

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

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.

D223-010(TB)

List of Officers

LD MOUNTAIN CREEK, LLC

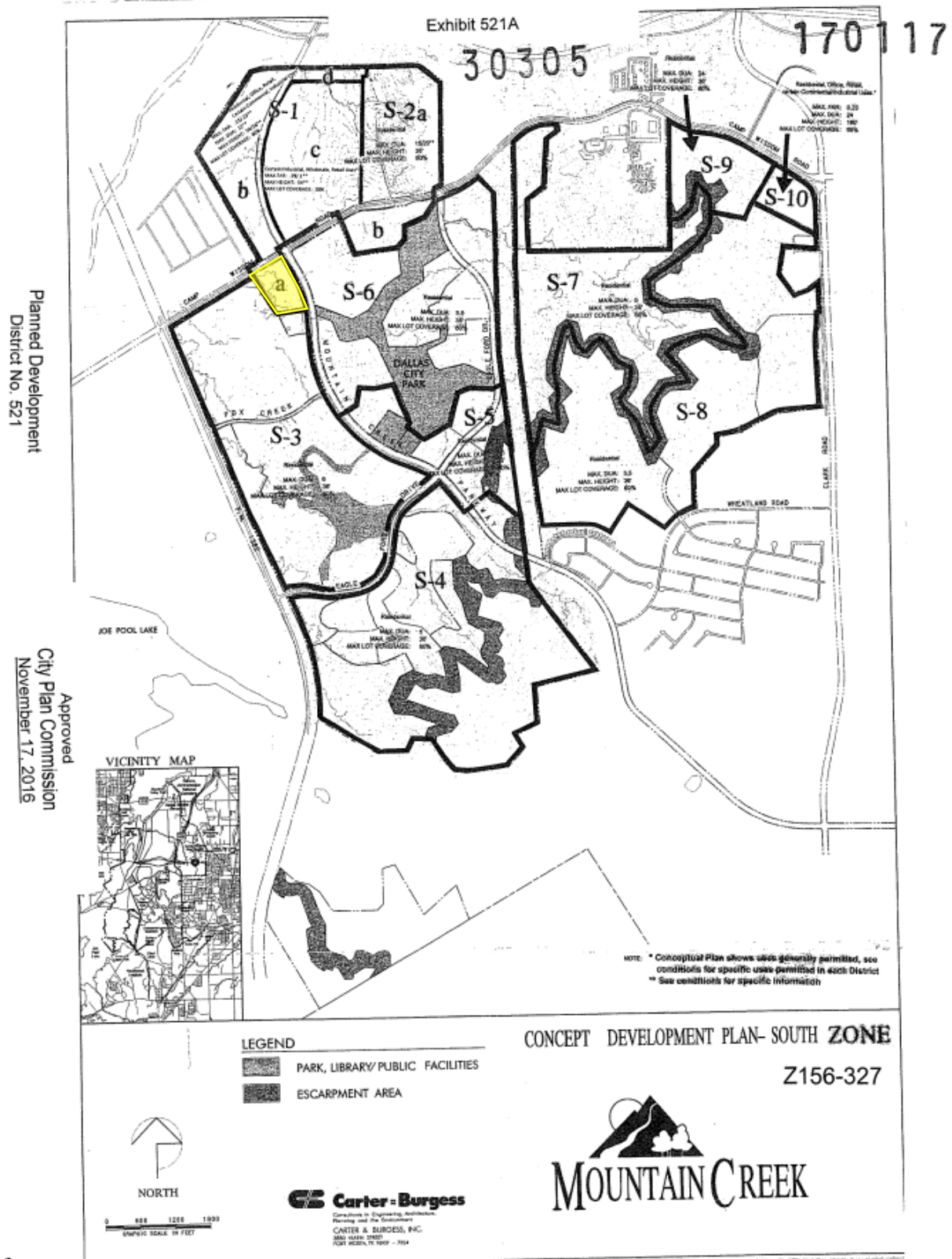
List of Officers

Office Held

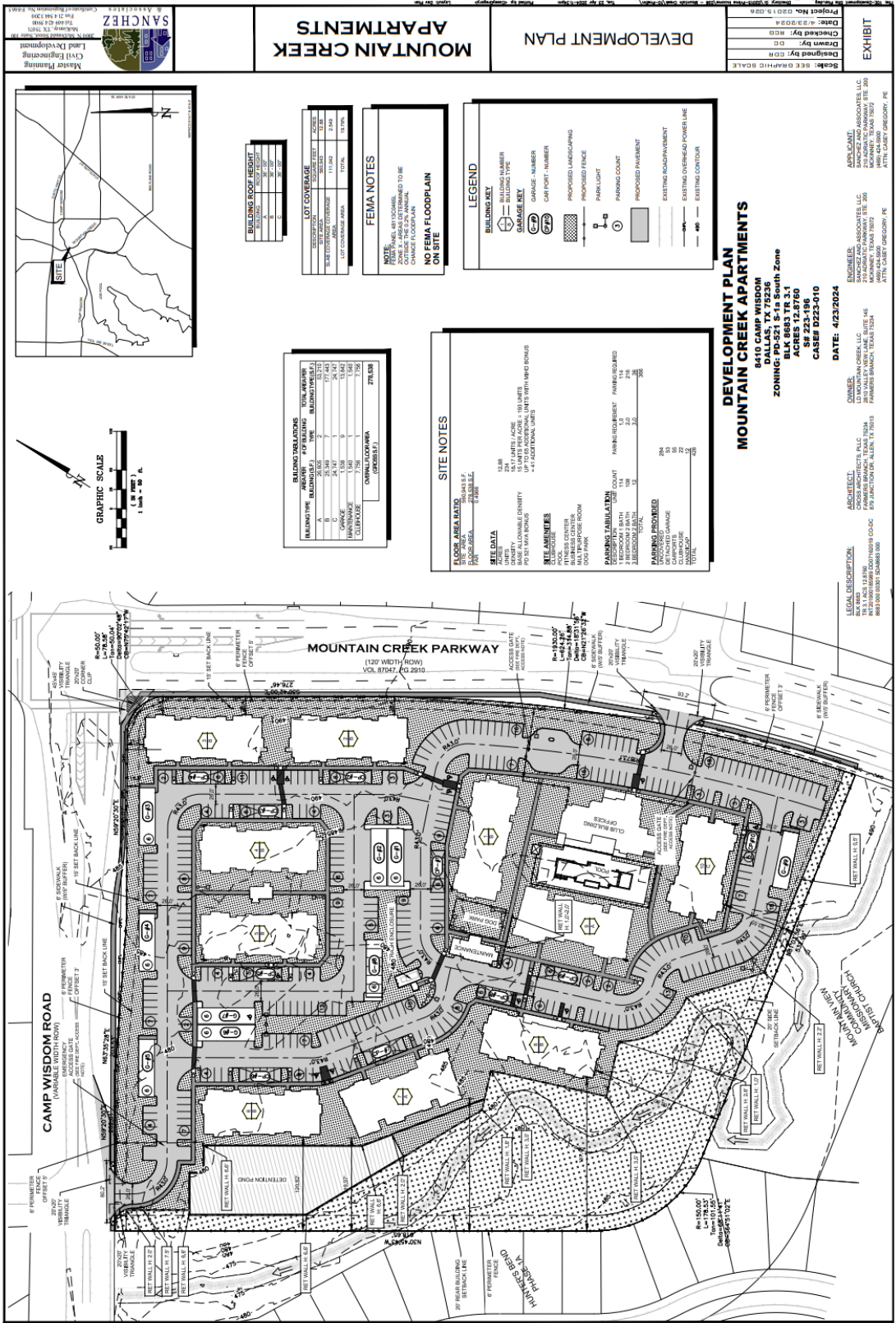
R. Neil Crouch, II - President

Erin Guzman - Treasurer Secretary

Conceptual Plan- Exhibit 521A



Proposed Development Plan



SAÑCHEZ
Professional Engineer No. 25848
Master Planning
Civil Engineering
Land Development
11440 Preston Road, Suite 100
Dallas, TX 75240
Tel: 972-362-3333
Fax: 972-362-3334

MOUNTAIN CREEK APARTMENTS
DEVELOPMENT PLAN

Project No.	02019-020
Date:	4/23/2024
Checked By:	REB
Drawn By:	CIH
Scale:	SEE GRAPHIC SCALE
EXHIBIT	

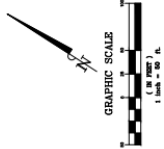
LOT COVERAGE

TYPE	PERCENT	MINIMUM	MAXIMUM
RESIDENTIAL	15	10	20
COMMERCIAL	20	15	25
INDUSTRIAL	25	20	30
OFFICE	30	25	35

FEMA NOTES
NOTE: FEMA 100-1000
ZONE A - UNDEVELOPED DETERMINED TO BE
NON-FLOODPRONE
NO FEMA FLOODPLAIN
ON SITE

LEGEND

- BUILDING FOOTPRINT
- BUILDING NUMBER
- GARAGE KEY
- GARAGE NUMBER
- CAR PORT NUMBER
- PROPOSED LANDSCAPING
- PROPOSED FENCE
- PARKING LOT
- PARKING COUNT
- PROPOSED PAVEMENT
- EXISTING ROAD/PAVEMENT
- EXISTING OVERHEAD POWER LINE
- EXISTING CONTOUR



BUILDING RELATIONS

MAIN TYPE	BUILDING TYPE	RELATIONSHIP	RELATIONSHIP (FEET)
A	RESIDENTIAL	ADJACENT	0.00
B	RESIDENTIAL	ADJACENT	0.00
C	RESIDENTIAL	ADJACENT	0.00
D	RESIDENTIAL	ADJACENT	0.00
E	RESIDENTIAL	ADJACENT	0.00
F	RESIDENTIAL	ADJACENT	0.00
G	RESIDENTIAL	ADJACENT	0.00
H	RESIDENTIAL	ADJACENT	0.00
I	RESIDENTIAL	ADJACENT	0.00
J	RESIDENTIAL	ADJACENT	0.00
K	RESIDENTIAL	ADJACENT	0.00
L	RESIDENTIAL	ADJACENT	0.00
M	RESIDENTIAL	ADJACENT	0.00
N	RESIDENTIAL	ADJACENT	0.00
O	RESIDENTIAL	ADJACENT	0.00
P	RESIDENTIAL	ADJACENT	0.00
Q	RESIDENTIAL	ADJACENT	0.00
R	RESIDENTIAL	ADJACENT	0.00
S	RESIDENTIAL	ADJACENT	0.00
T	RESIDENTIAL	ADJACENT	0.00
U	RESIDENTIAL	ADJACENT	0.00
V	RESIDENTIAL	ADJACENT	0.00
W	RESIDENTIAL	ADJACENT	0.00
X	RESIDENTIAL	ADJACENT	0.00
Y	RESIDENTIAL	ADJACENT	0.00
Z	RESIDENTIAL	ADJACENT	0.00

SITE NOTES

FLOOR AREA RATIO
PERMITTED: 100%
MAXIMUM: 100%

PERMITTED HEIGHT
PERMITTED: 120' (SEE SPECIFICATIONS)
MAXIMUM: 120'

PERMITTED SETBACKS
FRONT: 10' (SEE SPECIFICATIONS)
REAR: 10' (SEE SPECIFICATIONS)
SIDE: 5' (SEE SPECIFICATIONS)

PERMITTED USES
RESIDENTIAL APARTMENTS
COMMERCIAL (TYPE 1)
OFFICE (TYPE 1)
RETAIL (TYPE 1)
RESTAURANT (TYPE 1)
CLUBHOUSE
GOLF COURSE
RECREATION (TYPE 1)
INDUSTRIAL (TYPE 1)

PERMITTED PARKING
PERMITTED: 100%
MAXIMUM: 100%

PERMITTED PAVEMENT
PERMITTED: 100%
MAXIMUM: 100%

PERMITTED FENCE
PERMITTED: 100%
MAXIMUM: 100%

PERMITTED LANDSCAPING
PERMITTED: 100%
MAXIMUM: 100%

PERMITTED POWER LINE
PERMITTED: 100%
MAXIMUM: 100%

PERMITTED CONTOUR
PERMITTED: 100%
MAXIMUM: 100%

DEVELOPMENT PLAN
MOUNTAIN CREEK APARTMENTS
8410 CAMP WISDOM
DALLAS, TX 75236
ZONING: SF 223-196
ACRES: 12.8760
DATE: 4/23/2024

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC
2101 W. CAMP WISDOM, SUITE 100
DALLAS, TEXAS 75227

ENGINEER:
SAÑCHEZ AND ASSOCIATES, LLC
2101 W. CAMP WISDOM, SUITE 100
DALLAS, TEXAS 75227

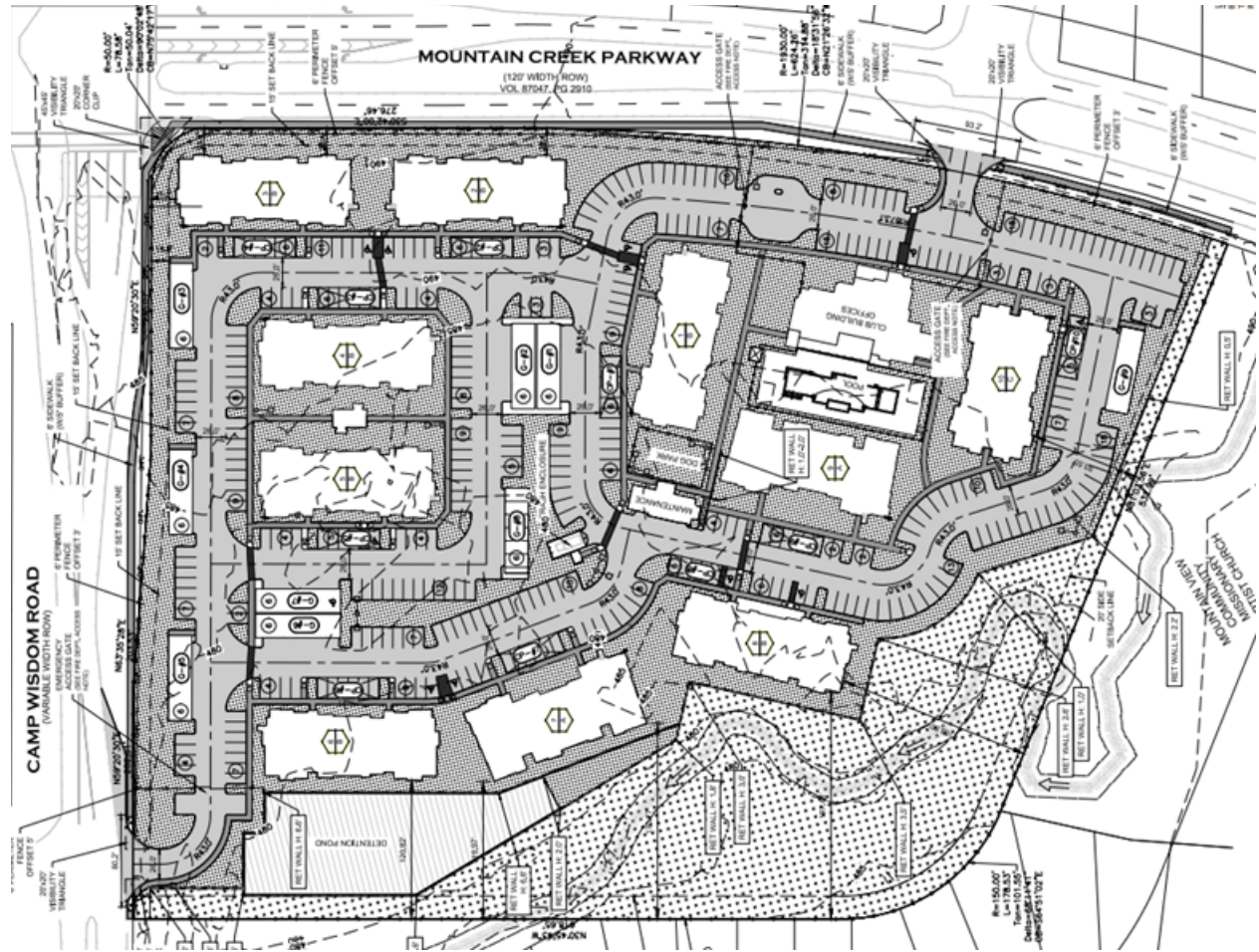
OWNER:
LUSKOWSKI GREENE, LLC
13415 W. WINDY HOLLOW, SUITE 148
FARMERS BRANCH, TEXAS 75244

ARCHITECT:
CRS ARCHITECTURE, PLLC
1111 FALGOUTS BLVD., SUITE 200
DALLAS, TEXAS 75217

LEGAL DESCRIPTION:
TRACT 14, BLOCK 2, SEAMON
SUBDIVISION, DALLAS COUNTY,
TEXAS

PROJECT NO. 02019-020

Proposed Development Plan
[Enlarged]



BUILDING ROOF HEIGHT	
BUILDING	ROOF HEIGHT
A	30'-00"
B	30'-00"
C	30'-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	7,560	1	7,560
OVERALL FLOOR AREA (GROSS S.F.)			278,538

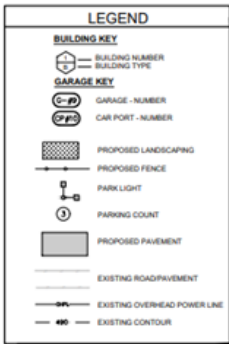
LOT COVERAGE	
SECTION	PERCENT FLOOR AREA
SITE AREA	302,943
BASE COVERAGE	111,042
LOT COVERAGE AREA	TOTAL 18.7%

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			
FLOOR AREA RATIO			
SITE AREA	302,943 S.F.		
FLOOR AREA	278,538 S.F.		
FAR	0.92		
SITE DATA			
ACRES	12.88		
UNITS	234		
DENSITY	18.1 UNITS / ACRE		
BASE ALLOWABLE DENSITY	15 UNITS PER ACRE = 193 UNITS		
PD 521 MVA BONUS	UP TO 45 ADDITIONAL UNITS WITH MHO BONUS		
	= 41 ADDITIONAL UNITS		
SITE AMENITIES			
CLUBHOUSE			
POOL			
FITNESS CENTER			
BUSINESS CENTER			
MULTI-PURPOSE ROOM			
DOG PARK			
PARKING TABULATION			
DESCRIPTION	UNIT COUNT	PARKING REQUIREMENT	PARKING REQUIRED
1 BEDROOM 1 BATH	114	1.5	171
2 BEDROOM 2 BATH	108	2.0	216
3 BEDROOM 3 BATH	12	3.0	36
TOTAL			363
PARKING PROVIDED			
UNCOVERED	384		
DETACHED GARAGE	93		
CARPORTS	55		
CLUBHOUSE	22		
HANDICAP	12		
TOTAL	426		





Aerial View



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