

FILE NUMBER: Z234-343(MB) **DATE FILED:** September 13, 2024

LOCATION: North line of LBJ Freeway, east of Coit Road

COUNCIL DISTRICT: 11

SIZE OF REQUEST: 4.47 acres **CENSUS TRACT:** 48113019208

OWNER/APPLICANT: Jonathan Tooley [Gateway Tower LLC]

REPRESENTATIVE: Chelsea Thurman

REQUEST: An application for the termination of deed restrictions [Z023-163 and a portion of Z812-139] on property zoned an MU-3 Mixed Use District with deed restrictions [Z023-163 and Z812-139].

SUMMARY: The purpose of the request is to allow development of multifamily housing.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an MU-3 Mixed Use District.
- The area of request is developed with an office building and a parking garage.
- The area of request is subject to deed restrictions [Z023-163 and Z812-139] which limit the allowable uses and maximum floor area of the area of request. Z812-139 limits the floor area, while Z023-163 prohibits multifamily use.
- The applicant proposes to develop the site with multifamily.
- To accomplish this, they request that the deed restrictions on the site be terminated.
- On February 6, 2025, CPC recommended approval of the termination of deed restrictions.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
LBJ Freeway	Interstate highway	-
Coit Road	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	MU-3 Mixed Use with deed restrictions [Z023-163 and Z812-139]	Office
North	MF-1(A) Multifamily, CR Community Retail, NO(A) Neighborhood Office	Office, multifamily
South	MU-3	Office
East	MF-1(A), MU-3	Multifamily
West	MU-1 Mixed Use	Hotel

Land Use Compatibility:

The area of request is currently developed with an office and a parking garage. The surrounding area is a mix of offices and multifamily developments, within both mixed use and multifamily districts. Because of the prevailing land uses surrounding the site, staff finds that the proposed use is compatible with the surrounding area.

Staff supports the proposed amendment of the deed restrictions as their removal is not seen as detrimental to the character or general welfare of the neighborhood. A multifamily development in this area would be served by a principal arterial and the frontage road of

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LBJ Freeway. The site is in proximity to various amenities and services conducive to more intensive residential development.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Parking must be provided in accordance with Chapter 51A provisions for multifamily housing.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an "I" MVA area.

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List of Officers

Gateway Tower, LLC

- Jonathan Tooley, Director of Land Development

CPC Action
February 6, 2025

Motion: It was moved to recommend **approval** of the termination of deed restrictions [Z023-163 and a portion of Z812-139] on property zoned an MU-3 Mixed Use District with deed restrictions [Z023-163 and Z812-139], on the north line of LBJ Freeway, east of Coit Road.

Maker: Nightengale
Second: Carpenter
Result: Carried: 10 to 0

For: 10 - Hampton, Herbert, Forsyth, Shidid,
Carpenter, Franklin, Housewright,
Nightengale, Hall, Kingston

Against: 0

Absent: 5 - Chernock, Wheeler-Reagan, Sleeper, Haqq,
Rubin

Vacancy: 0

Notices: Area: 500 Mailed: 79
Replies: For: 0 Against: 2

Speakers: For: Chelsea Thurman, 9406 Biscayne Blvd., Dallas, TX 75218
Against: None

Against (Did not speak): Richard Kessler, 13154 Coit Rd., Dallas, TX 75240
Kelley Saunders, 8131 LBJ, Dallas, TX, 75240
Dan Newell, 12740 Hillcrest, Dallas, TX, 75230

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APPLICANT'S REQUESTED TERMINATION OF DEED RESTRICTIONS [Z023-163]

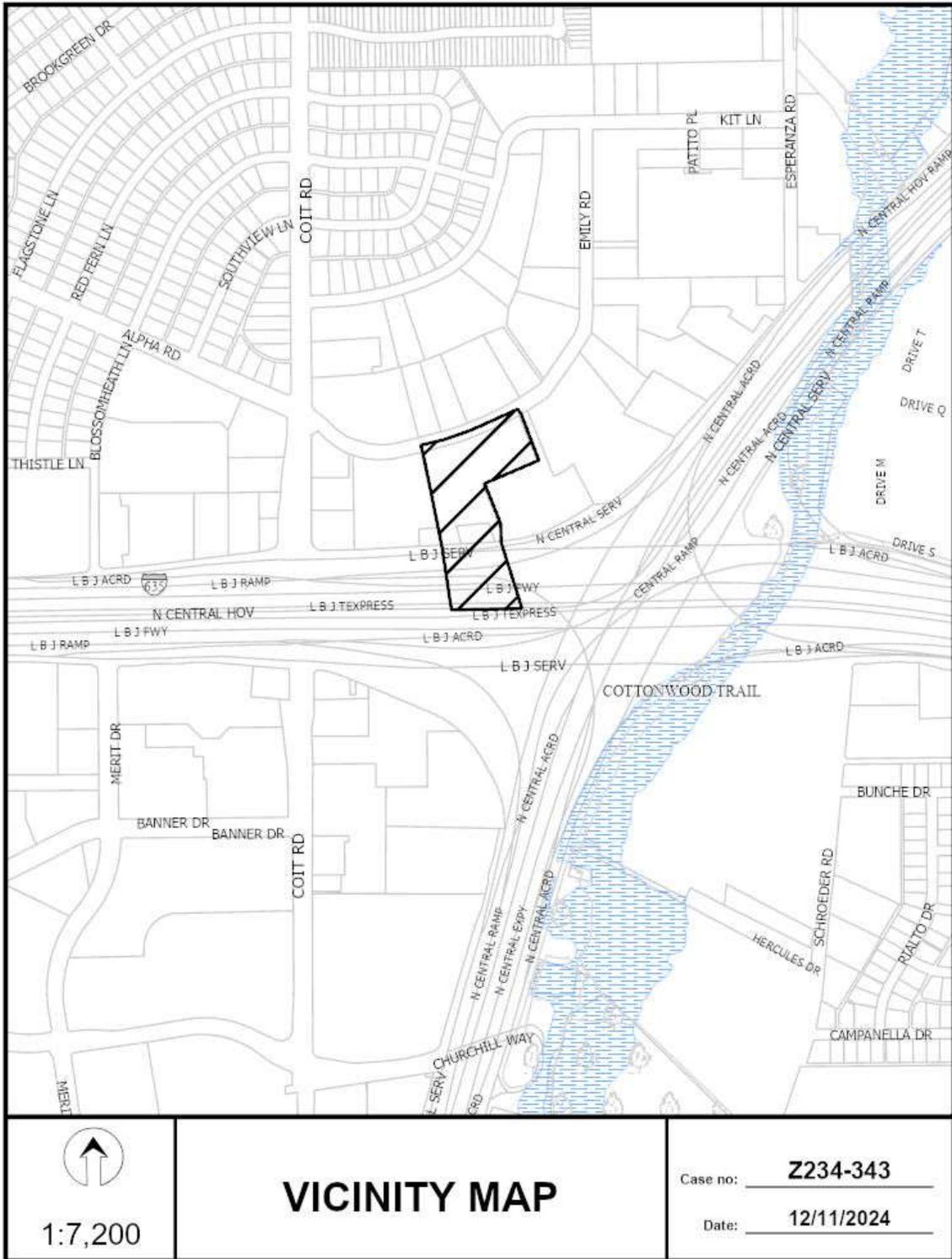
The Owner does hereby terminate and release the following restrictions as they apply to the
Property, to wit:

No portion of the Property shall be used for a multifamily use as
such term is defined in the Dallas Development Code as amended.

APPLICANT'S REQUESTED TERMINATION OF DEED RESTRICTIONS [Z812-139]

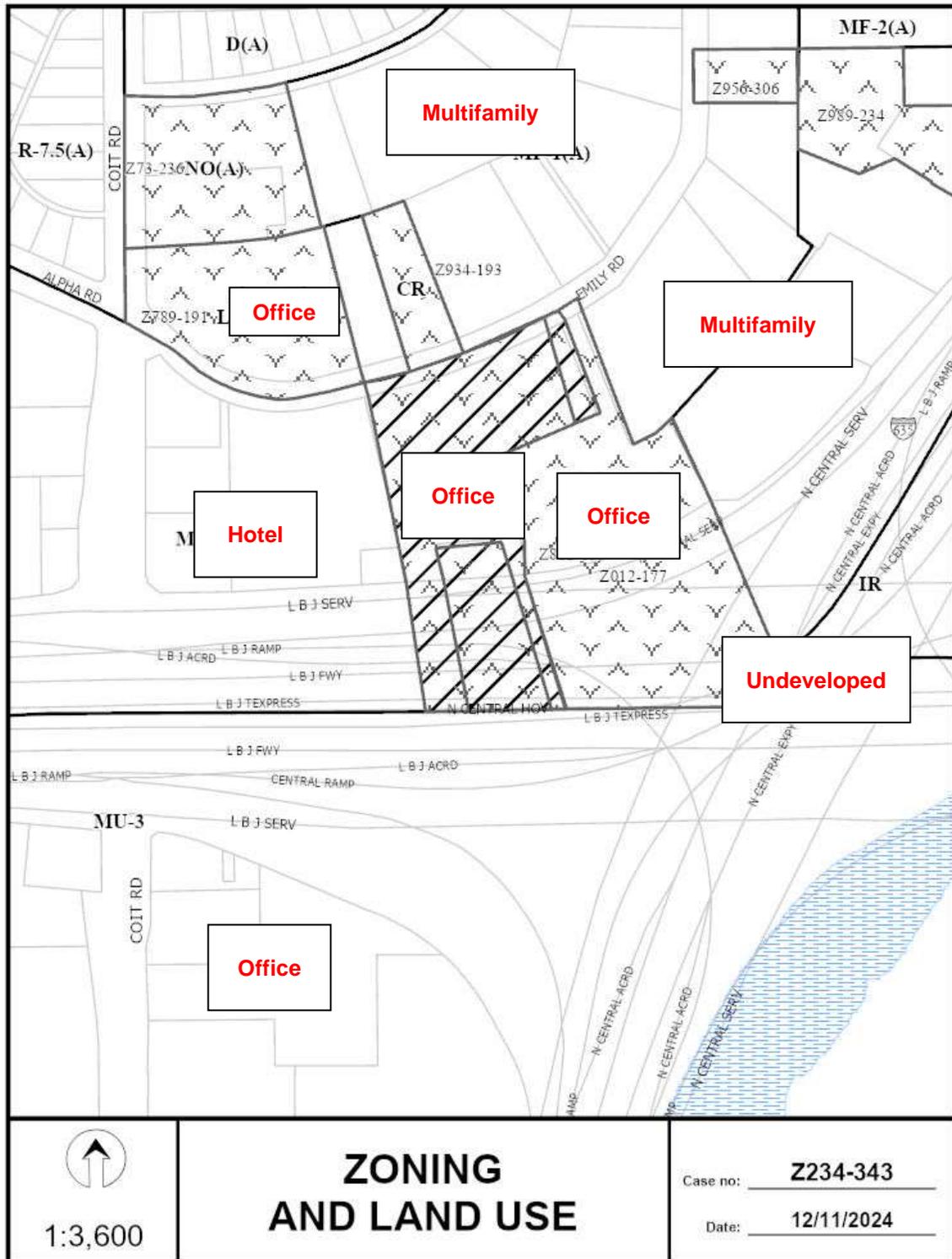
The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

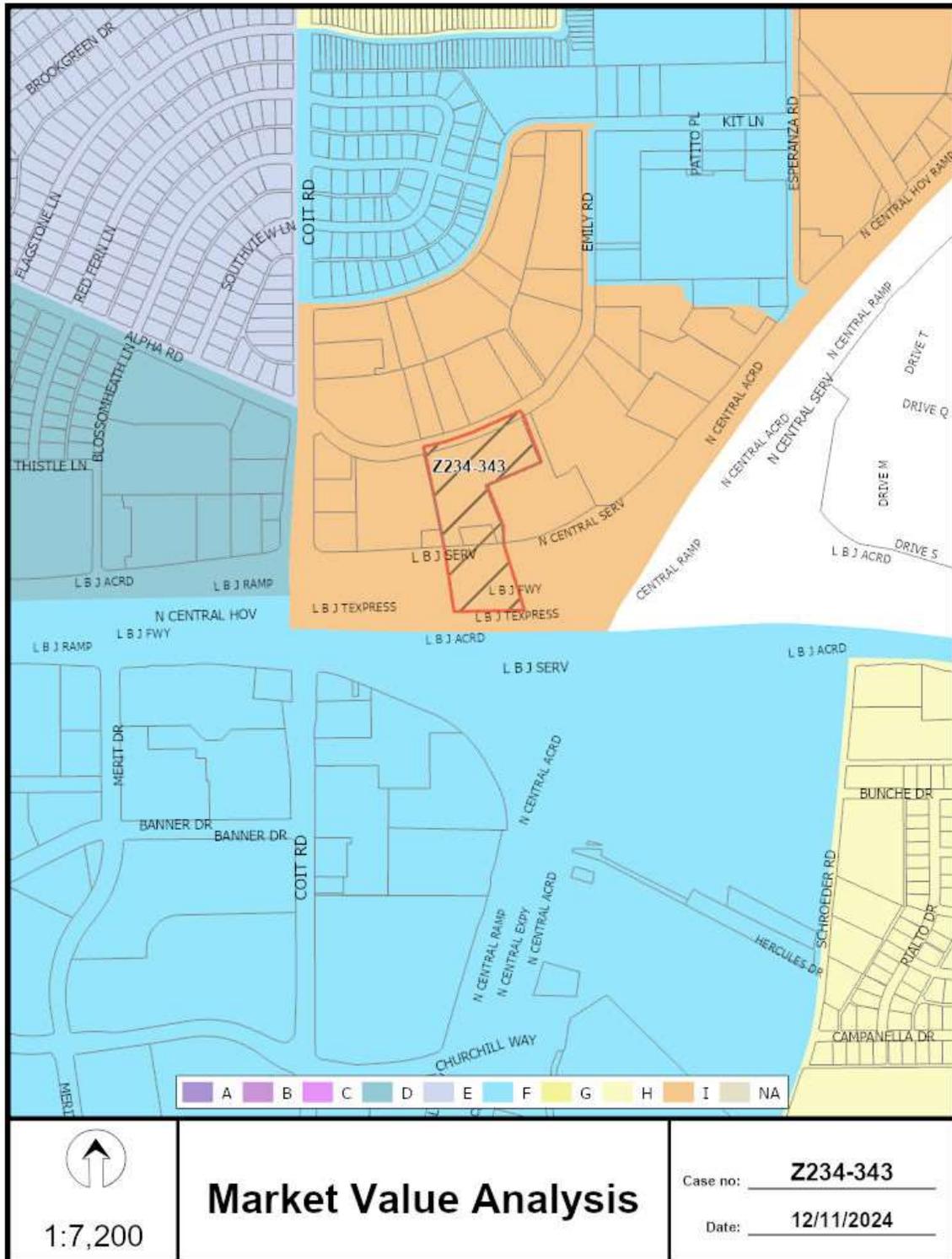
The buildings constructed or to be constructed on the Property shall contain, in the aggregate, no more than 276,919 square feet of floor space, exclusive of grade level sidewalks and covered walkways, loading docks, and the parking facilities constructed or to be constructed on the Property, the square footage of which improvements shall not be included in determining the square footage of the buildings constructed on the Property..

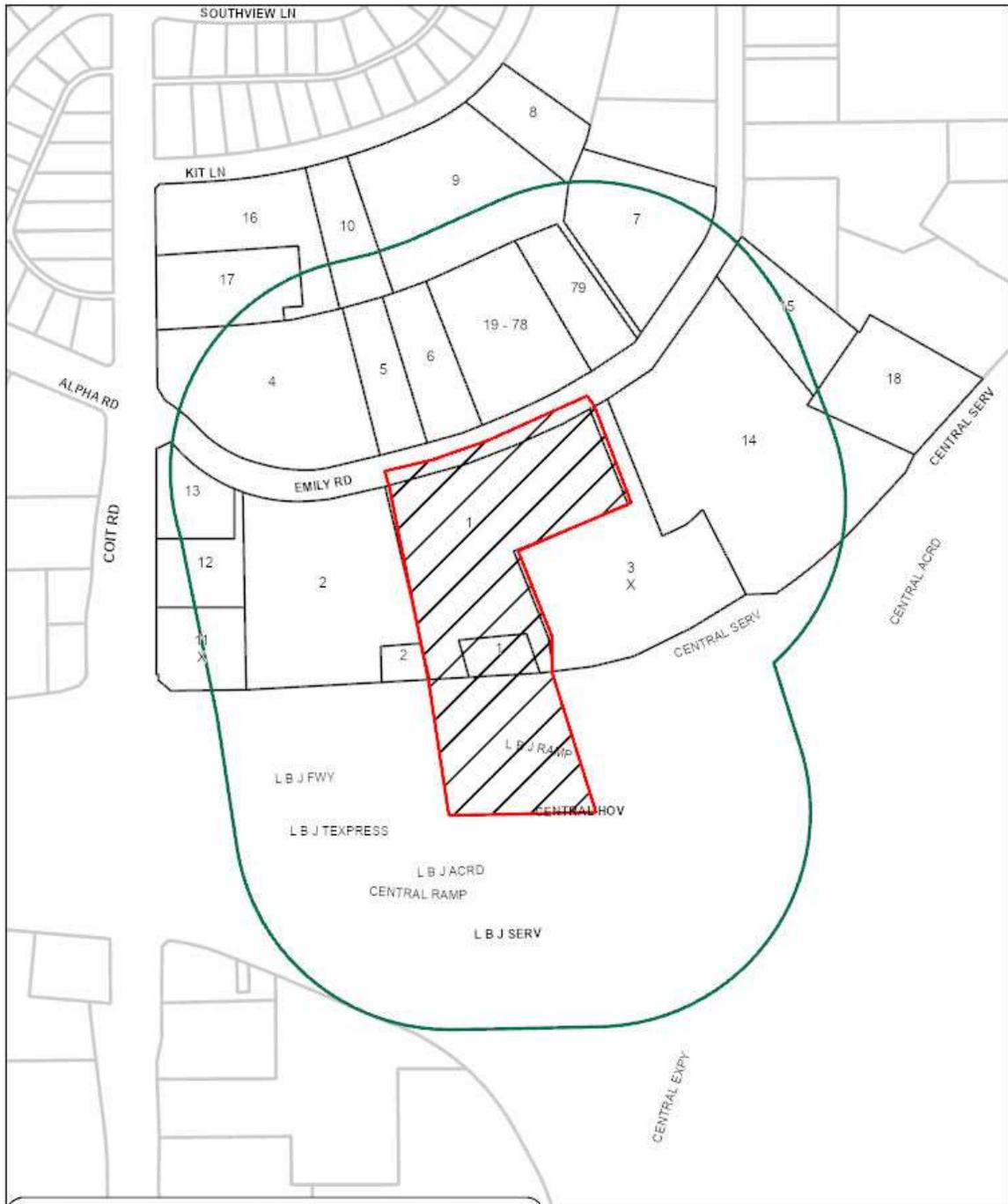




 1:3,600	<h2>AERIAL MAP</h2>	Case no: <u> Z234-343 </u> Date: <u> 12/11/2024 </u>
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79	Property Owners Notified (22 parcels)
0	Replies in Favor (0 parcels)
2	Replies in Opposition (2 parcels)
500'	Area of Notification
2/6/2025	Date

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CPC



1:3,600

02/05/2025

Reply List of Property Owners

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79 Property Owners Notified

0 Property Owners in Favor

2 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	8123 LBJ FWY	HARTMAN SPE LLC
	2	8101 LBJ FWY	AIDS HEALTHCARE FOUNDATION INC
X	3	8131 LBJ FWY	GATEWAY PARTNERS LLC
	4	13140 COIT RD	13140 COIT RD LP
	5	13151 EMILY RD	TASACOM TECHNOLOGIES INC
	6	13161 EMILY RD	LOD LTD
	7	13259 EMILY RD	EGYPTIAN BOYS LLC THE
	8	13310 KIT LN	ALLIANCE FOR SUPPORTIVE HOUSING INC
	9	13254 KIT LN	MAO SHING TR ET AL
	10	13236 KIT LN	SEDIG PROPERTIES LP
X	11	8001 LBJ FWY	JMR FUTURE LLC
	12	13040 COIT RD	MCDONALDS REAL ESTATE COMPANY
	13	13050 COIT RD	KINDERMANN DALE
	14	13250 EMILY RD	TIDES AT NORTH DALLAS OWNER LLC
	15	13266 EMILY RD	TEG WINDING LLC
	16	13154 COIT RD	HECHO WORLD WIDE INC
	17	13150 COIT RD	13150 COIT ROAD LLC
	18	13111 N CENTRAL EXPY	PARK PLAZA TOWER LLC
	19	13211 EMILY RD	PATEL IDRIS & HAWA
	20	13211 EMILY RD	TRINH CHARLES & SHIRLEY
	21	13211 EMILY RD	SANANI HAMID
	22	13211 EMILY RD	CHEN CHUAN C IRREVOCABLE
	23	13211 EMILY RD	CAPA LLC
	24	13211 EMILY RD	ARREDONDO RAMON
	25	13211 EMILY RD	MURILLO ISRAEL
	26	13211 EMILY RD	WANG HSIUHUI

02/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	13211 EMILY RD	DAVIS HARLAN
	28	13211 EMILY RD	SMITH CLAIRE A
	29	13211 EMILY RD	13211 EMILY RD LAND TRUST
	30	13211 EMILY RD	MOORE DANIEL EDWARDS
	31	13211 EMILY RD	LEE CYNDI
	32	13211 EMILY RD	MEZU KEVIN ELLINGTON
	33	13211 EMILY RD	LOCKE PROPERTIES TEXAS LLC
	34	13211 EMILY RD	WANG HSUI HUI
	35	13215 EMILY RD	MORROW PARISH
	36	13215 EMILY RD	REAL CARE REALTY LLC
	37	13215 EMILY RD	BRHANE BERIH &
	38	13215 EMILY RD	WANG MICHELLE
	39	13215 EMILY RD	ZHOU JINGHUA
	40	13215 EMILY RD	GARCIA JONATHAN
	41	13215 EMILY RD	BARTH MICHAEL T
	42	13215 EMILY RD	13215 EMILY RD LAND TRUST
	43	13215 EMILY RD	BURK KEVIN SPENCER
	44	13215 EMILY RD	SMITH AMALA CHARITY
	45	13215 EMILY RD	RESIDENTIAL HOLDINGS LLC
	46	13215 EMILY RD	UNLOCKING DFW LLC
	47	13215 EMILY RD	ORAH BAR SHAPIRAH YOLANDE
	48	13215 EMILY RD	MATHEWS ALLISON
	49	13215 EMILY RD	LEI POHSUN &
	50	13215 EMILY RD	TORRES CESAR
	51	13217 EMILY RD	PATTON GORDON V
	52	13217 EMILY RD	GUROVICH YEVGENIY
	53	13217 EMILY RD	CARRINGTON KIM D
	54	13217 EMILY RD	GUO CHENG KANG & ET AL
	55	13217 EMILY RD	GUO CHENGGANG
	56	13217 EMILY RD	GUILLETTE SERGIO A & MAGALI &
	57	13217 EMILY RD	RAMOS JOSEPH M

02/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	13217 EMILY RD	CHEN CHUAN C IRREVOCABLE LIVING TR&
	59	13217 EMILY RD	MORIN NICHOLAS
	60	13217 EMILY RD	SIMS KAYLEE &
	61	13217 EMILY RD	WRIGHT KENNETH D
	62	13217 EMILY RD	SANKOFA NICOLE LEIGH LEACH
	63	13217 EMILY RD	ARNETT MARK
	64	13217 EMILY RD	HERNANDEZ MIRIAM &
	65	13219 EMILY RD	PAN YAQIN
	66	13219 EMILY RD	SHOLES KAYLA GABRIELLE
	67	13219 EMILY RD	WRIGHT HOMER D
	68	13219 EMILY RD	GUERRERO DOUGLAS
	69	13219 EMILY RD	ORTEGAS ERIC
	70	13219 EMILY RD	WANG VIENNA LI
	71	13219 EMILY RD	CARANDANG MARCELINO T III
	72	13219 EMILY RD	HONEA MICHELLE & RONNY
	73	13219 EMILY RD	GROWTH MANAGEMENT TRUST
	74	13219 EMILY RD	WANG YIPING
	75	13219 EMILY RD	NEWCOM SERVICES LLC
	76	13219 EMILY RD	STELLEN LLC
	77	13219 EMILY RD	FILHO LUIZ M LIMA
	78	13219 EMILY RD	TREPANIER CARISSA
	79	13231 EMILY RD	SEDIG PROPERTIES LP