

Applicable Urban Design Priorities that Project Should Achieve

- [1] **Consider site features as true public amenities that can be activated and engaged with future surrounding development. Focus on human scale design as a fundamental element of creating great places. Create thoughtful site and building design to support comfort, safety, and activation by users.**

Design sidewalks, walkways, trail connections, and open space at a scale and with enough detail that makes them usable and interesting. Sidewalk and trail access along Dennis Road should be designed with consideration to the pedestrians, including those utilizing nearby transit stops.

Loading, service entrances, gates, blank walls, and driveways should be limited in size and located where they minimize disruption of pedestrian access and interest.
- [2] **Consider how this property can help support the City’s iSWM and CECAP goals.**

Design landscaping in a way to enhance shading and use green infrastructure strategies to help mitigate flooding and water pollution.

Maximize opportunities to capture and reuse stormwater and reduce the impact of impermeable surfaces to enhance the health and well-being of the public.
- [3] **Develop a vision for the future of the neighborhood’s pedestrian environment that serves a multitude of social, recreational, and ecological needs.**

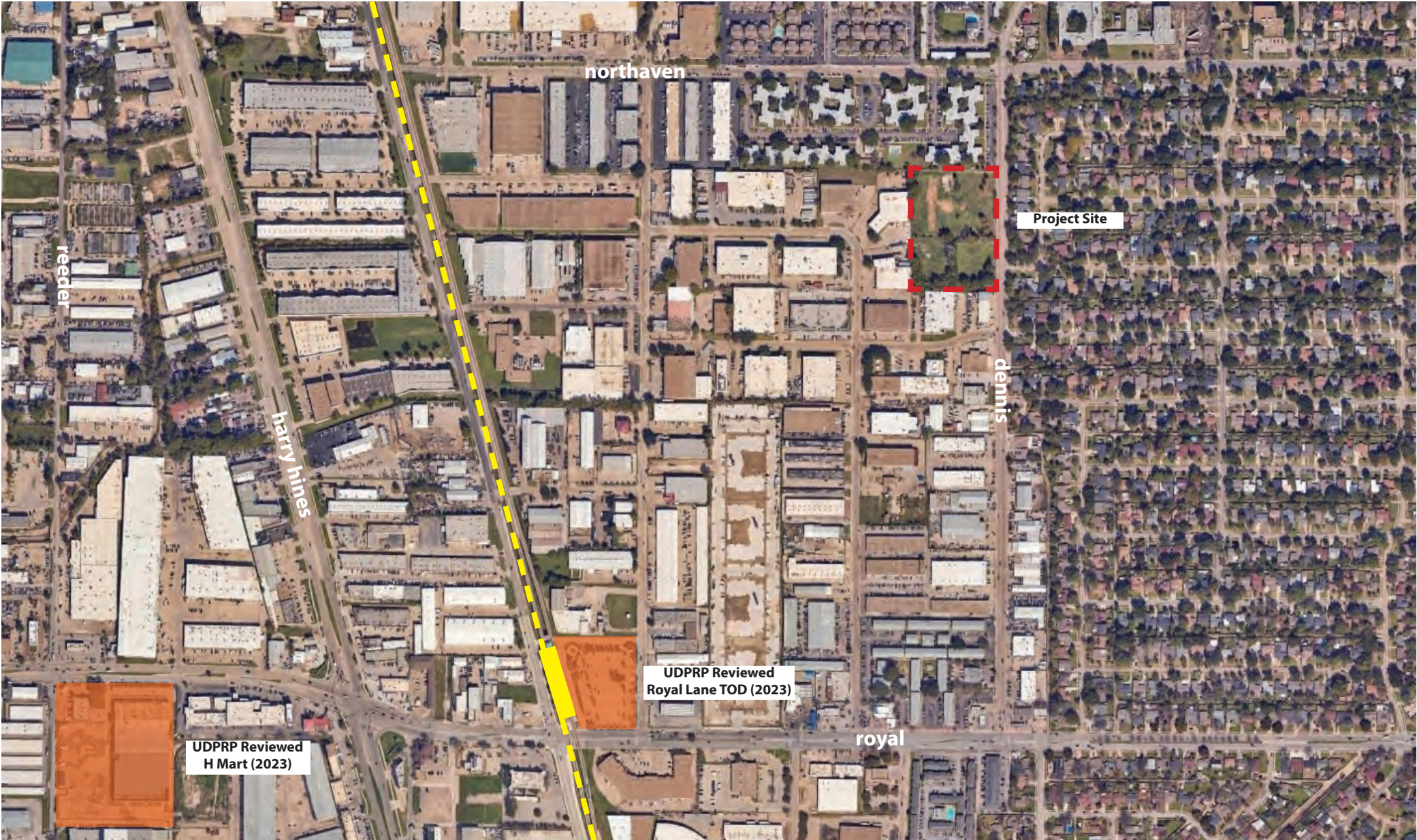
Create safe, inviting, and vibrant pedestrian spaces that encourage usage, social interaction, and recreation. Incorporate opportunities for public art, seating, community gathering and play spaces.

Ensure the pedestrian and vehicular circulation is designed to encourage a safe and walkable environment to adjacent uses. Provide well-lit, clear, and accessible pedestrian pathways to residential entries. Promote active transportation as a viable alternative to driving.
- [4] **Attention to detail in the design and arrangement of the site can have a strong impact in building community and enhancing the neighborhood.**

In addition to designing a safe environment, it will be important to include amenities such as ample bike racks, comformatble seating, and lighting arranged to extend the use and hours the site can be enjoyed.

Policy References

- Forward Dallas 2.0
- Comprehensive Environmental & Climate Action Plan (CECAP)



Context Description

The Pemberton at Dennis is a proposed 5-story mixed-income, multi-unit residential development by Titanium Housing Partners at 11301 Dennis Road in Council District 6. The site is currently vacant and was formerly occupied by a motel. The property is within a mile of seven DART bus stops and a half-mile from the Royal Lane DART Light Rail Station.

The proposal is for a 188-unit community consisting of one, two, and three-bedroom apartments. Of those units, the majority will be income-restricted at affordability levels ranging from 30% to 70% of Area Median Income. There will also be unrestricted market-rate units. The proposed building is designed with residential floors above podium parking and would include a clubhouse, fitness center, walking trail access to the north, dog park, and a shaded pedestrian plaza with outdoor seating. Health and wellness classes, arts and crafts, monthly potluck events, tax-preparation courses, and home ownership courses will be provided for all residents at no cost.

The Pemberton at Dennis

Neighborhood:
Northwest Dallas

Program:
Multi-Unit Residential



PEMBERTON AT DENNIS

Dallas, Texas



TITANIUM
HOUSING PARTNERS

ARRIVE
ARCHITECTURE GROUP

Base Zoning

Single Family Districts

R-1ac(A), R-1/2ac(A), R-16(A), R-13(A), R-10(A), R-7.5(A), R-5(A), TH-1(A), TH-2(A), TH-3(A), D(A)

Multifamily & Clustered Residential

MF-1(A), MF-2, MF-2(A), MF-3(A), MF-4(A), MH(A), CH

Mixed Use Districts

MU-1, MU-2, MU-3, MC-1, MC-2, MC-3, MC-4, WMU-5, WMU-8, WMU-12, WMU-20, WMU-40, UC-1, UC-2, UC-3, WR-3, WR-5, WR-8, WR-12, WR-20, WR-40, WMU-3, WR-3

General Retail & Office, Light

NO(A), NS(A), CR, GR, CS

Regional Retail & Office, Heavy

LO-1, LO-2, LO-3, GO(A), RR, MO-1, MO-2, O-2

Industrial Districts

LI, IR, IM

Central Area Districts

CA-1(A), CA-2(A)



NORTH



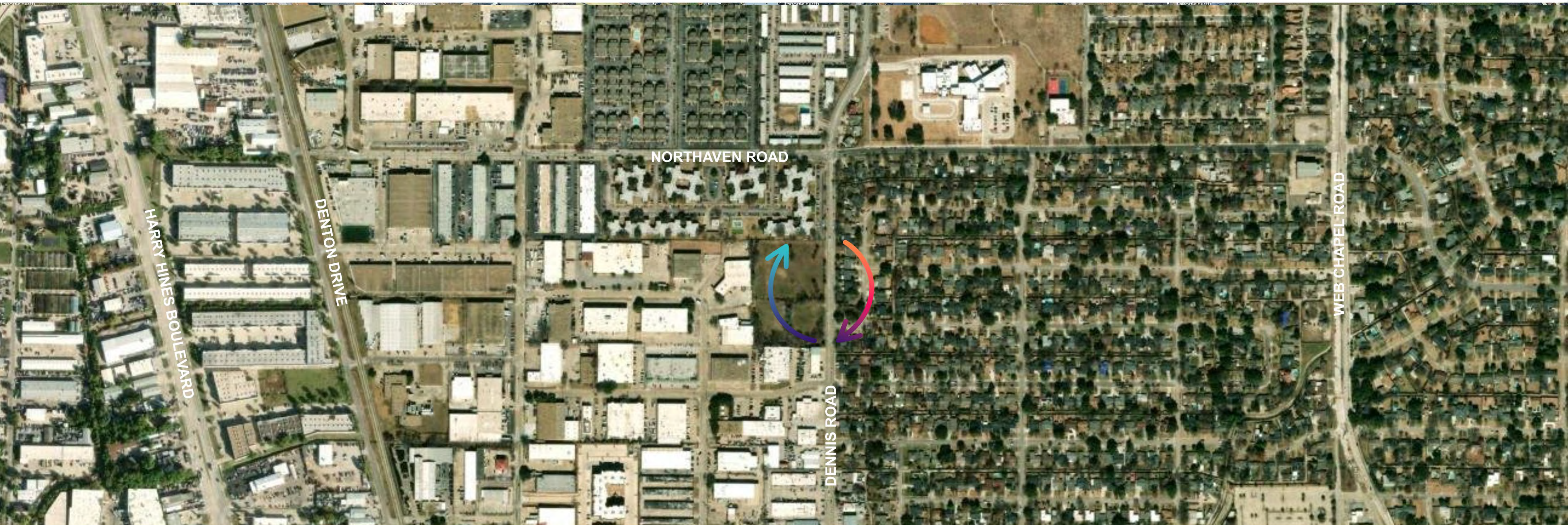
WEST



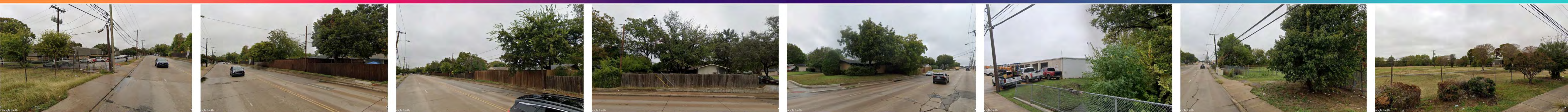
SOUTH



EAST



RESIDENT SIDE STREET VIEWA



SURROUNDING IMAGES

PEMBERTON AT DENNIS

Dallas, Texas





OPEN SPACE & CONNECTIVITY

SCALE: NTS

PEMBERTON AT DENNIS

Dallas, Texas



PROJECT OVERVIEW

- 5-STORY RESIDENTIAL OVER 1 LEVEL OF PODIUM PARKING
- 188 UNITS
- PARKING
 - 148 PODIUM SPACES
 - 48 OFF STREET PARKING SPACES

• WALKING TRAIL CONNECTION

• FIRE ACCESS TURN AROUND

• CONTROLLED GATED ACCESS

• DOG PARK

• PODIUM GARAGE ENTRANCE

• PODIUM GARAGE BENEATH RESIDENTIAL UNITS
• 148 SPACES

• CLUBHOUSE & LEASING OFFICE

• LINEAR PARK

• PLAZA
• SITTING AREAS
• FIRE PIT
• SHADE
• STRING LIGHTS

• PODIUM ENTRANCE - CONTROLLED ACCESS

• BIKE RACKS

SITE PLAN

SCALE: NTS

PEMBERTON AT DENNIS

Dallas, Texas



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- 5-STORY RESIDENTIAL OVER 1 LEVEL OF PODIUM PARKING
 - 188 UNITS
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 - 48 OFF STREET PARKING SPACES

• WALKING TRAIL CONNECTION

• FIRE ACCESS TURN AROUND

• CONTROLLED GATED ACCESS

• DOG PARK

• PODIUM GARAGE ENTRANCE

• PODIUM TOP COURTYARD

- POOL
- GRILL DECK
- FIRE PIT
- PERGOLA

• LINEAR PARK

• PLAZA

- SITTING AREAS
- FIRE PIT
- SHADE
- STRING LIGHTS

• PODIUM ENTRANCE - CONTROLLED ACCESS

• BIKE RACKS

• PODIUM GARAGE BENEATH RESIDENTIAL UNITS

- 148 SPACES

SITE PLAN

SCALE: NTS

PEMBERTON AT DENNIS

Dallas, Texas



PROPOSED LINEAR PARK OVERVIEW

- PLAZA
- GRASS PAVER - EVENT AREAS
- WALKING TRAIL CONNECTION
- PARKING
- 29 OFF STREET PARKING SPACES

• WALKING TRAIL CONNECTION

• ACCENT BRICK PAVERS

• GRASS PAVERS
• SEASONAL EVENT AREAS
• OFF STREET PARKING SPACES

• SITTING AREAS

• STRING LIGHTS

• PLAZA
• SITTING AREAS
• FIRE PIT
• SHADE
• STRING LIGHTS

DENNIS ROAD

ENTRY
EXIT

26' FIRE LANE ENTRY/
EXIT

SITE PLAN - LINEAR PARK

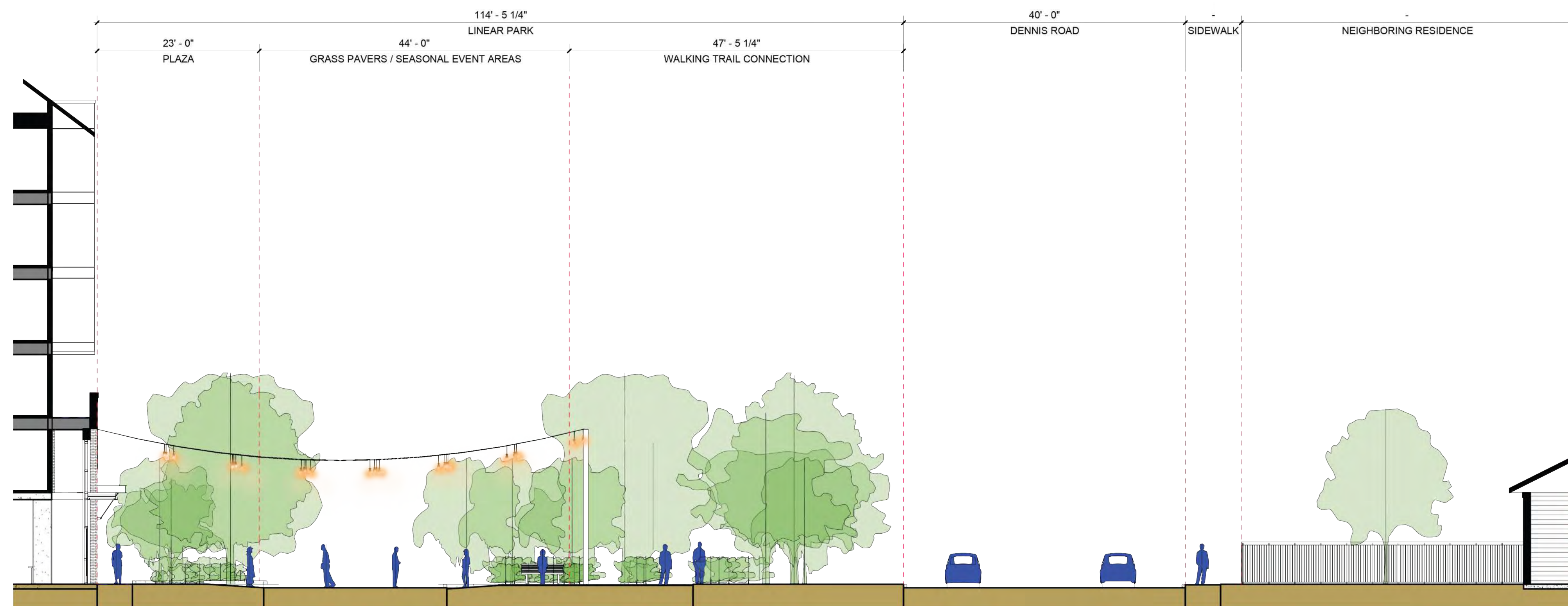
SCALE: NTS



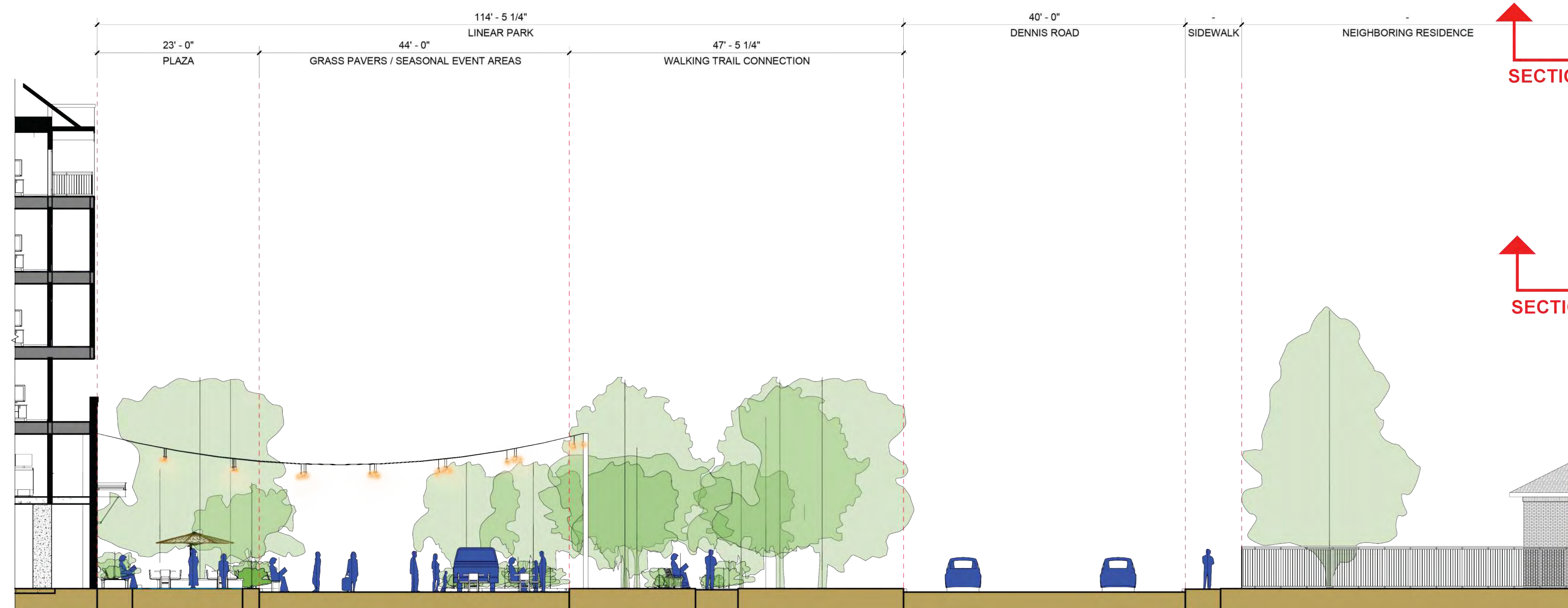
PEMBERTON AT DENNIS

Dallas, Texas





2 Section 2
3/32" = 1'-0"



1 Section 1
3/32" = 1'-0"



KEY PLAN

INSPIRATONAL IMAGES

LINEAR PARK - SECTIONS

SCALE: NTS

PEMBERTON AT DENNIS

Dallas, Texas

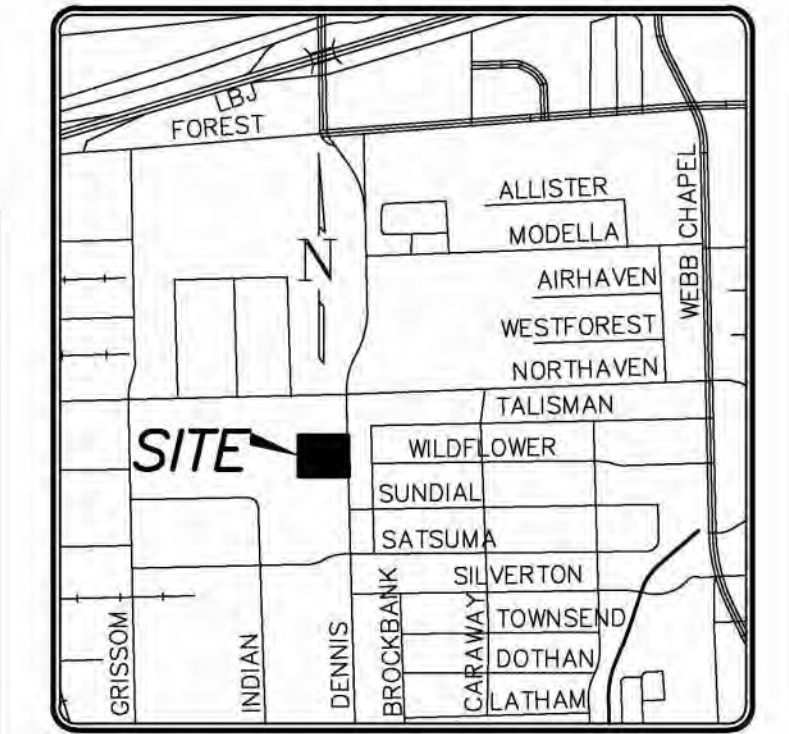
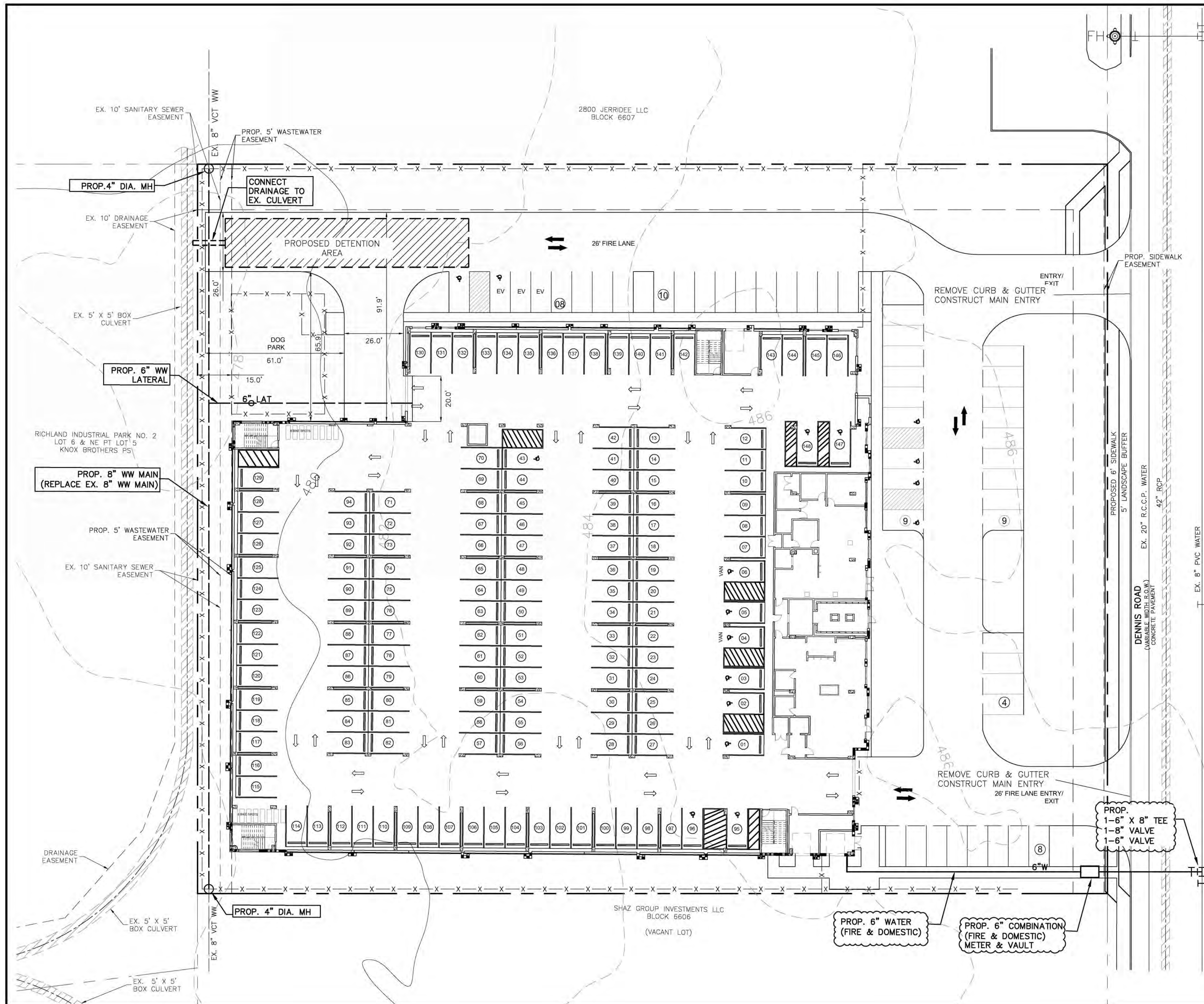




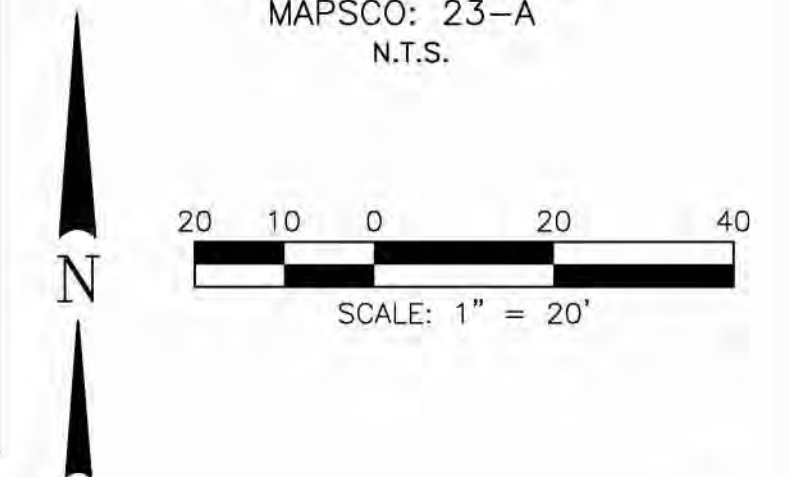
PEMBERTON AT DENNIS

Dallas, Texas





LOCATION MAP
MAPSCO: 23-A
N.T.S.



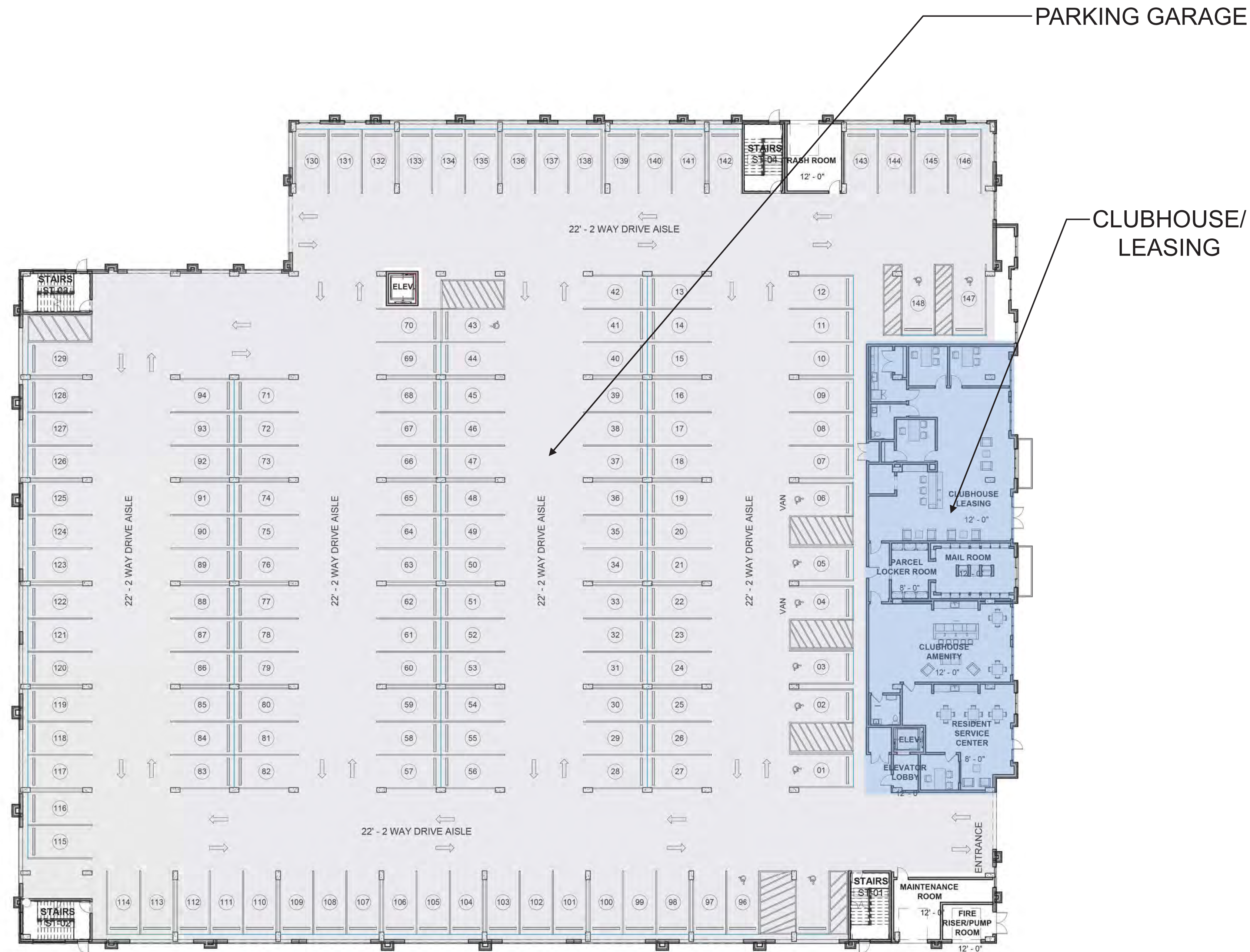
- SITE PLAN NOTES:**
1. THIS PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.
 2. LOCATIONS OF EXISTING WATER, SEWER AND DRAINAGE LINES WERE OBTAINED FROM CITY RECORDS.
 3. RETAINING WALLS ARE NOT ANTICIPATED ON THIS PROJECT.
 4. THE CONTOURS WERE OBTAINED FROM DALLAS CENTRAL APPRAISAL DISTRICT.
 5. ONSITE DETENTION WILL BE CONSTRUCTED UNDER THE PROPOSED DRIVE AREAS AND TIE TO THE CITY STORM SYSTEM EX. CULVERT ALONG THE WEST PROPERTY LINE.

SITE PARKING PROVIDED:	
PODIUM PARKING STD	137
HC PODIUM PARKING STD	9
HC PODIUM PARKING VAN STR	2
SURFACE PARKING	41
HC SURFACE PARKING	6
HC SURFACE PARKING VAN	1
TOTAL	196

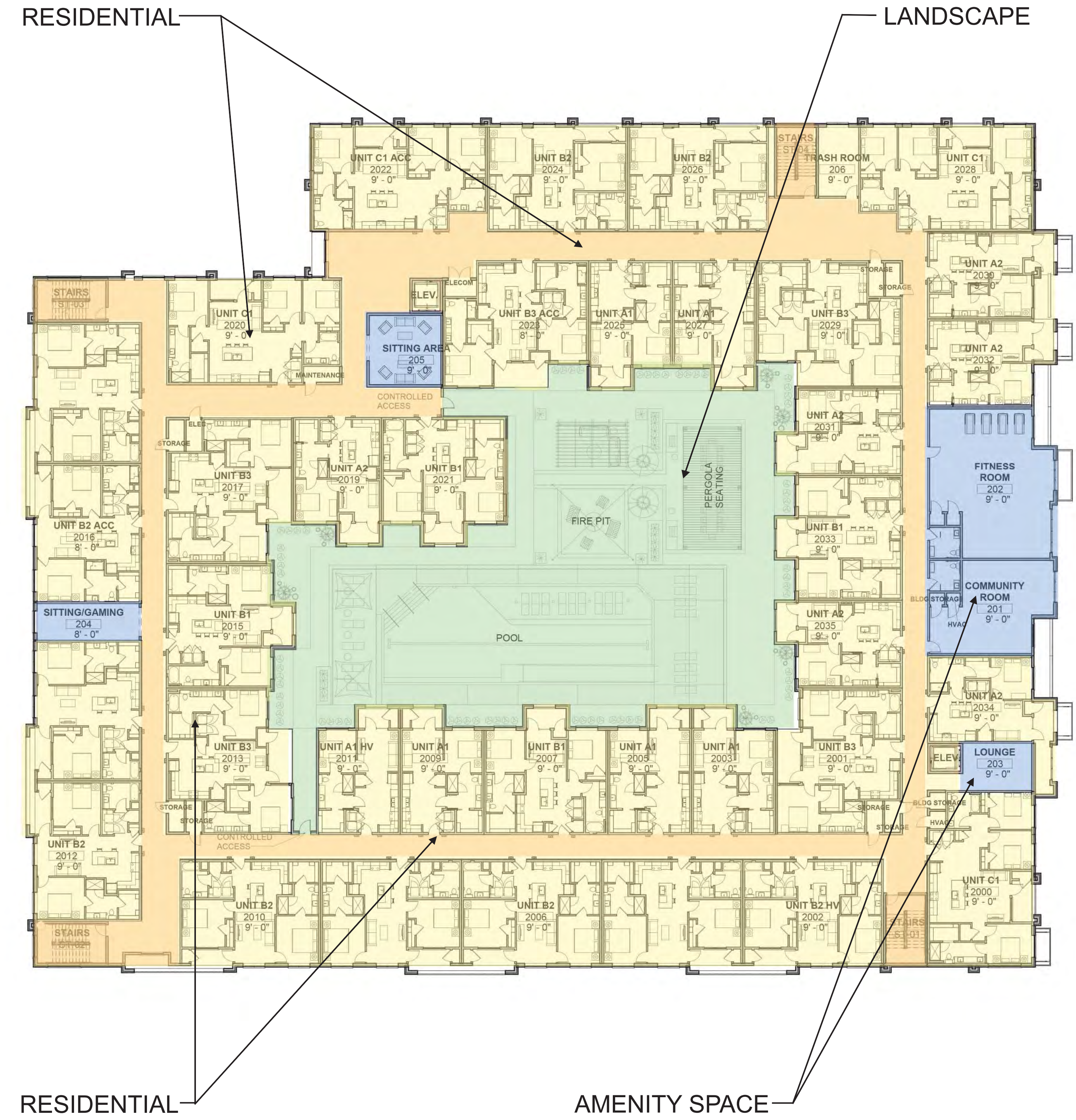
PROJECT DESCRIPTION:
4-STORY -188 UNITS
MULTI-FAMILY over 1 STORY
PODIUM PARKING/COMMUNITY

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
MACATEE ENGINEERING, LLC (TEX. REG. NO. F-456) 4144 N. CENTRAL EXPWAY, SUITE 420 DALLAS, TEXAS 75204 TEL: 214-373-1180 EMAIL: dayform@macatee-engineering.com			
PRELIMINARY ENGINEERED SITE PLAN			
PEMBERTON AT DENNIS - 11301 DENNIS RD.			
BLOCK 6607			
PLANNING & DEVELOPMENT			
CITY OF DALLAS, DALLAS COUNTY, TEXAS			
REVIEW BY:	DRAWN BY:	DATE	FILE
DCM	JRS	09/10/2026	
			NUMBER
			1 OF 1
			SHEET

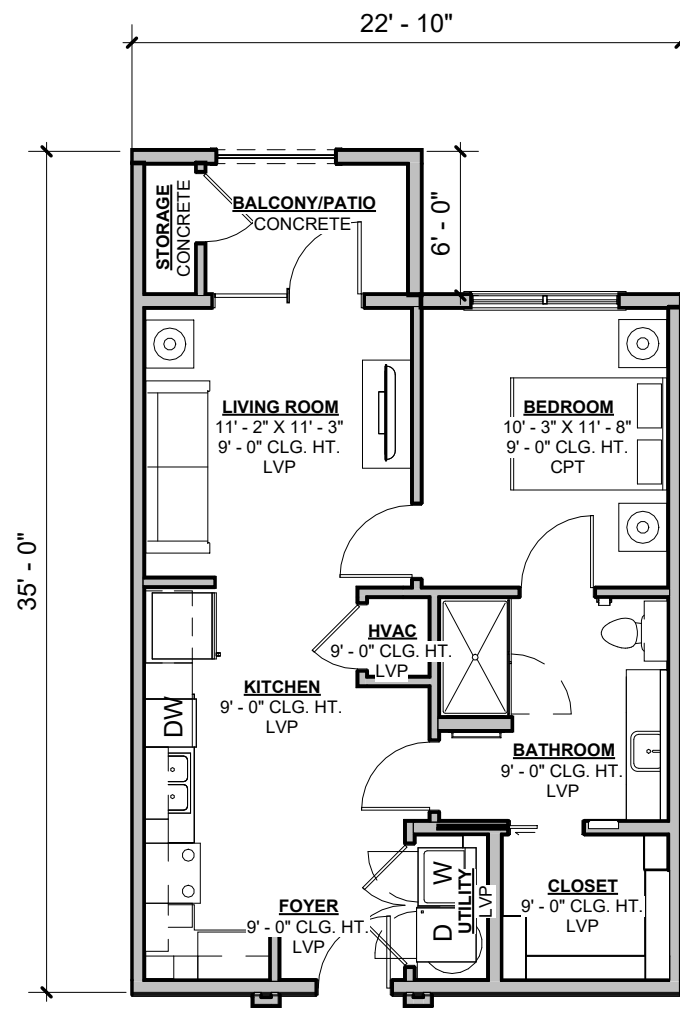




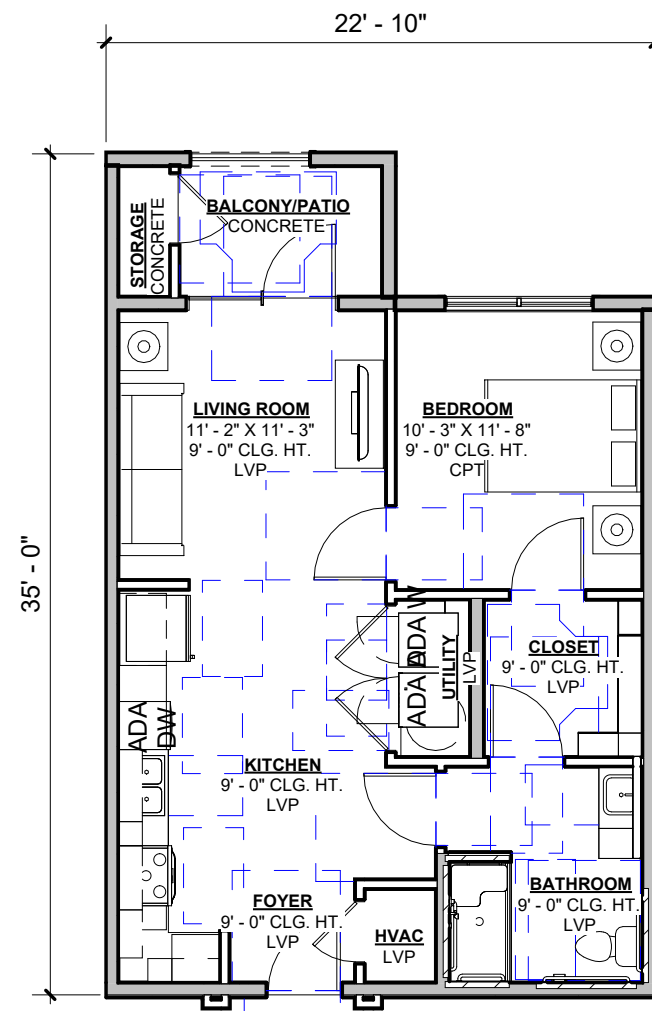
01 FIRST FLOOR BUILDING PLAN
1" = 20'-0"



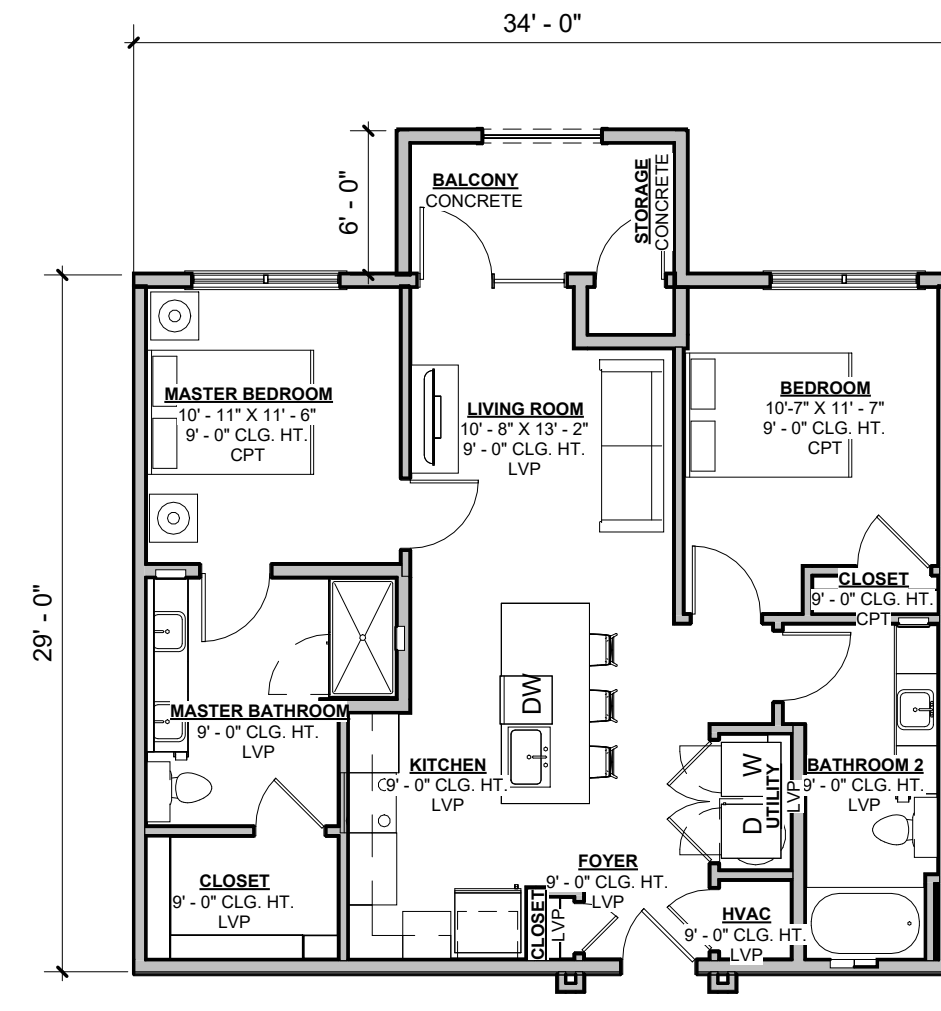
02 SECOND FLOOR BUILDING PLAN
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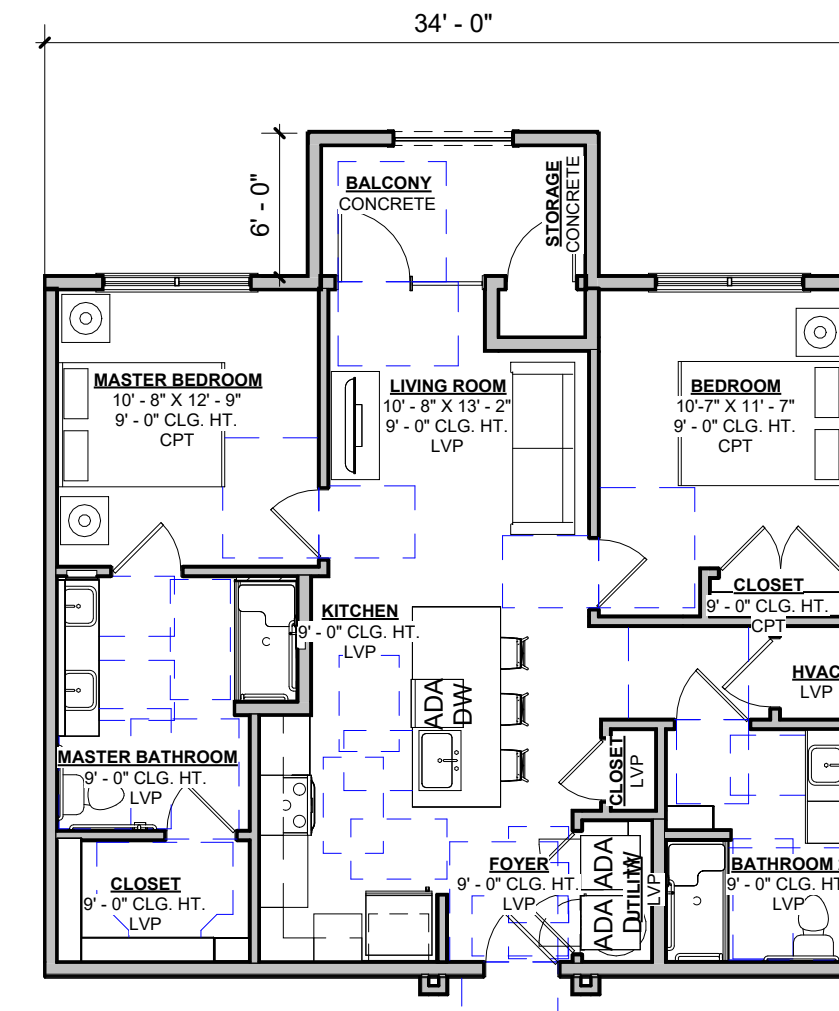
UNIT A1 PLANS



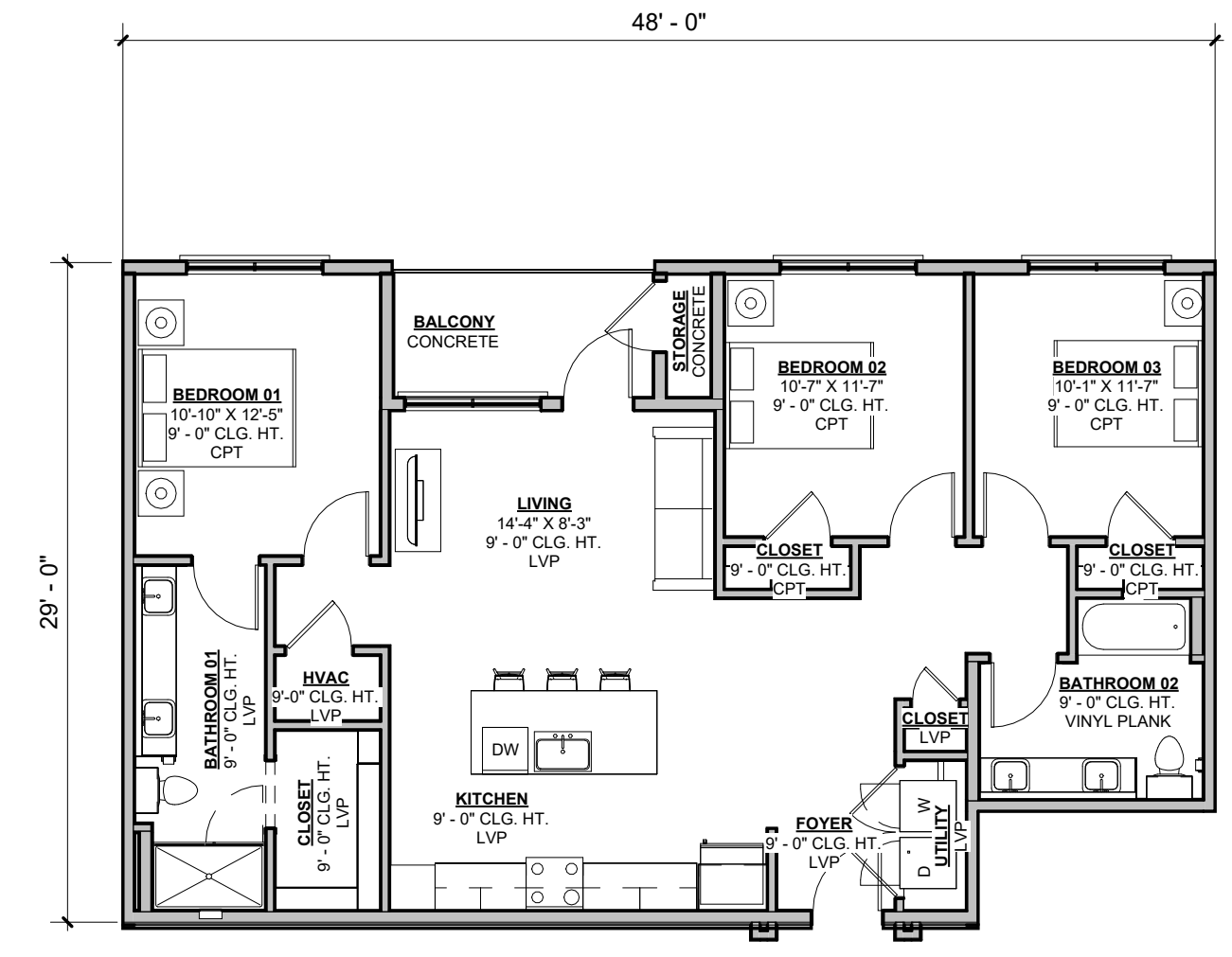
UNIT A1-Acc PLANS



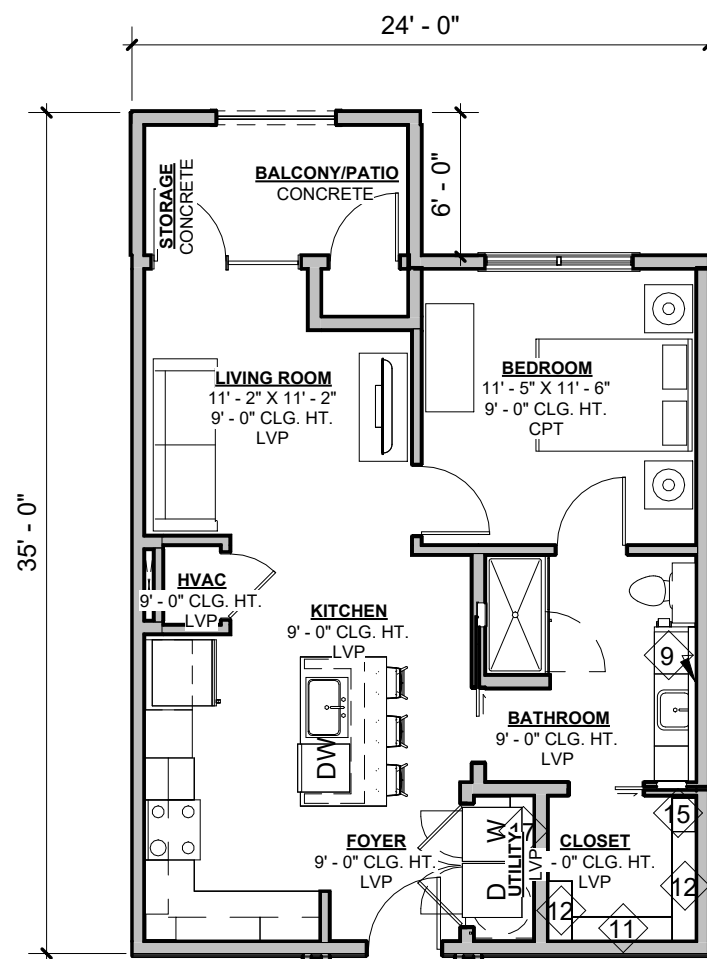
UNIT B1 PLANS



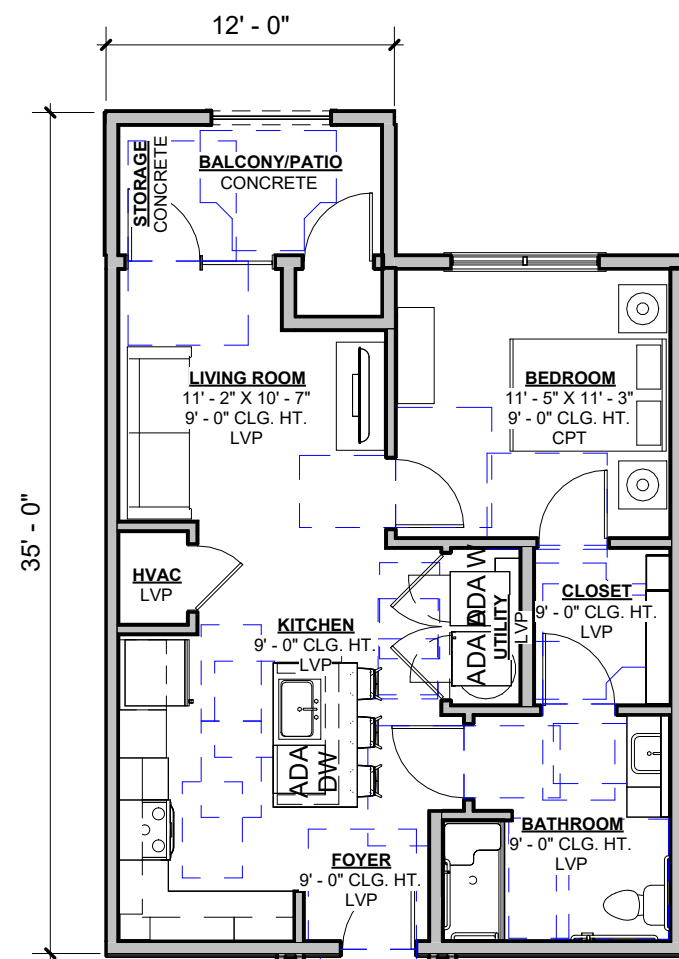
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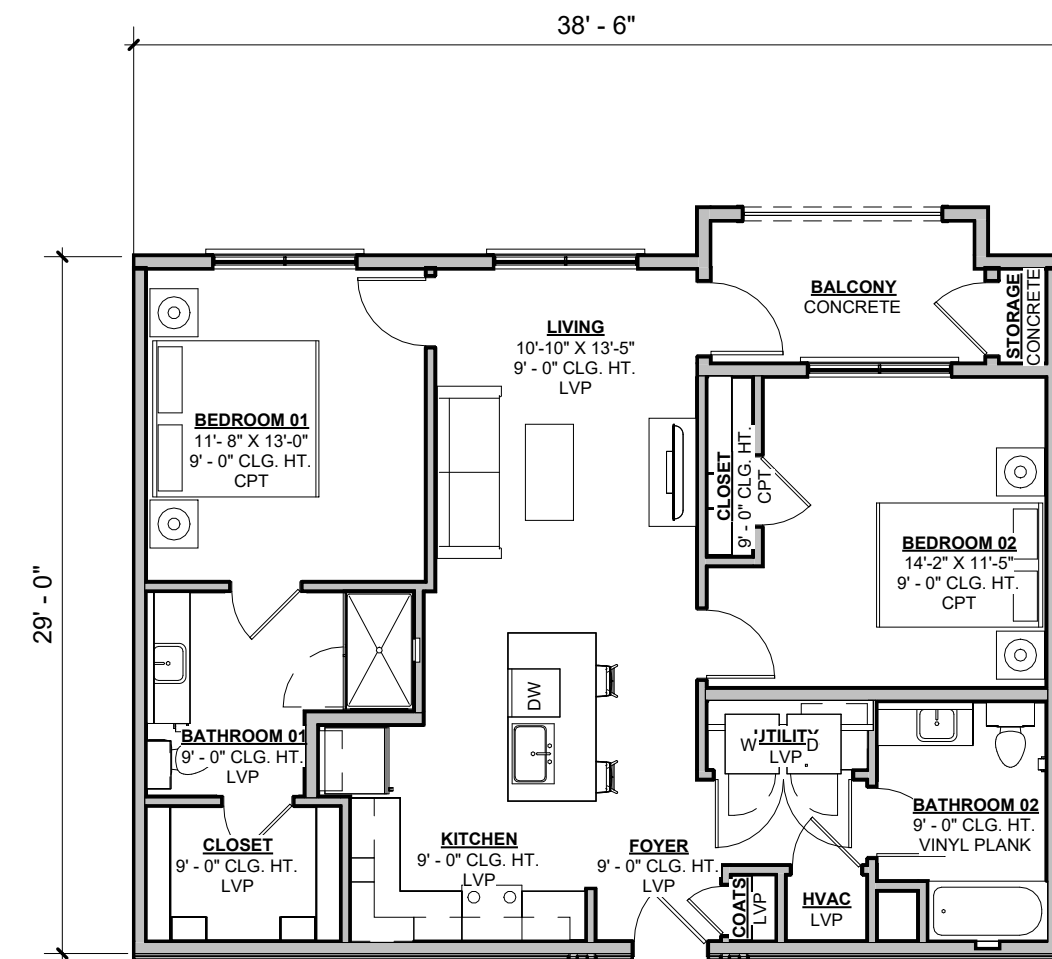
UNIT C1 PLANS



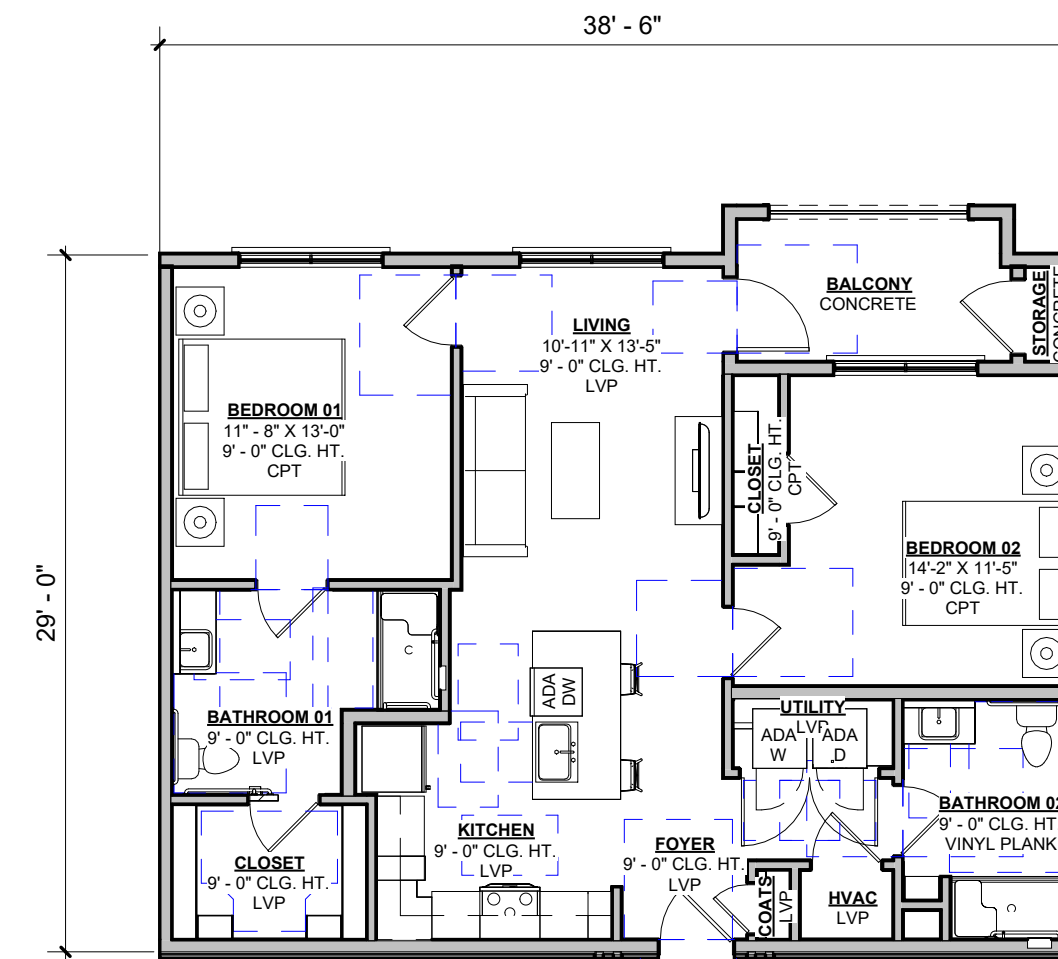
UNIT A2 PLANS



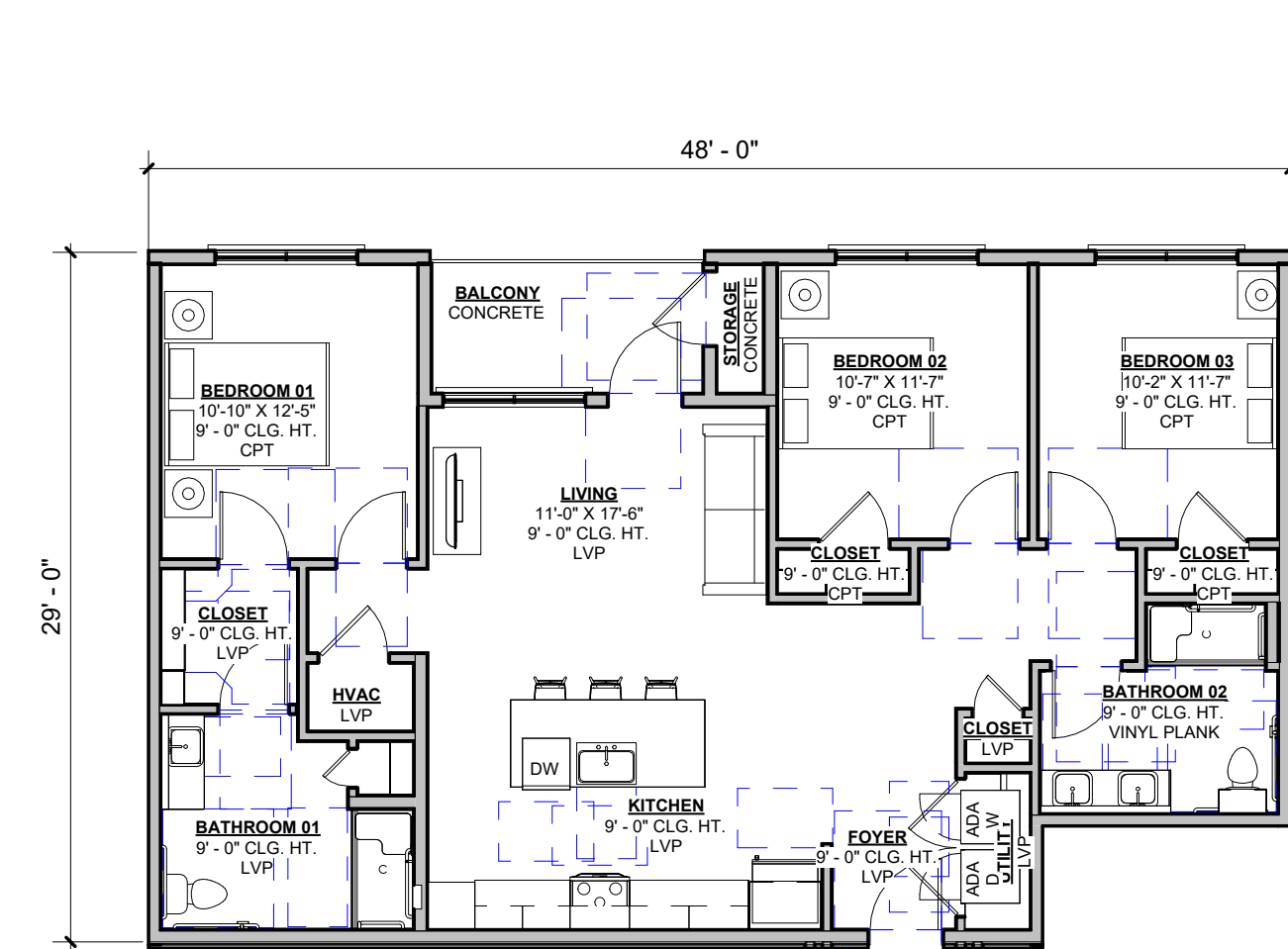
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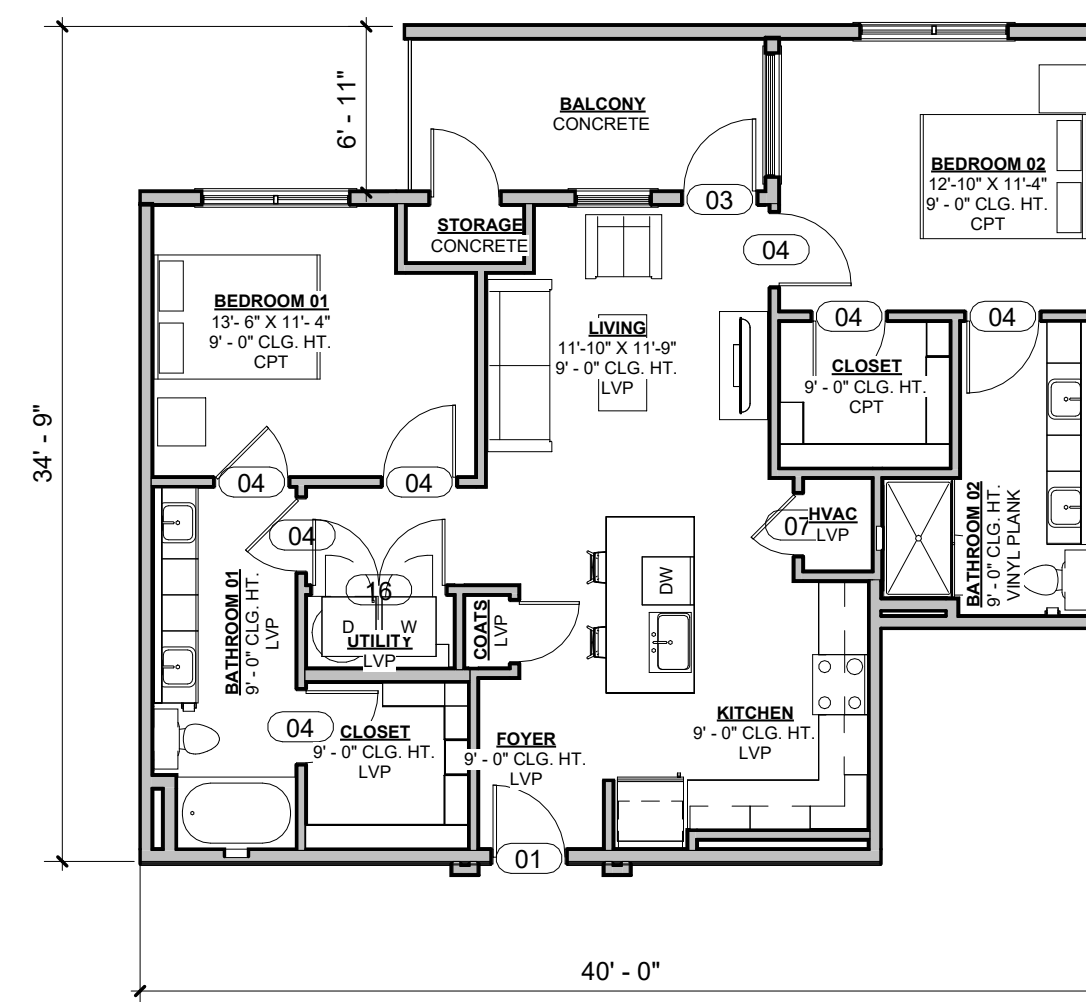
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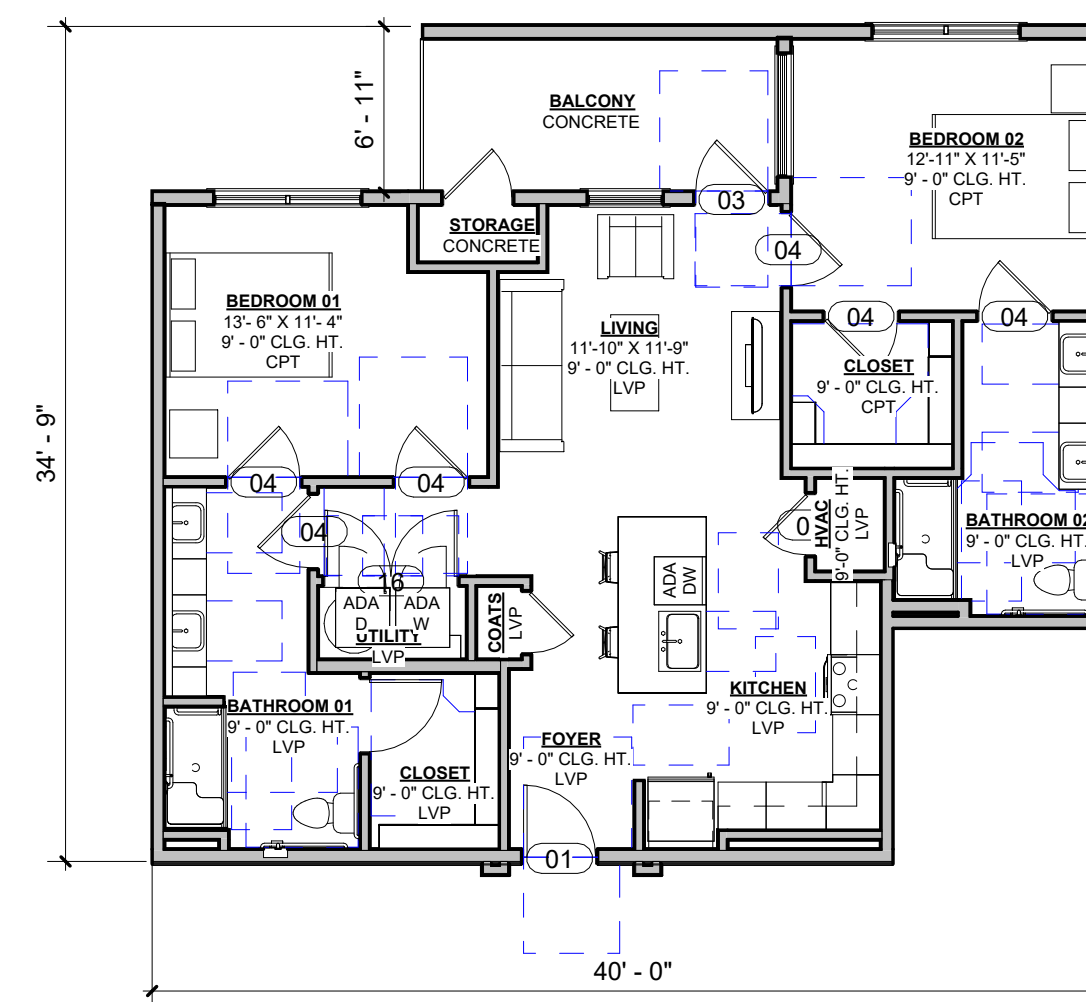
UNIT B2-Acc PLANS



UNIT C1-Acc PLANS



UNIT B3 PLANS



UNIT B3-Acc PLANS

UNIT PLANS

SCALE: 3/16"=1'-0"

PEMBERTON AT DENNIS

Dallas, Texas





02

MATERIAL LEGEND

BRICK VENEER - ACME BRICK B1: MUTED RED BROWN	HARDI PANEL - JAMES HARDIE HP1: SW 9561 GUILD GREY TR1: SW 9561 GUILD GREY
HARDI SIDING - JAMES HARDIE HS1: SW 7036 ACCESSIBLE BEIGE	HARDI PANEL - JAMES HARDIE HP2: PPG1009-1 TUNDRA FROST TR2: PPG1009-1 TUNDRA FROST
HARDI SIDING - JAMES HARDIE HS2: SW 2855 SYCAMORE TAN	HARDI PANEL - JAMES HARDIE HP3: SW 2849 WESTCHESTER GRAY TR3: SW 2849 WESTCHESTER GRAY
HARDI SIDING - JAMES HARDIE HS3: SW 7069 IRON ORE TR4: SW 7069 IRON ORE	HARDI SIDING - JAMES HARDIE HS4: WOODTONE
COMPOSITION ROOF - CR1: FIELD COLOR - TBD	RAILING R1: SW 7069 IRON ORE
AWNING A1: SW 7069 IRON ORE	

01 EXTERIOR ELEVATIONS
3/32" = 1'-0"



02 EXTERIOR ELEVATIONS
3/32" = 1'-0"

EXTERIOR ELEVATIONS

PEMBERTON AT DENNIS

Dallas, Texas





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3/32" = 1'-0"

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HARDI SIDING - JAMES HARDIE HS3: SW 7069 IRON ORE TR4: SW 7069 IRON ORE	HARDI SIDING - JAMES HARDIE HS4: WOODTONE
COMPOSITION ROOF - CR1: FIELD COLOR - TBD	RAILING R1: SW 7069 IRON ORE
AWNING A1: SW 7069 IRON ORE	



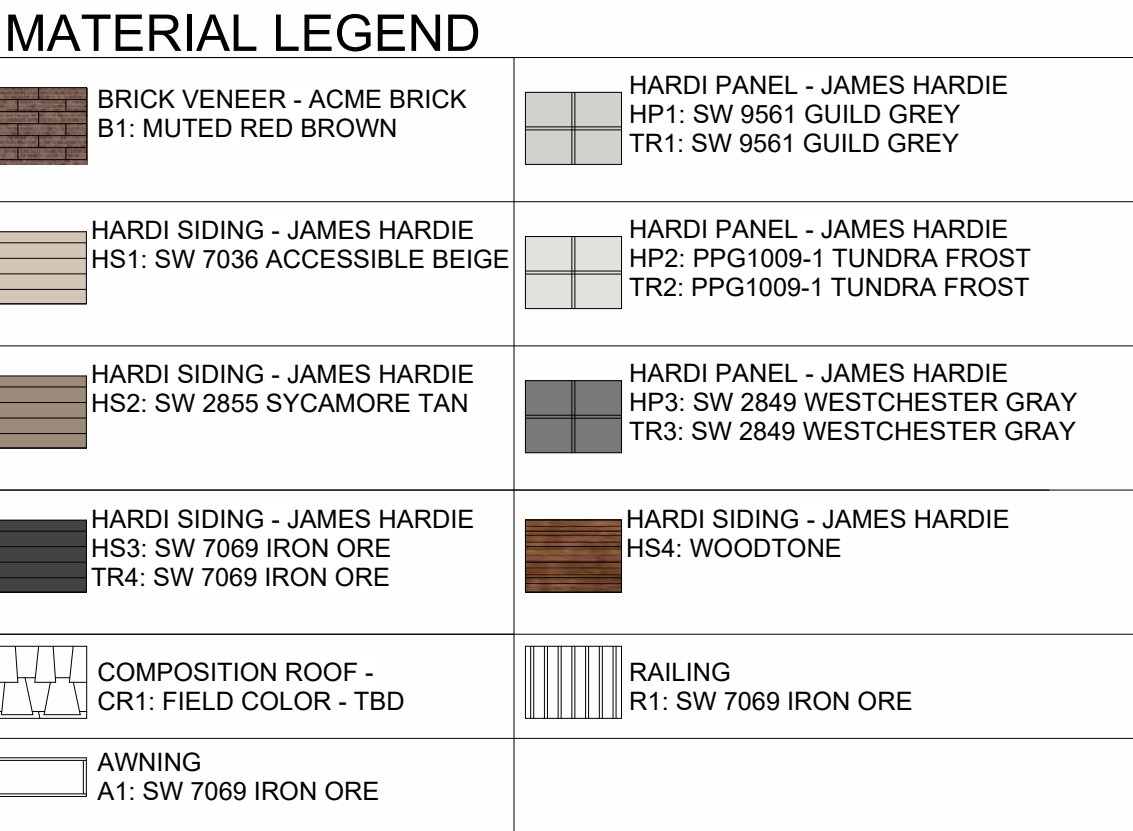
02 EXTERIOR ELEVATIONS
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EXTERIOR ELEVATIONS

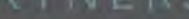
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