

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 18 , 2025****Planner: Teaseia Blue, MBA****FILE NUMBER:** D223-007(TB)**DATE FILED:** April 26, 2023**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 Tract 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, August 7, 2025, and September 4, 2025, the City Plan Commission moved to hold this case under advisement. This report has been updated to show the original filing date of April 26, 2023, and Exhibit 750A has been replaced with Exhibit 750B conceptual plan.**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 750B)

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 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

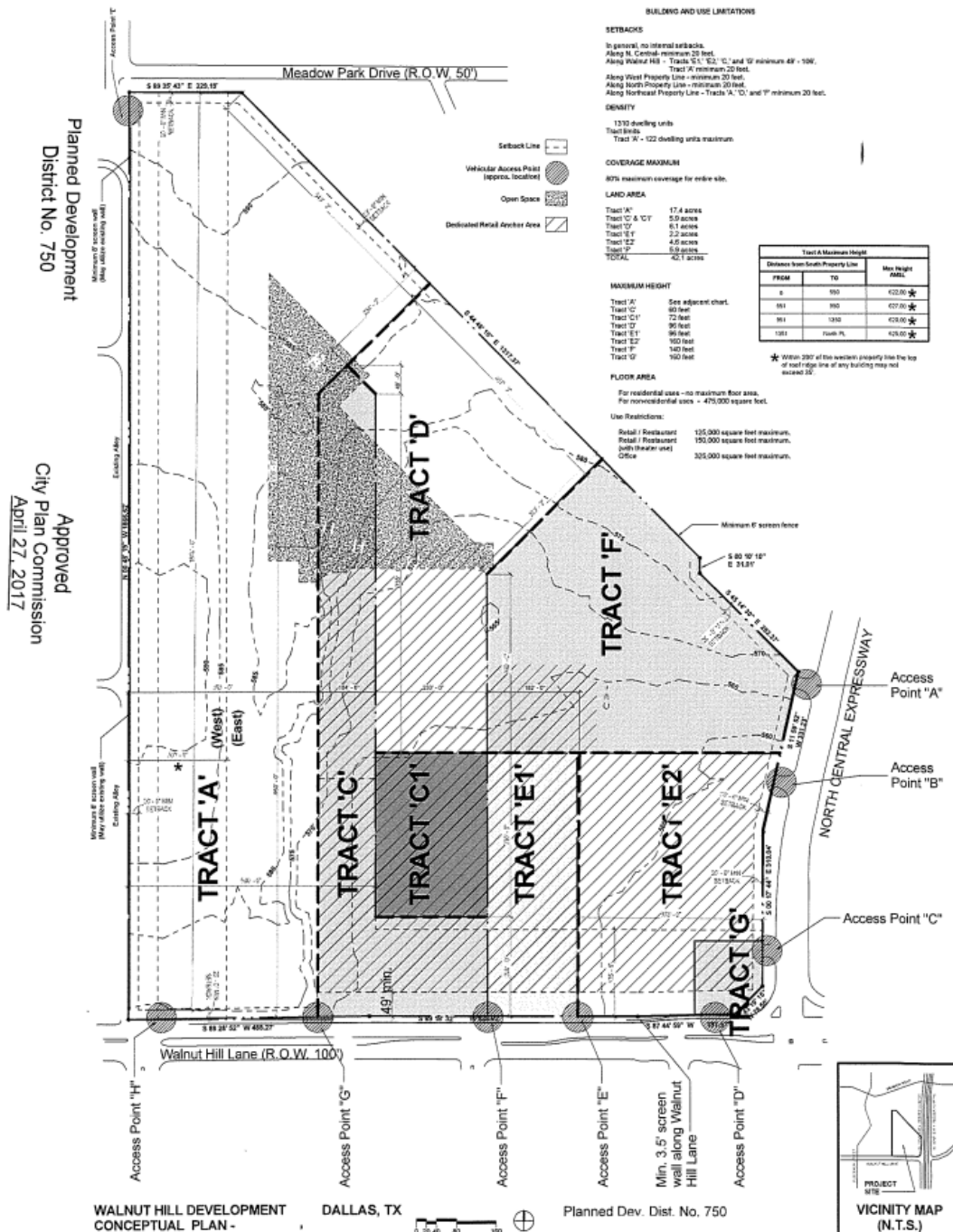
Julian Hawes. Vice President

Conceptual Plan- Exhibit 750B

Exhibit 750B

30476

170878



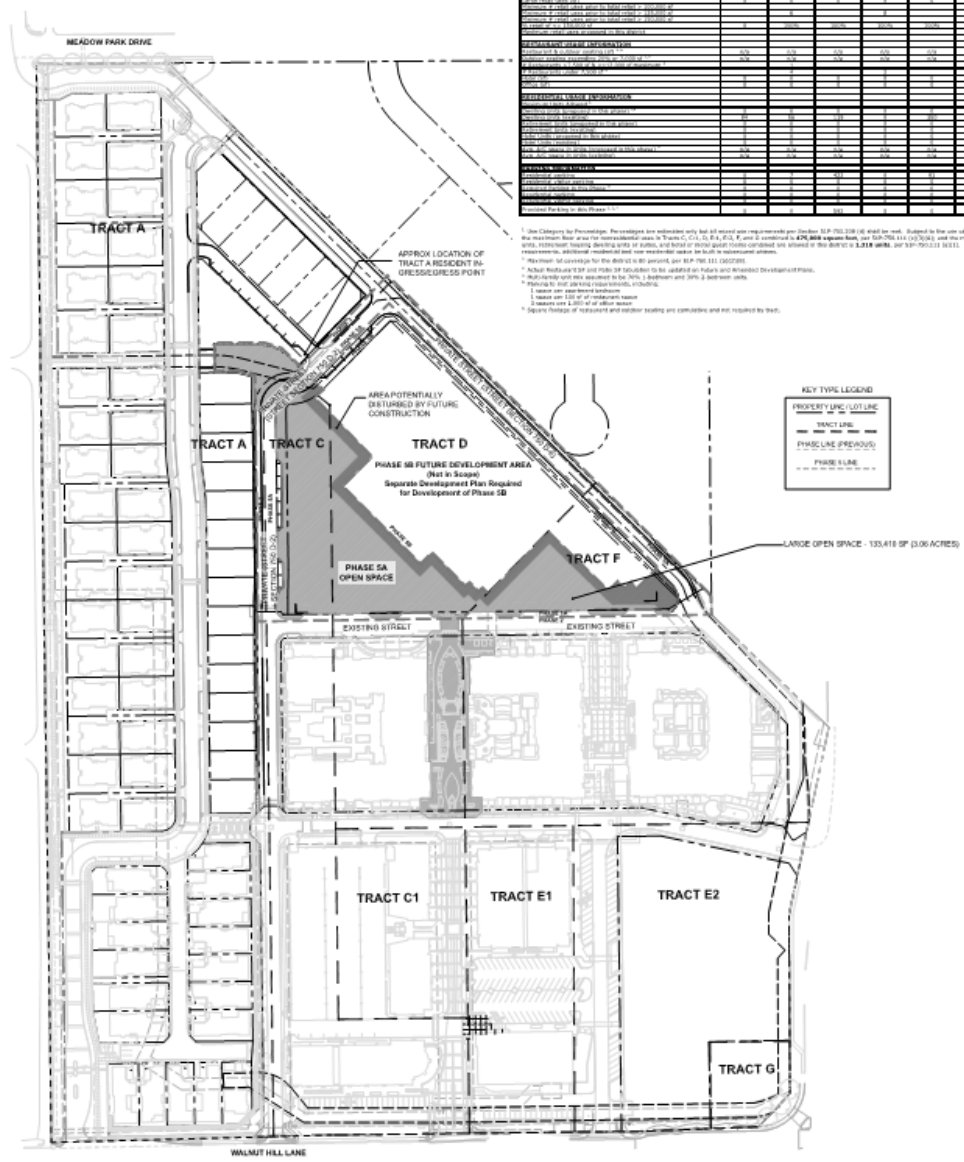
Proposed Development Plan



LOCATION MAP

[illegible]

Case Studies for Practitioner: Participants are randomly split and all students are required to complete the following case studies. Each case study is worth 10% of the final grade. The case studies require the maximum time for each case (maximum case time: 75 min). C, G, L, E, A, F, and R are combined in **426,000,000** (426M) (100%) and the problem statement is: "Identify the best design for the case, and build a model to show the best design is the best design." The case studies are: **1.211** (100%), **2.111** (100%), **3.111** (100%), **4.111** (100%), **5.111** (100%), **6.111** (100%), **7.111** (100%), **8.111** (100%), **9.111** (100%), **10.111** (100%), **11.111** (100%), **12.111** (100%), **13.111** (100%), **14.111** (100%), **15.111** (100%), **16.111** (100%), **17.111** (100%), **18.111** (100%), **19.111** (100%), **20.111** (100%), **21.111** (100%), **22.111** (100%), **23.111** (100%), **24.111** (100%), **25.111** (100%), **26.111** (100%), **27.111** (100%), **28.111** (100%), **29.111** (100%), **30.111** (100%), **31.111** (100%), **32.111** (100%), **33.111** (100%), **34.111** (100%), **35.111** (100%), **36.111** (100%), **37.111** (100%), **38.111** (100%), **39.111** (100%), **40.111** (100%), **41.111** (100%), **42.111** (100%), **43.111** (100%), **44.111** (100%), **45.111** (100%), **46.111** (100%), **47.111** (100%), **48.111** (100%), **49.111** (100%), **50.111** (100%), **51.111** (100%), **52.111** (100%), **53.111** (100%), **54.111** (100%), **55.111** (100%), **56.111** (100%), **57.111** (100%), **58.111** (100%), **59.111** (100%), **60.111** (100%), **61.111** (100%), **62.111** (100%), **63.111** (100%), **64.111** (100%), **65.111** (100%), **66.111** (100%), **67.111** (100%), **68.111** (100%), **69.111** (100%), **70.111** (100%), **71.111** (100%), **72.111** (100%), **73.111** (100%), **74.111** (100%), **75.111** (100%), **76.111** (100%), **77.111** (100%), **78.111** (100%), **79.111** (100%), **80.111** (100%), **81.111** (100%), **82.111** (100%), **83.111** (100%), **84.111** (100%), **85.111** (100%), **86.111** (100%), **87.111** (100%), **88.111** (100%), **89.111** (100%), **90.111** (100%), **91.111** (100%), **92.111** (100%), **93.111** (100%), **94.111** (100%), **95.111** (100%), **96.111** (100%), **97.111** (100%), **98.111** (100%), **99.111** (100%), **100.111** (100%).



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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Use the following Categories by Percentages: Percentages indicate the maximum of all related use requirements per 475,000 sq ft (38,000 sq ft) shall be met. Subject to the category requirement the maximum floor area for nonresidential uses in Tracts C, C-1, D, E-1, F-1, and G, combined is **475,000 square feet**, per SPS 759.110 (3)(2)(a); and the maximum dwelling units, **refurbishment housing** (excluding duplexes, triplexes, and hotel or motel units) combined are allowed in this district is **1,310 units**, per SPS 759.110 (3)(2)(b).

1. Maximum lot coverage for the district is 80 percent, per SPS 759.110 (3)(2)(2b).

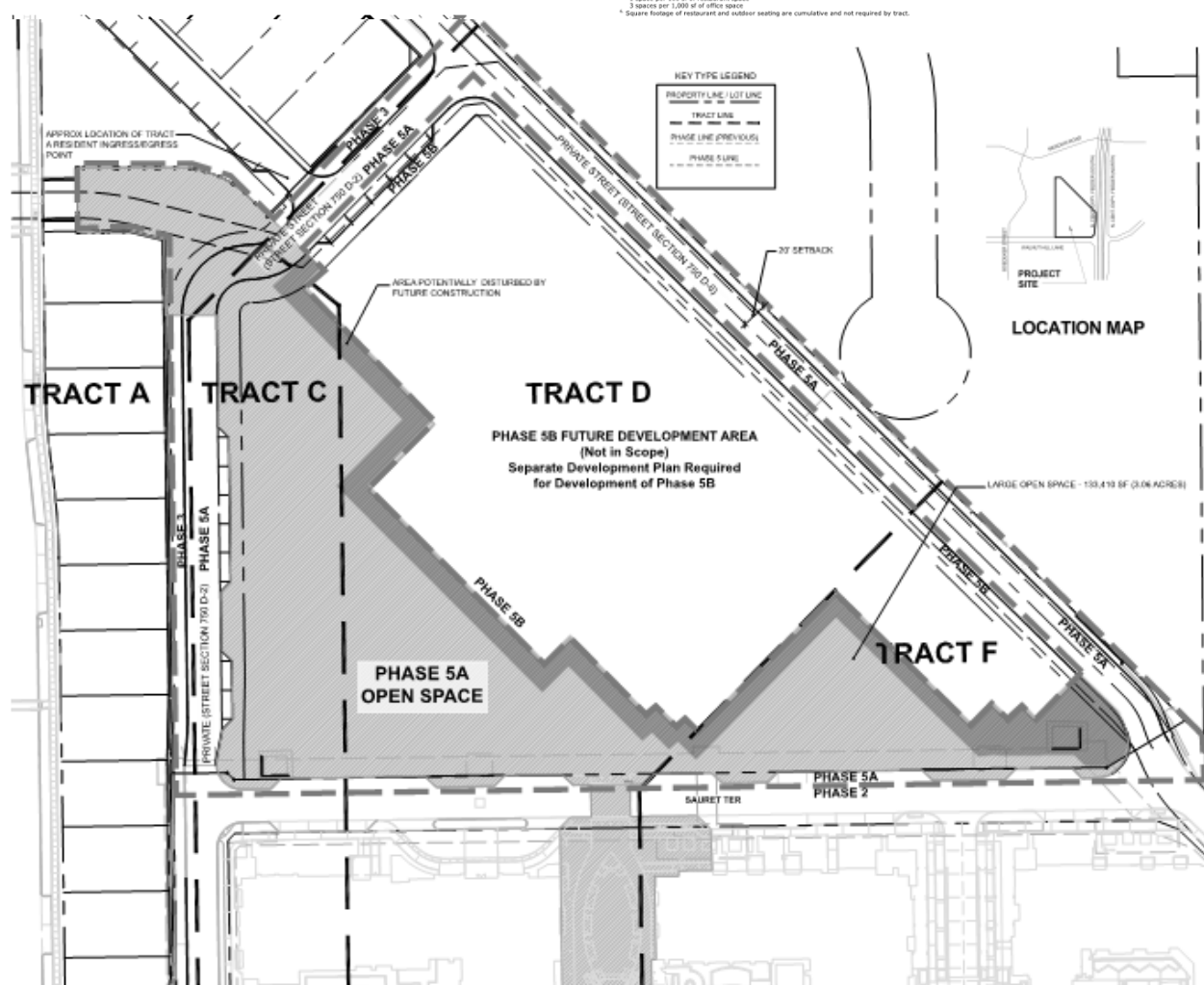
2. Actual Restaurant SFF and Patio SFF including to be updated on Future and Amended Development Plans.

3. Multi-family unit mix assigned to be 70% 1-bedroom and 30% 2-bedroom units.

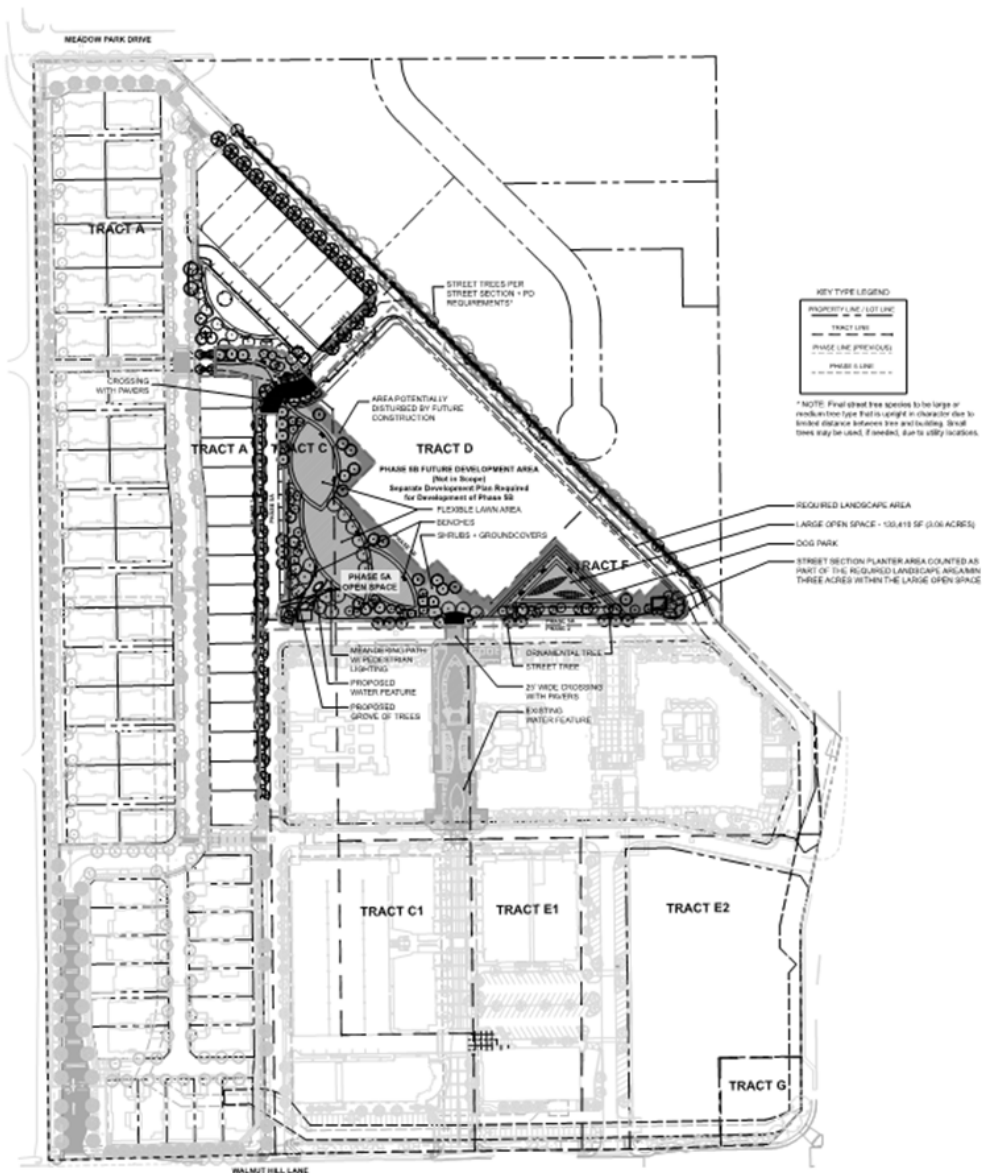
4. Parking to meet parking requirements, including:

- 1 space per apartment bedroom
- 1 space per 100 sq ft of restaurant space
- 3 spaces per 1,000 sq ft of office space

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



Proposed Landscape Plan

[illegible]


LANDSCAPE DEVELOPMENT PLAN
 studioOutside PROVIDENT

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

APRIL 16, 2025

Proposed Landscape Plan [Enlarged]

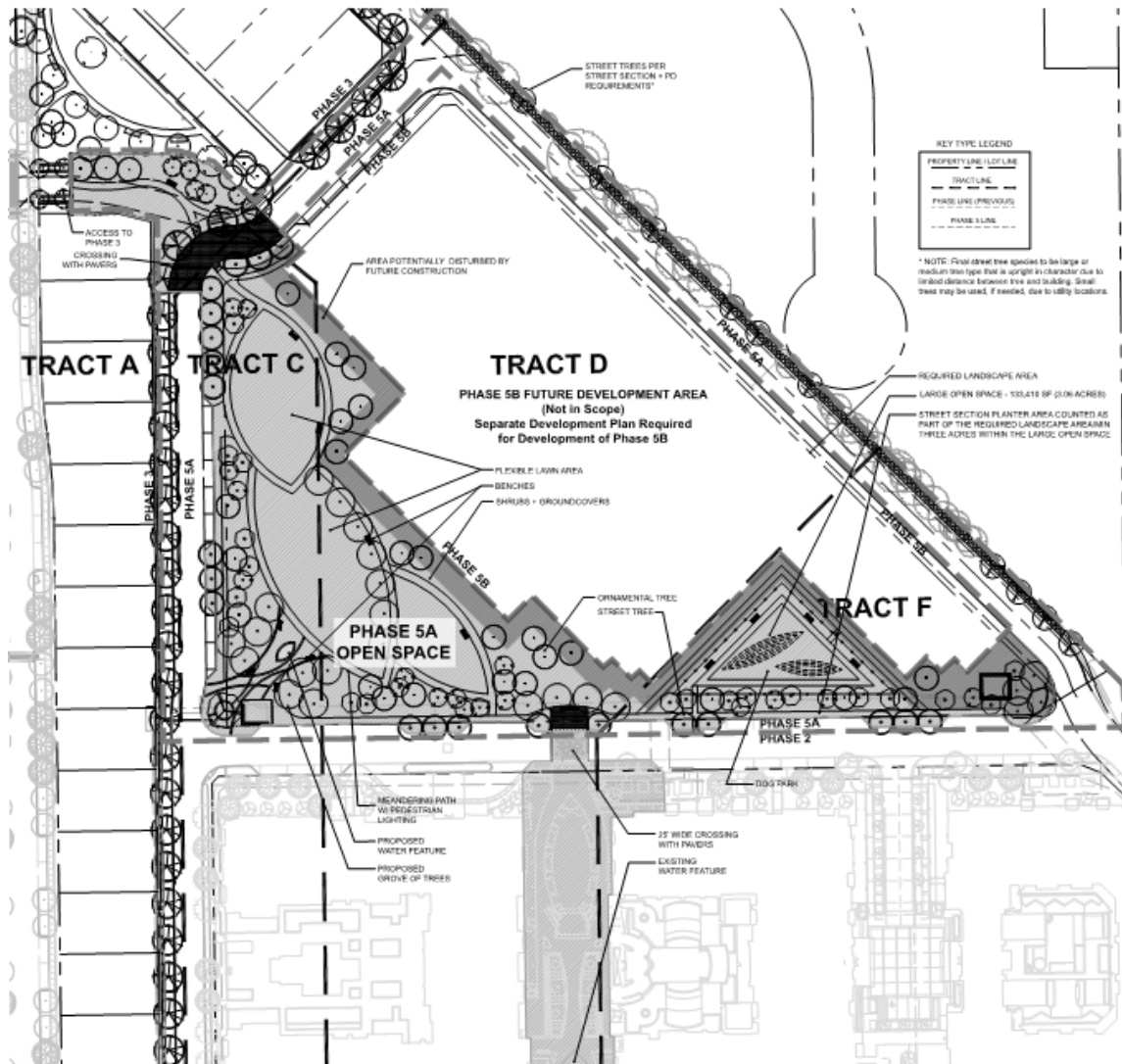
DDP

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	166,366	137,400	206,821	268,801	1,654,661
Land Area completed in this phase (sf)	44,804	0	0	0	0	44,804
Land Area completed in previous phases (sf)	755,273	221,342	81,015	157,540	268,729	1,483,899
Remaining Land Area (sf)	0	0	0	153,401	0	153,401
100% Required Landscape Area (sf)	151,055	53,281	51,496	59,189	51,778	366,779

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	25,306	13,426	20,855	10,538	270,082	
Total Landscape Area - proposed and existing (sf)	200,957	25,306	165,153	20,855	21,075	433,346	
b(1) Landscape Area - proposed and existing (sf) w/ max.						447,820	366,779 min
b(2) % Total Landscape Area in this District (Proposed and Existing)	27.8%	38.1%	76.9%	30.1%	40.2%	27%	20% min
b(3) Landscape Area in Large Open Space (sf)	9,816	35,025	64,288	0	24,289	133,418	130,680 min
Landscape Area in Large Open Space (acres)	0.23	0.80	1.48	0.00	0.55	3.06	3.00 min
Landscape Area not in Large Open Space	200,141	25,279	118,166	20,855	16,791	391,232	
b(4) % Landscape Area within Large Open Space	4.9%	24.5%	38.2%	0%	23%	31%	50% max
b(4) % Landscape Area Not in Tract A or the Large Open Space	0.0%	86%	85%	100%	77%	48.9%	25.0% min
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(5) % Total Landscape Area in this District	0%	21%	34%	33%	18%	14%	65,340 max
Right of Way Planting Area adjacent to Large Open Space - proposed in PHASE 5A+5B (sf)	3,606	667	0	0	5,223	9,496	
Right of Way Planting Area adjacent to Large Open Space - existing (sf)	0	441	0	0	441	882	
b(6) Total Right of Way Planting Area adjacent to Large Open Space - proposed and existing (sf)	3,606	1,108	0	0	5,664	6,000 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)

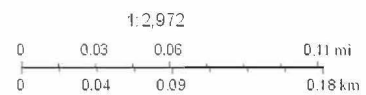
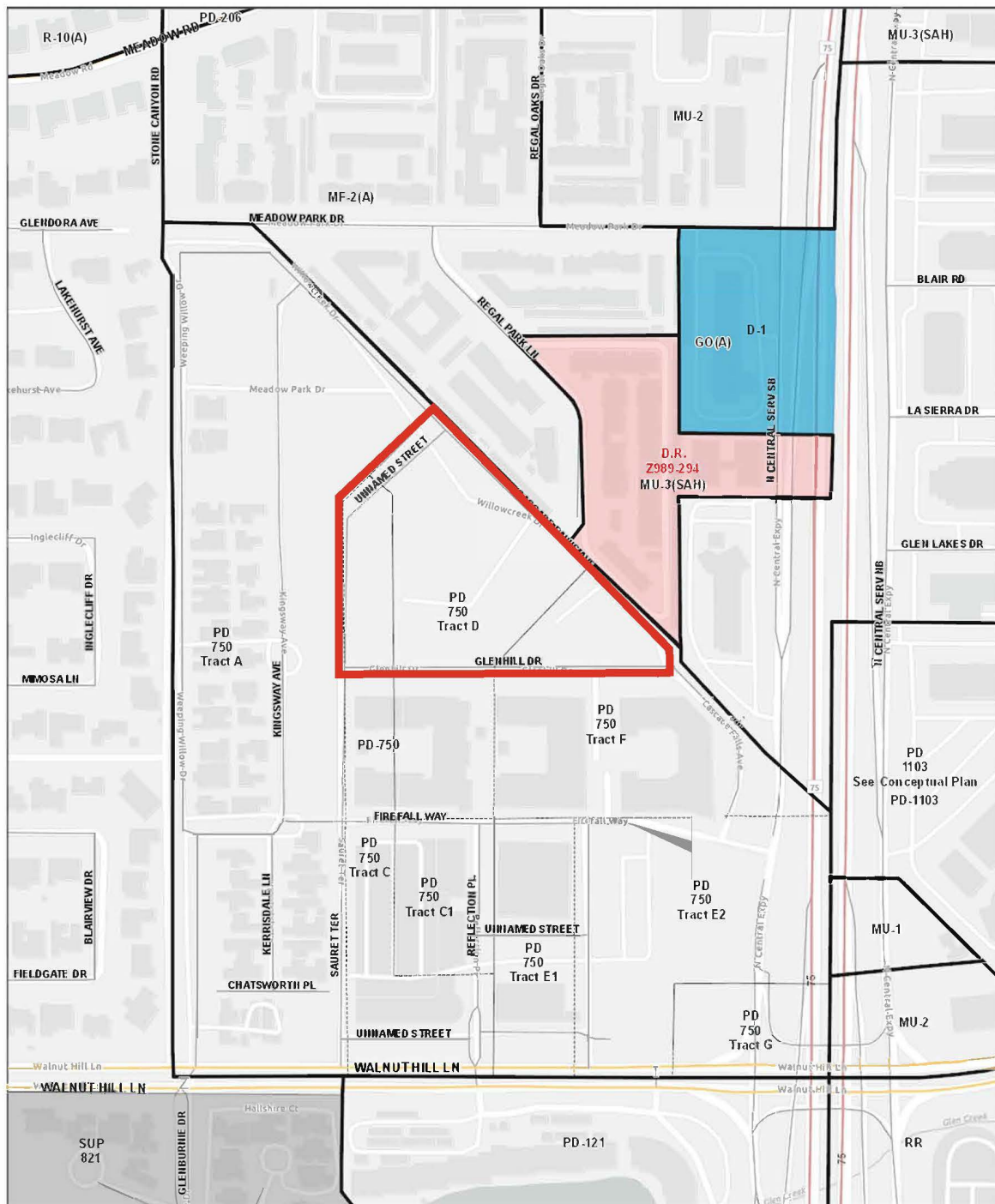
Notes provided



Aerial View



ArcGIS Web Map



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

D223-007(TB)