

**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

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**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.

| <b>Development Bonuses Earned</b> |  |                      |
|-----------------------------------|--|----------------------|
| <b>PD Citation</b>                | <b>Description of Enhanced Feature</b>   | <b>Points Earned</b> |
| 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             |

| <b>Development Bonuses Used</b> |  |                             |
|---------------------------------|--|-----------------------------|
| <b>PD Citation</b>              | <b>Description of Development Bonus</b>  | <b>Points Used</b>          |
| 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'<br>NP: 96' | 65%<br>55% <sup>1</sup><br>45% <sup>1</sup> | 5%<br>15% <sup>1</sup><br>25% <sup>1</sup> | Residential Proximity Slope, Urban Form Setback <sup>2</sup> , Tower Spacing <sup>3</sup> |
| Bonus           | 70'  | 20'  | 115 du/ac <sup>4</sup> | SP: 240'<br>NP: 96' | 45% <sup>1</sup>                            | 25% <sup>1</sup>                           | Proximity Slope <sup>5</sup>  |

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

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> 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**

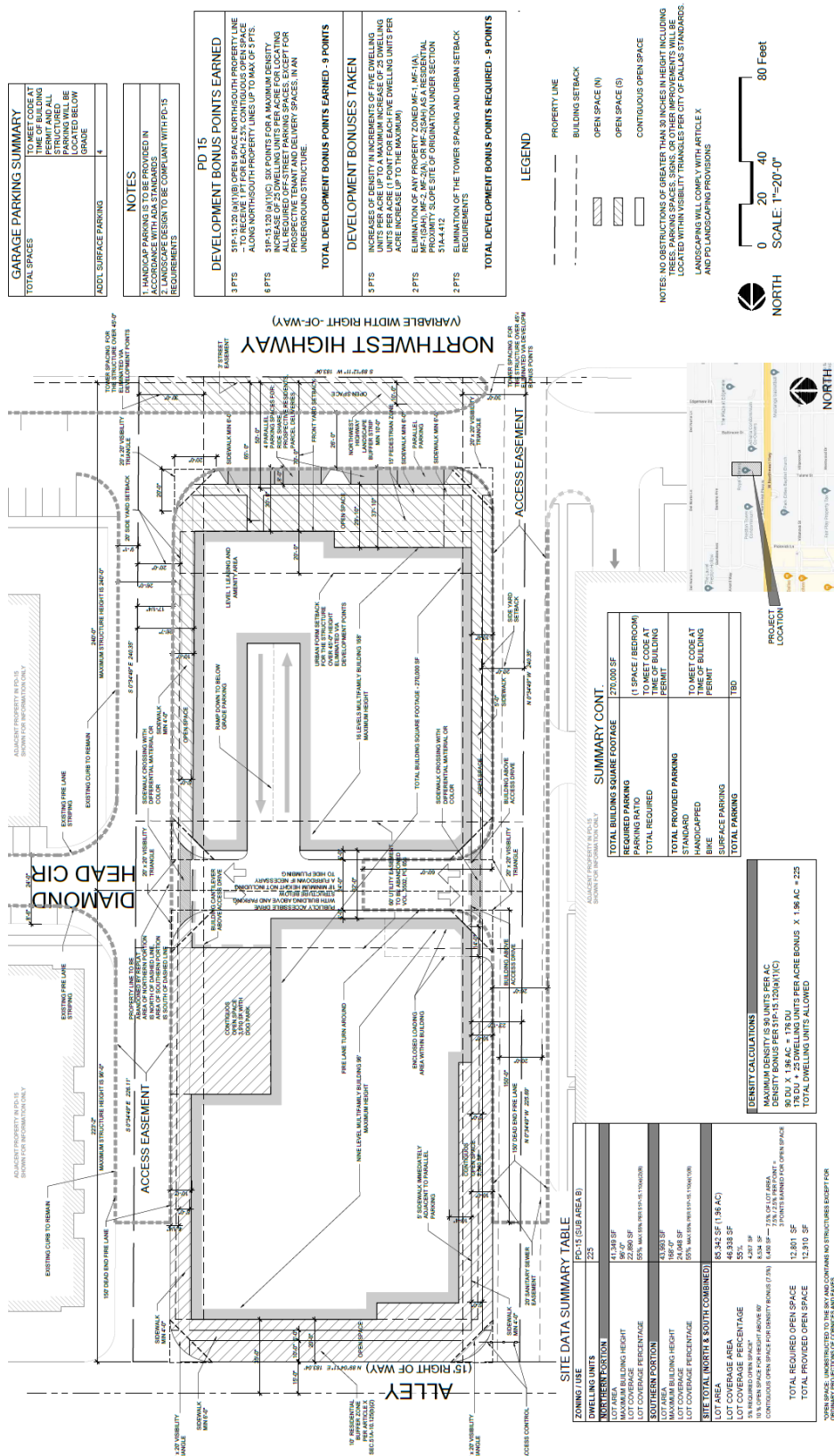
| Owner  | Contact          | Address  |
|--|------------------|--|
| Council of Co-Owners<br>of Royal Orleans<br>Condominiums | Gabriel Blackmar | 6306 Diamond Head<br>Circle, Dallas, TX<br>75225 |

**The Diplomat Condominiums**

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

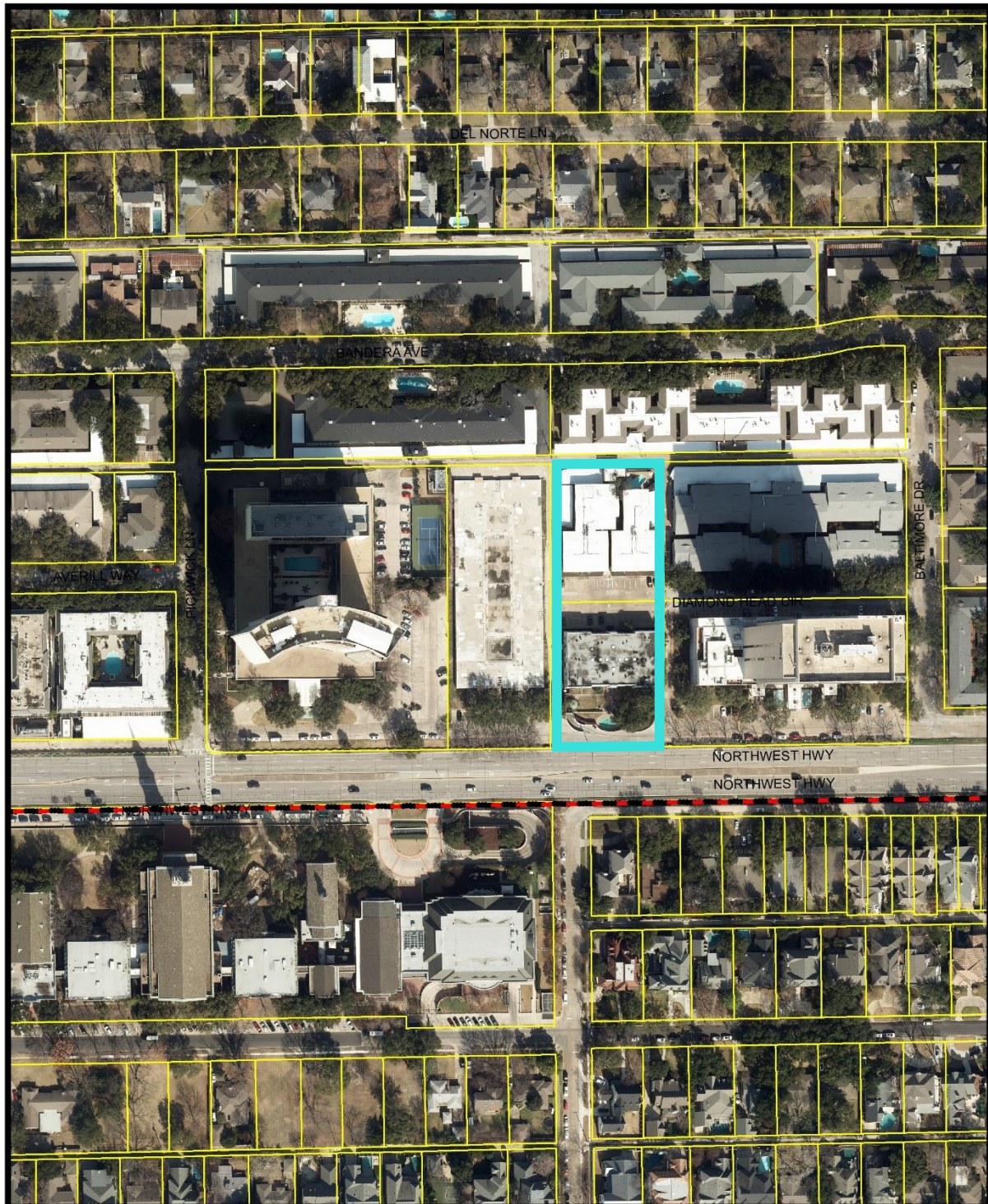
|     |   |  |   |
|-----|---|--|---|
| 202 | Helen L. Logan ✓                              | (214) 334-7733<br><a href="mailto:hlogan0624@gmail.com">hlogan0624@gmail.com</a> ,   | 6307 Diamond Head Circle, 202<br>Dallas, TX 75225 |
| 203 | Donald Callaway ✓                             | 817-312-4657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

## PROPOSED DEVELOPMENT PLAN

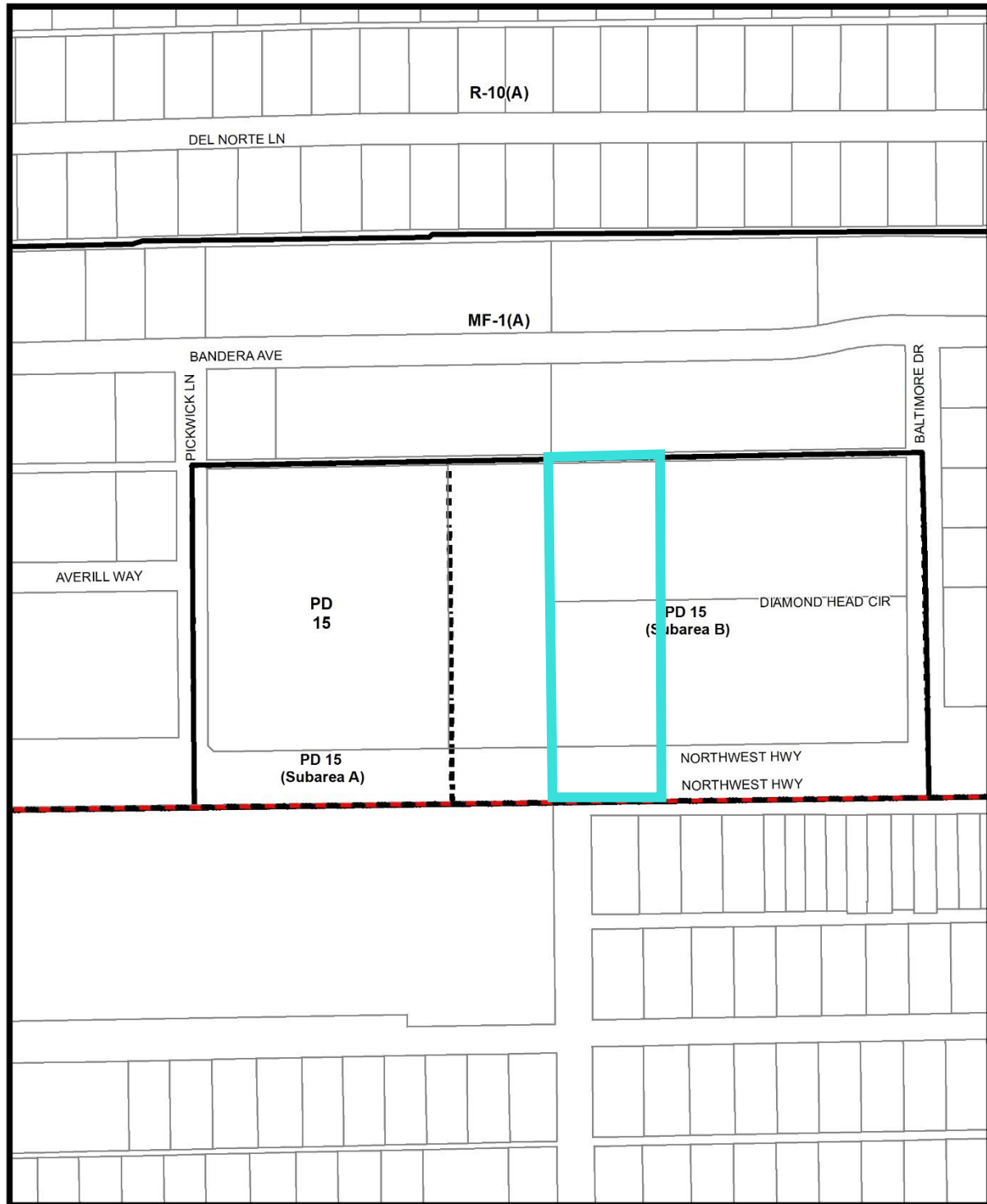








Aerial Map - D212-019



## Zoning Map - D212-019