

Planner: Teaseia Blue

FILE NUMBER: D223-002(TB)

DATE FILED: October 20, 2022

LOCATION: Southwest corner of Capella Park Avenue and Gideons Way

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ±15.05 acres

CENSUS TRACT: 48113016521

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Dayton Macatee, Macatee Engineering

OWNER/ APPLICANT: Capella Park Development LLC

REQUEST: An application for a development plan on property zoned Subdistrict 5: Urban Center within Planned Development No. 655.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 655

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20655.pdf>

Planned Development District Subarea No. 655 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655C.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655D.pdf>

BACKGROUND INFORMATION:

Planned Development District NO. 655 was established by Ordinance No. 25301, passed by the Dallas City Council on June 25, 2003. (Ord. 25301)

Conceptual Plan - Development and use of the Property must comply with the conceptual plan (Exhibit 655A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 25301)

Development Plan - Except for a single family use or a nonresidential use developed in conjunction with a single family use, a development plan that complies with the conceptual plan and this article must be submitted for each tract and must be approved by the city plan commission prior to the issuance of a building permit for that tract.

Master Tree Replacement Plan - When an applicant submits a development plan to the city plan commission for property within Subdistricts 2 through 6, an up-to-date master tree replacement site plan must also be submitted. However, approval by the city plan commission is not required.

REQUEST DETAILS:

The request seeks approval of a development plan for a multifamily use.

The new development will allow for 47 dwelling units each with a private garage for two cars. Each dwelling unit will contain two to three bedrooms. The site will provide an open space amenity area for residence and seven guest parking spaces.

A traffic impact analysis was reviewed by the Engineering Division of Development Services. Staff did not have objections to the proposal of the new multifamily being developed on the property.

The master tree replacement plan was reviewed by the Arborist division of Development Service. Staff did not have objections to the proposal set forth in the master tree replacement plan.

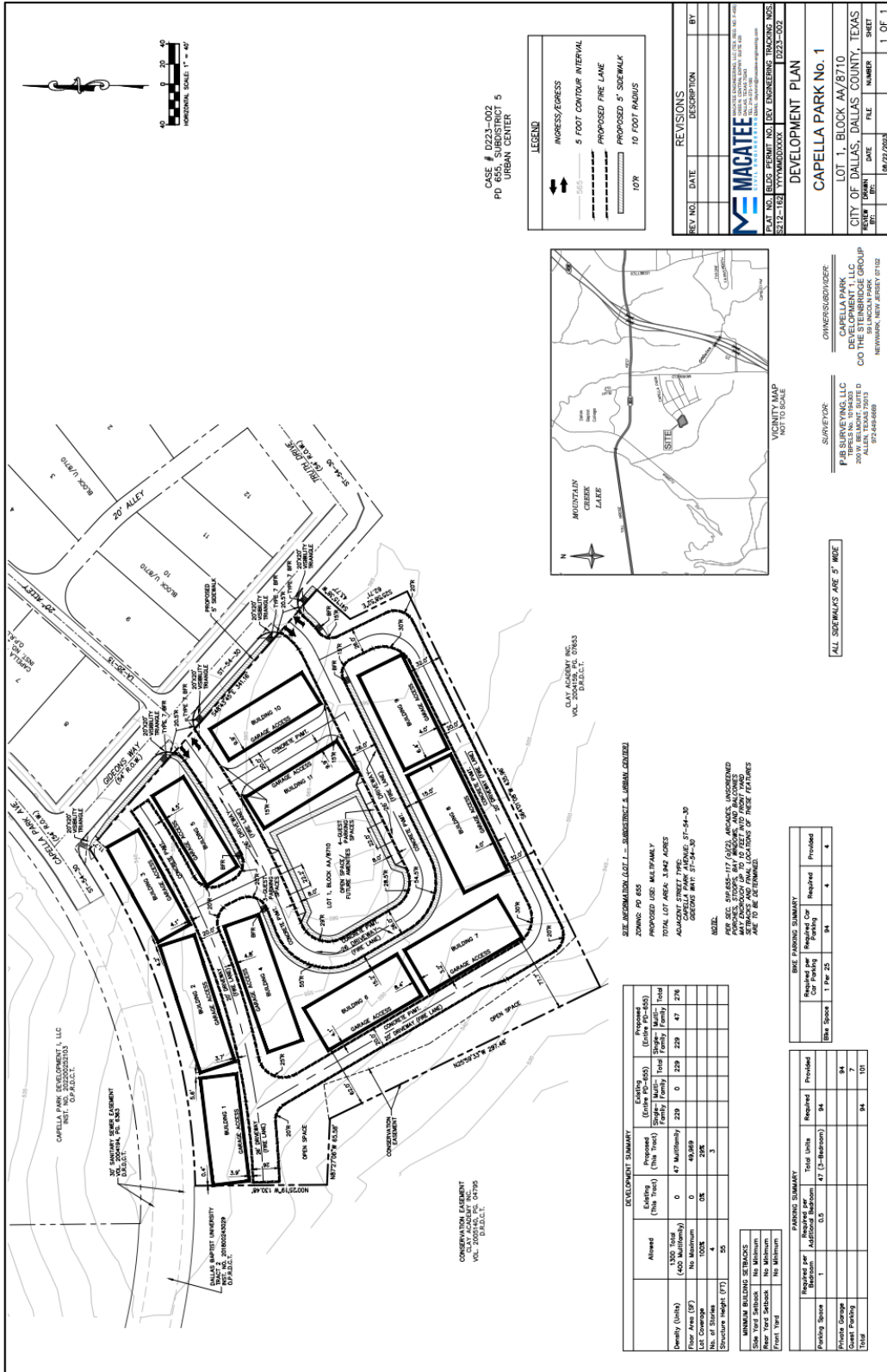
Upon review of the proposed development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 665, Subdistrict 5 conditions and does not impact any other provisions of the ordinance permitting this use.

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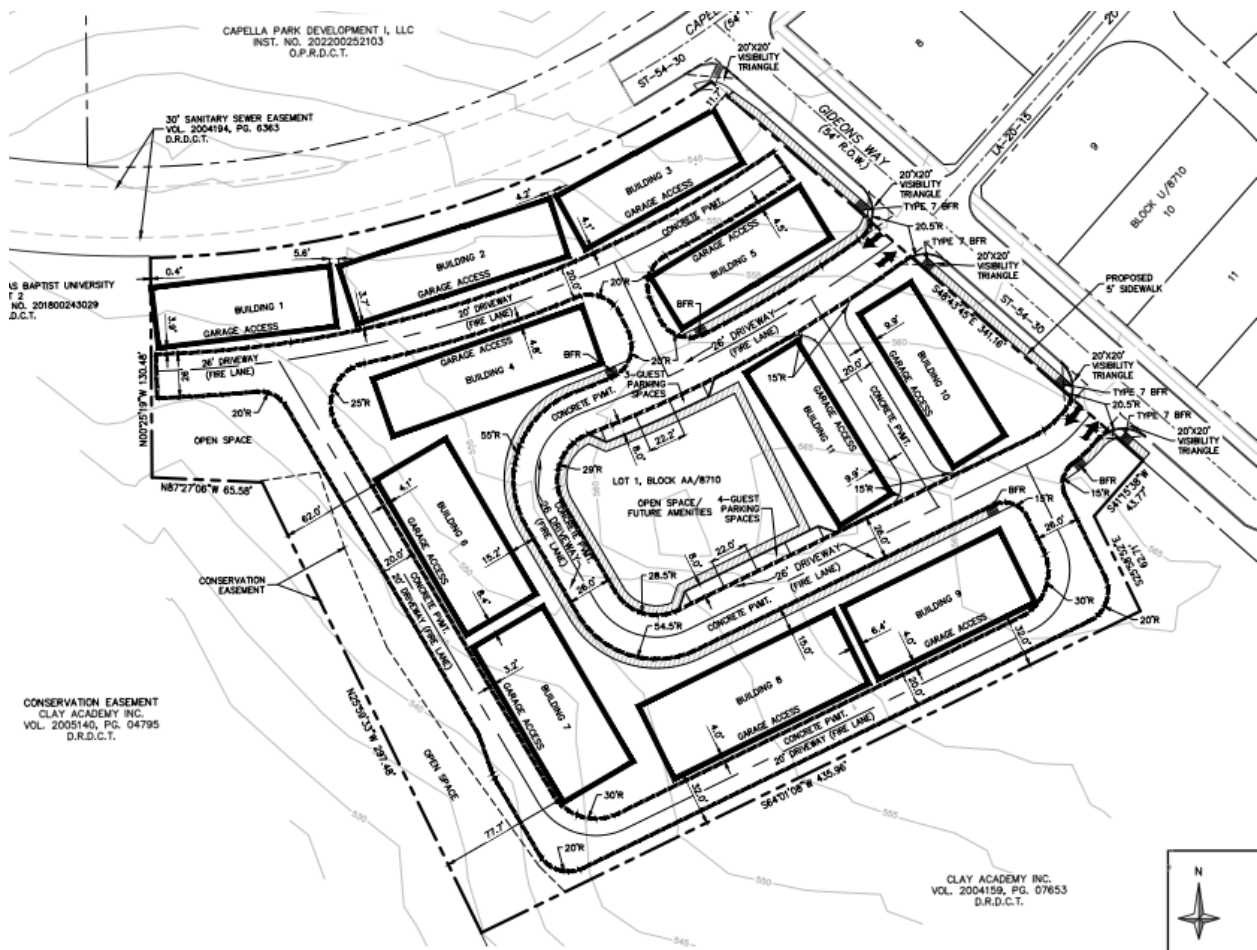
List of Officers

Capella Park Development I, LLC
Tawan Davis – CEO/Sole Owner

Proposed Development Plan



Proposed Development Plan - Enlarged



	DEVELOPMENT SUMMARY								
	Allowed	Existing (This Tract)	Proposed (This Tract)	Existing (Entire PD-655)			Proposed (Entire PD-655)		
				Single-Family	Multi-Family	Total	Single-Family	Multi-Family	Total
Density (Units)	1300 Total (400 Multifamily)	0	47 Multifamily	229	0	229	229	47	276
Floor Area (SF)	No Maximum	0	49,969						
Lot Coverage	100%	0%	29%						
No. of Stories	4		3						
Structure Height (FT)	55								

MINIMUM BUILDING SETBACKS	
Side Yard Setback	No Minimum
Rear Yard Setback	No Minimum
Front Yard	No Minimum

PARKING SUMMARY					
	Required per Bedroom	Required per Additional Bedroom	Total Units	Required	Provided
Parking Space	1	0.5	47 (3-Bedroom)	94	
Private Garage					94
Guest Parking					7
Total				94	101

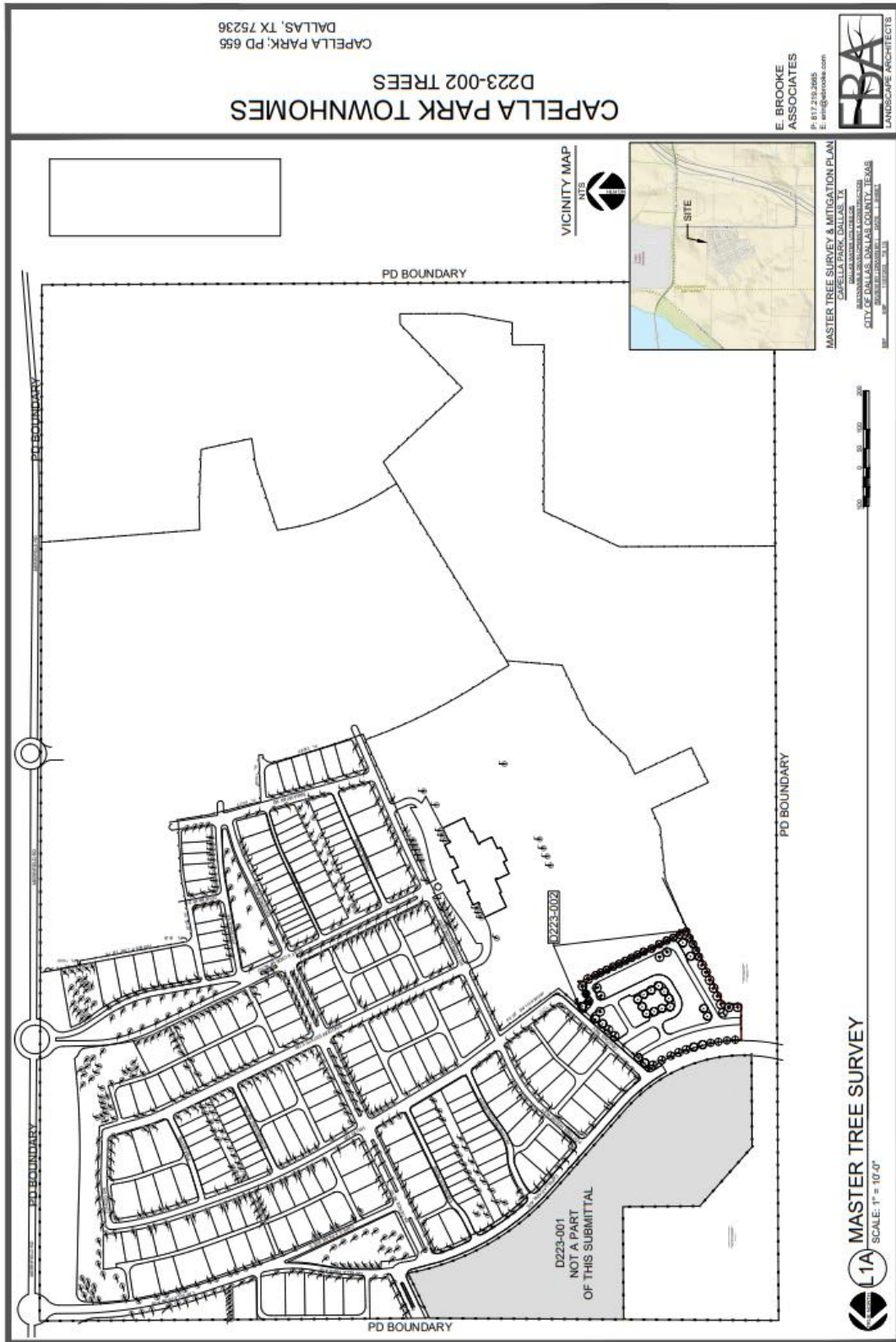
BIKE PARKING SUMMARY				
	Required per Car Parking	Required Car Parking	Required	Provided
Bike Space	1 Per 25	94	4	4

SITE INFORMATION (LOT 1 - SUBDISTRICT 5, URBAN CENTER)

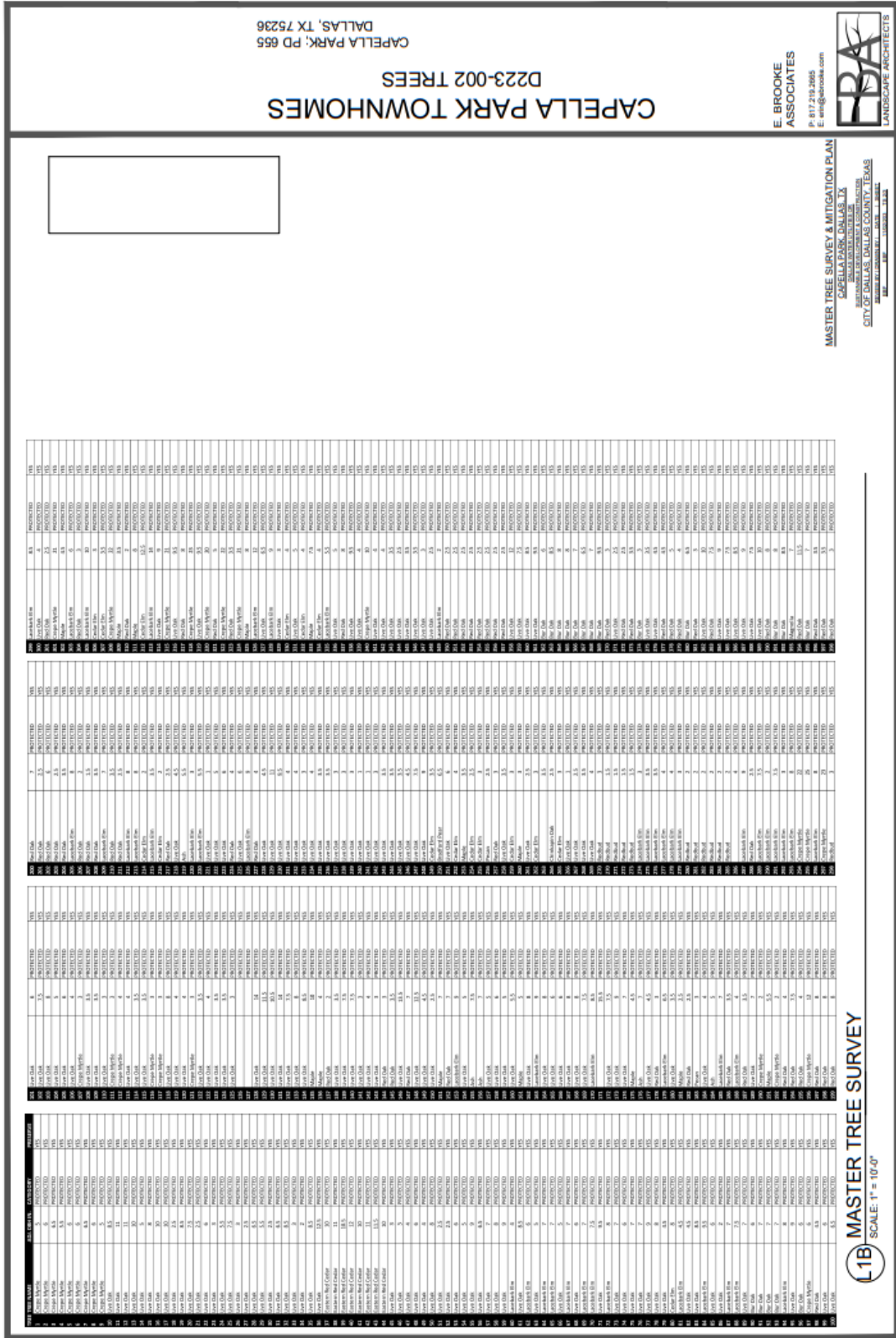
ZONING: PD 655
 PROPOSED USE: MULTIFAMILY
 TOTAL LOT AREA: 3.942 ACRES
 ADJACENT STREET TYPE:
 CAPELLA PARK AVENUE: ST-54-30
 GIDDENS WAY: ST-54-30

NOTE:
 PER SEC. 51P.655-117 (a)(2), ARCADES, UNSCREENED PORCHES, STOOPS, BAY WINDOWS, AND BALCONIES MAY ENCROUCH UP TO 10 FEET INTO FRONT YARD SETBACKS AND FINAL LOCATIONS OF THESE FEATURES ARE TO BE DETERMINED.

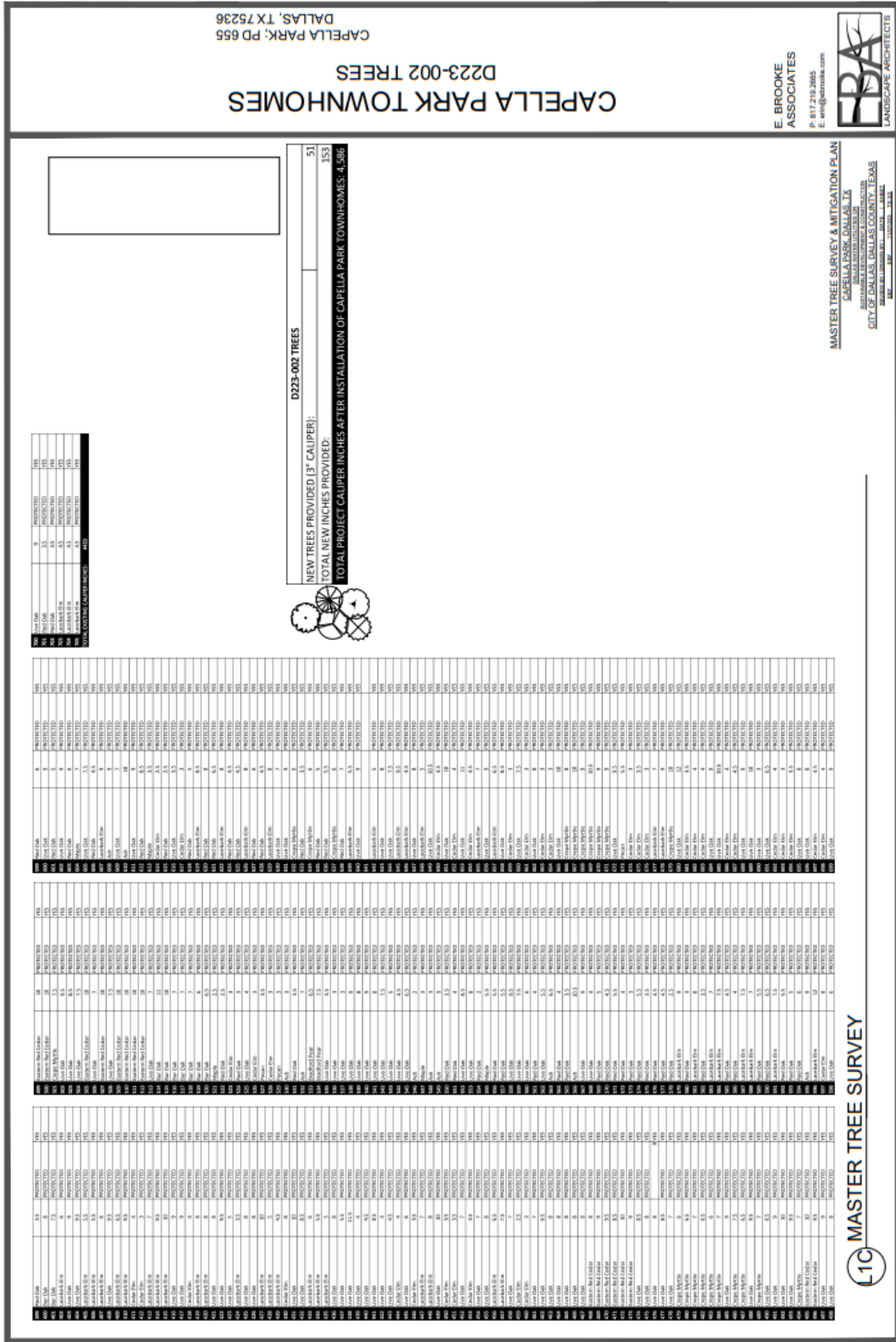
Master Tree Replacement Site Plan



Master Tree Replacement Site Plan



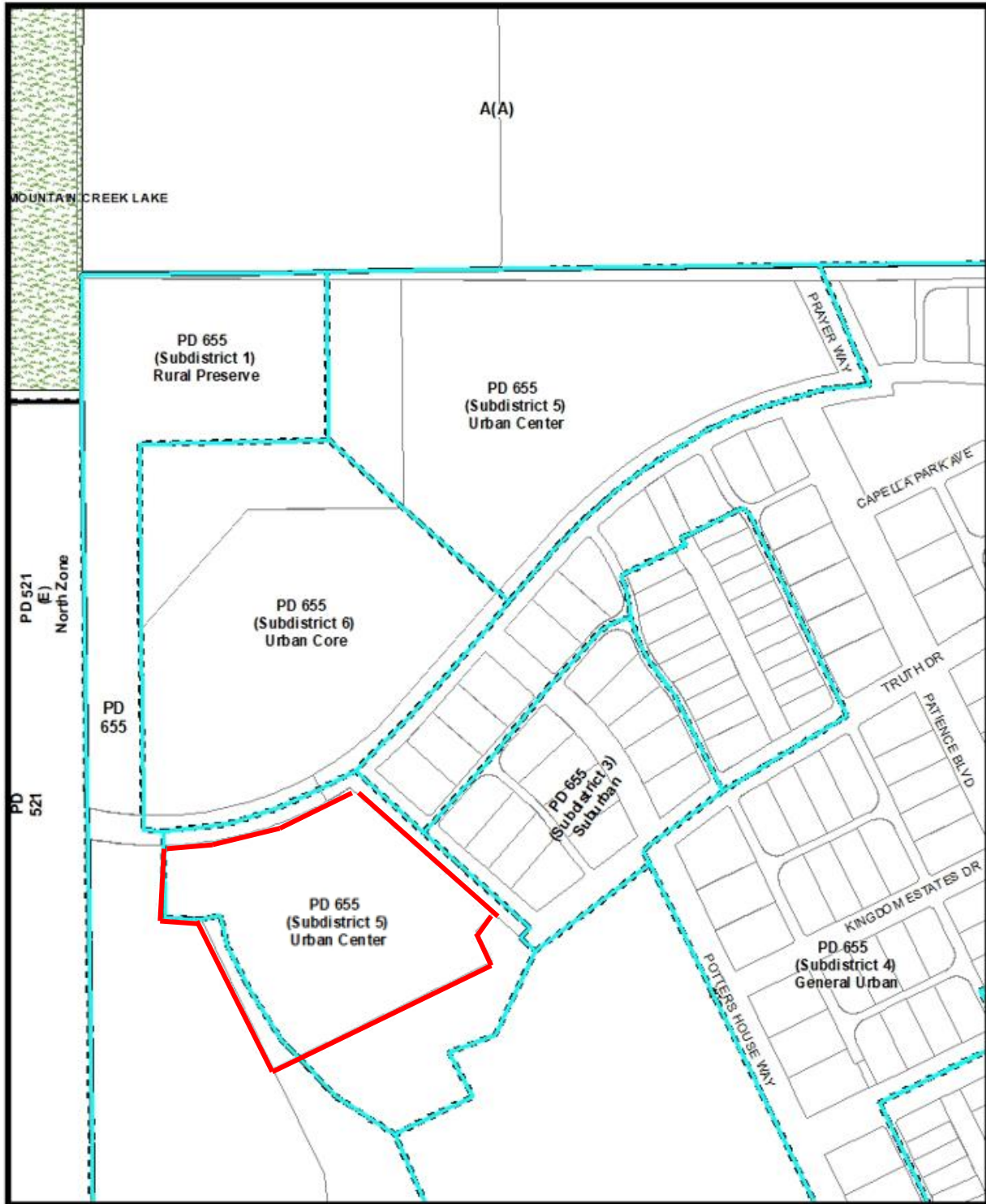
Master Tree Replacement Site Plan





Aerial View





1:2,600

Zoning Map

Printed Date: 11/2/2022