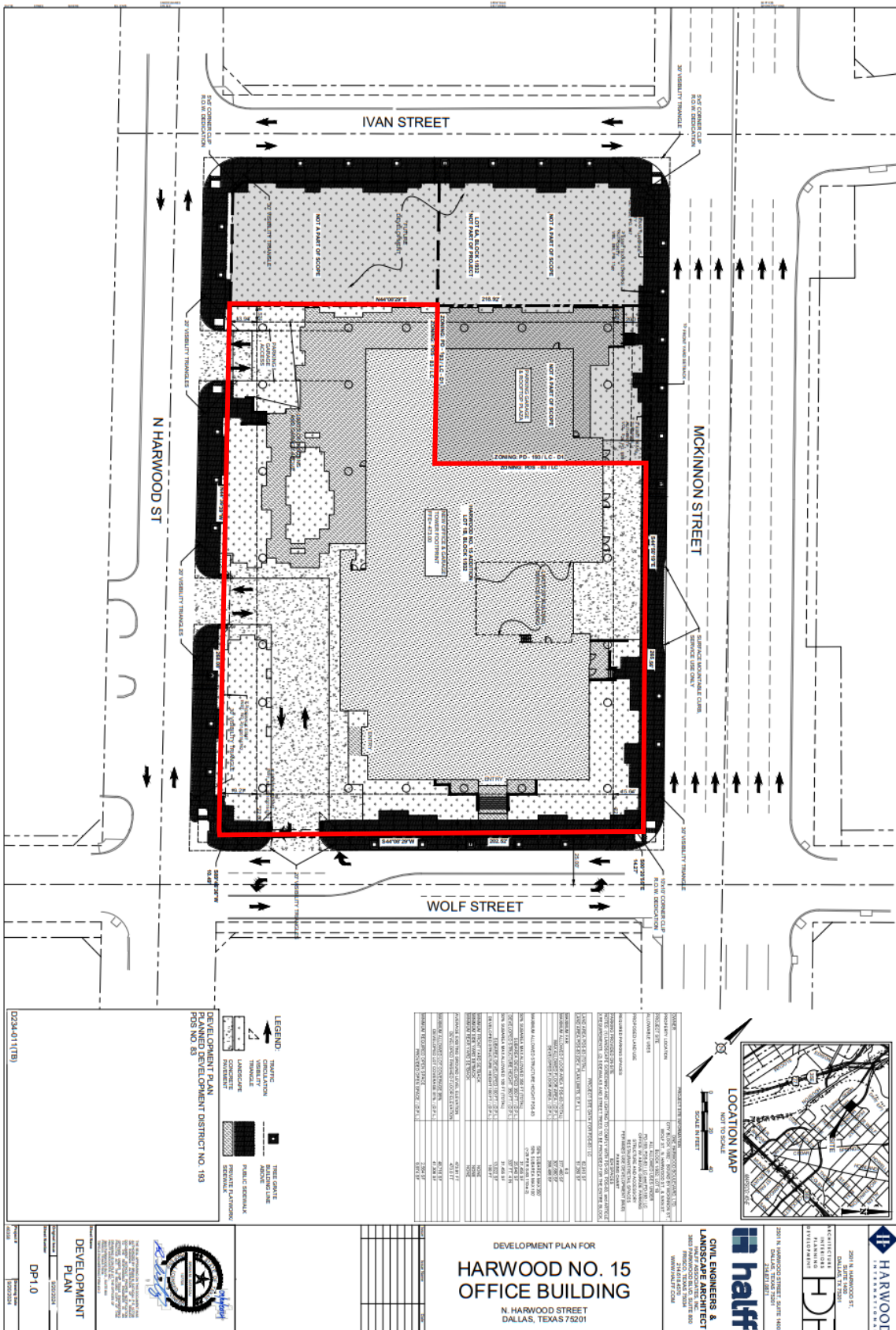
- BUILDING SITE
- CONCEPTUAL
- VISIBILITY TRIANGLE

VISIBILITY TRIANGLE  
THE SQUARE - CONCEPTUAL PLAN

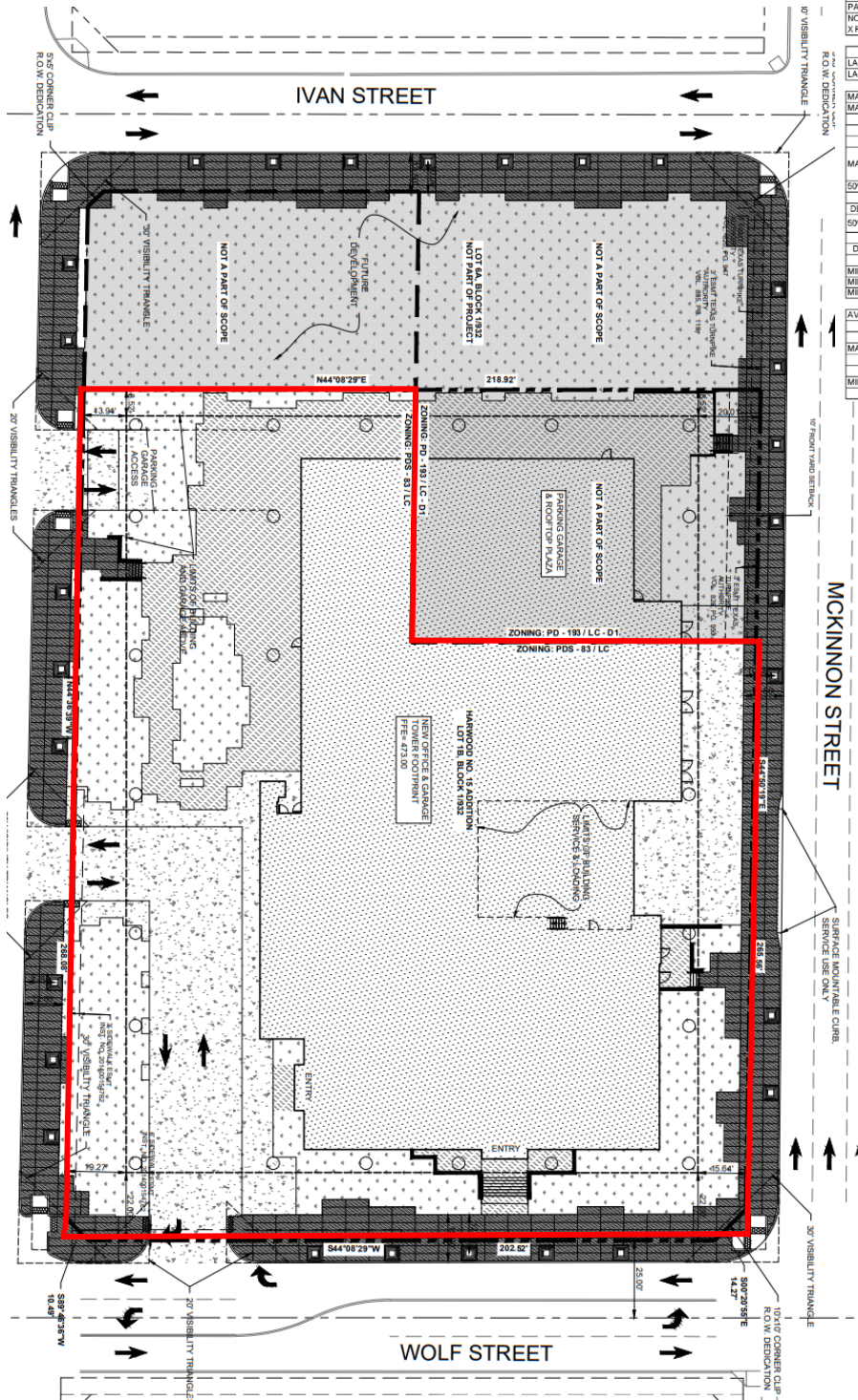


PLANNED DEVELOPMENT DISTRICT - PD NO. 193

Proposed Development Plan

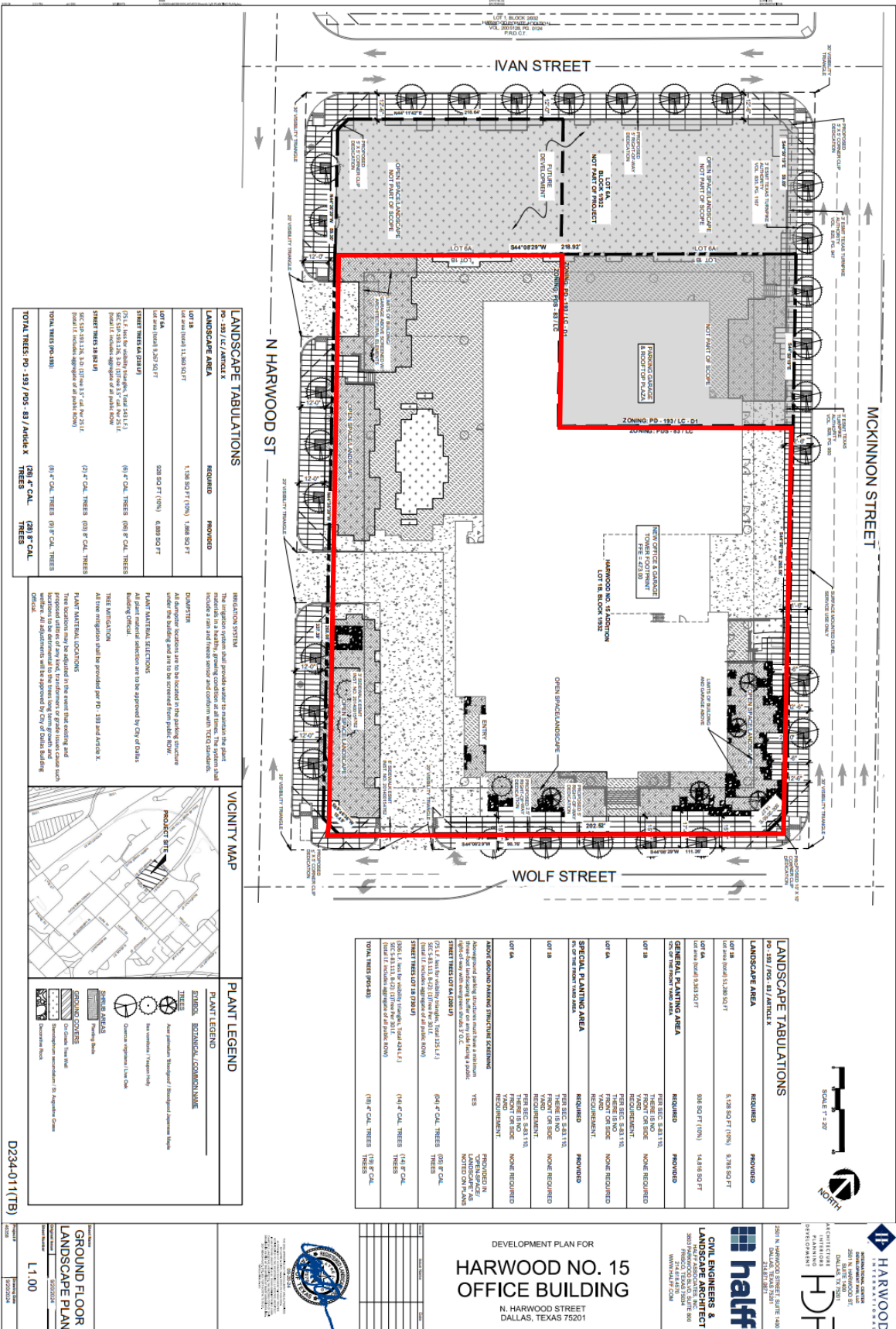


Proposed Development Plan [Enlarged]



PROJECT SITE INFORMATION	
OWNER	ONE HARWOOD BOULEVARD, LTD
PROPERTY LOCATION	CITY BLOCK 1852 - BOUND BY MCKINNON ST., WOLF ST., N. HARWOOD ST., & IVAN ST.
PROJECT SITE	BLOCK 1932, LOT 1B
ALLOWABLE USES	ALL ALLOWED USES UNDER PD-193, PDS-83 / LC and PD-193 / LC
PROPOSED LAND USE	OFFICE W/ ABOVE GRADE PARKING STRUCTURE AND ACCESSORY RESTAURANT/RETAIL SPACES
REQUIRED PARKING SPACES	PER MIXED USE DEVELOPMENT (MUD) PARKING CHART
PARKING PROVIDED ON-SITE	824 SPACES
NOTES: (1) LANDSCAPE SCREENING AND LIGHTING TO COMPLY WITH PD-193, PDS-83 and ARTICLE X REQUIREMENTS. (2) SIDEWALKS AND STREET TREES TO BE PROVIDED FOR THE ENTIRE BLOCK.	
PROJECT SITE DATA FOR PDS-83 / LC	
LAND AREA PDS-83 (TOTAL)	62,910 SF
LAND AREA PDS-83 (DEV. PLAN LIMITS, D.P.L.)	51,280 SF
MAXIMUM FAR	6.0
MAXIMUM ALLOWED FLOOR AREA PDS-83 (TOTAL)	377,490 SF
MAX ALLOWED FLOOR AREA / (D.P.L.)	307,690 SF
DEVELOPED FLOOR AREA / (D.P.L.)	268,406 SF
MAXIMUM ALLOWED STRUCTURE HEIGHT PDS-83	50% SUBAREA MAX 350' 50% SUBAREA MAX 100' (*25 PER S-83 1104-2)
50% SUBAREA MAX ALLOWED 350 FT (TOTAL)	31,455 SF
SUBAREA DEVELOPED 350 FT / (D.P.L.)	25,640 SF
DEVELOPED STRUCTURE HEIGHT 350 FT / (D.P.L.)	337 FT, 4 IN
50% SUBAREA MAX ALLOWED 100 FT (TOTAL)	31,455 SF
SUBAREA DEVELOPED 100 FT / (D.P.L.)	13,022 SF
DEVELOPED STRUCTURE HEIGHT 100 FT / (D.P.L.)	100 FT
MINIMUM FRONT YARD SETBACK	NONE
MINIMUM SIDE YARD SETBACK	NONE
MINIMUM REAR YARD SETBACK	NONE
AVERAGE EXISTING GROUND LEVEL ELEVATION	473.91 FT
DEVELOPED FINISHED FLOOR ELEVATION	473.0 FT
MAXIMUM ALLOWED LOT COVERAGE 95%	48,716 SF
DEVELOPED LOT COVERAGE 81% / (D.P.L.)	41,306 SF
MINIMUM REQUIRED OPEN SPACE	2,564 SF
PROVIDED OPEN SPACE / (D.P.L.)	9,974 SF

Proposed Landscape Plan



LANDSCAPE TABULATIONS	
PO-139 / LC / ARTICLE X	
<b>LANDSCAPE AREA</b>	<b>REQUIRED</b>
LOT 2B Lot area (total) 11,360 SQ FT	1,126 SQ FT (10%) 1,886 SQ FT
LOT 2C Lot area (total) 9,247 SQ FT	928 SQ FT (10%) 6,889 SQ FT
<b>STREET TREES (EA 2010)</b>	(6) 7' CAL. TREES (06) 8' CAL. TREES
(01) L.F. 1st row planting including Total 141 L.F. Street trees shall be planted in the public right-of-way Street trees shall be planted in the public right-of-way Street trees shall be planted in the public right-of-way	(2) 7' CAL. TREES (03) 7' CAL. TREES
<b>TOTAL TREES (PO-139)</b>	(8) 7' CAL. TREES (9) 8' CAL. TREES

**IRRIGATION SYSTEM**  
The irrigation system shall provide water to maintain the plant material in good health and condition. The system shall include in-slab and freestanding emitters and controls with TCCS standards.

**PLANT MATERIAL SELECTIONS**  
All plant material selections are to be approved by City of Dallas Building Official.

**PLANT MATERIAL LOCATIONS**  
The location of all plant material shall be indicated on the landscape plan. The location of all plant material shall be indicated on the landscape plan. The location of all plant material shall be indicated on the landscape plan.



LANDSCAPE TABULATIONS	
PO-139 / POS-83 / ARTICLE X	
<b>LANDSCAPE AREA</b>	<b>REQUIRED</b>
LOT 2B Lot area (total) 11,360 SQ FT	5,126 SQ FT (10%) 9,783 SQ FT
LOT 2C Lot area (total) 9,247 SQ FT	928 SQ FT (10%) 14,816 SQ FT
<b>GENERAL PLANTING AREA</b>	<b>REQUIRED</b>
LOT 2B	PER SEC. 5.3.3.11.1 THREAT IS NO REQUIREMENT
LOT 2C	PER SEC. 5.3.3.11.1 THREAT IS NO REQUIREMENT
<b>SPECIAL PLANTING AREA</b>	<b>REQUIRED</b>
LOT 2B	PER SEC. 5.3.3.11.1 THREAT IS NO REQUIREMENT
LOT 2C	PER SEC. 5.3.3.11.1 THREAT IS NO REQUIREMENT
<b>PLANTING CLASSIFICATION</b>	<b>REQUIRED</b>
LOT 2B	PER SEC. 5.3.3.11.1 THREAT IS NO REQUIREMENT
LOT 2C	PER SEC. 5.3.3.11.1 THREAT IS NO REQUIREMENT
<b>TOTAL TREES (POS-83)</b>	(18) 7' CAL. TREES (17) 8' CAL. TREES

PLANT LEGEND	
	TREES
	SHRUBS
	PLANTING
	IRRIGATION
	OTHER

GROUND FLOOR LANDSCAPE PLAN	
SCALE	L1:00
DATE	02/20/2024
PROJECT	HARWOOD NO. 15 OFFICE BUILDING
DESIGNER	CIVIL ENGINEERS & ARCHITECTS
CLIENT	HARWOOD NO. 15 OFFICE BUILDING

DEVELOPMENT PLAN FOR  
**HARWOOD NO. 15 OFFICE BUILDING**  
N. HARWOOD STREET  
DALLAS, TEXAS 75201

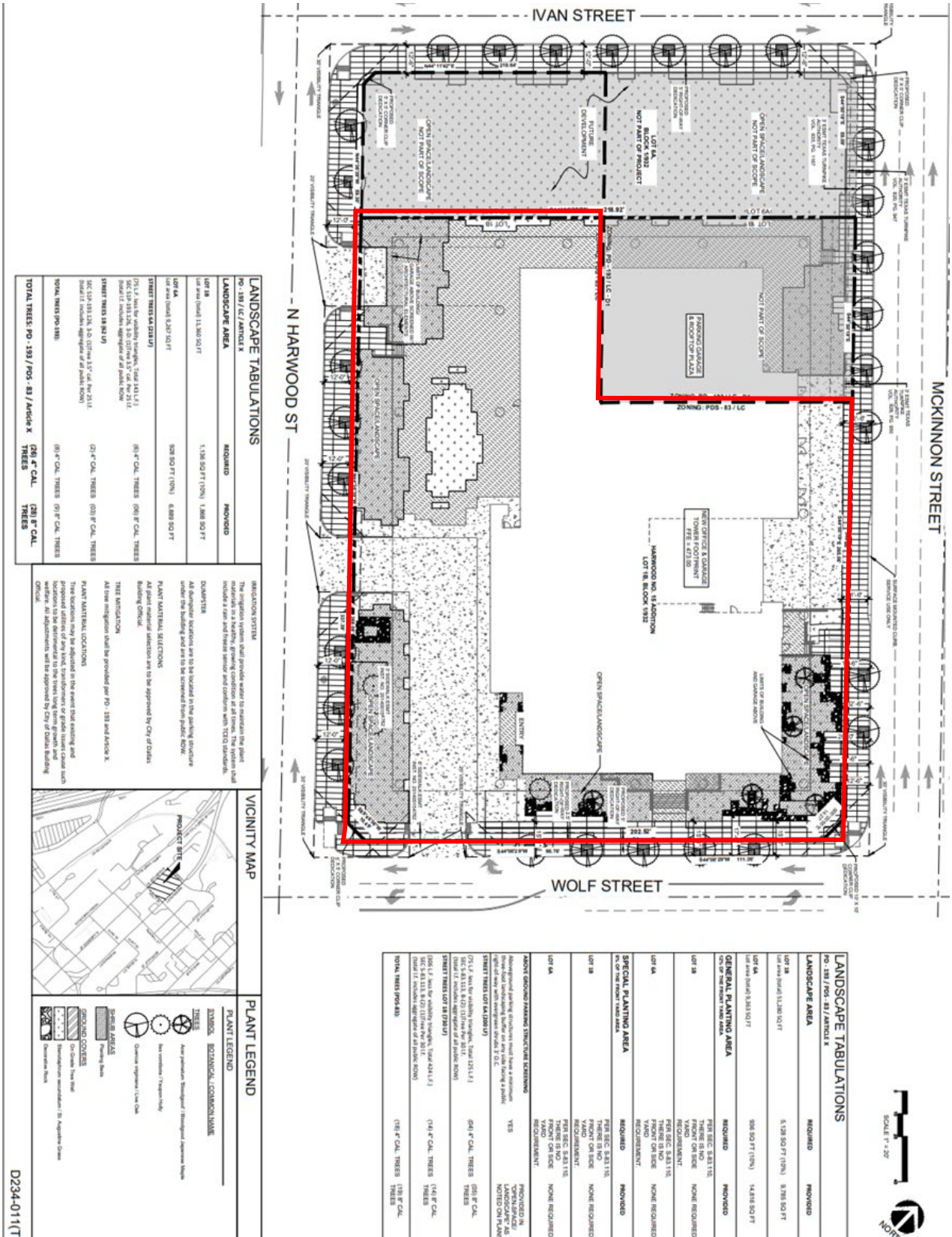
**half** CIVIL ENGINEERS & ARCHITECTS  
3000 WALTON AVENUE, SUITE 800  
DALLAS, TEXAS 75201  
WWW.HALF.COM

**HARWOOD**  
3000 N. HARWOOD STREET, SUITE 1400  
DALLAS, TEXAS 75201  
DATE: 02/20/2024  
PROJECT: HARWOOD NO. 15 OFFICE BUILDING

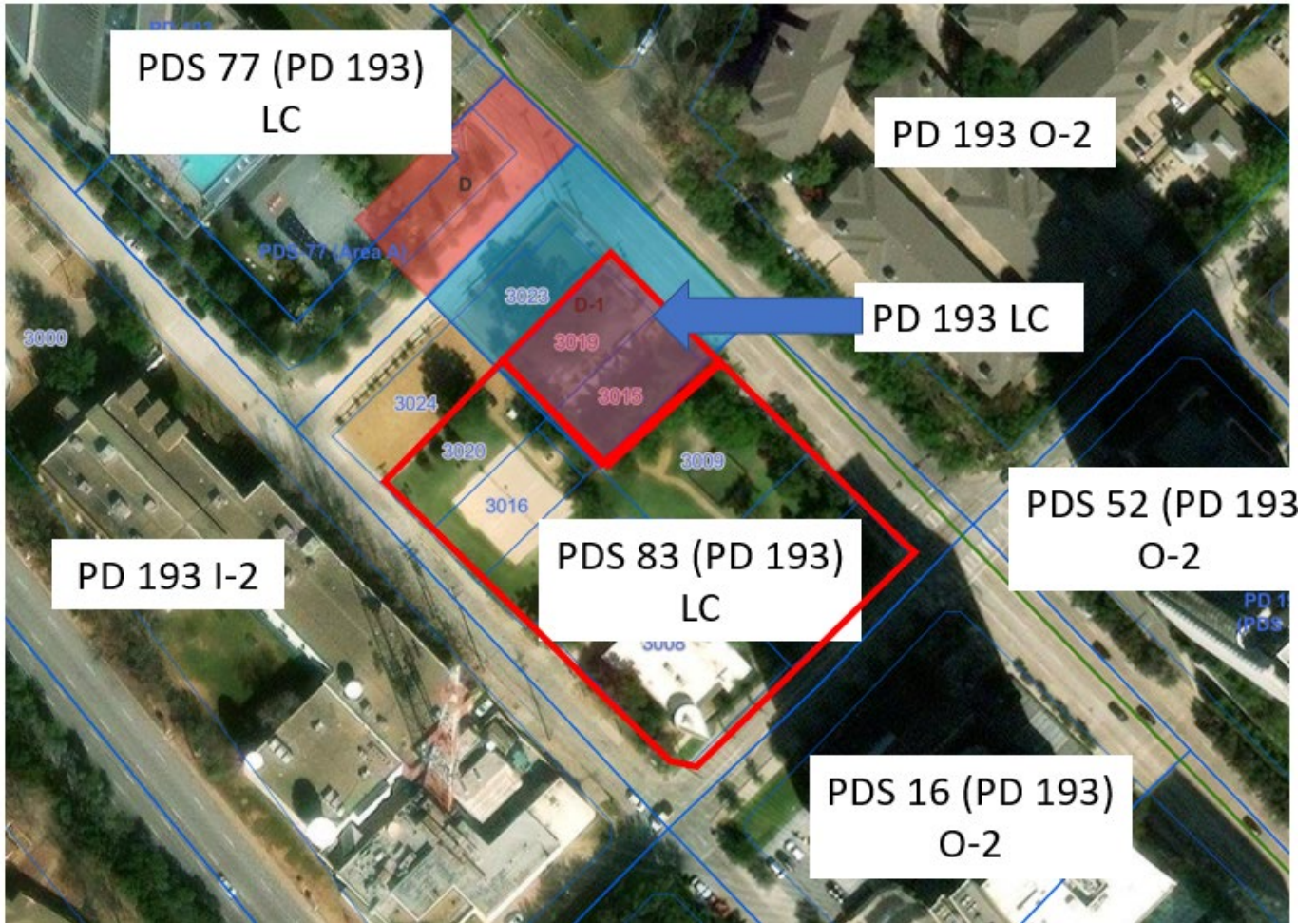
**HDF**  
3000 N. HARWOOD STREET, SUITE 1400  
DALLAS, TEXAS 75201  
DATE: 02/20/2024  
PROJECT: HARWOOD NO. 15 OFFICE BUILDING



Proposed Development Plan [Enlarged]

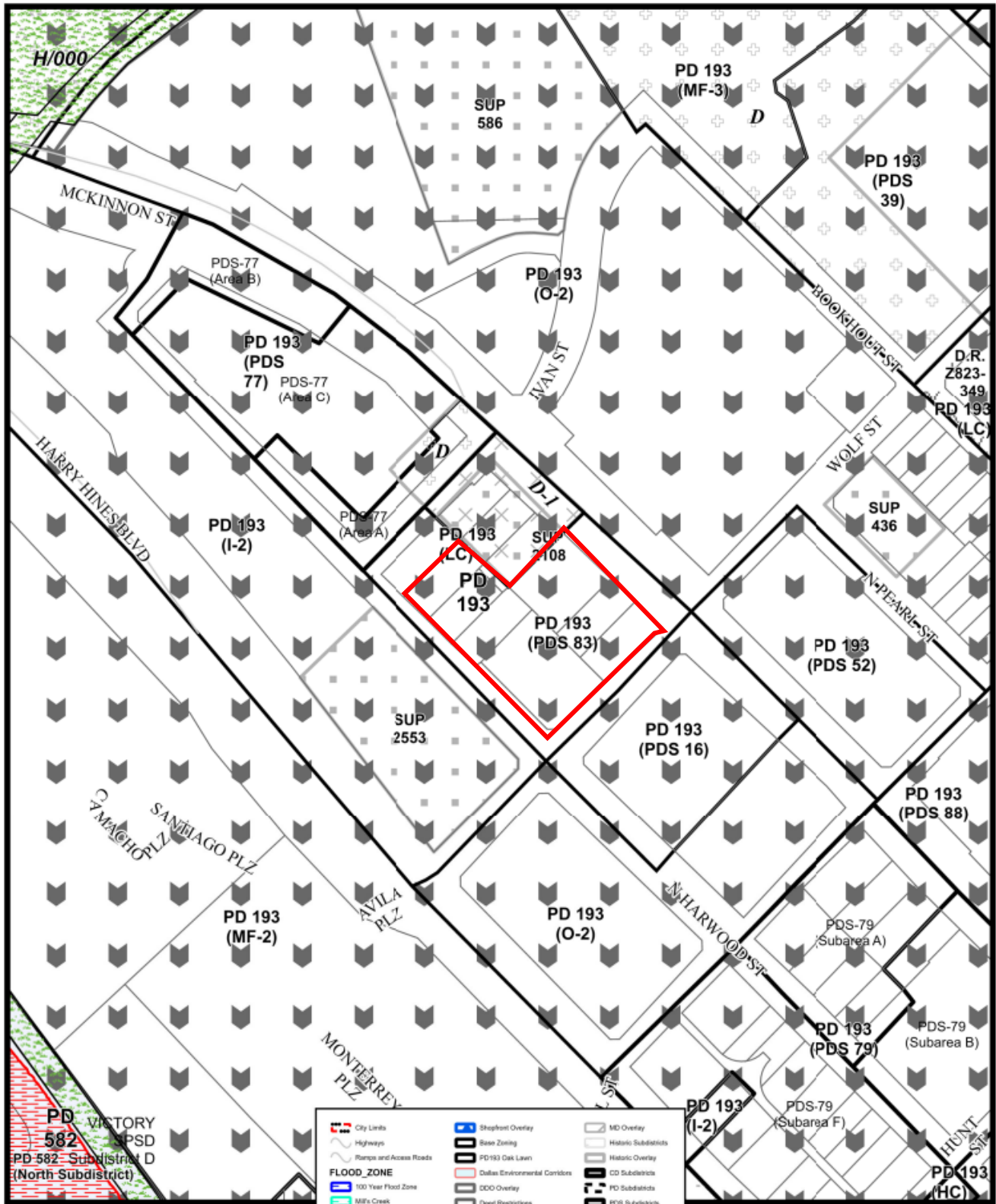






*Aerial View*





Case ID:  
Printed: 9/30/2024