

**FILE NUMBER:** D223-010(TB)                      **DATE FILED:** August 8, 2023  
**LOCATION:** Southwest corner of West Camp Wisdom Road and Mountain  
Creek Parkway  
**COUNCIL DISTRICT:** 3  
**SIZE OF REQUEST:** ± 12.87 acres                      **CENSUS TRACT:** 48113016527

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**REPRESENTATIVE:** Lauren Montgomery  
**APPLICANT/OWNER:** LD Mountain Creek, LLC  
**REQUEST:** An application for a development plan on property zoned  
Subdistrict S-1a South Zone within Planned Development  
District No. 521.

**STAFF RECOMMENDATION:** Approval.

**Planned Development District No. 521:**  
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=521>

**BACKGROUND INFORMATION:**

**PLANNED DEVELOPED DISTRICT NO. 521** was established by Ordinance No. 23711, passed by the Dallas City Council on November 11, 1998.

Ordinance No. 23711 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 23711 was amended by Ordinance No. 24190, passed by the Dallas City Council on February 23, 2000, and Ordinance No. 24425, passed by the Dallas City Council on October 11, 2000. (Ord. Nos. 10962; 19455; 23711; 24190; 24425; 24914)

**SEC. 51P-521.105(a). CONCEPTUAL PLAN.** Except as provided in this section, development and use of the Property must comply with the conceptual plans entitled, "Concept Development Plan - North Zone" and "Concept Development Plan - South Zone." If there is a conflict between the text of this article and the conceptual plans, the text of this article controls.

**SEC. 51P-521.106(a). DETAILED DEVELOPMENT PLAN.** A development plan for each phase of development must be approved by the city plan commission before issuance of any building permit within that phase

**REQUEST DETAILS:**

The request seeks approval of a development plan for a multifamily use, which is allowed by right in Subdistrict S-1a South Zone of PD No. 521. The new development plan will allow for a multifamily development with 234 dwelling units, surface/private garage/carport parking, and site amenities.

The Engineering Division of Development Services staff has no objection to the proposal of a multifamily development with parking being developed on the property.

The city arborist reviewed the development plan and has no objection. Landscaping for the area of request is required per Article X and will be reviewed at 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 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 plan, having determined that the request complies with the requirements set forth by Subdistrict S-1a South Zone within Planned development District No. 521 conditions and does not impact any other provisions of the ordinance permitting this use.

List of Officers

**LD MOUNTAIN CREEK, LLC**

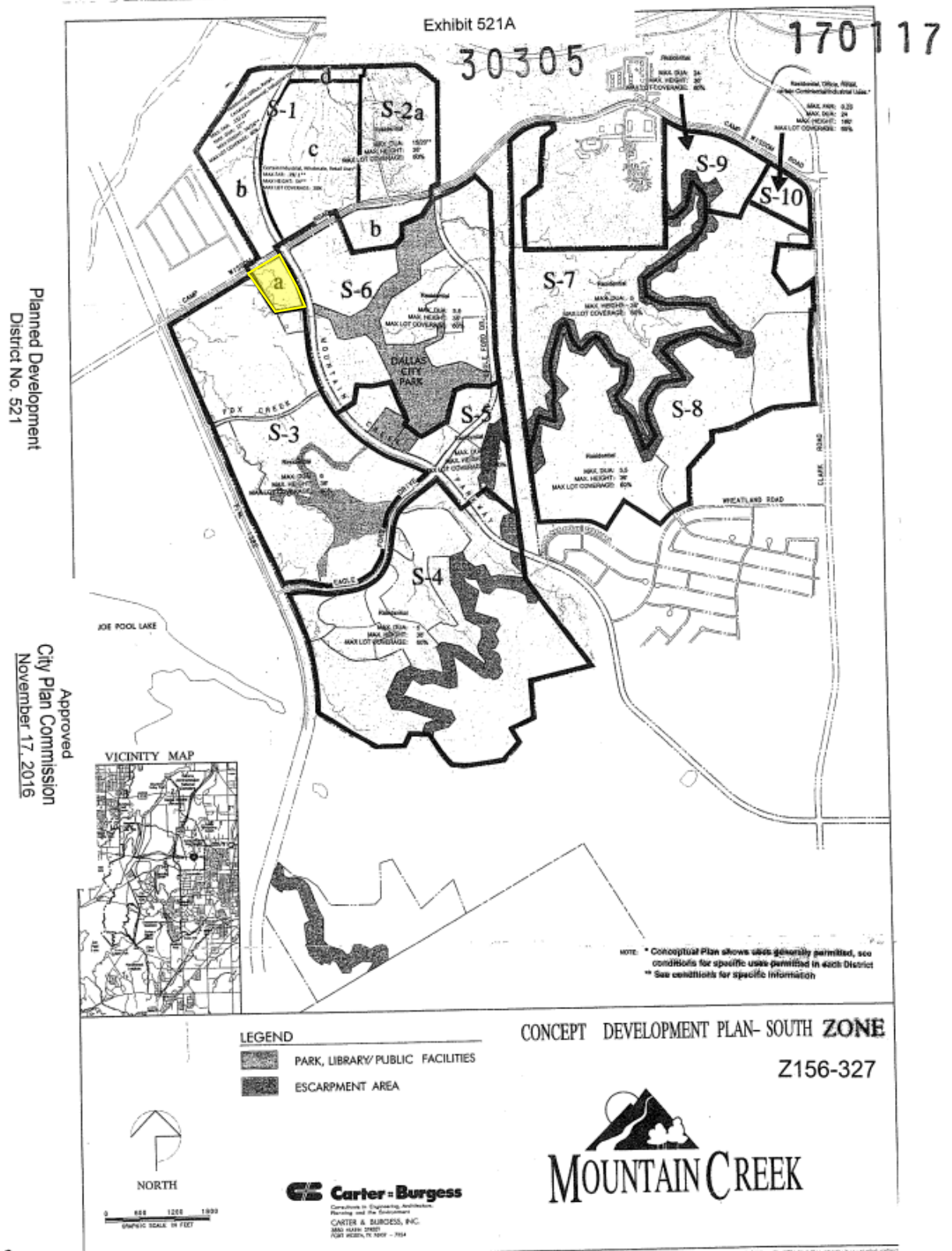
**List of Officers**

**Office Held**

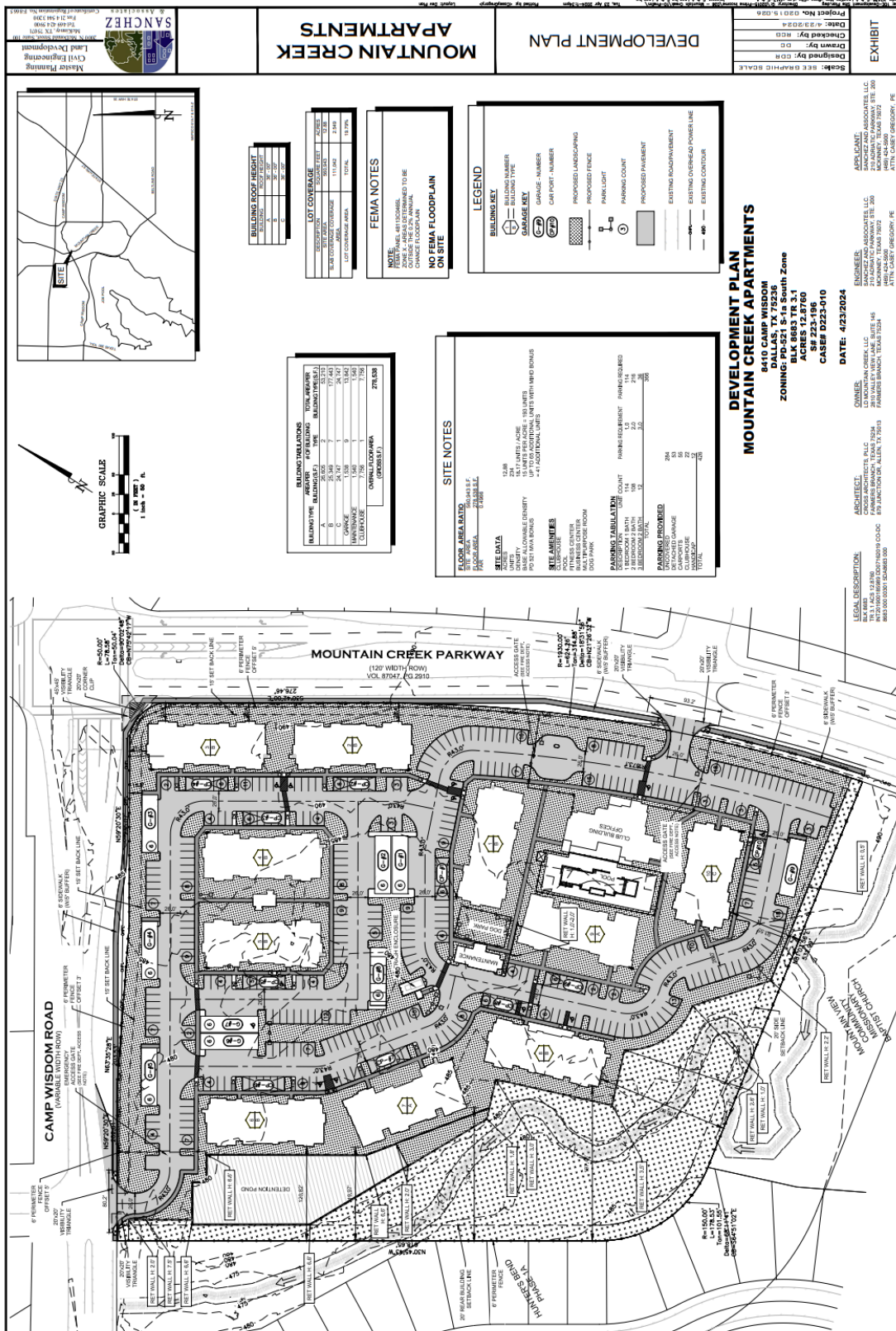
R. Neil Crouch, II - President

Erin Guzman - Treasurer Secretary

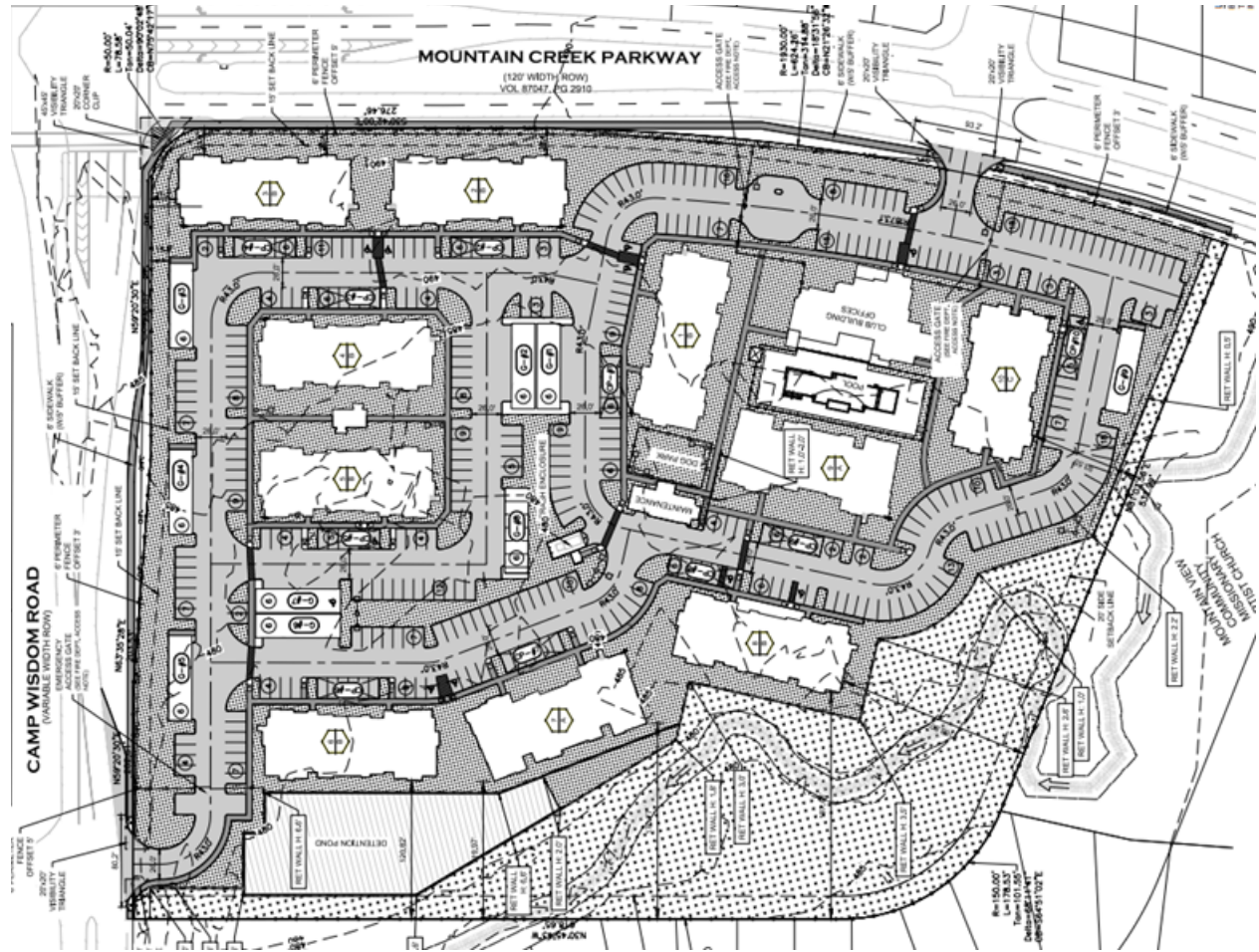
Conceptual Plan- Exhibit 521A



Proposed Development Plan



Proposed Development Plan  
[Enlarged]



BUILDING ROOF HEIGHT	
BUILDING	ROOF HEIGHT
A	10'-00"
B	10'-00"
C	10'-00"

BUILDING TABULATIONS			
BUILDING TYPE	AREA(S.F.)	# OF BUILDING	TOTAL AREA(S.F.)
A	26,808	2	53,616
B	26,348	7	184,436
C	24,747	1	24,747
GARAGE	1,536	9	13,824
CLUBHOUSE	7,758	1	7,758
OVERALL FLOOR AREA (GROSS S.F.)			278,538

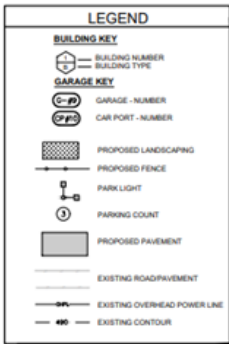
LOT COVERAGE	
REGULATORY	32.45%
SITE AREA	852,943
BASE COVERAGE	111,042
LOT COVERAGE AREA	TOTAL 18.79%

**FEMA NOTES**

NOTE:  
FEMA PANEL 481130488L  
ZONE X - AREAS DETERMINED TO BE  
OUTSIDE THE 1% ANNUAL  
CHANCE FLOODPLAIN

**NO FEMA FLOODPLAIN  
ON SITE**

SITE NOTES			
<b>FLOOR AREA RATIO</b>			
SITE AREA	552,943 S.F.		
FLOOR AREA	278,538 S.F.		
FAR	0.502		
<b>SITE DATA</b>			
ACRES	12.88		
UNITS	234		
DENSITY	18.1 UNITS / ACRE		
BASE ALLOWABLE DENSITY	15 UNITS PER ACRE = 199 UNITS		
PD 521 MVA BONUS	UP TO 65 ADDITIONAL UNITS WITH MVD BONUS		
	= 41 ADDITIONAL UNITS		
<b>SITE AMENITIES</b>			
CLUBHOUSE			
POOL			
FITNESS CENTER			
BUSINESS CENTER			
MULTI-PURPOSE ROOM			
DOG PARK			
<b>PARKING TABULATION</b>			
DESCRIPTION	UNIT COUNT	PARKING REQUIREMENT	PARKING REQUIRED
1 BEDROOM 1 BATH	114	1.0	114
2 BEDROOM 2 BATH	108	2.0	216
3 BEDROOM 3 BATH	12	2.0	24
TOTAL			354
<b>PARKING PROVIDED</b>			
UNCOVERED	284		
DETACHED GARAGE	53		
CARPORTS	55		
CLUBHOUSE	22		
HANDICAP	12		
TOTAL	428		





*Aerial View*



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