

CITY PLAN COMMISSION

THURSDAY, JANUARY 19, 2023

Planner: Donna Moorman

FILE NUMBER: D212-019(DM) **DATE FILED:** June 23, 2022

LOCATION: North line of West Northwest Highway, east of Preston Road,
between Pickwick Lane and Baltimore Drive

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 1.96 acres **CENSUS TRACT:** 77.00

REPRESENTATIVE: Tommy Mann, Winstead PC

OWNER: Council of Co-Owners of Royal Orleans Condominiums, and
Owners of the Diplomat Condominiums

APPLICANT: 16Four Investments, LLC, Kris Kashata

REQUEST: An application for a development plan for a multifamily use on
property zoned Subarea B within Planned Development
District No. 15.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT NO. 15

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%2015.pdf>

PD 15 EXHIBITS

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/15A.pdf>

BACKGROUND INFORMATION:

- On March 29, 1965, the City Council established Planned Development District No. 15 by Ordinance No. 10962. On September 11, 2019, after an authorized hearing process, the City Council approved amendments to PD No. 15 which established Subarea B within PD No. 15 by Ordinance No. 31312.
- On August 4, 2022, the City Plan Commission approved the preliminary plat for this site (S212-272).
- On November 4, 2021, the City Plan Commission approved a development plan for a high-rise multifamily development on the parcel adjacent to, on the west side of, the request site.
- The PD requires that a development plan be approved by the City Plan Commission prior to the issuance of any building permits.
- The request seeks approval of a development plan for a parcel within Subarea B for high-rise style multifamily.

REQUEST DETAILS:

The development proposes 225 dwelling units, a maximum height of 168 feet on the south portion and 96 feet on the north portion of the site, and 55 percent lot coverage. Required off-street parking will be provided per code in an underground structure with four parallel surface parking spaces on the south side of the structure within the Northwest Highway setback. Access control is to be located at the north end of the access easement on the west side of the subject site. Service, loading, and garbage storage areas will be located within the main structure. A total of 12,910 square feet (15 percent) of open space is provided.

Site considerations when determining applicability of regulations:

- Interior property lines that run east/west: there are none, deleted in preliminary plat
- Interior property lines that run north/south: east side of site and west side of site
- Perimeter property lines: the alley along the northern Property line and Northwest Highway

In addition to the standard regulations, developers can receive development bonuses to some regulations if certain enhanced urban design features are provided. Each enhanced feature earns the developer a certain number of points, and each bonus uses a certain number of points.

The table below outlines the enhanced urban design features proposed by the applicant, plus the development bonuses they can receive by providing these enhanced features. This information is also outlined on the applicant's proposed development plan.

Development Bonuses Earned		
PD Citation	Description of Enhanced Feature	Points Earned
Sec. 51P-15.120(a)(1)(B)	One point, up to a maximum of five points, for each 2.5% of building site area of contiguous usable open space located adjacent to any interior north/south property line within Subarea B	3 points
Sec. 51P-15.120(a)(1)(C)	Six points for a maximum density increase of 25 DU/ac. for locating all required off-street parking in an underground structure	6 points

Development Bonuses Used		
PD Citation	Description of Development Bonus	Points Used
Sec. 51P-15.120(a)(2)(C)	Increases of density in increments of five dwelling units per acre up to a maximum increase of 25 dwelling units per acre (1 point for each five dwelling units per acre increase up to the maximum)	5 points (additional 49 DU)
Sec. 51P-15.120(a)(2)(A)	Elimination of the tower spacing and urban form setback requirements (2 points)	2 points
Sec. 51P-15.120(a)(2)(B)	Elimination of any property zoned MF-1, MF-1(A), MF-19SAH), MF-2, MF-2(A), or MF-2(SAH)	2 points

The table below outlines the standard regulations, as well as the bonus standards the applicant may achieve by providing enhanced features.

Regulation Type	Setback		Density	Height	Lot Coverage	Open Space	Special Standards
	Front	Side/Rear					
Standard	70' plus 20' for Urban Form (North west Hi.)	20' or 30' total for Tower Spacing (interior N/S property lines)	90 du/ac	SP: 240' NP: 96'	65% 55% ¹ 45% ¹	5% 15% ¹ 25% ¹	Residential Proximity Slope, Urban Form Setback ² , Tower Spacing ³
Bonus	70'	20'	115 du/ac ⁴	SP: 240' NP: 96'	45% ¹	25% ¹	Proximity Slope ⁵

SP: South portion, means the area located within 240 feet of Northwest Highway

NP: North portion, means the area located between 240 feet of Northwest Highway and the north property line

¹ Per Sec. 51P-110(e): For structures within 240 feet of Northwest Highway (SP): 1) less than or equal to 96 feet in height, maximum lot coverage is 65 percent, 2) between 96 feet and 168 feet in height, maximum lot coverage is 55 percent, and 10 percent of the building site must be provided as open space in addition to the open space requirement in Sec. 51P-15.115, or 3) greater than 168 feet in height, maximum lot coverage is 45 percent, and 20 percent of the building site must be provided as open space in addition to the open space requirement in Sec. 51P-15.115.. If a lot contains a structure that has increased height and decreased lot coverage, lot coverage for the entire building site is subject to the lowest of the lot coverage percentages used.

² Per Sec. 51P-15.110(a)(4): An additional 20-foot setback from Northwest Highway is required for that portion of a structure over 45 in height. An additional 20-foot setback from any interior property line that runs east/west is required for that portion of a structure over 45 feet in height.

³ Per Sec. 51P-15.110(a)(5): Along the interior property lines that run north/south, an additional setback of one foot for each two feet in height above 45 feet is required for that portion of a structure over 45 feet in height, up to a total setback of 30 feet.

⁴ Per Sec. 51P-15.120(a)(2)(C): This bonus allows increases of density in increments of five dwelling units per acre up to a maximum of 25 dwelling units per acre.

⁵ Per Sec. 51P-15.120(a)(2)(A): This bonus allows the elimination of the tower spacing and urban form setback requirements.

Upon reviewing the proposed development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 15 and does not impact any other provisions of the ordinance permitting this use.

Owner Information**The Royal Orleans Condominiums**

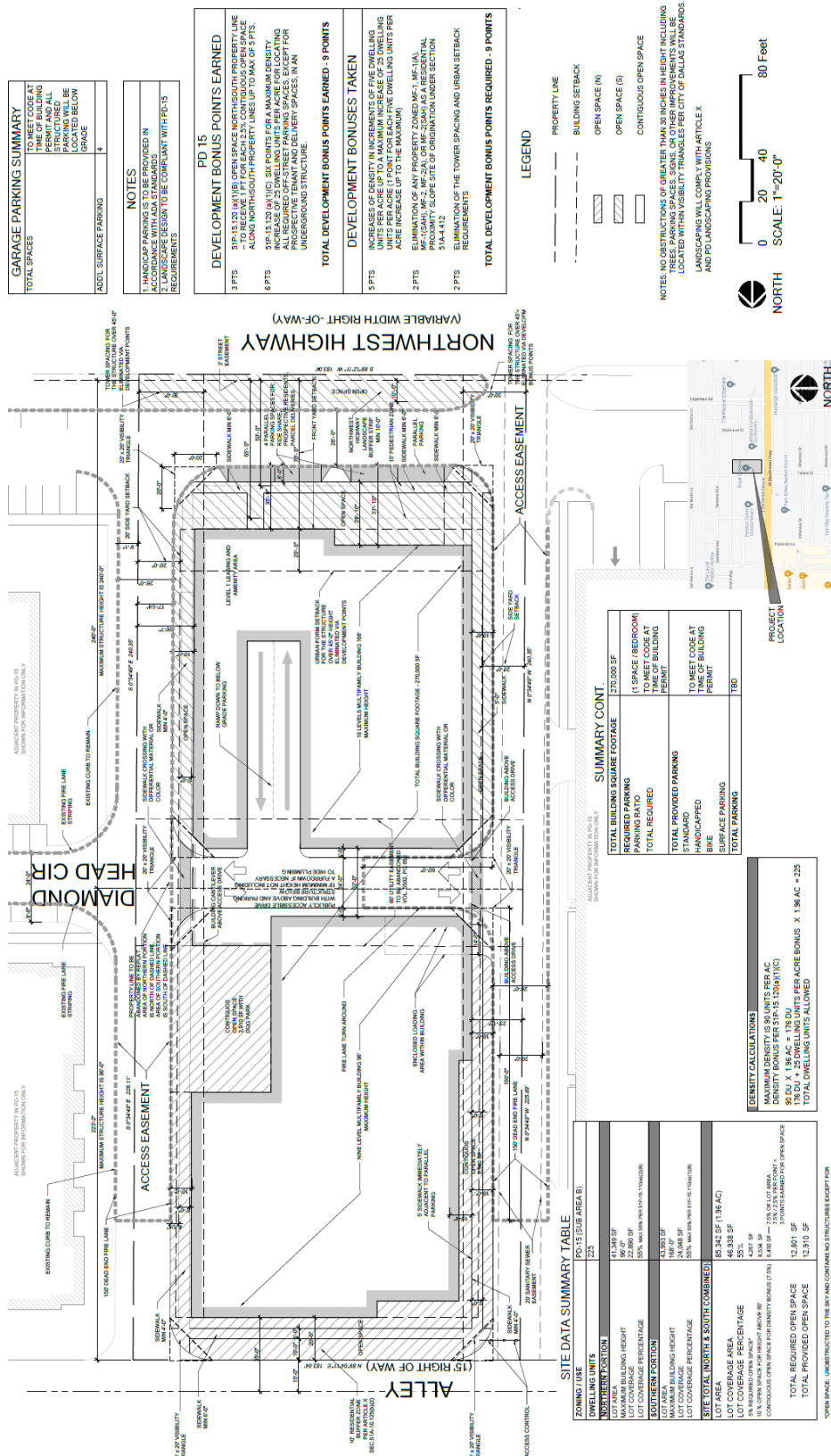
Owner	Contact	Address
Council of Co-Owners of Royal Orleans Condominiums	Gabriel Blackmar	6306 Diamond Head Circle, Dallas, TX 75225

The Diplomat Condominiums

Unit	Owner	Contact	Current Address
101	Robert Burns Cammack Antoinette Baldwin Cammack	(972) 768-2447 (214) 794-0737 rbcammack@yahoo.com , tonicam101@yahoo.com ,	6215 Bandera Avenue Unit B Dallas TX 75225
102	Marilyn Caperton	(214) 566-6466 marilyncape@sbcglobal.net	415 Fox Crossing Burnett, Texas 78611
103	Carol M. Price	214-315-9822 carolp4147@sbcglobal.net	2828 Hood St. Unit 603 Dallas, TX 75219
104	Nancy Carla Lane	(214) 535-3844 clane43199@aol.com	6307 Diamond Head Circle, 104 Dallas, TX 75225
105	Frances Shivers Teringo	(972) 765-5879 francesteringo@gmail.com , stephaniesmartt@gmail.com (daughter)	434 2nd Street Gulfport, Mississippi 39507
106	Ronald P. Berlin	(214) 676-7459 ron@berlininterests.com	Possum Holly Holdings, LP. 1201 North Riverfront Blvd, Suite 100 Dallas, Texas 75207
107	Mary Margaret Sherrod	(469) 831-1476 maggiediplomat@gmail.com	3883 Turtle Creek Blvd, Unit 2117 Dallas, TX 75219
201	Margaret M. Pung	(713) 492-4500 pegipung@sbcglobal.net	1201 McDuffie St. Unit 217 Houston, TX 77019

202	Helen L. Logan ✓	(214) 334-7733 hlogan0624@gmail.com ,	6307 Diamond Head Circle, 202 Dallas, TX 75225
203	Donald Callaway ✓	817-312-4657 Don.callaway@outlook.com	640 S. College Street LaGrange TX 78945
204	Mary Ann Scott ✓	505-506-6997 msscott@msscottinc.com	11881 Inwood Road, Apt 355 Dallas, TX 75244
205	Chelsea London ✓	(972) 786-6379 chelslondon@yahoo.com	6307 Diamond Head Circle, 205 Dallas, TX 75225
206	Cassandra C. Fuqua ✓	(214) 392-4241 cassyfuqua247@gmail.com	6307 Diamond Head Circle, 206 Dallas, TX 75225
207	Maura Wright Conley ✓	(214) 766-5062 mwconley@sbcglobal.net	6307 Diamond Head Circle, 207 Dallas, TX 75225
208	Johnson Bryan and Charlotte Marie Sutherlin ✓	(214) 802-3650 (214) 207-7448 char5082@sbcglobal.net jbryan5082@sbcglobal.net	6037 Stefani Dr. Dallas, Texas 75225

PROPOSED DEVELOPMENT PLAN



DEVELOPMENT PLAN

Job #: 22047.00
File Name: Diplom
Date: 01-11-2023
Drawn by: ELB, ECE

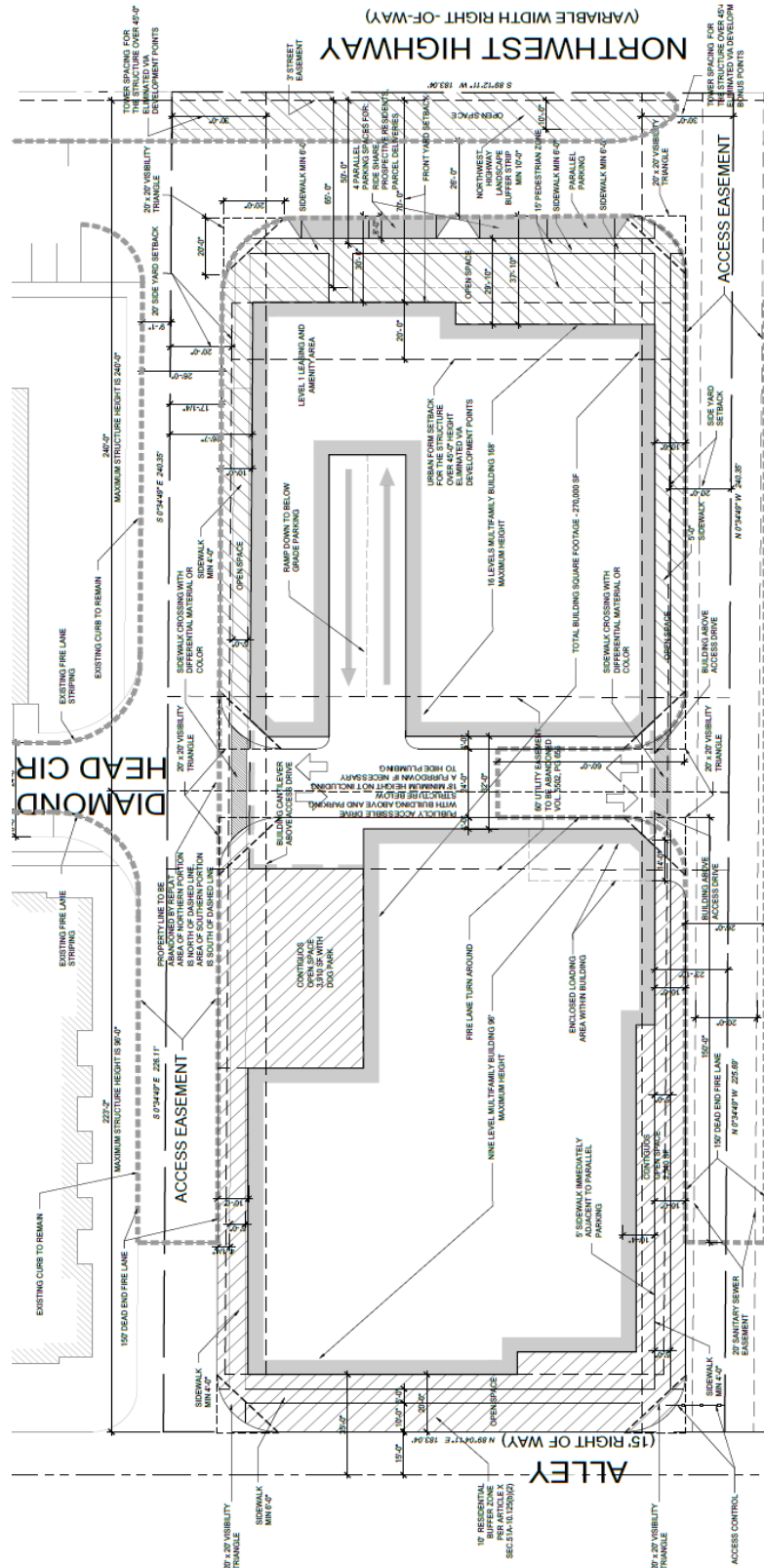


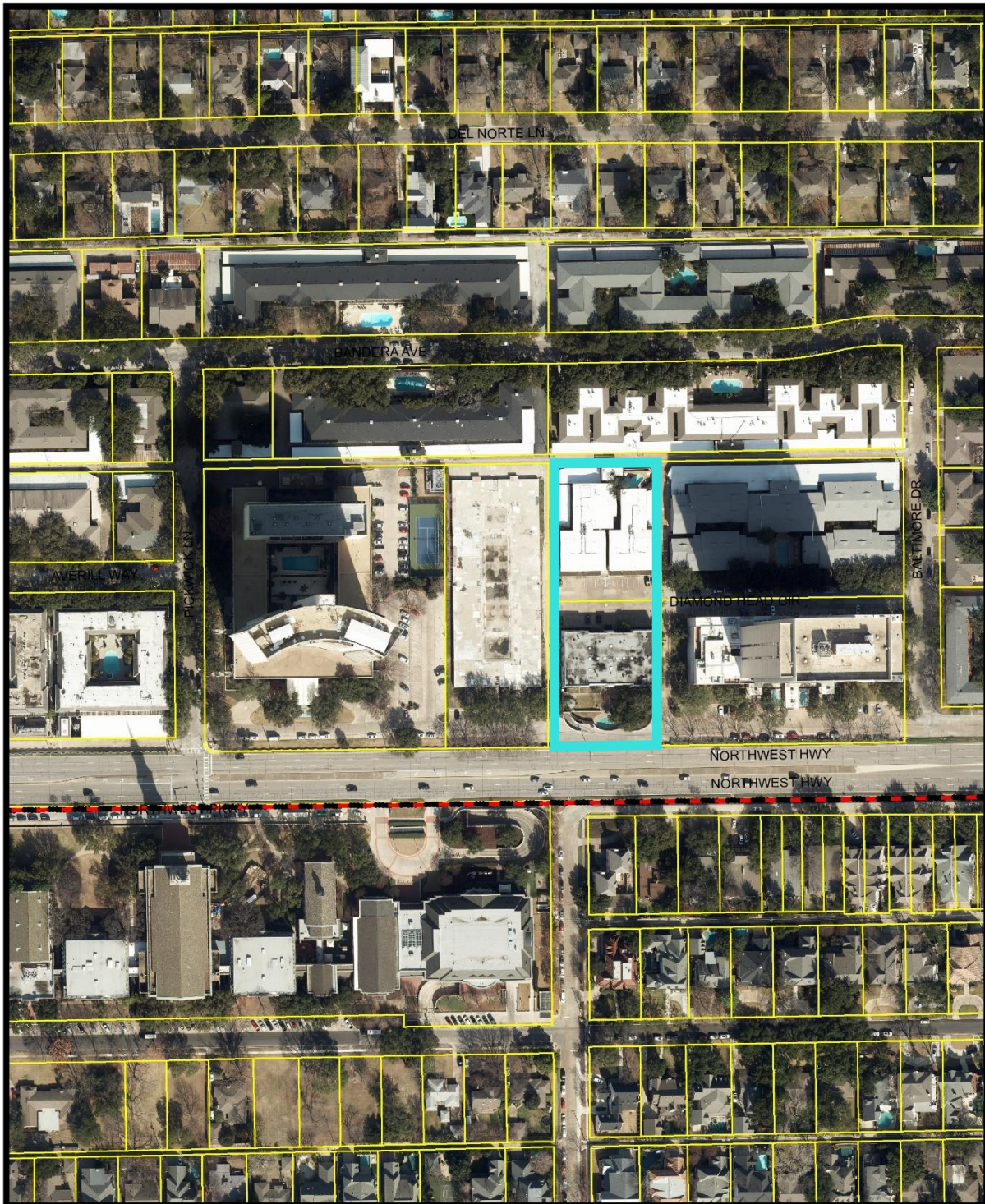
ARCHITECTS

Drawn by: ELB, EG, MM

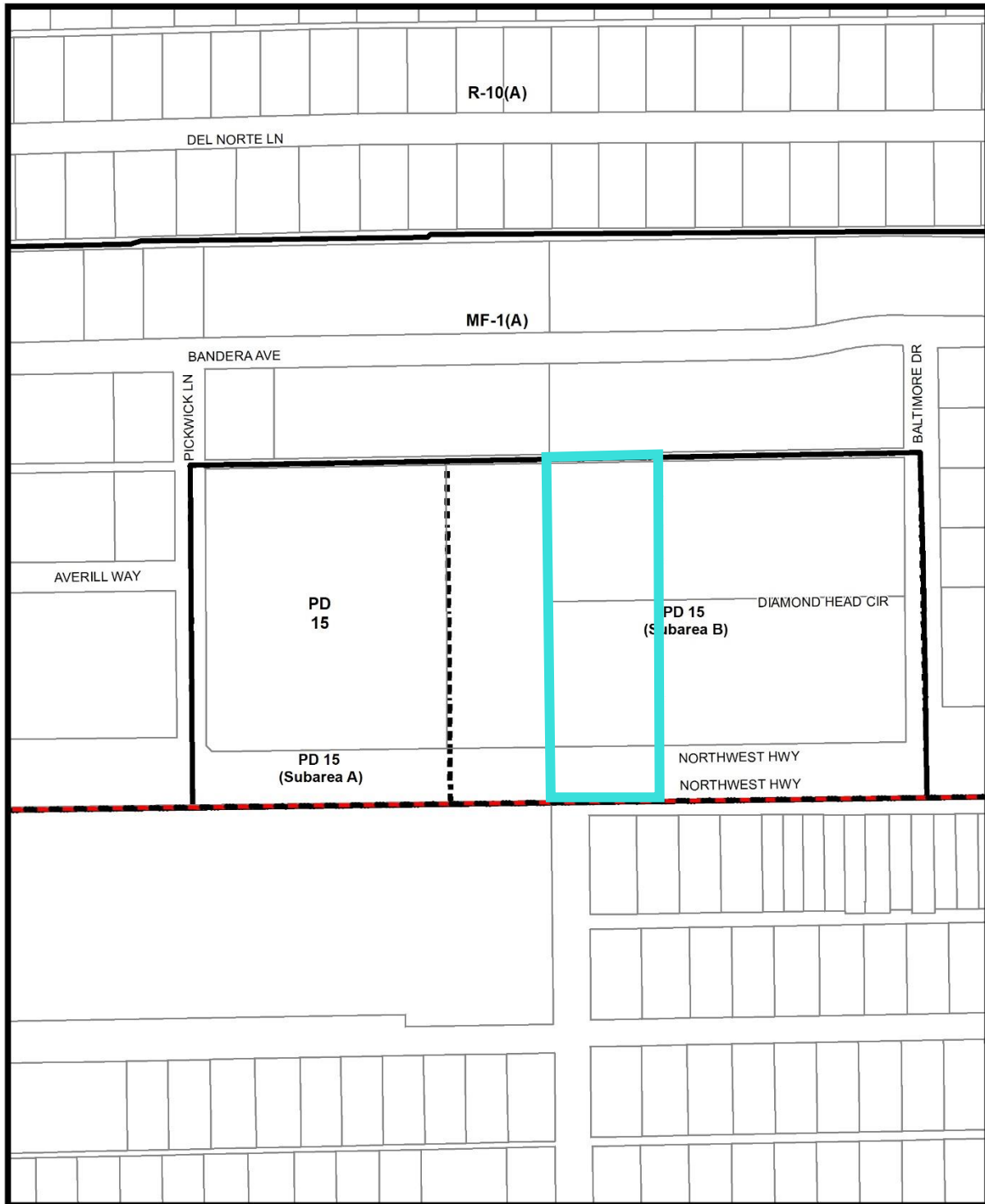
D212-019

PROPOSED DEVELOPMENT PLAN (ENLARGED)





Aerial Map - D212-019



Zoning Map - D212-019