

**FILE NUMBER:** Z223-305(MB)                      **DATE FILED:** July 12, 2023  
**LOCATION:** South line of LBJ Freeway, between Noel Road and Montfort Drive  
**COUNCIL DISTRICT:** 13  
**SIZE OF REQUEST:** Approx. 8.6 acres                      **CENSUS TRACT:** 48113009604

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**REPRESENTATIVE:** Tommy Mann, Winstead PC  
**OWNERS:** 5580 LBJ LLC  
**APPLICANT:** LBJ Financial Owner, LLC  
**REQUEST:** An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned a GO(A) General Office District.  
**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to setbacks, density, floor area ratio, height, design standards, and mixed income housing to allow multifamily.

**CPC RECOMMENDATION:** (1) **Approval**, subject to a development plan conditions; [*and (2) **approval** of the termination of deed restrictions as amended [Z72-269] as volunteered by the applicant*]\*.

**STAFF RECOMMENDATION:** (1) **Approval**, subject to a development plan and conditions; [*and (2) **approval** of the termination of deed restrictions as amended [Z72-269] as volunteered by the applicant*]\*.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned a GO(A) General Office District.
- The request site is approximately 8.6 acres in size.
- Site is currently developed with three office buildings and a four-story parking garage.
- The proposed development will involve a retrofit of the existing ten-story building as multifamily and the demolition and replacement of the existing six-story buildings with new multifamily buildings.
- To build to the desired development plan, the applicant requests additional dwelling unit density. To accomplish this, they are requesting a new Planned Development District (PD) with a mixed income housing development bonus (MIHDB) tied to an increase in dwelling unit density.
- The applicant also proposes modified development standards primarily related to setbacks, height, floor area ratio, parking, and design standards.
- The public realm will be enhanced by design standards that ensure safe and activated sidewalks and improve the pedestrian experience for both residents and other users.
- During the CPC hearing, a discussion was had regarding moving the driveway along LBJ Freeway to the west with access to the garage. Applicant provided an updated development plan which was reviewed by Engineering, which did not object to the modification. As such, the development plan reflects discussion during CPC.
- \* At the time of the CPC hearing, the application included voluntary termination of deed restrictions. After the hearing, the city attorney's office determined that the deed restrictions as amended expired on November 14, 1992. As such, the recommendation for approval of termination of deed restrictions as amended [Z72-269] is moot and no longer necessary.

**Zoning History:**

**1. Z190-106:** On February 12, 2020, City Council approved an application for a Specific Use Permit for a commercial amusement (inside) use on property zoned Subdistrict 3 (Tract 2), Midtown Green Walkable Urban Mixed Use District (WMU-20) within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District on the southwest corner of Montfort Drive and James Temple Drive.

**2. Z201-293:** On January 12, 2022, City Council approved an application for the termination of deed restrictions [Z789-149] on property zoned an MU-3 Mixed Use District on the southeast corner of Lyndon B. Johnson Freeway and Dallas North Tollway.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
LBJ Freeway	Highway	-
Noel Road	Local Street	-
Montfort Drive	Community Collector	60 feet

**Traffic:**

The Engineering Division of Development Services reviewed a Traffic Impact Study dated March 22, 2024 for the proposed ACRAM Development located along the southern side of Lyndon B Johnson Freeway between Noel Road and Montfort Drive. The report documents an evaluation of the subject site, existing infrastructure, and impact of proposed development. The assessment indicates that the proposed development can be successfully incorporated into the surrounding local roadway network.

However, the analysis does not provide a technical justification for the proposed north driveway located on the service road. The driveway cuts through an existing right turn lane and is located approximately 300 feet from the intersection. While the curb cut is an existing condition, the development is proposing to create a prominent access in and out of the parking garage.

The proposed operations will significantly impact the operations of the service road by adding more than 100 vehicles per hour in and out of the driveway. The proposed condition does not comply with City or the Texas Department of Transportation driveway spacing standards. The proposed condition also requires a deviation that City of Dallas Engineering staff will not support, given the likelihood of traffic cutting through five lanes of traffic to access the U-turn lanes at Montfort.

Staff recommends revising the proposed development plan to either remove access to the garage, or to remove the driveway entirely. If the proposed condition cannot be approved at permitting, the applicant may need to return to zoning to amend the development plan.

**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 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

**Policy 1.1.7** Ensure appropriately located capacity to achieve growth targets.

**GOAL 1.2** PROMOTE DESIRED DEVELOPMENT

**Policy 1.2.1** Use Vision Building Blocks as a general guide for desired development patterns.

**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 5.1** PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

**Policy 5.1.3** Encourage complementary building height, scale, design, and character.

**Neighborhood Plus Plan**

**Goal 4** Attract and Retain the Middle Class

**Policy 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

**Goal 6 Enhance Rental Housing Options**

**Policy 6.1** Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

**Policy 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	GO(A) General Office	Office building (vacant)
<b>North</b>	Planned Development District No. 887	Office
<b>South</b>	MF-1(A) Multifamily District	Multifamily
<b>East</b>	MU-2 Mixed Use with deed restrictions [Z767-120], MC-1 Mixed Commercial with deed restrictions [Z74-144]	Retail
<b>West</b>	MU-3 Mixed Use with deed restrictions [Z201-293]	Office, Hotel

**Land Use Compatibility:**

The request site is currently developed with three office buildings. The applicant is requesting a Planned Development District. Applicant’s proposed conditions would deviate from base zoning to allow smaller front and side setbacks. Applicant’s proposed conditions include standards that would be triggered upon meeting the provisions of the Mixed Income Housing Development Bonus (MIHDB).

The immediate surroundings of the site are a mix of office, retail, and residential uses. The corridor around LBJ Freeway is substantially developed with high-rise buildings as well as one- and two-story buildings. Immediately south of the subject site is a multifamily development with a two-story apartment complex.

Staff supports the requested Planned Development District as the area is suitable for more intensive multifamily development. The city’s comprehensive plan identifies the area as an urban mixed-use Vision Building Block. The base MU-2 Mixed Use zoning district would allow for existing entitlements to office uses and heights while also allowing for multifamily development.

**Development Standards**

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<b><u>Existing GO(A)</u></b>	15' Add'l 20' for portion of structure > 45' in height	20' where adjacent to residential, no min. in all other cases  Tower spacing: add'l 1' setback for each 2' in height above 45', up to total setback of 30'	No min. lot size No max. dwelling unit density	4.0	270' (existing deed restrictions limited to 182')	80% max.
<b><u>Base MU-2</u></b>	15' Add'l 20' for portion of structure > 45' in height	20' where adjacent to residential, no min. in all other cases  Tower spacing: add'l 1' setback for each 2' in height above 45', up to total setback of 30'	No min. lot size. For 50 du/ac with no MUP; 75 with mix of 2 categories; 100 with mix of 3 or more	For residential and office, ranges from 1.6 to 1.9.	135' base, 180' MUP with retail	80% max.
<b><u>Proposed New PD</u></b>	LBJ: 20' Noel/Montfort: 10'  No urban form setback required	10'  No tower spacing for existing parking structure	No min. lot size 50 du/ac base, 85 du/ac with MIHDB.	4.0	182'	80% max.

### Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

**LEGEND**

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200
L	Use permitted by right as a Limited Use (51A-4.218)
RC	Use permitted as Restricted Component in GO(A) district

Use	Existing	Proposed
	GO(A)	MU-2
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service	L	•
Commercial cleaning or laundry plant		
Custom business services		•
Custom woodworking, furniture construction, or repair		
Electronics service center	L	•
Job or lithographic printing		
Labor hall	S	S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	•	•
Technical school		
Tool or equipment rental		•
Vehicle or engine repair or maintenance		
<b>INDUSTRIAL USES</b>		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S

	Existing	Proposed
Use	GO(A)	MU-2
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility	L	•
Cemetery or mausoleum	S	S
Child-care facility	L	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	•	•
Foster home		•
Halfway house		S
Hospital	R	S
Library, art gallery, or museum	•	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
<b>LODGING USES</b>		
Hotel or motel	★	★
Extended stay hotel or motel	S	S
Lodging or boarding house		
Overnight general purpose shelter	★	★
<b>MISCELLANEOUS USES</b>		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material	★	★
Temporary construction or sales office	•	•

	Existing	Proposed
Use	GO(A)	MU-2
<b>OFFICE USES</b>		
Alternative financial establishment	S	S
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
<b>RECREATION USES</b>		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
College dormitory, fraternity, or sorority house	•	•
Duplex	RC	•
Group residential facility		★
Handicapped group dwelling unit	★	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily	RC	•
Residential hotel		★
Retirement housing		•
Single family	RC	
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Ambulance service		
Animal shelter or clinic without outside runs		•
Animal shelter or clinic with outside runs		
Auto service center		R
Alcoholic beverage establishment	S*	S
Business school	•*	•
Car wash		R
Commercial amusement (inside)		•/S
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
Convenience store with drive-through		S
Drive-in theater		
Dry cleaning or laundry store	•*	•
Furniture store		•
General merchandise or food store 3,500 square feet or less	•*	•

	Existing	Proposed
Use	GO(A)	MU-2
General merchandise or food store greater than 3,500 square feet		•
General merchandise or food store 100,000 square feet or more		S
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		•
Liquefied natural gas fueling station		
Liquor store		•
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station	L	•
Nursery, garden shop, or plant sales	•*	•
Outside sales		
Paraphernalia shop		S
Pawn shop		
Personal service use	•*	•
Restaurant without drive-in or drive-through service	R*	R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		•
Theater		•
Truck stop		
Vehicle display, sales, and service		
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop	S	
Private street or alley		
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	★	★
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station	•	•

	Existing	Proposed
Use	GO(A)	MU-2
Electrical generating plant		
Electrical substation	•	•
Local utilities	★	★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	R	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		S
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

\*Retail and personal service uses in the GO(A) district must be contained entirely within a building and may not have a floor area that, in combination with the floor areas of other retail and personal services uses in the building, exceeds 10 percent of the total floor area of the building.

### **Design Standards**

The proposed PD includes design standards that generally follow the provisions of 4.1107, with the following changes:

- A minimum of 65,000 square feet of open space [defined in PD conditions] is required; this would be considered an enhancement over base code, with 17% of the site dedicated to open space rather than the standard 10%.
- No active use or exterior façade similar in materials, architecture, and appearance to the façade of the main structure is required for existing parking structure.
- Street-level residential uses fronting along LBJ Expressway are not required to have individual entries that access the street with an improved path connecting to the sidewalk
- Sidewalks must be located in an area parallel to and between two feet and twenty-five feet of the back of the projected street curb

### **Mixed Income Housing**

The applicant proposes to tie the increase in dwelling unit density and reduction in setbacks to the provision of mixed income housing. The applicant's request is to increase the dwelling unit density from 50 dwelling units per acre to 85 dwelling units per acre, contingent on the applicant providing five percent of units available to households at 81 percent to 100 percent of Area Median Family Income (AMFI).

In a Type 2 bonus, the bonus provided, and the base are specifically set by the PD ordinance. Despite this, it is advisable for these bonuses and bases to mirror the base code as best as possible. Staff considers an MU-2 Mixed Use District as an appropriate base for this development. The additional deviations not tied to the MIHDB are to retain conformity for the existing site conditions, as the MU-2 Mixed Use District would otherwise not allow the existing 10-story building.

### **Landscaping:**

Landscaping will be provided per Article X regulations.

### **Parking:**

The proposed conditions would require parking in accordance with the provisions of the Dallas Development Code. For a multifamily development that meets the MIHDB provisions, parking shall be required in accordance with Sec. 51A-4.1107(c).

**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.

**List of Officers**

**LBJ Financial Owner, LLC**

David Taylor, Managing Member  
J. Matthew Cassin, Managing Member  
Isaac Zion, Managing Member

**5580 LBJ, LLC**

David Bolour, Managing Member

**CPC Action**  
**April 4, 2024**

**Motion:** It was moved to recommend 1) **approval** of a Planned Development District for MU-2 Mixed Use District uses, subject to a revised development plan and conditions; and 2) **approval** of the termination of deed restrictions as amended [Z72-269] as volunteered by the applicant on property zoned a GO(A) General Office District, on the south line of LBJ Freeway, between Noel Road and Montfort Drive.

Maker: Hall  
Second: Herbert  
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth, Shidid,  
Carpenter, Blair, Sleeper, Housewright, Haqq,  
Hall, Kingston, Rubin

Against: 0  
Absent: 1 - Wheeler-Reagan  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 219  
**Replies:** For: 1 Against: 0

**Speakers:** For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201  
Kevin Hickman, 9474 Gatetrail Dr., Dallas, TX, 75238  
Against: None

**CPC RECOMMENDED CONDITIONS**

**ARTICLE \_\_**

**PD \_\_**

**SEC. 51P-\_\_.101. LEGISLATIVE HISTORY.**

PD \_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 20\_\_.

**SEC. 51P-\_\_.102. PROPERTY LOCATION AND SIZE.**

PD \_\_ is established on property located on the south side of LBJ Expressway between Montfort Drive and Noel Road. The size of PD \_\_ is approximately 8.60 acres.

**SEC. 51P-\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. If there is a conflict between this article and Chapter 51A, this article controls.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51A.
- (c) This subdistrict is considered to be a nonresidential zoning district.

**SEC. 51P-\_\_.104 EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_A: development plan.

**SEC. 51P-\_\_.105 DEVELOPMENT PLAN.**

- (a) For a project containing more than 250 dwelling units, development and use of the Property must comply with the development plan (Exhibit \_\_A). If there is a conflict between the text of this article and the development plan, the text of this article controls.
- (b) For all other uses, no development plan is required.

**SEC. 51P-\_\_\_.106 MAIN USES PERMITTED.**

(a) In general. The only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by Specific Use Permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district, etc.

**SEC. 51P-\_\_\_107. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

**SEC. 51P-\_\_\_108. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply in this district.

(b) Floor area ratio: Maximum floor area ratio is 4.0.

(c) Maximum height: Unless further restricted under 51A-4.125(e)(4)(E)(i), maximum structure height is 182 feet.

(d) Front yard.

(1) For frontage on LBJ Expressway, minimum front yard setback is 20 feet.

(2) For frontage on Noel Road and Montfort Drive, minimum front yard setback is 10 feet.

(A) No urban form setback is required.

(e) Side and rear yard.

(1) Minimum side and rear yard is 10 feet.

(A) No tower spacing or additional setback is required for a parking structure that existed on (date of adoption of this article).

(d) Dwelling unit density.

(1) Maximum dwelling unit density. Except as provided in this subsection, maximum dwelling unit density is 50 dwelling units per acre.

(2) Maximum dwelling unit density bonus. If compliant with section P-\_\_\_114, maximum dwelling unit density is 90 dwelling units per acre.

**SEC. 51P-\_\_\_109. OFF-STREET PARKING AND LOADING.**

(a) In general. Consult 51A Sec. 4.300 for the specific off-street parking and loading requirements for each use.

(b) Multifamily: if a development meets the provisions in Section P-\_\_\_,114, minimum parking shall be required in accordance with Section 51A-4.1107(c).

**SEC. 51P-\_\_\_,110. SUSTAINABLE DESIGN FEATURES FOR A PROJECT CONTAINING MIXED INCOME HOUSING**

(a) Drip irrigation shall be utilized for maintenance of plantings, and plant species that are native or adapted to north central Texas with reduced, low, or very low water consumption characteristics shall be used.

(b) Recycling containers shall be available for residents and on-site workers.

(c) Water efficient plumbing fixtures shall be utilized.

(d) Pedestrian lighting must be provided at regular intervals along all building facades facing a public street.

(e) Bicycle Parking. Bicycle parking must be located along street frontages.

**SEC. 51P-\_\_\_,111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_,112. LANDSCAPING.**

See Article X.

**SEC. 51P-\_\_\_113. SIGNS.**

(a) Signs must comply with the provisions for business zoning districts in Article VII.

**SEC. 51P-\_\_114. DEVELOPMENT BONUSES FOR MIXED-INCOME HOUSING FOR A SPECIAL PROJECT.**

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section 51P-\_\_\_\_.108.

(b) Reserved units. A minimum of 5 percent of the residential units must be made available at an affordable rate with an income band of 81 percent to 100 percent of adjusted median family income.

(c) Except as provided below, compliance with Section 51A-4.1107 is required.

(1) A minimum of 65,000 square feet of open space is required.

(2) No active use or exterior façade similar in materials, architecture, and appearance to the façade of the main structure is required for a parking structure that existed on (date of adoption of this article).

(3) Street-level residential uses fronting along LBJ Expressway are not required to have individual entries that access the street with an improved path connecting to the sidewalk

(4) Sidewalks fronting along LBJ Expressway must be located in an area parallel to and between five feet and twenty-five feet of the back of the projected street curb.

(5) All other sidewalks must be located in an area parallel to and between two feet and twenty-five feet of the back of the projected street curb.

**SEC. 51P-\_\_115. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P-\_\_116. COMPLIANCE WITH CONDITIONS.**

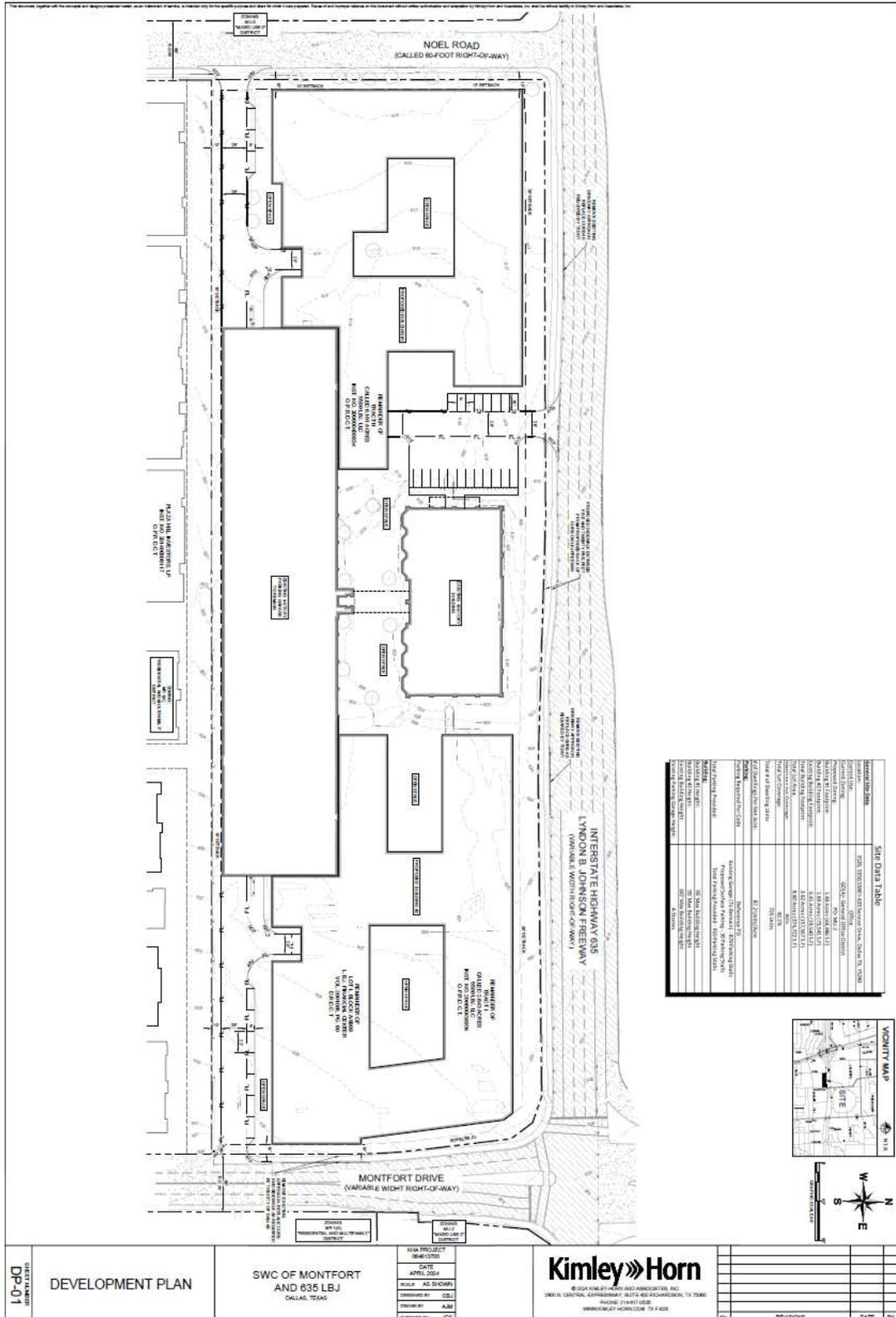
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

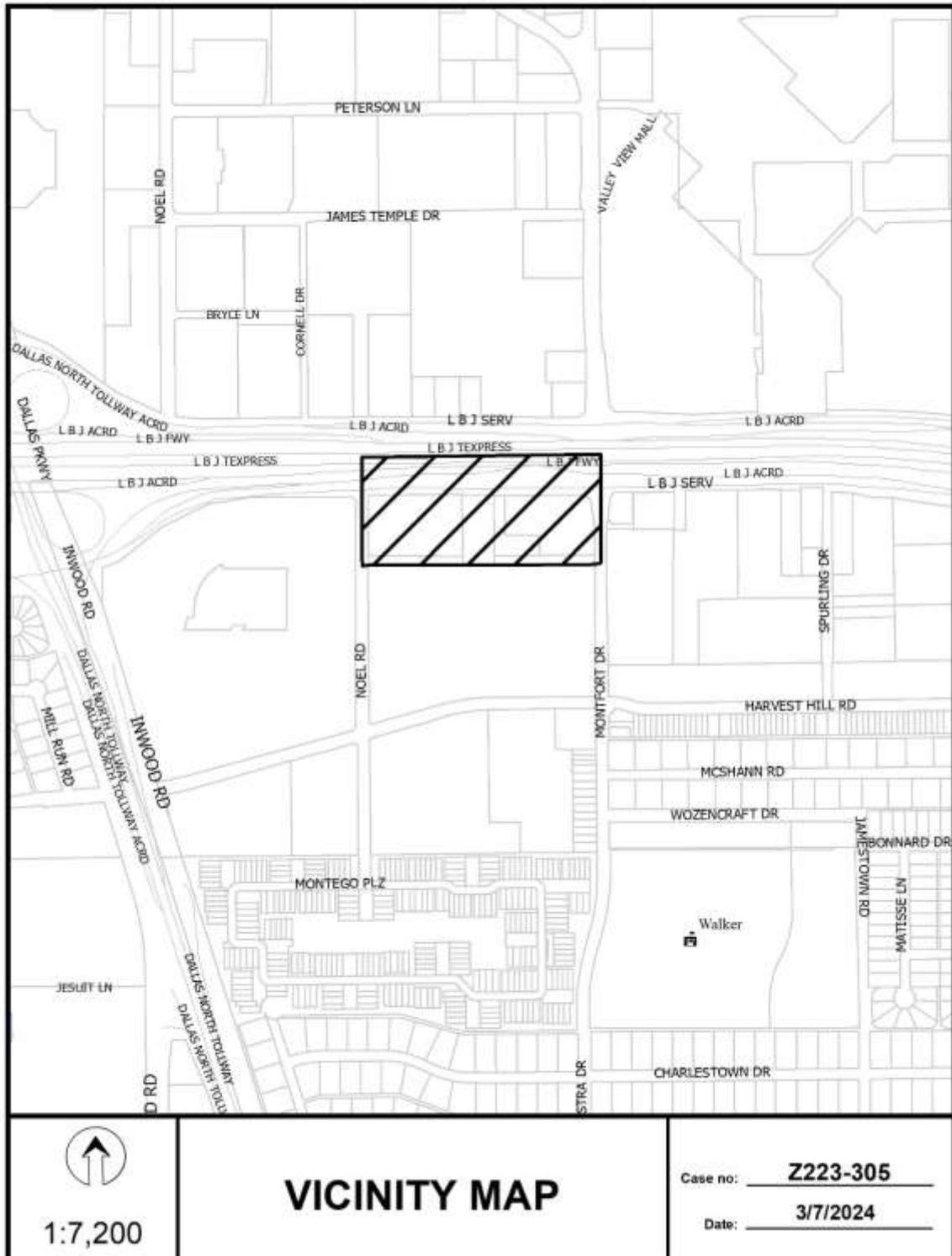
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been

Z223-305(MB)

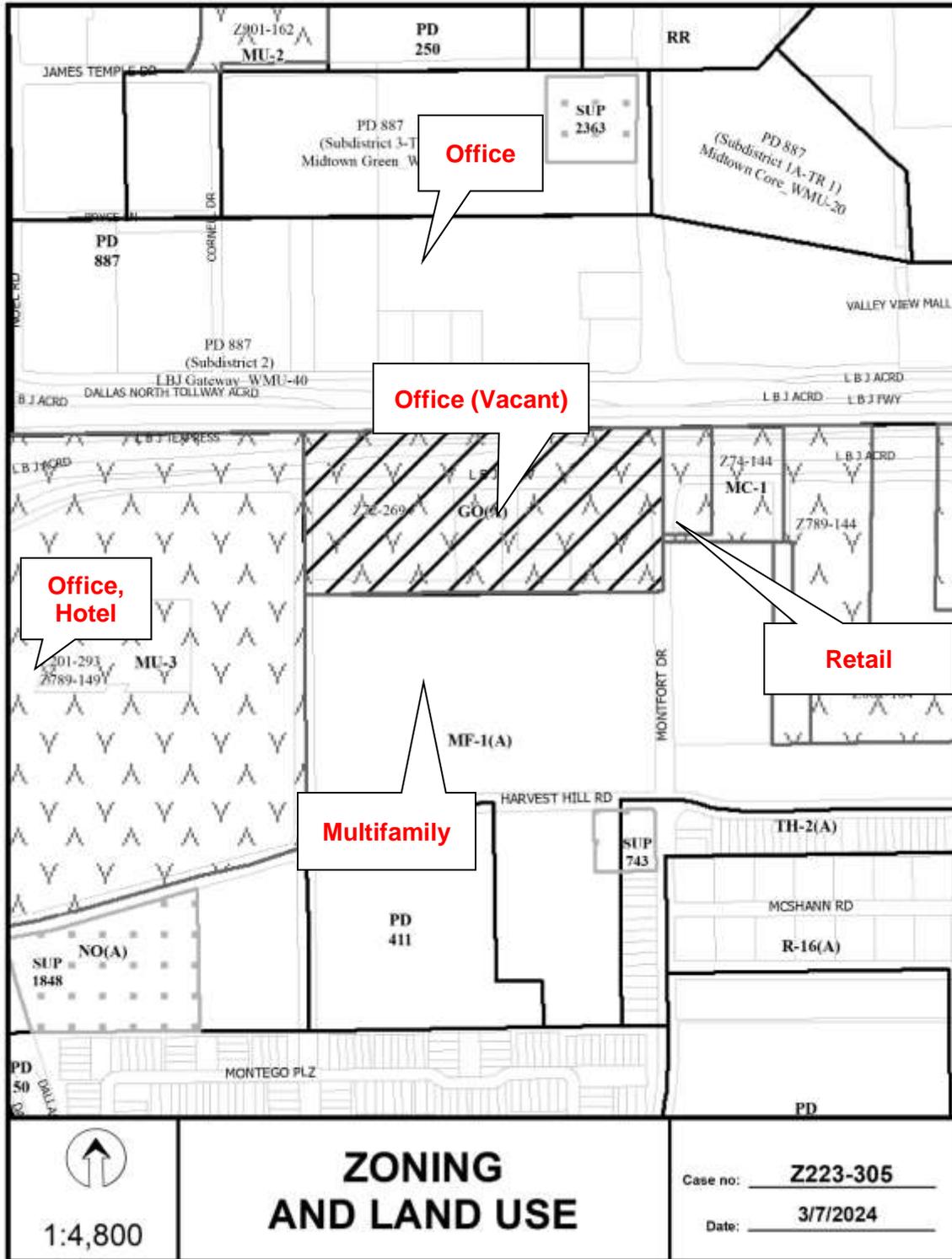
full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

**CPC RECOMMENDED DEVELOPMENT PLAN (REVISED PER DISCUSSION)**

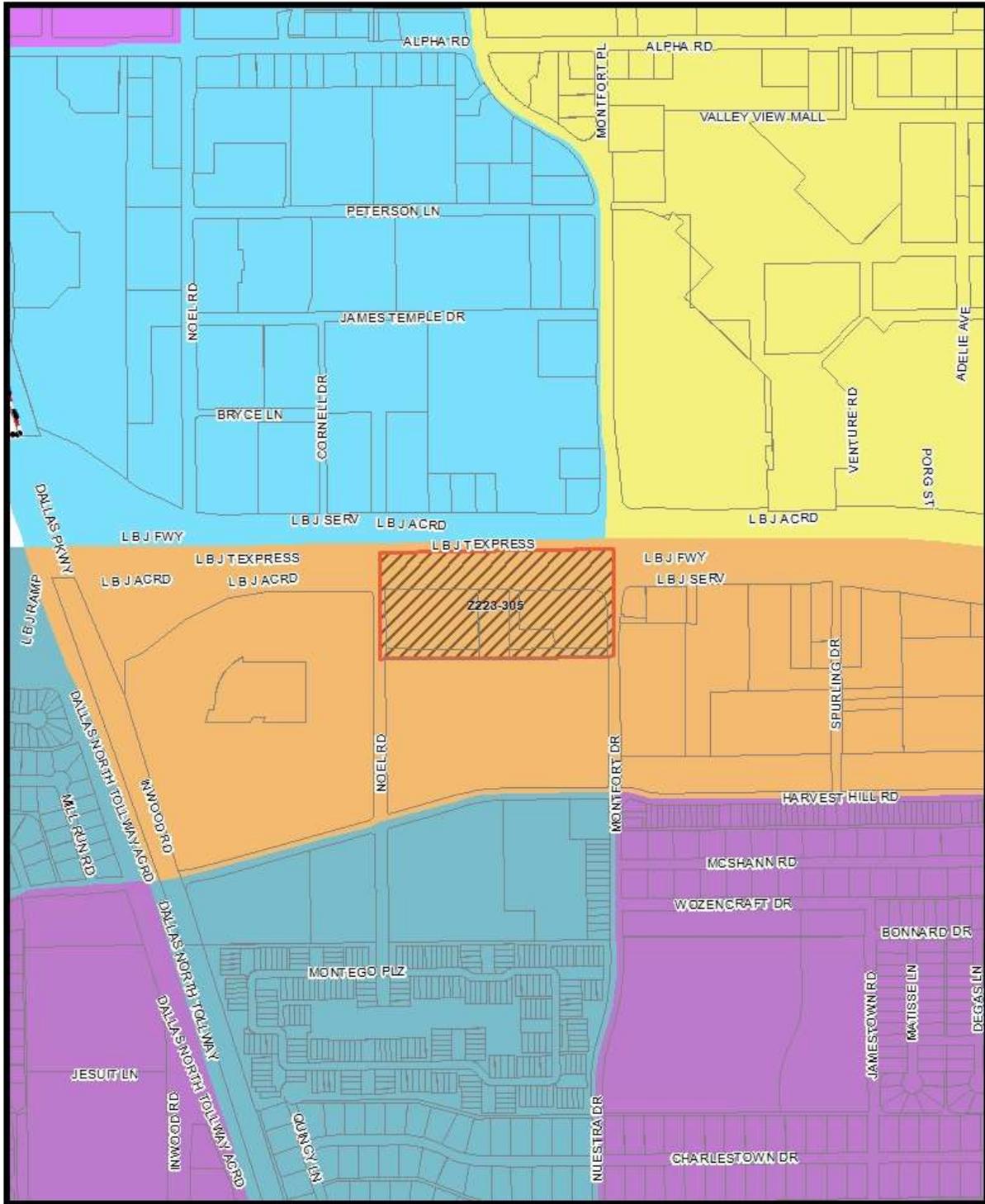










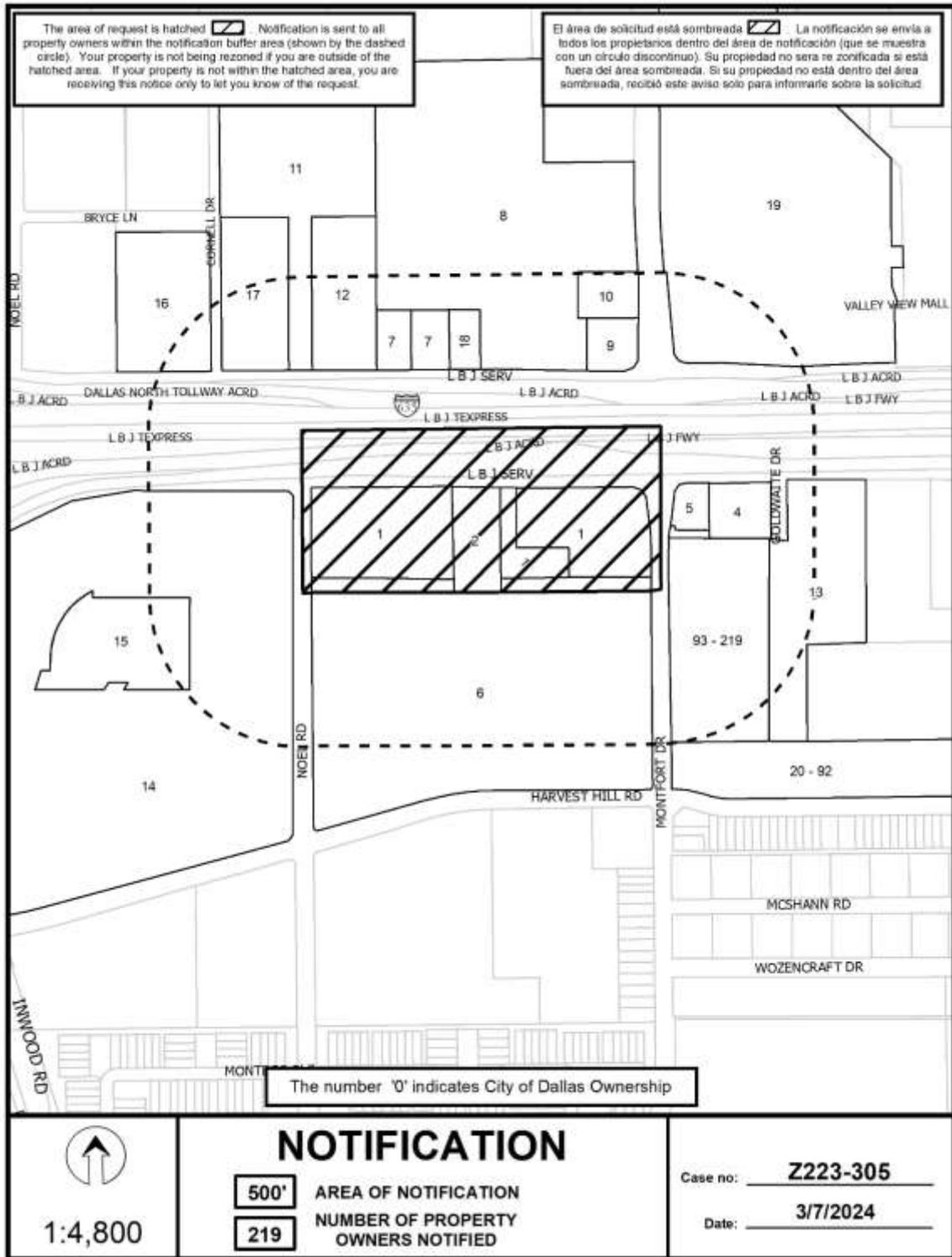


Market Value Analysis A B C D E F G H I NA

1:7,200

# Market Value Analysis

Printed Date: 3/7/2024



04/03/2024

***Reply List of Property Owners******Z223-305******219 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<b><i>Reply</i></b>	<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	5644 LBJ FWY	ACCESSBANK TEXAS
	5	5620 LBJ FWY	MONTFORT SQUARE REALTY LLC
	6	5575 HARVEST HILL RD	PLAZA HILL INVESTORS LP
	7	5539 LBJ FWY	NAYEB FAMILY LP
	8	13131 MONTFORT DR	DAYTON HUDSON CORP
	9	5631 LBJ FWY	SRG COMMERCIAL LLC
	10	13105 MONTFORT DR	MCDONALDS USA LLC
	11	5501 LBJ FWY	Dallas ISD
	12	5525 LBJ FWY	MANARA HOLDINGS LLC
O	13	5710 LBJ FWY	MB MIDTOWN LLC
	14	5400 LBJ FWY	TEACHERS INSURANCE AND
	15	5410 LBJ FWY	TREA DALLAS LINCOLN CENTER LLC
	16	13001 CORNELL DR	DALLAS MIDTOWN VENTURE LLC
	17	5429 LBJ FWY	TR LBJ CAMPUS PARTNERS LP
	18	5549 LBJ FWY	MONTFORT LBJ LTD
	19	13138 MONTFORT DR	DALLAS MONTFORT POROPROPERTY LLC
	20	5601 HARVEST HILL RD	PETERSON MARGARET
	21	5601 HARVEST HILL RD	WALKER RENEE &
	22	5601 HARVEST HILL RD	ON INVESTMENTS LLC
	23	5601 HARVEST HILL RD	JAVAID NADIA
	24	5603 HARVEST HILL RD	GONZALEZ ALFONSO V &
	25	5603 HARVEST HILL RD	GARCIA JOSE A & ROXANA Y
	26	5603 HARVEST HILL RD	DLB LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5603 HARVEST HILL RD	ALFIA DEAN ZION
	28	5605 HARVEST HILL RD	LY HUONG K THI
	29	5605 HARVEST HILL RD	KASSAMALI GULBANU
	30	5607 HARVEST HILL RD	ESPINOSA LINO R
	31	5611 HARVEST HILL RD	NWOSU LINUS A & DOROTHY A
	32	5611 HARVEST HILL RD	COHEN COTA NIZVATE
	33	5605 HARVEST HILL RD	BOGNEY DONOVAN &
	34	5605 HARVEST HILL RD	MASHETTIWAR KAUSHIK
	35	5607 HARVEST HILL RD	MUHVIC BRANKO & KADIRA
	36	5607 HARVEST HILL RD	FLORES CARLOS
	37	5609 HARVEST HILL RD	SILVERI DONNABELLE FERNANDEZ
	38	5609 HARVEST HILL RD	HERNANDEZ ARNULFO &
	39	5611 HARVEST HILL RD	MCD INVESTMENT INC
	40	5611 HARVEST HILL RD	HERNANDEZ ALMA A
	41	5615 HARVEST HILL RD	LEMUS GEORGE
	42	5615 HARVEST HILL RD	IBARRA ROGELIO
	43	5617 HARVEST HILL RD	VANIAN MARY TRUSTEE
	44	5617 HARVEST HILL RD	MORENO MARIA ELIZABETH &
	45	5615 HARVEST HILL RD	JIANG BAOGUI
	46	5615 HARVEST HILL RD	ELFENBEIN ESTER
	47	5621 HARVEST HILL RD	SLB DEVELOPMENT LLC
	48	5621 HARVEST HILL RD	LEVY ALYSON
	49	5621 HARVEST HILL RD	LOPEZ GERARDO
	50	5625 HARVEST HILL RD	GARCIA MARIA INGRIS BRISELDA
	51	5625 HARVEST HILL RD	GONZALEZ MARIA AMPARO
	52	5623 HARVEST HILL RD	MOST JOHELEN STERN &
	53	5623 HARVEST HILL RD	JONES BARBARA ANN
	54	5703 HARVEST HILL RD	IBARRA RAQUEL
	55	5703 HARVEST HILL RD	ON INVESTMENTS LLC
	56	5701 HARVEST HILL RD	WHEELER STEPHEN PIERCE
	57	5701 HARVEST HILL RD	CHU WILLIAM

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	5625 HARVEST HILL RD	KIDAKAM KEVIN
	59	5625 HARVEST HILL RD	ORELLANA SOFIA
	60	5623 HARVEST HILL RD	PRESTON HAVEN VENTURES
	61	5623 HARVEST HILL RD	PROPERTY MGMT INTEGRATION INC
	62	5703 HARVEST HILL RD	ALFIA ADAM
	63	5701 HARVEST HILL RD	ALFIA DOR
	64	5701 HARVEST HILL RD	STOKES VERNON JR
	65	5705 HARVEST HILL RD	CHAVEZ ROSA LINDA
	66	5705 HARVEST HILL RD	GARCIA ANSELMA
	67	5709 HARVEST HILL RD	OLTROGGE EUGENE M &
	68	5717 HARVEST HILL RD	WIREMAN CYNTHIA ANN
	69	5717 HARVEST HILL RD	DATA AREA TORAH ASSN
	70	5719 HARVEST HILL RD	DALLAS AREA TORAH ASSOCIATION
	71	5719 HARVEST HILL RD	ASHBY CATHERINE
	72	5721 HARVEST HILL RD	1397 EAST 7TH STREET TRUST
	73	5723 HARVEST HILL RD	ZALTA CAROLYN & MICHAEL
	74	5723 HARVEST HILL RD	PALLASA MYPHEN
	75	5717 HARVEST HILL RD	BENCHOFF ERIC J &
	76	5717 HARVEST HILL RD	TESFAMICHAEL MEHARI SEMERE
	77	5719 HARVEST HILL RD	LOPO VERED
	78	5721 HARVEST HILL RD	CASTANEDA LUCAS
	79	5723 HARVEST HILL RD	ALFIA DAVID
	80	5725 HARVEST HILL RD	IBARRA GABRIELA V
	81	5725 HARVEST HILL RD	TAJVIDI MANSOUR YEKRANGI
	82	5727 HARVEST HILL RD	LAM PHUONG TU
	83	5727 HARVEST HILL RD	GONZALEZ LEOBARDO &
	84	5725 HARVEST HILL RD	BERGER DENNIS L & RIVKA R &
	85	5727 HARVEST HILL RD	PAMMIT BIENVENIDO S &
	86	5727 HARVEST HILL RD	DIAZ ROLANDO & SILVIA G
	87	5731 HARVEST HILL RD	VANIAN HEATHER A
	88	5731 HARVEST HILL RD	KEYES DANIEL & EMMA
	89	5731 HARVEST HILL RD	BARIKE SHIMON

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	90	5731 HARVEST HILL RD	GONZALEZ ROGELIA
	91	5735 HARVEST HILL RD	ESPINOZA ROBERTO S
	92	5735 HARVEST HILL RD	LORENZOTTI FRANCO & MARIA
	93	12888 MONTFORT DR	BROWN BETTY JO
	94	12888 MONTFORT DR	GONZALEZ MIGUEL A
	95	12888 MONTFORT DR	AC KING INVESTMENTS LLC
	96	12888 MONTFORT DR	CRUZ ANTONIO A
	97	12888 MONTFORT DR	SANCHEZ JUAN CARLOS
	98	12888 MONTFORT DR	FAROOQ MUHAMMED
	99	12888 MONTFORT DR	ORSHIR LLC
	100	12888 MONTFORT DR	MEHANI AVIRAM
	101	12888 MONTFORT DR	SLATER PAMELA R
	102	12888 MONTFORT DR	LARUMBE GUSTAVO
	103	12888 MONTFORT DR	JORDAN GEORGE & YVONNE
	104	12888 MONTFORT DR	TORRES VICTOR
	105	12888 MONTFORT DR	TEBONG ALEXANDER W
	106	12888 MONTFORT DR	CABEZA MAURICIO
	107	12888 MONTFORT DR	REYES JUANA
	108	12888 MONTFORT DR	HSUEH JENNY
	109	12888 MONTFORT DR	AK GROUP MANAGEMENT LLC
	110	12888 MONTFORT DR	INTERIANO LEYLA SARAI VARGAS &
	111	12888 MONTFORT DR	CARRANZA JUANA E
	112	12888 MONTFORT DR	HSUEH JULIE YU CHU
	113	12888 MONTFORT DR	HSUEH JULIE YU
	114	12888 MONTFORT DR	WARD ELMER D &
	115	12888 MONTFORT DR	DELACRUZ MARC A
	116	12888 MONTFORT DR	CORAGLIO ROMINA YURIKO
	117	12888 MONTFORT DR	RODRIGUEZ SAMMY
	118	12888 MONTFORT DR	RODRIGUEZ GRACIELA & BRENDA
	119	12888 MONTFORT DR	BRACHA INC
	120	12888 MONTFORT DR	HISKIYAHU HILA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	121	12888 MONTFORT DR	SHERENIAN MANAS
	122	12888 MONTFORT DR	MCLEOD TRACE &
	123	12888 MONTFORT DR	TORRES VICTOR H
	124	12888 MONTFORT DR	HARRISON ALLEN J
	125	12888 MONTFORT DR	GONZALEZ JOSE
	126	12888 MONTFORT DR	SUSTAITA JUAN
	127	12888 MONTFORT DR	PORTILO JOSEFINA
	128	12888 MONTFORT DR	GONZALEZ GLADYS
	129	12888 MONTFORT DR	VAZQUEZ MARIA DE LA PAZ
	130	12888 MONTFORT DR	SHERENIAN MANAS
	131	12888 MONTFORT DR	DE GUIA THERESA
	132	12888 MONTFORT DR	FAROOQ MUHAMMAD
	133	12888 MONTFORT DR	WEISFELD RONALD A
	134	12888 MONTFORT DR	MORTAZAVI SAMMY &
	135	12888 MONTFORT DR	CADRA SEAD & NERMINA
	136	12888 MONTFORT DR	RUSSELL JESSICA C
	137	12888 MONTFORT DR	BLUE DAVID B
	138	12888 MONTFORT DR	AVALOS JOSE LUIS ORTIZ &
	139	12888 MONTFORT DR	RONI HENDERSON LLC
	140	12888 MONTFORT DR	NGUYEN LOAN & MIKE
	141	12888 MONTFORT DR	SCHENK ANTHONY
	142	12888 MONTFORT DR	ULATE OSCAR
	143	12888 MONTFORT DR	ZETINA CONCEPCION ESCOFFIE &
	144	12888 MONTFORT DR	JORDAN GEORGE E
	145	12888 MONTFORT DR	FLOAT FOUR LLC
	146	12888 MONTFORT DR	SMITH MITZIE
	147	12888 MONTFORT DR	RITTER WILLIAM
	148	12888 MONTFORT DR	CONTRERAS ANTONIO &
	149	12888 MONTFORT DR	A E H MGMT LLC
	150	12888 MONTFORT DR	NU PROPERTIES LLC
	151	12888 MONTFORT DR	KONG PUI

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	152	12888 MONTFORT DR	GUEVARA JOSEFINA
	153	12888 MONTFORT DR	RODRIGUEZ JUAN AND LUZ E
	154	12888 MONTFORT DR	WANG WEI MIN
	155	12888 MONTFORT DR	OSTERREICHER ARIEL
	156	12888 MONTFORT DR	SUN LEECHU & HELEN CHOW
	157	12888 MONTFORT DR	NGUYEN HAI
	158	12888 MONTFORT DR	LAM PHUONG TU
	159	12888 MONTFORT DR	SHEFFIELD ALICE M
	160	12888 MONTFORT DR	STROMAIN DANIELLE
	161	12888 MONTFORT DR	QUINONES MARCO A & MARY A
	162	12888 MONTFORT DR	SHEINBERGER AKIVA
	163	12888 MONTFORT DR	RODRIGUEZ JUAN
	164	12888 MONTFORT DR	WANG WEIMING
	165	12888 MONTFORT DR	STEARNS PARKS H
	166	12888 MONTFORT DR	LI KWOK SHUN &
	167	12888 MONTFORT DR	BOLIVER DOUGLAS B
	168	12888 MONTFORT DR	OPREA FLORICA ANA ESTATE OF
	169	12888 MONTFORT DR	ORLEANS KIMBERLY A
	170	12888 MONTFORT DR	ANGUIANO JUANA IRIS
	171	12888 MONTFORT DR	VAKNIN MOMI & SUSAN NAOMI
	172	12888 MONTFORT DR	CUBILLASGUEVARA MARIEDIL
	173	12888 MONTFORT DR	POMARA DAVID L
	174	12888 MONTFORT DR	RODRIGUEZ ANSELMO
	175	12888 MONTFORT DR	LOPEZ CHRISTIAN J
	176	12888 MONTFORT DR	RODRIGUEZ JUAN &
	177	12888 MONTFORT DR	GONZALEZ JOSE F &
	178	12888 MONTFORT DR	SANTOS ANGELA MARIA
	179	12888 MONTFORT DR	WANG WEIGANG
	180	12888 MONTFORT DR	KITEL VALENTINA &
	181	12888 MONTFORT DR	HAGHIGHAT MOE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	12888 MONTFORT DR	WANG WEI MIN
	183	12888 MONTFORT DR	GREENWELL LINDA SUE
	184	12888 MONTFORT DR	TAO XIAO XIAN
	185	12888 MONTFORT DR	PANIAGUA AMANDA V
	186	12888 MONTFORT DR	PORRAS NOAH J
	187	12888 MONTFORT DR	JAIMES BALTAZAR & ILDA
	188	12888 MONTFORT DR	GUZMAN RIGOBERTO TOLEDO
	189	12888 MONTFORT DR	WANG WEIGANG &
	190	12888 MONTFORT DR	CIAR PERCY
	191	12888 MONTFORT DR	ASHRAF SYED IMRAN
	192	12888 MONTFORT DR	ORTIZ DORA ELIA URIBE &
	193	12888 MONTFORT DR	CASTELLANO OSCAR
	194	12888 MONTFORT DR	MAUND WILLIAM H
	195	12888 MONTFORT DR	GONZALEZ HILDA
	196	12888 MONTFORT DR	TANG TONY
	197	12888 MONTFORT DR	GAPONENKO MARINA
	198	12888 MONTFORT DR	GAPONENKO TATYANA
	199	12888 MONTFORT DR	GEBBIA ANTHONY VITTORIO &
	200	12888 MONTFORT DR	SONG SHUJENG &
	201	12888 MONTFORT DR	NICODEMUS MARY JOHN & MOSES
	202	12888 MONTFORT DR	CARNAHAN CODY LEE
	203	12888 MONTFORT DR	AVALOS JOSE LUIS ORTIZ &
	204	12888 MONTFORT DR	FAZEL MALIHEH KAZAMZADEHA
	205	12888 MONTFORT DR	RAUSCH THOMAS R
	206	12888 MONTFORT DR	VOLCANO PROPERTIES LLC
	207	12888 MONTFORT DR	GEBRU SAMRAWIT M &
	208	12888 MONTFORT DR	SHEPARD HOLDINGS LLC
	209	12888 MONTFORT DR	RODRIGUEZ ANSELMO
	210	12888 MONTFORT DR	PANIAGUA ALFONSO &
	211	12888 MONTFORT DR	RALSTON DAVID W
	212	12888 MONTFORT DR	ESPINOZALOPEZ NATHANAEL &
	213	12888 MONTFORT DR	RODRIGUEZ JOSE RICARDO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	214	12888 MONTFORT DR	WELDAGORGIS MEBRAT Z
	215	12888 MONTFORT DR	RODRIGUEZ GRACIELA &
	216	12888 MONTFORT DR	ESPINOZA NATHANAEL L
	217	12888 MONTFORT DR	EDWARDS AARON L REVOCABLE
	218	12888 MONTFORT DR	ARREDONDO DELIA
	219	12888 MONTFORT DR	RODRIGUEZ JAIME ALONSO