



# **INFORMATION MEMORANDUM**

TO: Mayor and City Council  
FROM: Charles S. Cox  
City Manager  
DATE: November 27, 2018  
SUBJECT: Resolution No. 2018-122 – Detailed Site Plan for mixed use development at  
14155 Dallas North Tollway

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## **Existing Conditions**

This 4.5-acre property is the southern site of an overall 9.6-acre vacant parent tract, generally located on the west side of the southbound frontage road of the Dallas North Tollway (i.e. Dallas Parkway), approximately 600 feet south of Spring Valley Road and south of the future Jefferson East Branch Phase 1 project. The subject property is located within Planned Development District No. 95 (PD-95).

In December 2017, the City adopted Ordinance No. 3478 to approve PD-95, which included approval of a Conceptual Site Plan for Jefferson East Branch Phase 1 and Phase 2, a mixed-use development by JPI Real Estate Acquisition, LLC. The Planning and Zoning Commission considered this zoning amendment request at the November 13, 2017 regular meeting and unanimously recommended approval. The Conceptual Site Plan includes approximately 740 multi-family dwelling units and approximately 5,000 square feet of first floor retail space, to be developed in two phases.

The zoning ordinance was subsequently amended in September 2018 by Ordinance No. 3515 to revise development standards, including landscaping, building materials, and sign requirements. The Planning and Zoning Commission unanimously recommended approval of this zoning amendment at the August 27, 2018 meeting. The Detailed Site Plan for phase one was approved by Resolution No. 2018-077 in September 2018, which was unanimously recommended for approval by the Commission at the August 27, 2018 meeting.

The proposed Detailed Site Plan is phase two of the overall development in PD-95, which is comprised of 351 multi-family units and 2,017 square feet of flexible multi-family units (i.e. flex

units) that can be converted into non-residential spaces for other uses permitted in PD-95. This Detailed Site Plan is consistent with the approved Conceptual Site Plan.

### **Site Design**

This development will gain access from Dallas Parkway via a main internal east-west drive shared with phase one to the north that will connect from Dallas Parkway to Inwood Road. Additionally, the applicant is proposing internal private drives with dedicated access easements to serve the entire development within PD-95 and provide access to the adjacent development to the south, an existing office building.

The main internal east-west drive will include parallel parking and provide streetscape design with large sidewalks, street trees and special paving treatments, and the building located immediately adjacent to the sidewalk. A pedestrian crossing will be provided to create the cohesion and connection between the two development phases.

The proposed development consists of 405,877 square feet of residential floor area and will contain an internal parking structure (169,946 square feet) and two courtyards (totaling approximately 18,035 square feet) located within the core of the building. The building will contain a leasing center and amenity area on the northeast corner of the building (approximately 11,534 square feet on the first floor and 3,200 square feet on the rooftop/fifth floor) and flex units on the northwest corner (approximately 2,017 square feet). The building will also contain 351 multi-family units, a mix of efficiency, one- and two-bedroom units.

### **Elevations**

The building will be five (5) stories (approximately 88 feet) in height with the parking structure being six (6) stories (approximately 77 feet) in height. All exterior building façades will be at least 65% masonry product. The applicant is proposing a combination of three color varying bricks, stucco and aluminum composite Alpollic FR panel accents. The clubhouse area will be designed with a typical storefront glazing system. The balconies and other accent elements will be metal. The proposed building elevations are designed in accordance with PD-95.

### **Parking**

The Detailed Site Plan includes a total of 538 parking spaces; 526 parking spaces are proposed within the parking structure and 12 on-street parallel parking spaces are provided primarily along the southern side of the main internal drive and two at the southern side of the building. PD-95 requires 1.5 spaces per each residential unit; therefore, 530 parking spaces are required. The proposed Detailed Site Plan exceeds the minimum off-street requirements of PD-95.

### **Landscape and Open Spaces**

Approximately 28% of the site will be landscaped open space along all internal drives and within the interior courtyards. All first floor residential units will have either direct front door access to the adjacent sidewalk, or have patios facing open spaces. Approximately 67 new trees are proposed

throughout the site including along the internal drives and within the internal courtyards. Additionally, five existing trees will be preserved near the southeast corner along Dallas Parkway. The trees will be a combination of Live Oak, Bald Cypress, Chinese Pistache, Red Oak, Little Gem Magnolia, and Crape Myrtle varieties.

The developer will be partnering with the City to install a trail system throughout the adjacent ONCOR property located along the western side of the site. This trail system is part of a larger trails network that is proposed throughout the City's East Side to connect all ONCOR easements and abandoned railways. As part of the improvements with this development, there will be a pedestrian crossing to the future trail to the west, from the proposed sidewalk along the north side of the building. This will provide a pedestrian connection to the City's larger trail network for the future residents of this development.

### **Signs**

The applicant is proposing to install wall signs on the north, south and east building elevations. The signs proposed are a combination of wall signs, including signage for leasing and parking entries, and a blade sign (signage perpendicular to the building). Wall signs will vary in size (see Sign Plan). The proposed blade signs will be maximum 100 square feet in area. Proposed signs comply with the sign requirements of PD-95.

### **Recommendation**

On October 29, 2018, the Planning and Zoning Commission considered this request and unanimously recommends approval of the Detailed Site Plan as presented in Resolution No. 2018-122.

#### **Council Action:**

1. Motion to approve Resolution No. 2018-110.
2. Motion to approve Resolution No. 2018-110 with the following modifications...
3. Motion to deny Resolution No. 2018-110.
4. Motion to continue discussion at the next meeting.