

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 4, 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, and August 7, 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.

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

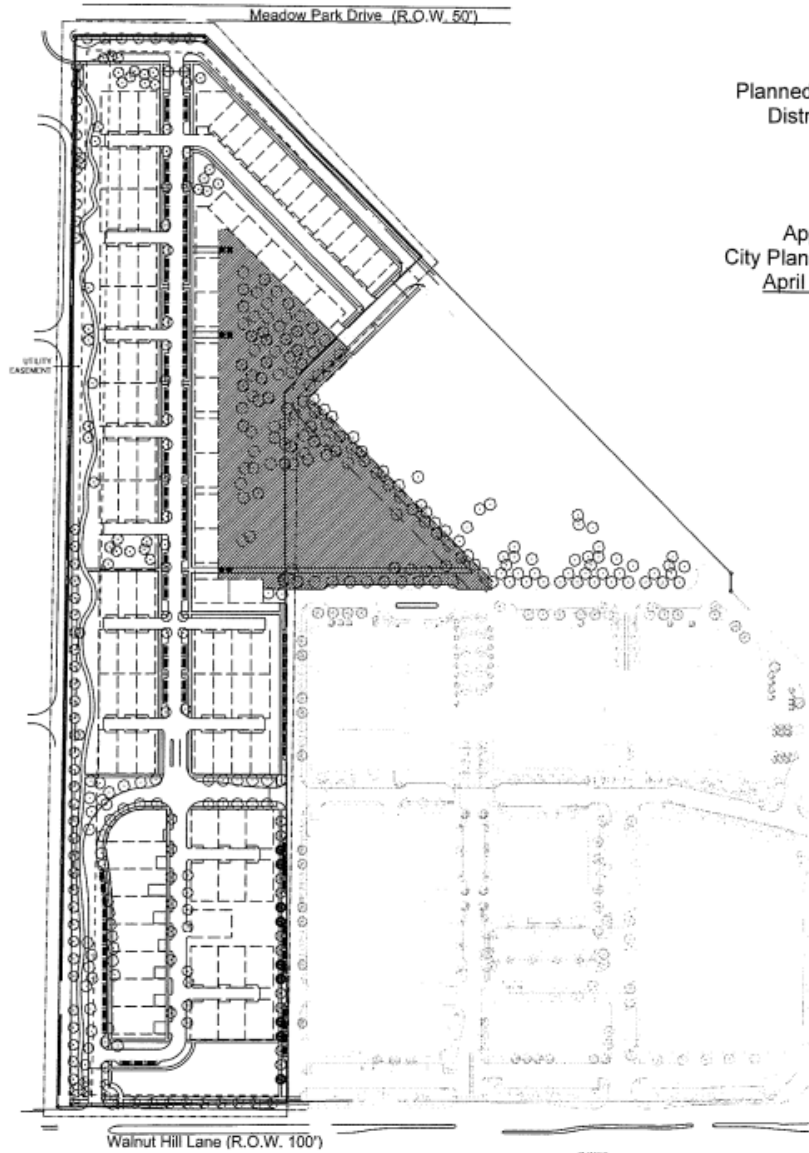
Julian Hawes. Vice President

Conceptual Plan- Exhibit 750A—continued

Landscape Plan Chart for UDP #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) (LPA)	181,888	36,347	27,402	0	7,316	252,953
Landscape Area (existing) (EA)	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 (LWS)	50,302	43,379	36,999	0	0	130,680
% Landscape Area within Large Open Space	33.1%	33.1%	29.2%	0%	0%	100%
% Landscape Area Not in Tract A or the Large Open Space	67.9%					61.9%
Public Right of Way Landscape Area (PRLA)	1,210					13,552
Landscape Area along West Property Line of District (LAPL)	41,005					41,005
Hardscape Area (HA)	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 (LWS)	0	0	0	0	0	46,777
% Hardscape within Large Open Space	0%					41%
Public Right of Way Hardscape Area (PRLA)	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 "essential 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

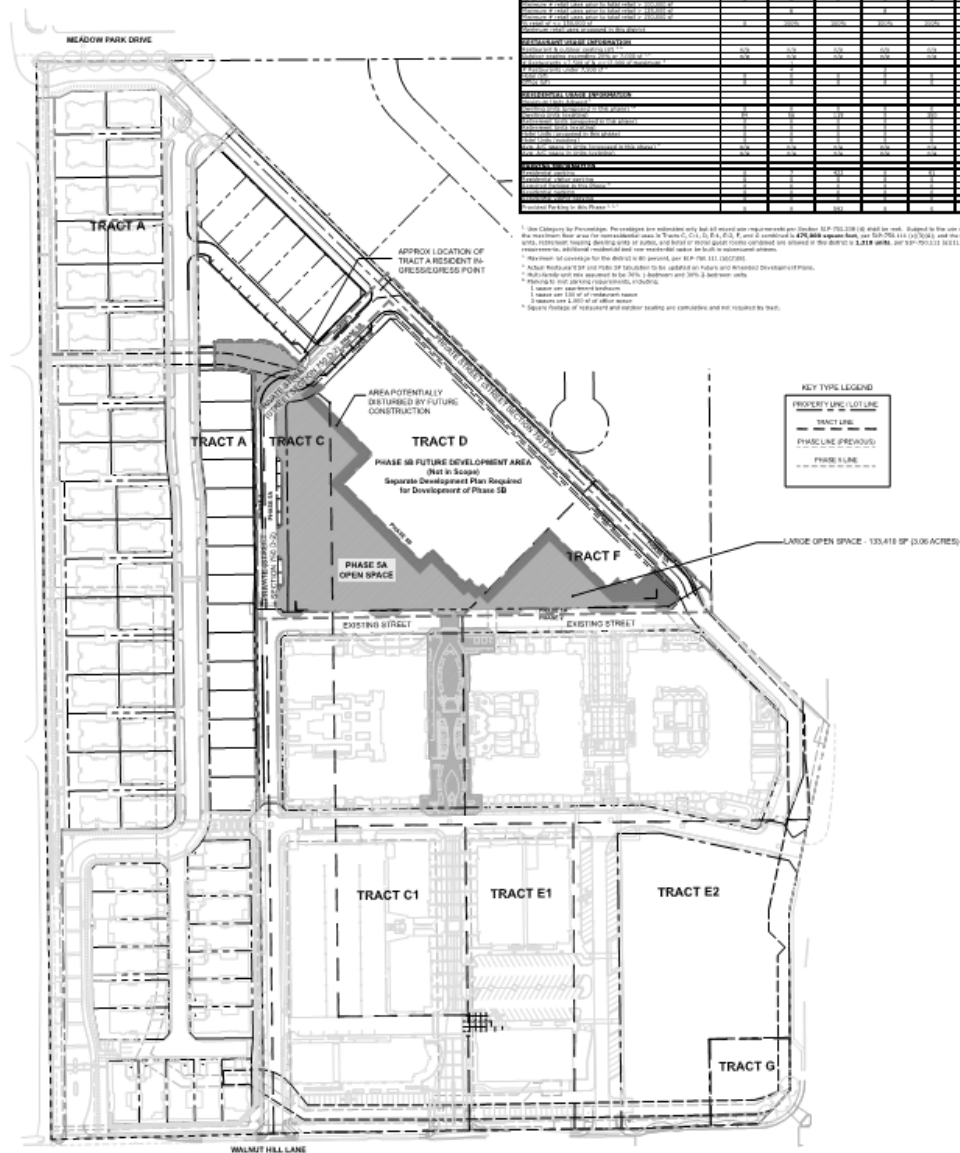
Gensler | Provident Realty Advisors | Kroenke Holdings | studioOutside

Planned Dev. Dist. No. 750
PLAN Tract A

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1. *See* *Changes by Percentage*. Percentages are calculated only for all listed and required parameters (B200, B201, B202, B203, B204, B205, B206, B207, B208, B209, B210, B211, B212, B213, B214, B215, B216, B217, B218, B219, B220, B221, B222, B223, B224, B225, B226, B227, B228, B229, B230, B231, B232, B233, B234, B235, B236, B237, B238, B239, B240, B241, B242, B243, B244, B245, B246, B247, B248, B249, B250, B251, B252, B253, B254, B255, B256, B257, B258, B259, B260, B261, B262, B263, B264, B265, B266, B267, B268, B269, B270, B271, B272, B273, B274, B275, B276, B277, B278, B279, B280, B281, B282, B283, B284, B285, B286, B287, B288, B289, B290, B291, B292, B293, B294, B295, B296, B297, B298, B299, B300, B301, B302, B303, B304, B305, B306, B307, B308, B309, B310, B311, B312, B313, B314, B315, B316, B317, B318, B319, B320, B321, B322, B323, B324, B325, B326, B327, B328, B329, B330, B331, B332, B333, B334, B335, B336, B337, B338, B339, B340, B341, B342, B343, B344, B345, B346, B347, B348, B349, B350, B351, B352, B353, B354, B355, B356, B357, B358, B359, B360, B361, B362, B363, B364, B365, B366, B367, B368, B369, B370, B371, B372, B373, B374, B375, B376, B377, B378, B379, B380, B381, B382, B383, B384, B385, B386, B387, B388, B389, B390, B391, B392, B393, B394, B395, B396, B397, B398, B399, B400, B401, B402, B403, B404, B405, B406, B407, B408, B409, B410, B411, B412, B413, B414, B415, B416, B417, B418, B419, B420, B421, B422, B423, B424, B425, B426, B427, B428, B429, B430, B431, B432, B433, B434, B435, B436, B437, B438, B439, B440, B441, B442, B443, B444, B445, B446, B447, B448, B449, B450, B451, B452, B453, B454, B455, B456, B457, B458, B459, B460, B461, B462, B463, B464, B465, B466, B467, B468, B469, B470, B471, B472, B473, B474, B475, B476, B477, B478, B479, B480, B481, B482, B483, B484, B485, B486, B487, B488, B489, B490, B491, B492, B493, B494, B495, B496, B497, B498, B499, B500, B501, B502, B503, B504, B505, B506, B507, B508, B509, B510, B511, B512, B513, B514, B515, B516, B517, B518, B519, B520, B521, B522, B523, B524, B525, B526, B527, B528, B529, B530, B531, B532, B533, B534, B535, B536, B537, B538, B539, B540, B541, B542, B543, B544, B545, B546, B547, B548, B549, B550, B551, B552, B553, B554, B555, B556, B557, B558, B559, B560, B561, B562, B563, B564, B565, B566, B567, B568, B569, B570, B571, B572, B573, B574, B575, B576, B577, B578, B579, B580, B581, B582, B583, B584, B585, B586, B587, B588, B589, B590, B591, B592, B593, B594, B595, B596, B597, B598, B599, B600, B601, B602, B603, B604, B605, B606, B607, B608, B609, B610, B611, B612, B613, B614, B615, B616, B617, B618, B619, B620, B621, B622, B623, B624, B625, B626, B627, B628, B629, B630, B631, B632, B633, B634, B635, B636, B637, B638, B639, B640, B641, B642, B643, B644, B645, B646, B647, B648, B649, B650, B651, B652, B653, B654, B655, B656, B657, B658, B659, B660, B661, B662, B663, B664, B665, B666, B667, B668, B669, B670, B671, B672, B673, B674, B675, B676, B677, B678, B679, B680, B681, B682, B683, B684, B685, B686, B687, B688, B689, B690, B691, B692, B693, B694, B695, B696, B697, B698, B699, B700, B701, B702, B703, B704, B705, B706, B707, B708, B709, B710, B711, B712, B713, B714, B715, B716, B717, B718, B719, B720, B721, B722, B723, B724, B725, B726, B727, B728, B729, B730, B731, B732, B733, B734, B735, B736, B737, B738, B739, B740, B741, B742, B743, B744, B745, B746, B747, B748, B749, B750, B751, B752, B753, B754, B755, B756, B757, B758, B759, B760, B761, B762, B763, B764, B765, B766, B767, B768, B769, B770, B771, B772, B773, B774, B775, B776, B777, B778, B779, B780, B781, B782, B783, B784, B785, B786, B787, B788, B789, B790, B791, B792, B793, B794, B795, B796, B797, B798, B799, B800, B801, B802, B803, B804, B805, B806, B807, B808, B809, B810, B811, B812, B813, B814, B815, B816, B817, B818, B819, B820, B821, B822, B823, B824, B825, B826, B827, B828, B829, B830, B831, B832, B833, B834, B835, B836, B837, B838, B839, B840, B841, B842, B843, B844, B845, B846, B847, B848, B849, B850, B851, B852, B853, B854, B855, B856, B857, B858, B859, B860, B861, B862, B863, B864, B865, B866, B867, B868, B869, B870, B871, B872, B873, B874, B875, B876, B877, B878, B879, B880, B881, B882, B883, B884, B885, B886, B887, B888, B889, B890, B891, B892, B893, B894, B895, B896, B897, B898, B899, B900, B901, B902, B903, B904, B905, B906, B907, B908, B909, B910, B911, B912, B913, B914, B915, B916, B917, B918, B919, B920, B921, B922, B923, B924, B925, B926, B927, B928, B929, B930, B931, B932, B933, B934, B935, B936, B937, B938, B939, B940, B941, B942, B943, B944, B945, B946, B947, B948, B949, B950, B951, B952, B953, B954, B955, B956, B957, B958, B959, B960, B961, B962, B963, B964, B965, B966, B967, B968, B969, B970, B971, B972, B973, B974, B975, B976, B977, B978, B979, B980, B981, B982, B983, B984, B985, B986, B987, B988, B989, B990, B991, B992, B993, B994, B995, B996, B997, B998, B999, B1000, B1001, B1002, B1003, B1004, B1005, B1006, B1007, B1008, B1009, B101



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RETAIL USAGE INFORMATION						
* Average retail sales:	0	0	0	0	0	0
* Peak retail sales volume:	0	0	0	0	0	0
* Maximum # retail space units to total retail = 100,000 of	0	0	0	0	0	0
* Maximum # retail space units to total retail = 100,000 of	0	0	0	0	0	0
* Maximum # retail space units to total retail = 150,000 of	0	0	0	0	0	0
* Maximum # retail space units to total retail = 200,000 of	0	0	0	0	0	0
* Maximum retail units developed in this phase:	0	0	0	0	0	0
RESTAURANT USAGE INFORMATION						
* Restaurant & related service units:	0/0	0/0	0/0	0/0	0/0	175,064
* Restaurant seating exceeding 20% or 2,000 sq ft:	0	0	0	0	0	23,832
* Restaurants > 200 sq ft or <> 2,000 sq ft:	0	0	0	0	0	0
* Restaurants under 2,500 sq ft:	0	0	0	0	0	0
* Restaurants over 2,500 sq ft:	0	0	0	0	0	0
* Other food facilities:	0	0	0	0	0	0
* Total food facilities:	0	0	0	0	0	0
RESIDENTIAL USAGE INFORMATION						
* Maximum Units Allowed:						1,110
* Current Units proposed in this phase ¹ :	0	0	0	0	0	0
* Maximum Units permitted:	0	0	0	0	0	0
* Maximum Units proposed in this project:	0	0	0	0	0	0
* Maximum Units allowed:	0	0	0	0	0	0
* Other Units Available:	0	0	0	0	0	0
* Ave. A/C specs in units proposed in this phase ¹ :	0/0	0/0	0/0	0/0	0/0	0/0
* Ave. A/C specs in existing:	0/0	0/0	0/0	0/0	0/0	0/0
PARKING INFORMATION						
* Residential spaces:	0	0	0	0	0	0
* Commercial vehicle parking:	0	0	0	0	0	0
* Employee parking in this Phase:	0	0	0	0	0	0
* Guest parking in this Phase:	0	0	0	0	0	0
* Provided Parking in this Phase ^{1,2} :	0	0	990	0	990	0

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 51P-790.111 (C)(2)(a); and the maximum dwelling units, **refinement housing** (excluding duplexes, triplexes, and hotel or motel units) combined are allowed in this district is **1,310 units**, per 51P-790.111 (C)(2)(b).

1. Maximum lot coverage for the district is 80 percent, per 51P-790.111 (A)(2)(b).

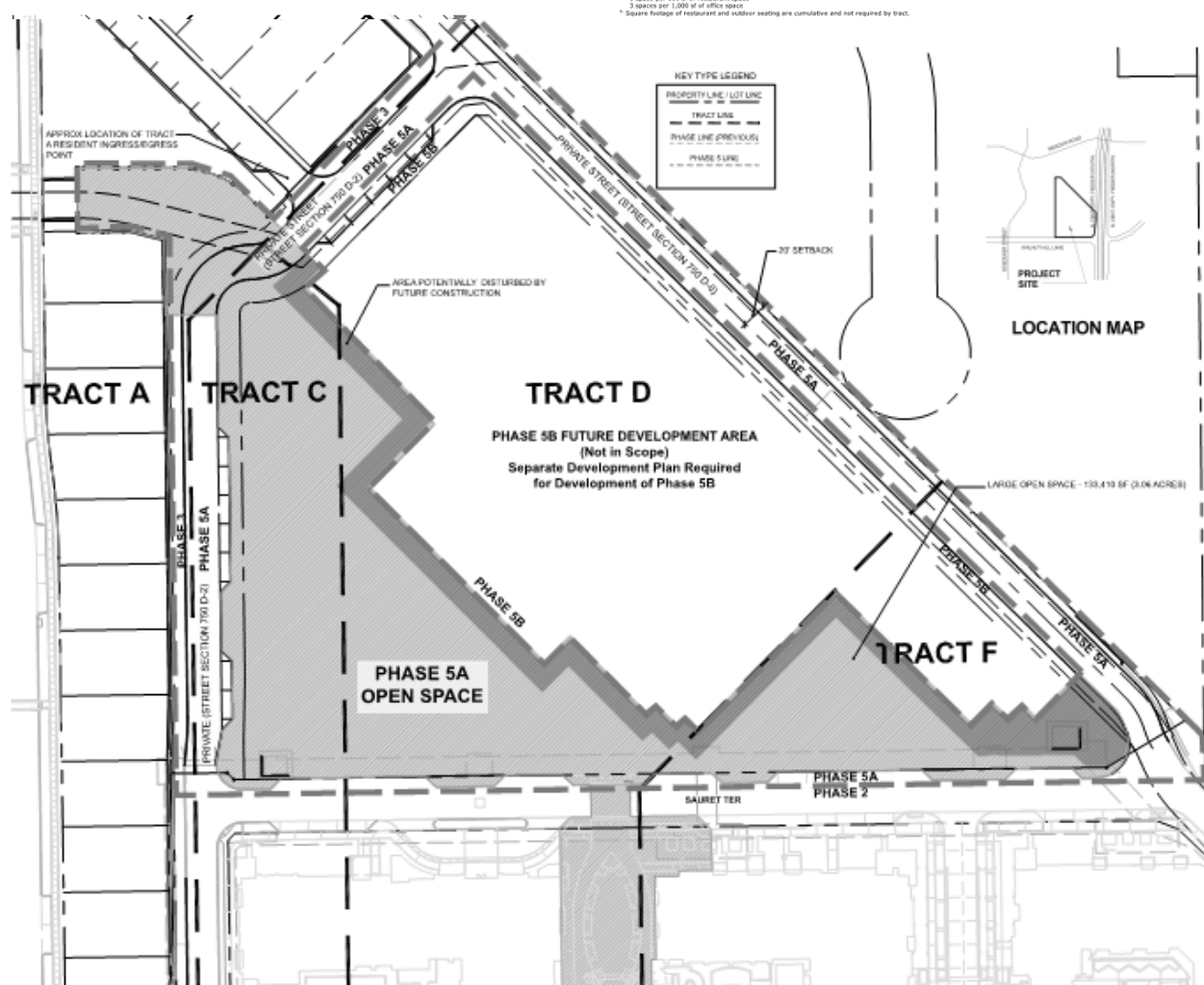
2. Actual Restaurant 5% and Patio 5% Subtotal to be updated on Future and Amended Development Plans.

3. Multi-family unit mix assumed 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.



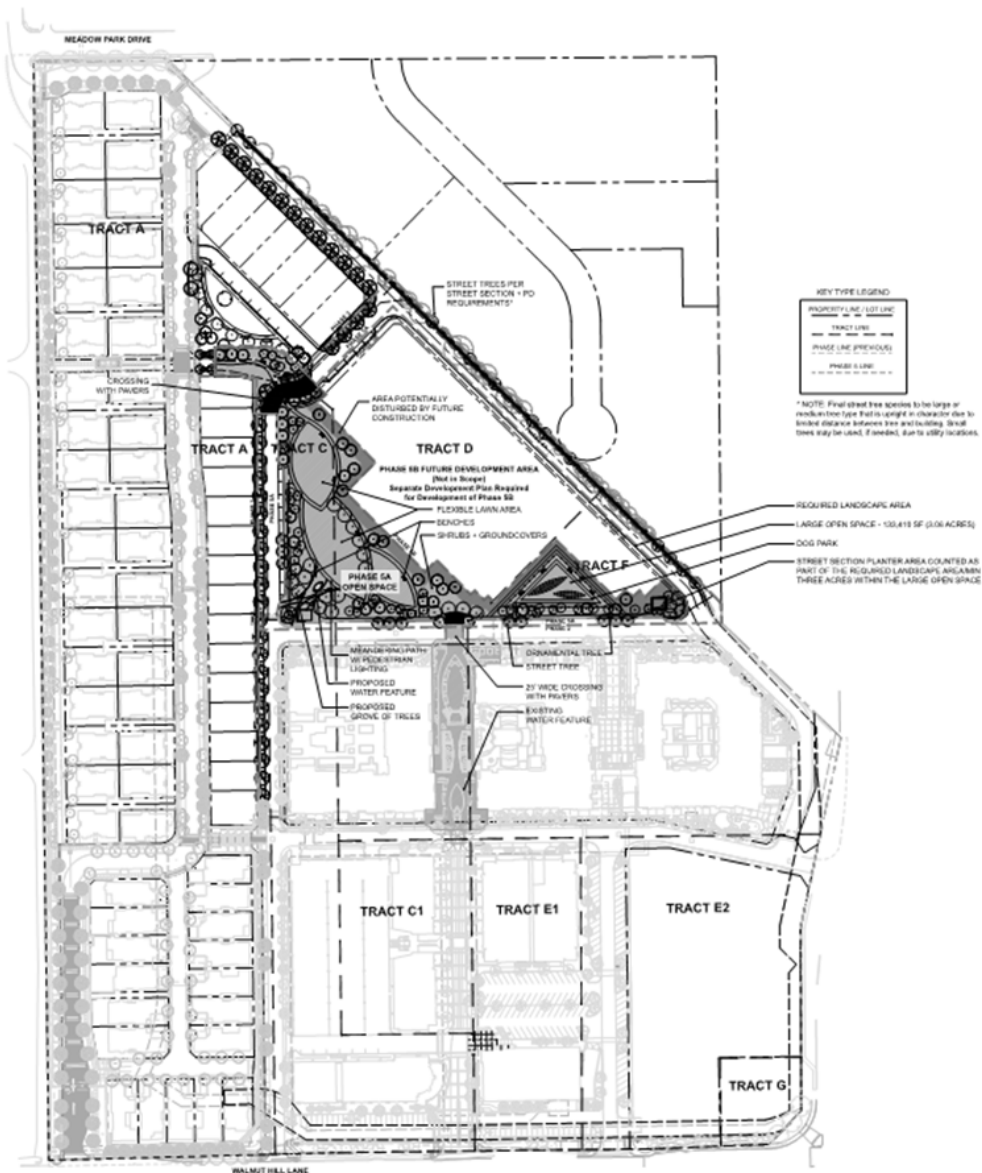
Proposed Landscape Plan

DRP							
Department/Program/Service/Location	2007	2008	2009	2010	2011	2012	2013
College of Agriculture	2,400	2,414	2,428	2,442,416.6	2,456	2,470	2,484
College of Business	2,496	2,510	2,524	2,538,516.6	2,552	2,566	2,580
College of Education	2,592	2,606	2,620	2,634,516.6	2,648	2,662	2,676
College of Health Sciences	2,788	2,802	2,816	2,830,516.6	2,844	2,858	2,872
College of Liberal Arts	2,984	2,998	3,012	3,026,516.6	3,040	3,054	3,068
College of Science	3,180	3,194	3,208	3,222,516.6	3,236	3,250	3,264
College of Social and Behavioral Sciences	3,376	3,390	3,404	3,418,516.6	3,432	3,446	3,460
College of Nursing	3,572	3,586	3,600	3,614,516.6	3,628	3,642	3,656
College of Health and Human Services	3,768	3,782	3,796	3,810,516.6	3,824	3,838	3,852
College of Arts and Sciences	3,964	3,978	3,992	4,006,516.6	4,020	4,034	4,048
College of Management and Information Systems	4,160	4,174	4,188	4,202,516.6	4,216	4,230	4,244
College of Environmental and Forestry	4,356	4,370	4,384	4,398,516.6	4,412	4,426	4,440
College of Health, Behavior, and Society	4,552	4,566	4,580	4,594,516.6	4,608	4,622	4,636
College of Public Health	4,748	4,762	4,776	4,790,516.6	4,804	4,818	4,832
College of Health, Behavior, and Society	4,944	4,958	4,972	4,986,516.6	4,999	5,013	5,027
College of Health, Behavior, and Society	5,140	5,154	5,168	5,182,516.6	5,196	5,210	5,224
College of Health, Behavior, and Society	5,336	5,350	5,364	5,378,516.6	5,392	5,406	5,420
College of Health, Behavior, and Society	5,532	5,546	5,560	5,574,516.6	5,588	5,602	5,616
College of Health, Behavior, and Society	5,728	5,742	5,756	5,770,516.6	5,784	5,798	5,812
College of Health, Behavior, and Society	5,924	5,938	5,952	5,966,516.6	5,980	5,994	6,008
College of Health, Behavior, and Society	6,120	6,134	6,148	6,162,516.6	6,176	6,190	6,204
College of Health, Behavior, and Society	6,316	6,330	6,344	6,358,516.6	6,372	6,386	6,400
College of Health, Behavior, and Society	6,512	6,526	6,540	6,554,516.6	6,568	6,582	6,596
College of Health, Behavior, and Society	6,708	6,722	6,736	6,750,516.6	6,764	6,778	6,792
College of Health, Behavior, and Society	6,904	6,918	6,932	6,946,516.6	6,960	6,974	6,988
College of Health, Behavior, and Society	7,100	7,114	7,128	7,142,516.6	7,156	7,170	7,184
College of Health, Behavior, and Society	7,296	7,310	7,324	7,338,516.6	7,352	7,366	7,380
College of Health, Behavior, and Society	7,492	7,506	7,520	7,534,516.6	7,548	7,562	7,576
College of Health, Behavior, and Society	7,688	7,702	7,716	7,730,516.6	7,744	7,758	7,772
College of Health, Behavior, and Society	7,884	7,898	7,912	7,926,516.6	7,940	7,954	7,968
College of Health, Behavior, and Society	8,080	8,094	8,108	8,122,516.6	8,136	8,150	8,164
College of Health, Behavior, and Society	8,276	8,290	8,304	8,318,516.6	8,332	8,346	8,360
College of Health, Behavior, and Society	8,472	8,486	8,500	8,514,516.6	8,528	8,542	8,556
College of Health, Behavior, and Society	8,668	8,682	8,696	8,710,516.6	8,724	8,738	8,752
College of Health, Behavior, and Society	8,864	8,878	8,892	8,906,516.6	8,920	8,934	8,948
College of Health, Behavior, and Society	9,060	9,074	9,088	9,102,516.6	9,116	9,130	9,144
College of Health, Behavior, and Society	9,256	9,270	9,284	9,298,516.6	9,312	9,326	9,340
College of Health, Behavior, and Society	9,452	9,466	9,480	9,494,516.6	9,508	9,522	9,536
College of Health, Behavior, and Society	9,648	9,662	9,676	9,690,516.6	9,704	9,718	9,732

*These numbers are only for the Department of Health, Behavior, and Society. They do not include the numbers for the other departments.

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Proposed Landscape Plan [Enlarged]

DDP

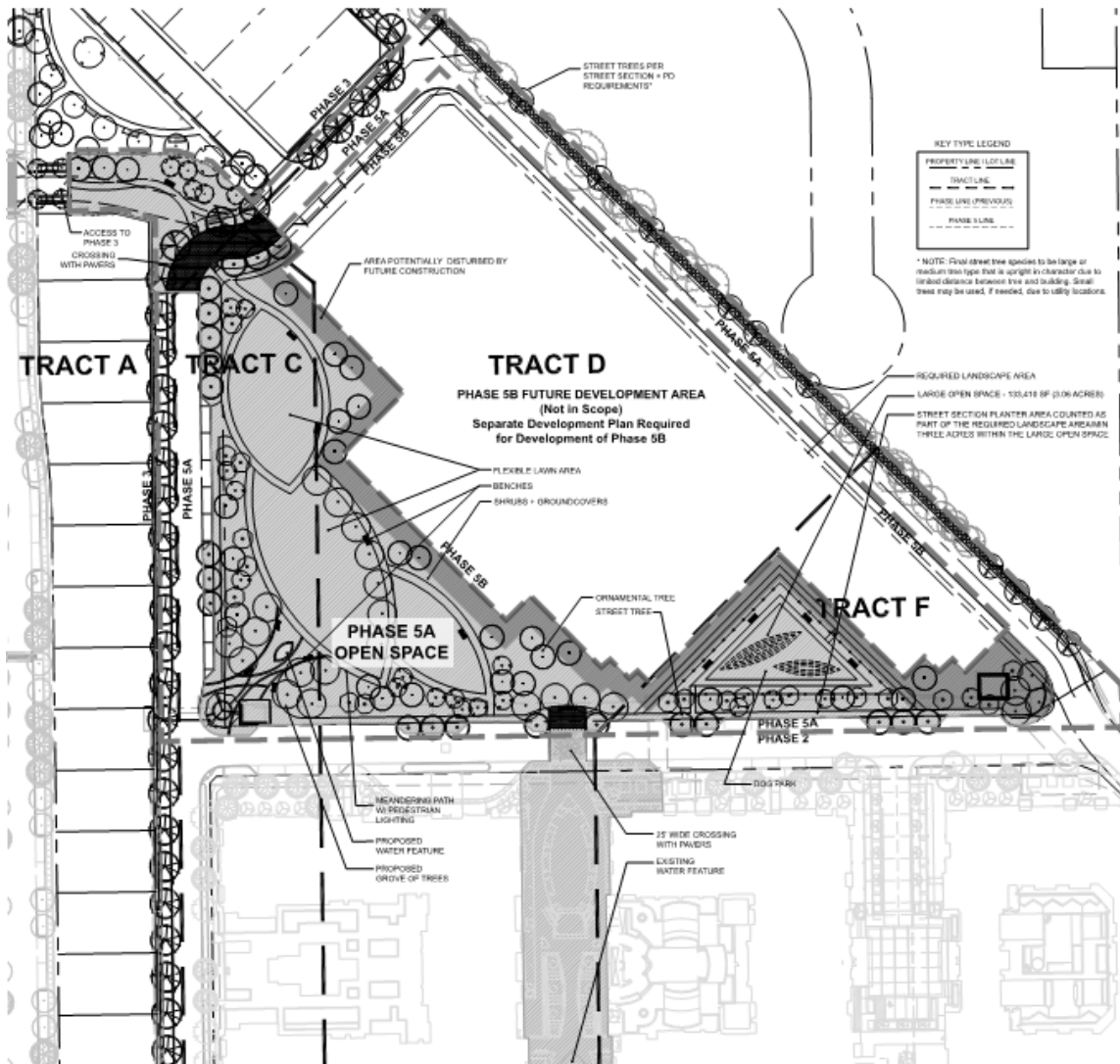
Development Plan Chart Information (Taken for Reference)	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
Total Land Area (sf)	755,273	166,366	157,400	206,821	268,801	1,634,661
Land Area completed in this phase (sf)	44,804	0	19,505	0	52,133	116,442
Land Area completed in previous phases (sf)	755,273	221,342	81,015	157,400	206,729	1,421,759
Remaining Land Area (sf)	0	0	0	157,400	0	157,400
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	13,722	20,855	10,536	271,536	
Total Landscape Area - proposed and existing (sf)	200,957	25,506	165,449	20,855	21,073	433,840	
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 not in Large Open Space	200,941	25,507	118,166	20,855	21,604	367,023	
b(5) % Landscape Area within Large Open Space	4.9%	14.5%	38.2%	0%	23%	21%	50% max
b(6) % Landscape Area Not in Tract A or the Large Open Space	0.0%	86%	85%	100%	77%	48.8%	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	13,025	0	7,509	31,012	
Landscape Area - existing (sf)	0	10,478	13,025	0	7,509	31,012	
Total Landscape Area - proposed and existing (sf)	0	20,956	26,050	0	15,018	62,024	
b(7) % Total Landscape Area in this District	0%	21%	34%	33%	18%	14%	65,340 max
b(8) % Landscape Area in access (sf)							
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	
b(9) 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)

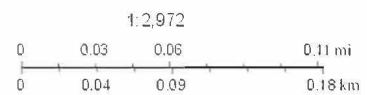
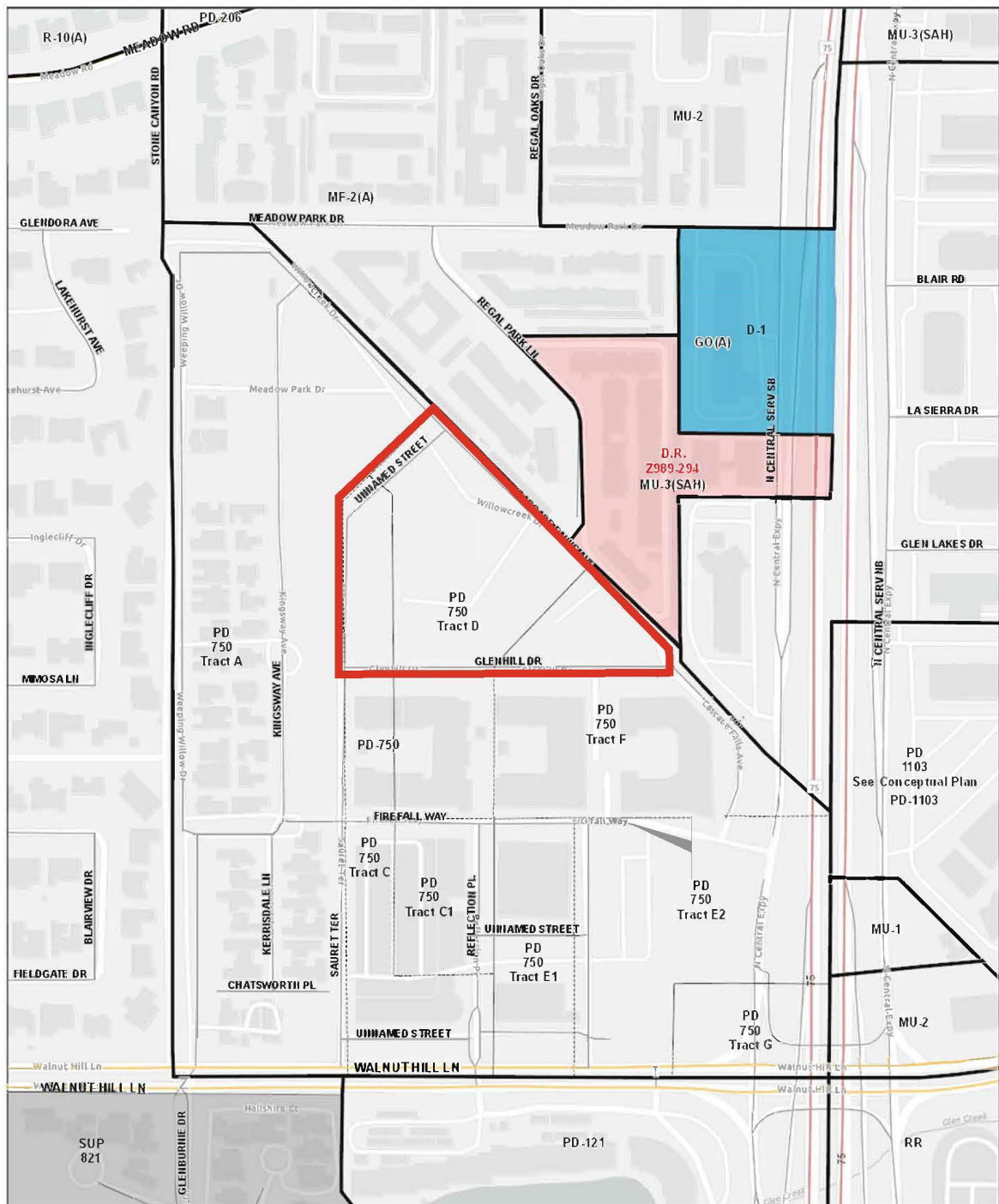
Note: Tracts provided



Aerial View



ArcGIS Web Map



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

D223-007(TB)