

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

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:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|----------------------------|---------------------|------------------------------|
| 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:

| | Zoning | Land Use |
|--------------|----------------------------------------------------------------------------------------------------------|--------------------------|
| Site | GO(A) General Office | Office building (vacant) |
| North | Planned Development District No. 887 | Office |
| South | MF-1(A) Multifamily District | Multifamily |
| East | MU-2 Mixed Use with deed restrictions [Z767-120], MC-1 Mixed Commercial with deed restrictions [Z74-144] | Retail |
| West | 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> | | | | |
| <u>Existing GO(A)</u> | 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. |
| <u>Base MU-2</u> | 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. |
| <u>Proposed New PD</u> | 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 |
| AGRICULTURAL USES | | |
| Animal production | | |
| Commercial stable | | |
| Crop production | • | • |
| Private stable | | |
| COMMERCIAL AND BUSINESS SERVICE USES | | |
| 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 | | |
| INDUSTRIAL USES | | |
| 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 |
| INSTITUTIONAL AND COMMUNITY SERVICE USES | | |
| 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 |
| LODGING USES | | |
| Hotel or motel | ★ | ★ |
| Extended stay hotel or motel | S | S |
| Lodging or boarding house | | |
| Overnight general purpose shelter | ★ | ★ |
| MISCELLANEOUS USES | | |
| Carnival or circus (temporary) | | |
| Hazardous waste management facility | | |
| Placement of fill material | ★ | ★ |
| Temporary construction or sales office | • | • |

| | Existing | Proposed |
|----------------------------------------------------------------------|----------|----------|
| Use | GO(A) | MU-2 |
| OFFICE USES | | |
| 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 | • | • |
| RECREATION USES | | |
| Country club with private membership | • | • |
| Private recreation center, club, or area | • | • |
| Public park, playground, or golf course | • | • |
| RESIDENTIAL USES | | |
| 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 | |
| RETAIL AND PERSONAL SERVICE USES | | |
| 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 | | |
| TRANSPORTATION USES | | |
| 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 | ★ | ★ |
| UTILITY AND PUBLIC SERVICE USES | | |
| 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 | | |
| WHOLESALE, DISTRIBUTION, AND STORAGE USES | | |
| 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.

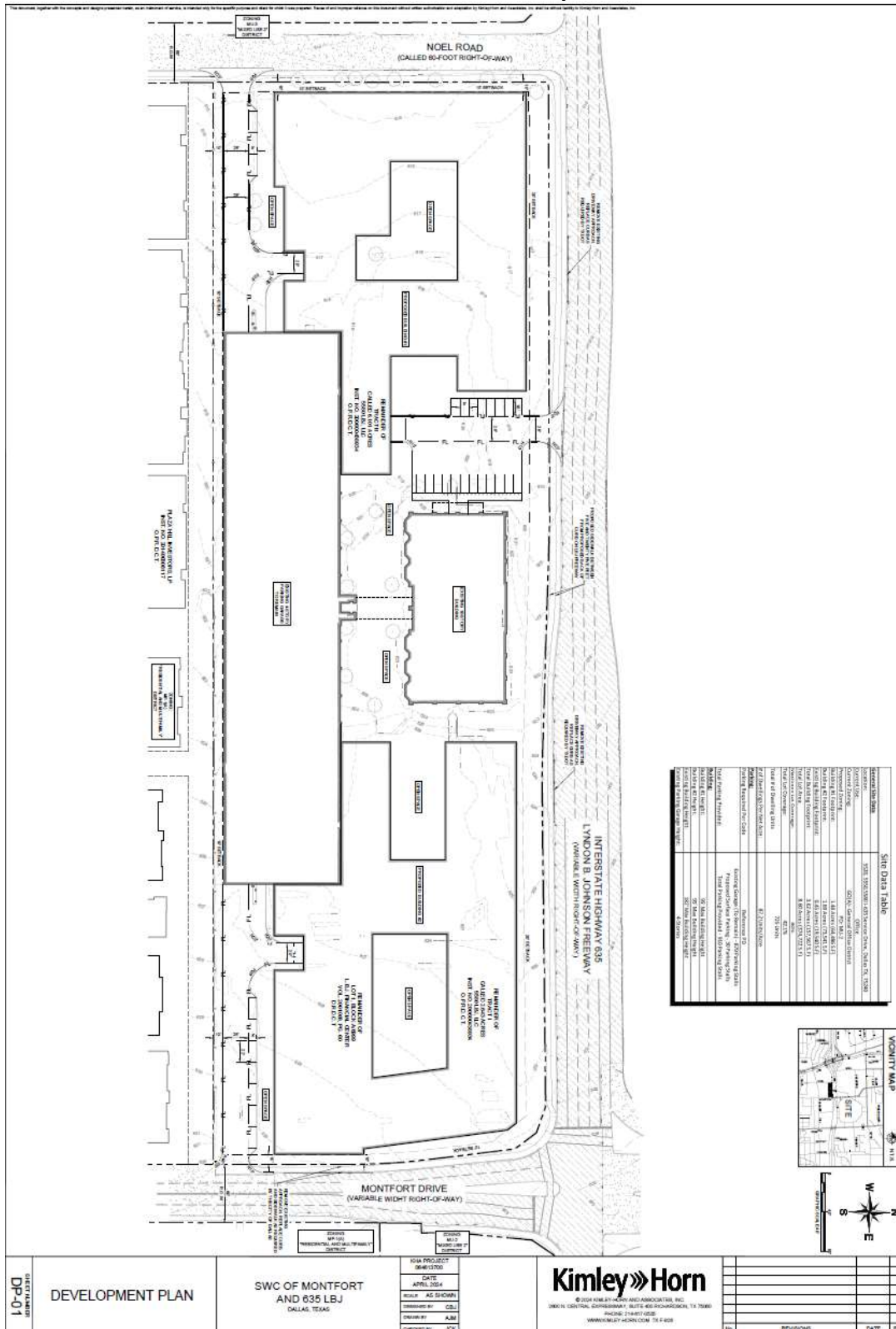
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

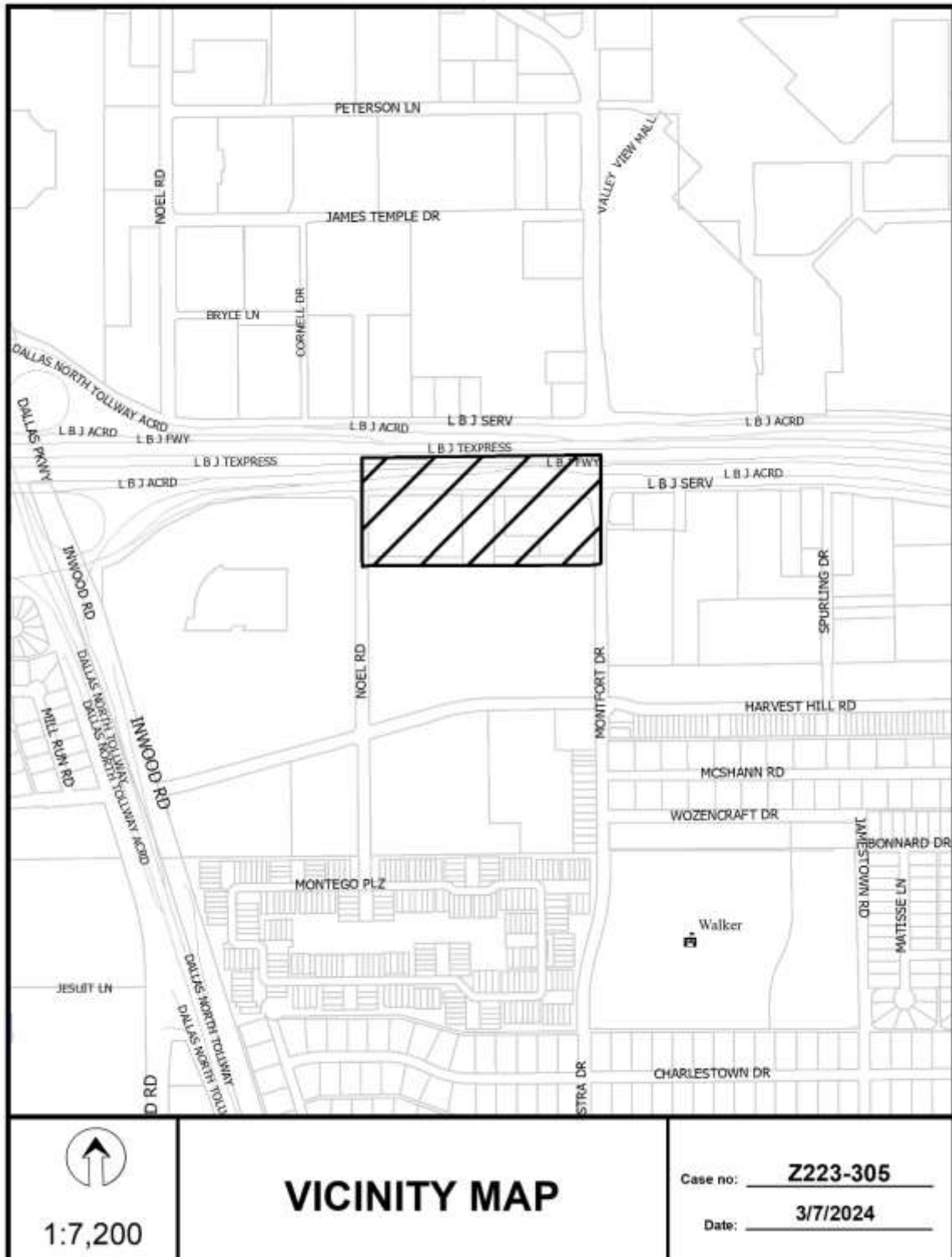
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been

Z223-305(MB)

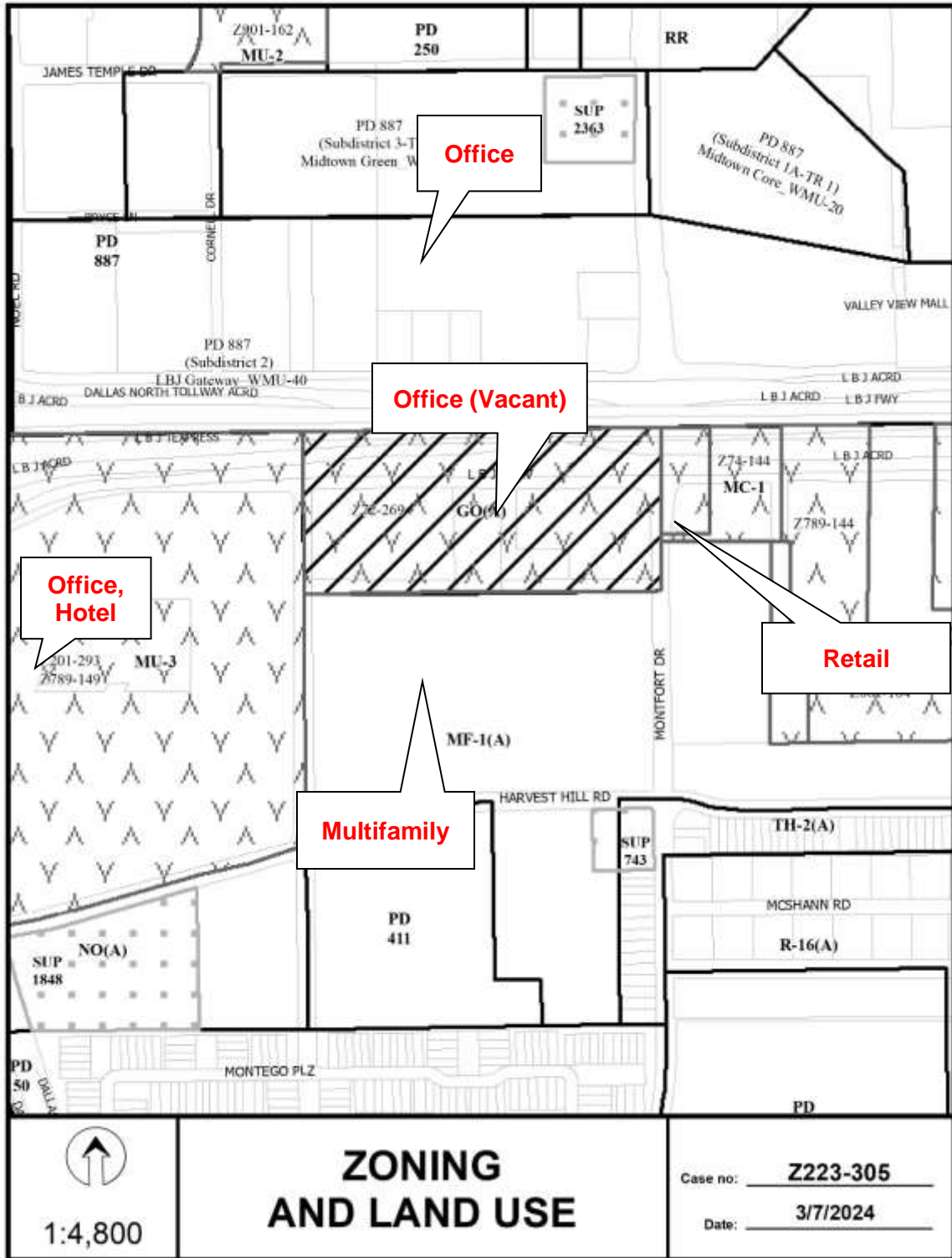
full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

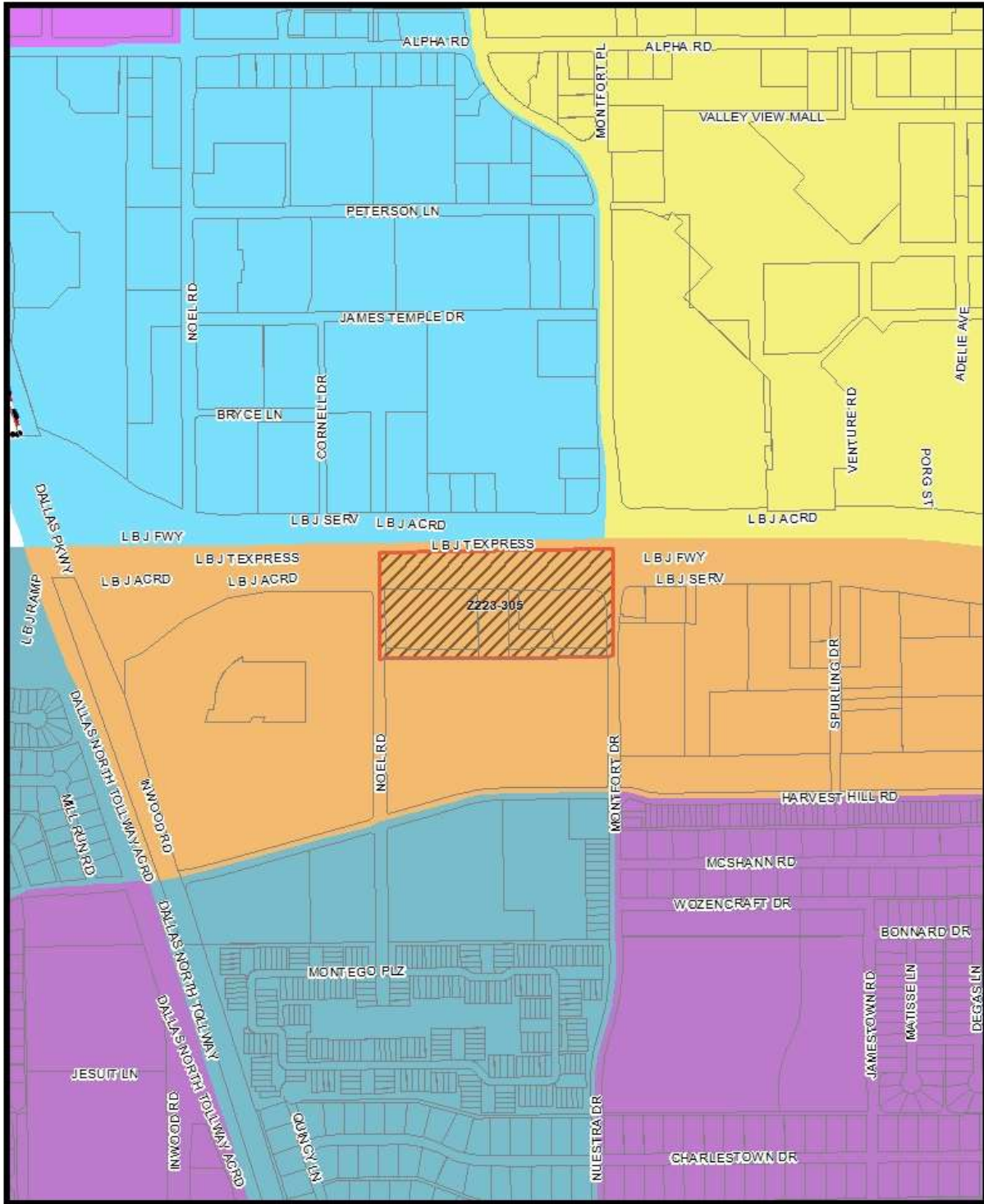
CPC RECOMMENDED DEVELOPMENT PLAN (REVISED PER DISCUSSION)









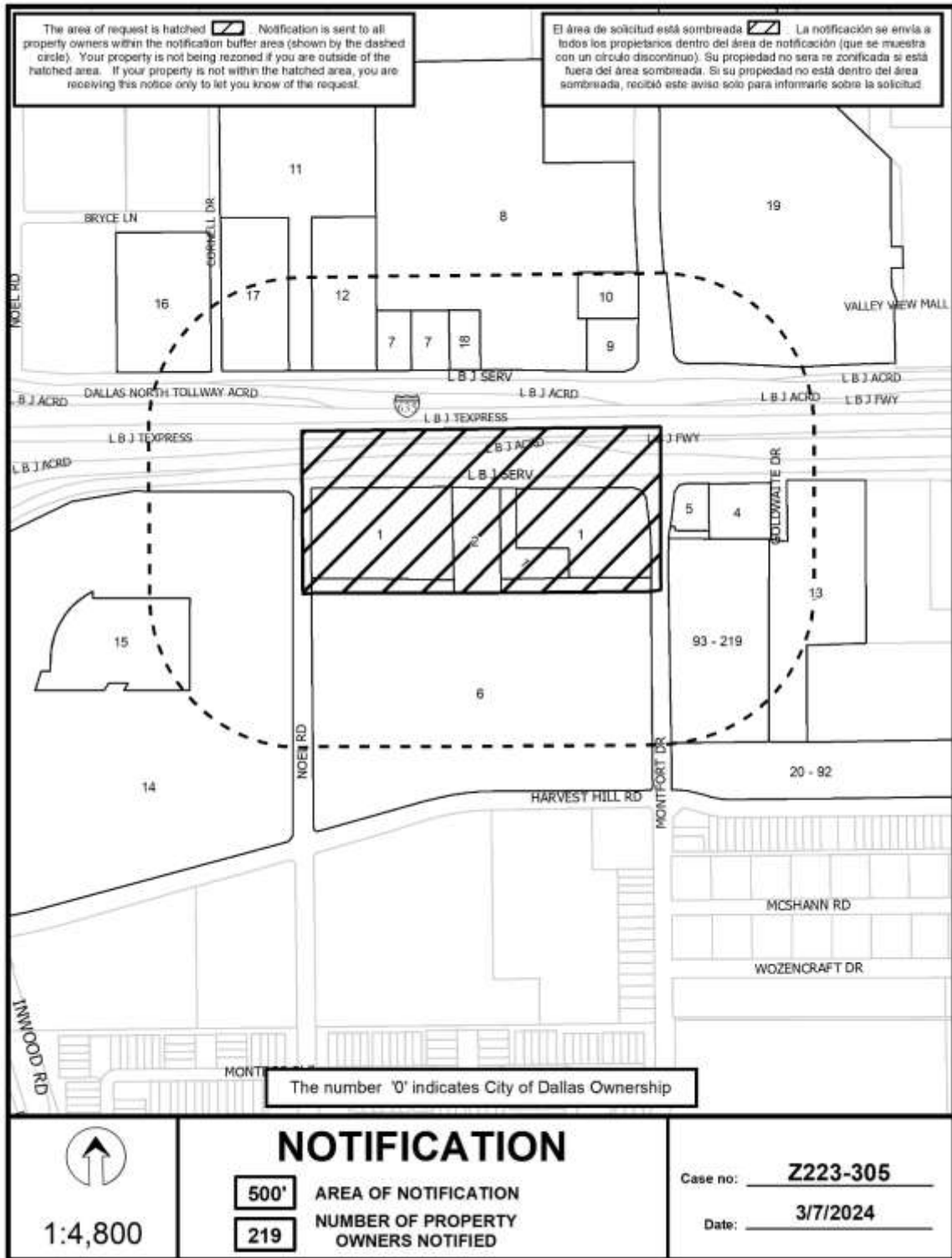


Market Value Analysis A B C D E F G H I NA

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***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|----------------------------------|
| | 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 | TESFAMICAEL 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 |

Z223-305(MB)

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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 |