Site Data Table	
General Site Data:	
Location:	5520, 5550,5580 I-635 Service Drive, Dallas TX, 75240
Current Use:	Multifamily
Zoning:	PD-1110
Existing Garage Footprint:	70,000 S.F.
Total Lot Area:	8.60 Acres (374,722 S.F.)
Maximum Lot Coverage:	80%
Min. Open Space:	65,000 S.F. (Per PD-1110)
Total # of Dwelling Units:	725 Units
Max. # of Dwellings Per Net Acre:	90 Units/Acre
# of Dwellings Per Net Acre:	84.3 Units/Acre
Parking:	
Parking Required Per Code:	Reference PD
Total Parking Provided:	Existing Garage (To Remain) - 884 Parking Stalls *Proposed Surface Parking - 32 Parking Stalls Total Parking Provided - 916 Parking Stalls
Bicycle Parking Required:	47 spots (1:20 Spaces). See Note 2.
Building:	
Max Building Height:	182'
Building #1 Height:	95' Max Building Height
Building #2 Height:	95' Max Building Height
Existing Parking Garage Height:	4-Stories
Max. FAR:	4

VICINITY MAP

N.T.S.

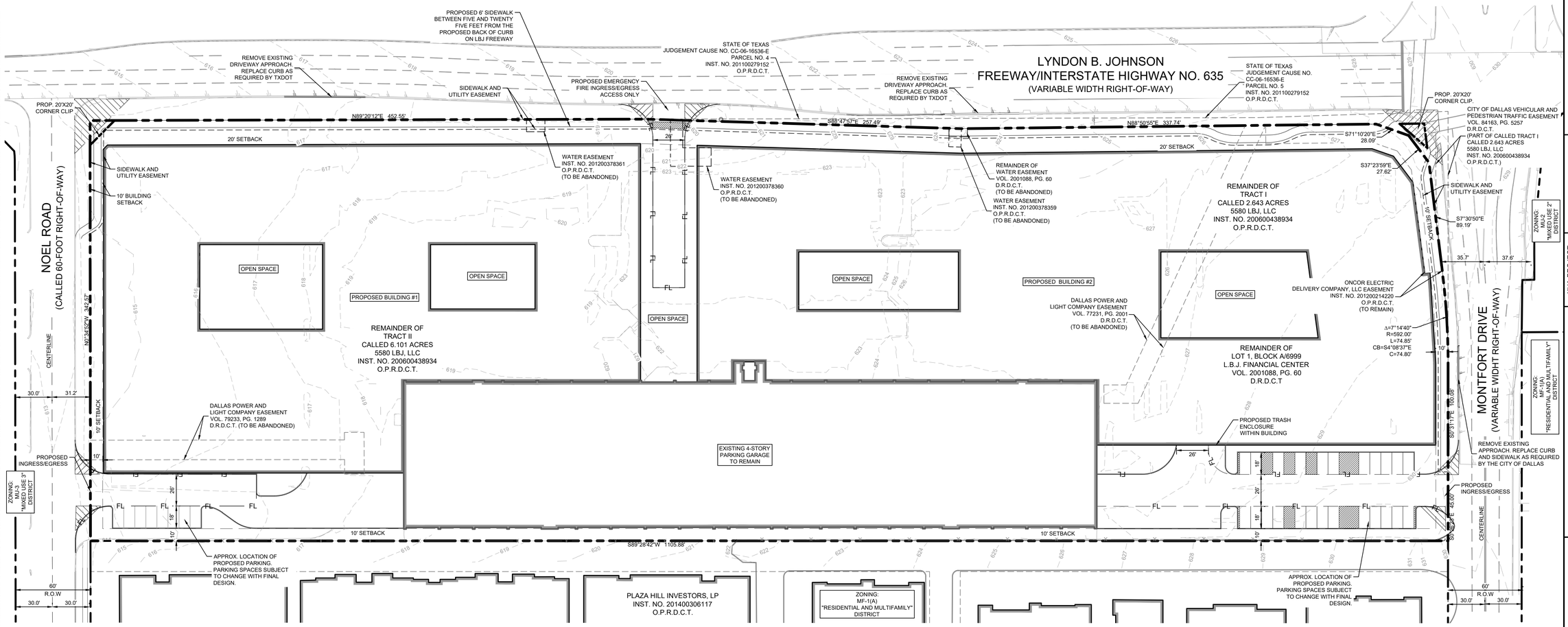
N W E S

0 40' 80'

GRAPHIC SCALE 40'

NOTES:

1. FIRE LANE SUBJECT TO CHANGE WITH FINAL DESIGN
2. LOCATION OF BIKE PARKING WILL BE DETERMINED AT PERMITTING
3. PROP. TRASH ENCLOSURE LOCATED WITHIN BUILDING
4. FINAL LAYOUT AND NUMBER OF SURFACE PARKING SPACES SUBJECT TO CHANGE WITH FINAL DESIGN AND APPROVED WITH BUILDING PERMIT. PROPOSED PARKING TO MEET MINIMUM PARKING REQUIRED BY PD.



No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT	064613700
DATE	JUL 2025
SCALE	AS SHOWN
DESIGNED BY	CJS
DRAWN BY	CJS
CHECKED BY	SES

5550 LBJ MULTIFAMILY

DALLAS, TEXAS

DEVELOPMENT PLAN

SHEET NUMBER

DP-01

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ISSUED
XREFS
PLOT STYLE
PLOT BY
DWG NAME
DWG PATH
xSurv - xBnd - xSite - xHch - xLeHch - xSurvSketch - xAerial - xSiteDevPlan - LBJ TCC-Floor Plan - SITE PLAN-OVERALL-A23_DA20214 LBJ_TCC_GARAGE-v4-1-DOORD_SITE LEVEL 01 CIVIL EXPORT
JVBROOS, MITCHELL 7/22/2025 4:33 PM
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K:\DFW_CIVIL\064613700-MONTFORT & 635\DP-01.dwg