

Background on LI-PDA and CH-PDA zoning cases From District 4 - 5/21/2026 - Item 56 Density Bonuses

Past Approved LI-PDA and CH-PDA cases over 120 ft

- 10931 Stonelake Blvd. - District 7 - LI-PDA Zoning - 180 ft
 - Passed 11-0 on 5-2-2024
- Anderson Square - District 4 - CH-PDA zoning - 250 ft
 - Passed 11-0 on 5-22-2025
 - 15 acres at Lamar and Anderson Ln
 - Neighborhood supported with complicated restrictive covenant for affordability and urban design
- 300-440 Industrial Blvd - District 3 - LI-PDA - 125 ft
 - Passed 11-0 on 3-21-2024
- 6121 N I-35 - District 4 - CH-PDA zoning - 200 ft
 - Redeveloping hotel. Had RC for affordable housing
 - Passed 11-0 on 2-1-2024
- Pinnacle Plaza - District 1 - CH-PDA zoning - 280 ft
 - Passed 11-0 on 4-18-2024
- Bolm East PDA - District 3 - LI-PDA - 180 ft
 - Passed 10-0 on 4-4-2024
- 6605 Regiene Road - District 1 - LI-PDA - 275 ft
 - Passed 11-0 on 7-18-2024
- Bolm West PDA - District 3 - LI-PDA - 180 ft
 - Passed 10-0 on 4-4-2024
- Darby Yard 700 - District 1 - LI-PDA - 200 ft
 - Passed 11-0 on 5-18-2023
- Denny's Condos - District 1 - CH-PDA - 200 ft
 - Passed 9-0 on 6/8/2023

Past approved heights above 120 ft in TOD Zoning - Density Bonus could replace

- Crestview Village (Ryan Dr) - District 7 - 160 ft
 - Passed 11-0 - 11/21/2024
- 6817 and 6901 North Lamar - District 4 - 160 ft
 - Passed 10-0 - 8/25/2024

Community Benefits in Density Bonuses not in LI-PDA or CH-PDA

- City enforced affordable housing
- Ground floor activation requirement
- Tenant protections
- Higher sidewalk requirements

Reasons Why CS is better base zone than LI or CH

- LI is "Light Industrial", PDA or "Planned Development Agreement" amends to remove industrial uses. Labeling industrial creates confusion and not great planning
- CH or "Commercial Highway" is only allowed next to highways. High density is better next to transit corridor than next to a highway