

**CITY PLAN COMMISSION**

**THURSDAY, AUGUST 7, 2025**  
**Planner: Sheila Alcantara Segovia**

**FILE NUMBER:** M245-010/MZ-25-000001      **DATE FILED:** February 3, 2025

**LOCATION:** South side of L.B.J. Freeway between Montfort Drive and Noel Road

**COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** ±8.6 acres      **CENSUS TRACT:** 48113009604

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**REPRESENTATIVE:** Mallory Muse – Winstead PC

**APPLICANT:** J Matthew Casin – LBJ Financial Owners LLC

**OWNER:** David Bolour - 5580 LBJ LLC

**REQUEST:** An application for minor amendment to the development plan on property zoned Planned Development District No. 1110

**STAFF RECOMMENDATION:** Approval.

**Planned Development District No. 1110:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1110>

**BACKGROUND INFORMATION:**

- Planned Development District (PD) No. 1110 was approved by City Council on June 26, 2024
- The area of request is currently developed with an office use.
- The purpose of the request is to modify the building count and footprint, reconfigure surface parking, and modify ingress/egress.

**MINOR AMENDMENT CRITERIA:**

SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS

(h) Amendments to the development plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

(A) alter the basic relationship of the proposed development to adjacent property.

(B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade.

(C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or

(D) reduce building setbacks at the boundary of the site shown on the original development plan.

(2) [omitted for brevity]

(3) “Original development plan.” For purposes of this subsection, “original development plan” means the earliest approved development plan that is still in effect and does not mean a later amended development plan. For example, if a development plan was approved with the planned development district and then amended through the minor amendment process, the original development plan would be the development plan

approved with the planned development district, not the development plan as amended through the minor amendment process. If, however, the development plan approved with the planned development district was replaced through the zoning amendment process, then the replacement development plan becomes the original development plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

#### **REQUEST DETAILS:**

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the development plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the “original” plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the “original” plan):

1. Modify the building count and footprint
2. Reconfigure surface parking
3. Modify ingress/egress

The city arborist has reviewed the request and has no objection to the proposed development plan.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and recommended submitting a traffic study now to avoid an amendment later. The applicant understands the request and will submit a traffic study at permitting.

Upon review of the proposed development plan, staff has determined that the request meets the minor amendment criteria for a development plan, complies with the requirements set forth by Planned Development District No. 1110 and does not impact any other provisions of the ordinance.

**LIST OF PARTNERS/OFFICERS**

LBJ Financial Owners LLC

**David Taylor**

**J Matthew Casin**

**Issac Zion**

5580 LBJ LLC

**David Bolour**

## PROPOSED DEVELOPMENT PLAN

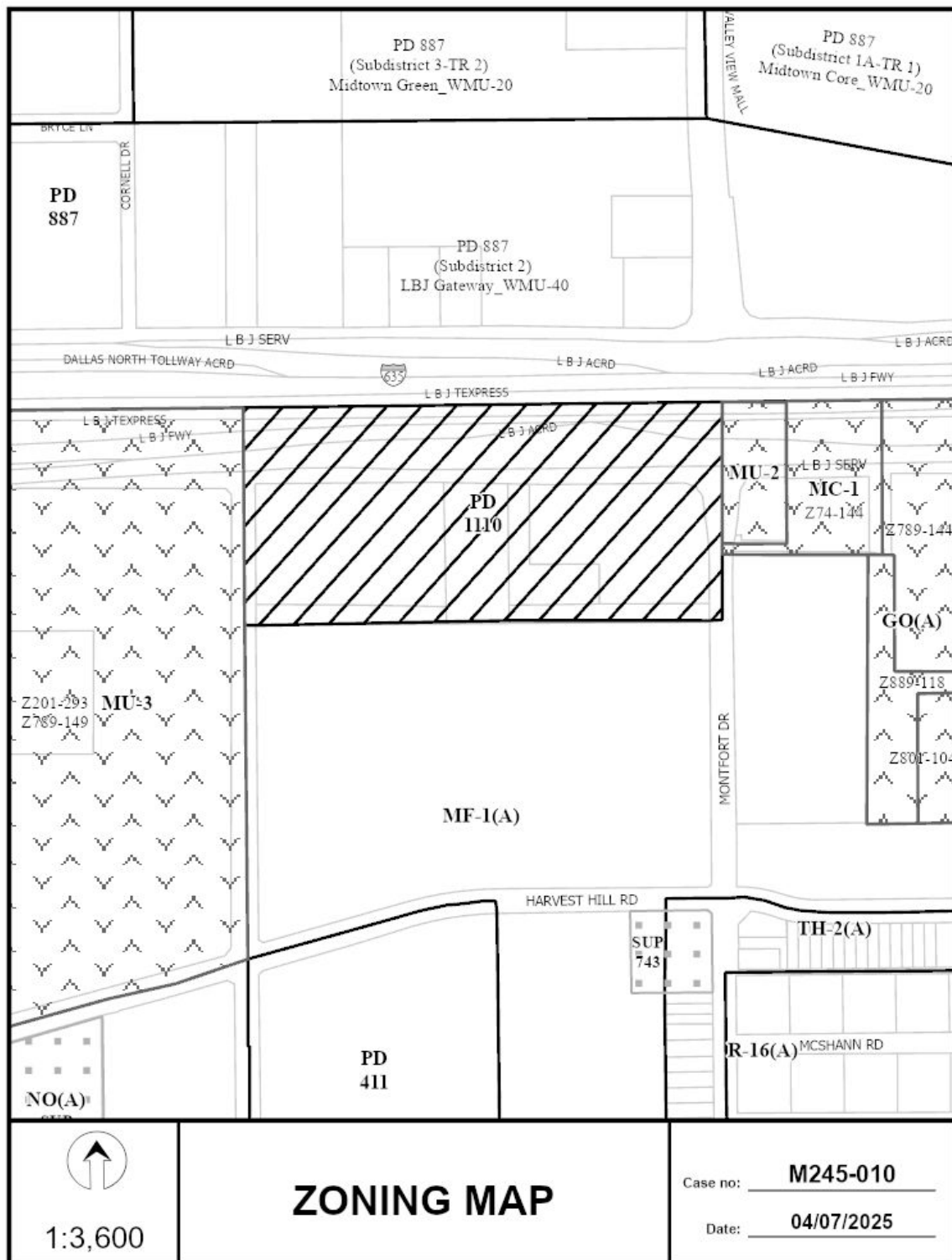
**Site Data Table**

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**NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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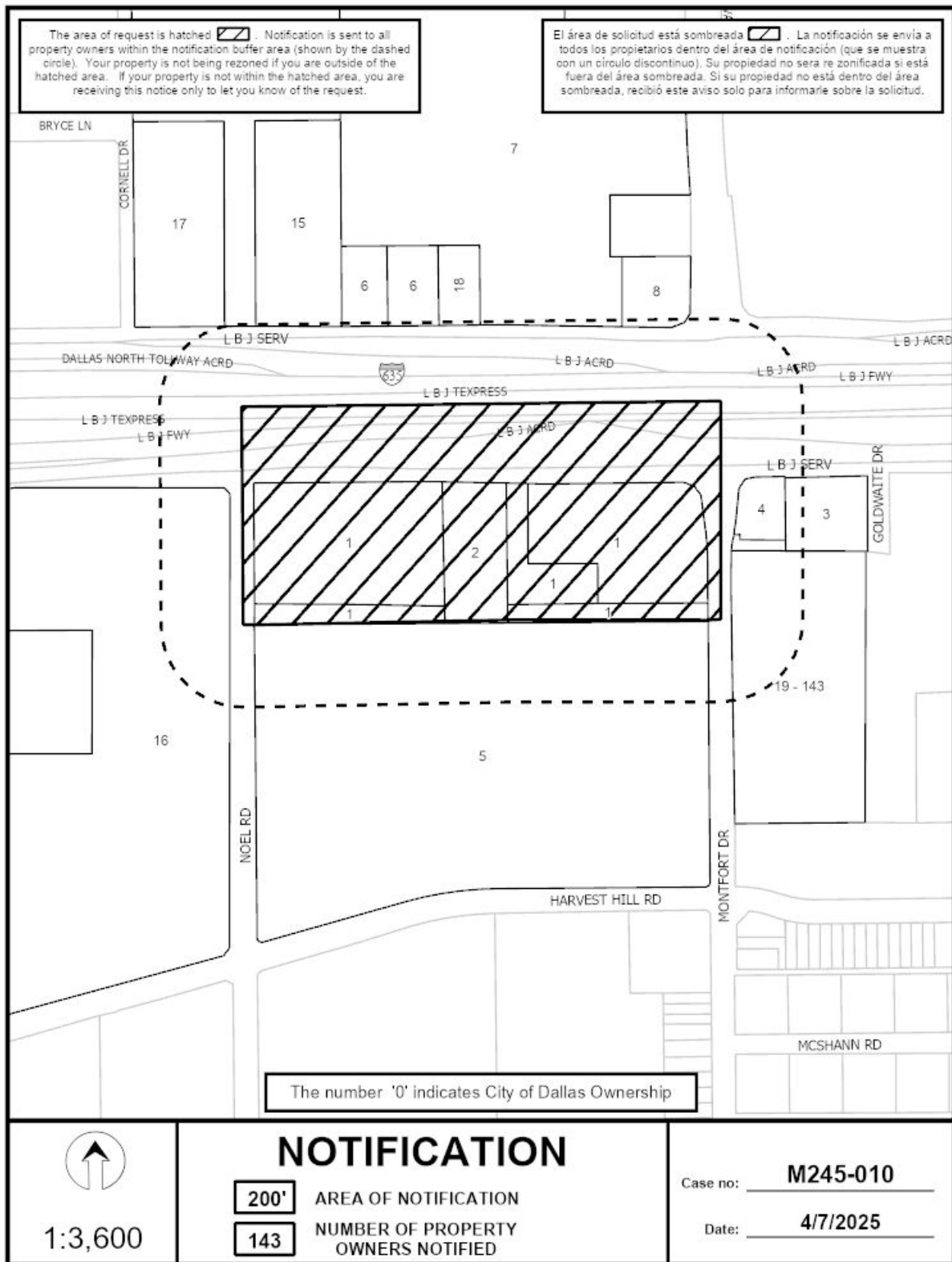












04/07/2025

***Notification List of Property Owners******M245-010******143 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5580 LBJ FWY	5580 LBJ LLC
2	5550 LBJ FWY	BOLOUR MEHDI TRUSTEE
3	12850 MONTFORT DR	ACCESSBANK TEXAS
4	5620 LBJ FWY	MONTFORT SQUARE REALTY LLC
5	5575 HARVEST HILL RD	PLAZA HILL INVESTORS LP
6	5539 LBJ FWY	NAYEB FAMILY LP
7	13131 MONTFORT DR	DAYTON HUDSON CORP
8	5631 LBJ FWY	SRG COMMERCIAL LLC
9	5501 LBJ FWY	Dallas ISD
10	5501 LBJ FWY	ADECCO USA
11	5501 LBJ FWY	ROMACK RESOURCE SOLUTIONS
12	5501 LBJ FWY	GENEX SERVICES
13	5501 LBJ FWY	ARJO ENGINEERS
14	5501 LBJ FWY	CONCEPTUAL INTERIORS
15	5525 LBJ FWY	Taxpayer at
16	5400 LBJ FWY	TEACHERS INSURANCE AND
17	5429 LBJ FWY	TR LBJ CAMPUS PARTNERS LP
18	5549 LBJ FWY	MONTFORT LBJ LTD
19	12888 MONTFORT DR	BROWN BETTY JO
20	12888 MONTFORT DR	VARONA ELIZABETH
21	12888 MONTFORT DR	AMI HAVA ZUSMMAN BEN
22	12888 MONTFORT DR	CRUZ ANTONIO A
23	12888 MONTFORT DR	SANCHEZ JUAN CARLOS
24	12888 MONTFORT DR	FAROOQ MUHAMMED
25	12888 MONTFORT DR	ORSHIR LLC
26	12888 MONTFORT DR	MEHANI AVIRAM

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12888 MONTFORT DR	SLATER PAMELA R
28	12888 MONTFORT DR	LARUMBE GUSTAVO
29	12888 MONTFORT DR	JORDAN GEORGE & YVONNE
30	12888 MONTFORT DR	TORRES VICTOR
31	12888 MONTFORT DR	TEBONG ALEXANDER W
32	12888 MONTFORT DR	CABEZA MAURICIO
33	12888 MONTFORT DR	REYES JUANA
34	12888 MONTFORT DR	HSUEH JENNY
35	12888 MONTFORT DR	AK GROUP MANAGEMENT LLC
36	12888 MONTFORT DR	CHUNG CUONG & TAMMY NGUYEN
37	12888 MONTFORT DR	INTERIANO LEYLA SARAI VARGAS &
38	12888 MONTFORT DR	CARRANZA JUANA E
39	12888 MONTFORT DR	HSUEH JULIE YU CHU
40	12888 MONTFORT DR	HSUEH JULIE YU
41	12888 MONTFORT DR	WARD ELMER D &
42	12888 MONTFORT DR	DELACRUZ GUILLERMINA LARA
43	12888 MONTFORT DR	CORAGLIO ROMINA YURIKO
44	12888 MONTFORT DR	RODRIGUEZ SAMMY
45	12888 MONTFORT DR	RODRIGUEZ GRACIELA & BRENDA
46	12888 MONTFORT DR	BRACHA INC
47	12888 MONTFORT DR	HISKIYAHU HILA
48	12888 MONTFORT DR	SHERENIAN MANAS
49	12888 MONTFORT DR	MCLEOD TRACE &
50	12888 MONTFORT DR	TORRES VICTOR H
51	12888 MONTFORT DR	HARRISON ALLEN J
52	12888 MONTFORT DR	GONZALEZ JOSE
53	12888 MONTFORT DR	SUSTAITA JUAN
54	12888 MONTFORT DR	PORTILLO JOSEFINA
55	12888 MONTFORT DR	GONZALEZ GLADYS
56	12888 MONTFORT DR	VAZQUEZ MARIA DE LA PAZ
57	12888 MONTFORT DR	DE GUIA THERESA

04/07/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	12888 MONTFORT DR	FAROOQ MUHAMMAD
59	12888 MONTFORT DR	WEISFELD RONALD A
60	12888 MONTFORT DR	MORTAZAVI SAMMY &
61	12888 MONTFORT DR	CADRA SEAD & NERMINA LIVING TR
62	12888 MONTFORT DR	RUSSELL JESSICA C
63	12888 MONTFORT DR	BLUE DAVID B
64	12888 MONTFORT DR	AVALOS JOSE LUIS ORTIZ &
65	12888 MONTFORT DR	RONI HENDERSON LLC
66	12888 MONTFORT DR	NGUYEN LOAN & MIKE
67	12888 MONTFORT DR	RAMIREZ RAUL
68	12888 MONTFORT DR	ULATE OSCAR
69	12888 MONTFORT DR	ZETINA CONCEPCION ESCOFFIE &
70	12888 MONTFORT DR	JORDAN GEORGE E
71	12888 MONTFORT DR	FLOAT FOUR LLC
72	12888 MONTFORT DR	SMITH MITZIE
73	12888 MONTFORT DR	RITTER WILLIAM
74	12888 MONTFORT DR	CONTRERAS ANTONIO &
75	12888 MONTFORT DR	A E H MGMT LLC
76	12888 MONTFORT DR	NU PROPERTIES LLC
77	12888 MONTFORT DR	GUEVARA JOSEFINA
78	12888 MONTFORT DR	RODRIGUEZ JUAN AND LUZ E
79	12888 MONTFORT DR	WANG WEI MIN
80	12888 MONTFORT DR	OSTERREICHER ARIEL
81	12888 MONTFORT DR	SUN LEECHU & HELEN CHOW
82	12888 MONTFORT DR	KAMY REAL PPTY TRUST
83	12888 MONTFORT DR	NGUYEN HAI
84	12888 MONTFORT DR	LAM PHUONG TU
85	12888 MONTFORT DR	SHEFFIELD ALICE M
86	12888 MONTFORT DR	QUINONES MARCO A & MARY A
87	12888 MONTFORT DR	SHEINBERGER AKIVA
88	12888 MONTFORT DR	RODRIGUEZ JUAN

04/07/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	12888 MONTFORT DR	WANG WEIMING
90	12888 MONTFORT DR	STEARNS PARKS H
91	12888 MONTFORT DR	LI KWOK SHUN &
92	12888 MONTFORT DR	RODRIGUEZ ANSELMO
93	12888 MONTFORT DR	ELYASHIV DANIEL
94	12888 MONTFORT DR	ORLEANS KIMBERLY A
95	12888 MONTFORT DR	MARTINEZ JUANA IRIS
96	12888 MONTFORT DR	VAKNIN MOMI & SUSAN NAOMI
97	12888 MONTFORT DR	CUBILLASGUEVARA MARIEDIL
98	12888 MONTFORT DR	POMARA DAVID L
99	12888 MONTFORT DR	LOPEZ CHRISTIAN J
100	12888 MONTFORT DR	ZIV PERI & MICHAL
101	12888 MONTFORT DR	GONZALEZ JOSE F &
102	12888 MONTFORT DR	SANTOS ANGELA MARIA
103	12888 MONTFORT DR	WANG WEIGANG
104	12888 MONTFORT DR	KITEL VALENTINA &
105	12888 MONTFORT DR	WANG WEI MIN
106	12888 MONTFORT DR	GREENWELL LINDA SUE
107	12888 MONTFORT DR	TAO XIAO XIAN
108	12888 MONTFORT DR	PANIAGUA AMANDA V
109	12888 MONTFORT DR	PORRAS NOAH J
110	12888 MONTFORT DR	JAIMES BALTAZAR & ILDA
111	12888 MONTFORT DR	KERSON GROUP LLC
112	12888 MONTFORT DR	GUZMAN RIGOBERTO TOLEDO
113	12888 MONTFORT DR	WANG WEIGANG &
114	12888 MONTFORT DR	CIAR PERCY
115	12888 MONTFORT DR	ASHRAF SYED IMRAN
116	12888 MONTFORT DR	ORTIZ DORA ELIA URIBE &
117	12888 MONTFORT DR	CASTELLANO OSCAR
118	12888 MONTFORT DR	MAUND WILLIAM H
119	12888 MONTFORT DR	GONZALEZ HILDA

04/07/2025

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
120	12888 MONTFORT DR	TANG TONY
121	12888 MONTFORT DR	GEBREGZI HIWOT BIRHANE
122	12888 MONTFORT DR	GAPONENKO TATYANA
123	12888 MONTFORT DR	GEBBIA ANTHONY VITTORIO &
124	12888 MONTFORT DR	SONG SHUJENG &
125	12888 MONTFORT DR	NICODEMUS MARY JOHN & MOSES
126	12888 MONTFORT DR	CARNAHAN CODY LEE
127	12888 MONTFORT DR	AVALOS JOSE LUIS ORTIZ &
128	12888 MONTFORT DR	FAZEL MALIHEH KAZAMZADEHA
129	12888 MONTFORT DR	RAUSCH THOMAS R
130	12888 MONTFORT DR	VOLCANO PROPERTIES LLC
131	12888 MONTFORT DR	GEBRU SAMRAWIT M &
132	12888 MONTFORT DR	SHEPARD HOLDINGS LLC
133	12888 MONTFORT DR	RODRIGUEZ ANSELMO
134	12888 MONTFORT DR	PANIAGUA ALFONSO &
135	12888 MONTFORT DR	RALSTON DAVID W
136	12888 MONTFORT DR	ESPINOZALOPEZ NATHANAEL &
137	12888 MONTFORT DR	RODRIGUEZ JOSE RICARDO
138	12888 MONTFORT DR	WELDAGORGIS MEBRAT Z
139	12888 MONTFORT DR	RODRIGUEZ GRACIELA &
140	12888 MONTFORT DR	ESPINOZA NATHANAEL L
141	12888 MONTFORT DR	EDWARDS AARON L REVOCABLE
142	12888 MONTFORT DR	ARREDONDO DELIA
143	12888 MONTFORT DR	RODRIGUEZ JAIME ALONSO

*\*Records without a site address listed indicate locations where DCAD does not recognize an address for the parcel. Owners of these parcels received a notice of hearing at the mailing address listed in DCAD.*