

FILE NUMBER: Z-25-000230 **DATE FILED:** January 30, 2026

LOCATION: South corner of Lemmon Avenue and Hedgerow Drive.

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 1.92 ac **CENSUS TRACT:** 48113000610

OWNER/APPLICANT: Extra Space Storage

REPRESENTATIVE: Kiesha Kay

REQUEST: An application for a new Subdistrict for LC Light Commercial uses on property zoned LC Light Commercial Subdistrict, Planned Development District No. 193.

SUMMARY: The purpose of the request is to allow a mini-warehouse.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned PD 193 LC Light Commercial and is developed with a mini-warehouse.
- The site has existed as a mini-warehouse use for several decades and was determined to be a nonconforming use.
- PD 193 LC does not allow mini-warehouse as a use; the applicant wishes to expand the use with new storage buildings. Under city code, a nonconforming use generally may not be expanded except with approval from the Board of Adjustment, so long as it does not prolong the life of the nonconforming use.
- As such, the applicant requests a new planned development subdistrict that allows the mini-warehouse use so that the use may be expanded on the site.

Zoning History:

There have been no zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lemmon Avenue	Principal Arterial	100 feet
Hedgerow Drive	Local street	-

Transit Access:

The area of request is within a half mile of the following transit services:

DART Bus
Routes 103, 207

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

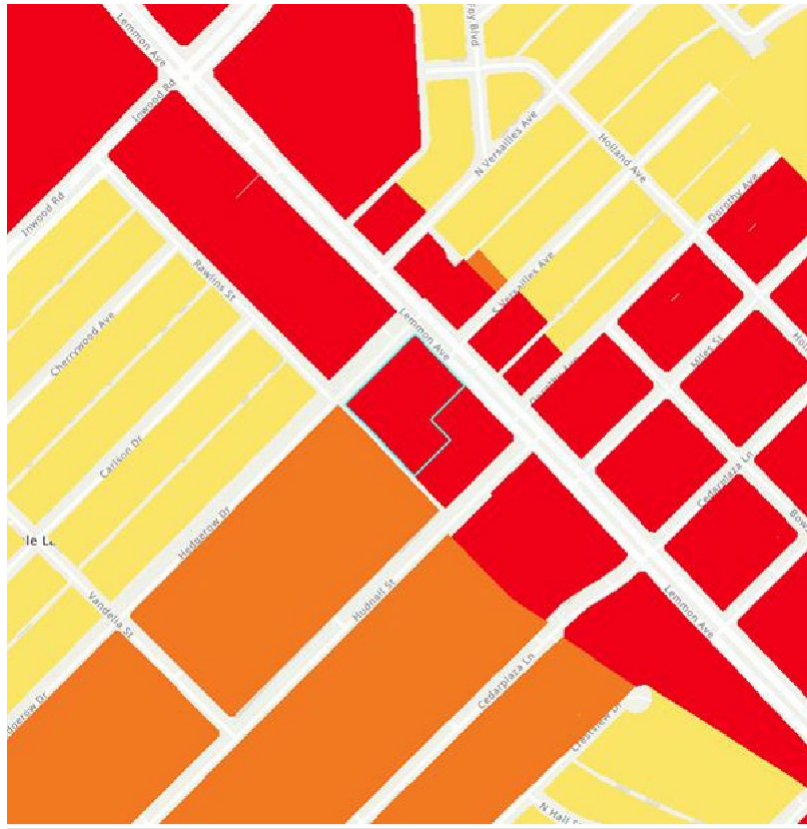
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Mini-warehouses may fall under either the light industrial or commercial land use categories, depending on their built forms. Mini-warehouses configured as single-story sheds accessed from the outside tend to be viewed as light industrial, while mini-warehouses configured as climate-controlled structures would be considered commercial. Commercial uses are primary uses in **Community Mixed-Use**, while light industrial uses are secondary uses. The proposed new structures include a one-story self-storage building and a four-story climate-controlled storage building. The proposed conditions include design standards that will make these new structures more compatible with the placetype, such as articulation and transparency requirements.

Placetype Summary

Community Mixed-Use areas are found at major intersections and along key corridors, concentrating a blend of commercial, office, retail, residential, and service uses to serve multiple surrounding neighborhoods. They are typically situated along DART bus and rail routes to support transit access and mobility. Development character varies by location: areas closer to Downtown tend toward compact, vertically integrated, mixed-use buildings with strong connectivity and transit access, while more suburban locations feature larger, lower-scale complexes with expansive parking and greater separation between uses.



Legend

- Regional Open Space
- Small Town Residential
- Community Residential
- City Residential
- Regional Mixed-Use
- Neighborhood Mixed-Use
- Community Mixed-Use
- City Center
- Institutional Campus
- Flex Commercial
- Industrial Hub
- Logistics/Industrial Park
- Airport
- Utility

Land Use:

	Zoning	Land Use
Site	PD 193 LC	Mini-warehouse

Northeast	PD 193 LC	Restaurant, GMFS
Northwest	PD 193 LC	Vehicle display, sales, service
West / Southwest	PDS 69, PDS 89	Single family, multifamily
Southeast	PD 193 LC	Vehicle display, sales, service

Necessity for a Planned Development District:

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

While a change to a general zoning district that allows mini-warehouse uses would accomplish applicant’s goals, it would break up the established use of PD 193 in the surrounding area. The proposed PDS would be incorporated within PD 193, with its specific regulations that govern the broader area. The use of a PD also allows the applicant to provide additional design standards that would not be required in a general zoning district, thereby improving the public realm and the compatibility of the use with the surrounding area.

Land Use Compatibility:

The area of request is developed with an existing mini-warehouse.

The immediate area along Lemmon Avenue is a mix of various retail uses, primarily restaurants, general merchandise or food stores, and vehicle display/sales/service uses. A mini-warehouse is compatible with these uses.

To the west and southwest are two PDSs with single family and multifamily uses, respectively. The southwestern line of the site, where the new structures would be built,

Z-25-000230

are across an alley from a multifamily building. As such, staff recommended that the

applicant incorporate various design standards in order to improve the exterior appearance of the structures, such that their presence would not be detrimental to the built environment of the nearby residences.

As such, staff finds that the proposed use is compatible with the surrounding area.

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 PD 193 LC</u>	10 feet ¹	0 feet ^{1,2}	None	4:1	240 feet	80% max.
<u>Proposed PDS</u>	10 feet ¹	0 feet ^{1,2}	None	4:1	60 feet	80% max.

- 1: Subject to additional setbacks for extra heights
- 2: Subject to additional setbacks when adjacent to certain districts

Landscaping:

Landscaping must be provided in accordance with Part I of PD 193, as amended. For a mini-warehouse use, landscaping must be provided as shown on the landscape plan.

Parking:

Parking must be provided in accordance with Part I of PD 193. Additionally, parking and loading for a mini-warehouse are as follows:

- A minimum of six off-street parking spaces must be provided
- A minimum of one medium off-street loading space must be provided

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

Extra Space Storage

Gwyn McNeal - Chief Legal Officer & Executive Vice President

Jeff Norman - Chief Financial Officer & Executive Vice President

Brett Nelson - Senior Vice President, Legal

Kely Chipman - Vice President, Investments

PROPOSED PD CONDITIONS

Division S-XXX. PD Subdistrict XXX.

SEC. S-XXX.101. LEGISLATIVE HISTORY.

PD Subdistrict XXX was established by Ordinance No. XXXXX, passed by the Dallas City Council on Month Day, Year.

SEC. S-XXX.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict XXX is established on property located at the southeast corner of Lemmon Avenue and Hedgerow Drive. The size of PD Subdistrict XXX is approximately 1.9 acres.

SEC. S-XXX.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) Mini-warehouse is defined as a building or group of buildings containing one or more individual compartmentalized storage units for the inside storage of customers' goods or wares, where no unit exceeds 500 square feet in floor area.

(e) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-XXX.104. EXHIBITS.

The following exhibits are incorporated into this division:

(a) Exhibit S-XXXXA: development plan.

(b) Exhibit S-XXXXB: landscape plan.

SEC. S-XXX.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-XXXA). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-XXX.106. MAIN USES PERMITTED.

Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the LC Light Commercial Subdistrict, subject to the same conditions applicable in the LC Light Commercial Subdistrict, as set out in in Part I of this article. For example, a use permitted in the LC Light Commercial Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the LC Light Commercial Subdistrict is subject to DIR in this subdistrict; etc.

The following additional main use is permitted:

- Mini-warehouse.

SEC. S-XXX.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-XXX.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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

- (a) In general. Except as provided in this section, the yard, lot, and space regulations for the LC Light Commercial Subdistrict apply.
- (b) Height. Maximum structure height is 60 feet.

SEC. S-XXX.109. URBAN DESIGN STANDARDS.

- (a) In general. The following section applies to new construction and is not required for renovations or alterations to buildings existing on the property as of _____, 2026.

(b) Building design.

(1) Architectural elements. One architectural element, such as the following, must be provided: canopies, awnings, building material variations, variations in building massing, variation in façade color, or variations in fenestration.

(2) Facade standards. The following design standards apply to facades:

(A) Facades must have a minimum transparency of 30 percent of the total area of each façade facing or visible from the right-of-way, except for the southeast building façades facing the alleyway and for any facades composed entirely of exterior roll-up doors. The applicable facades are denoted on the development plan.

(B) Where blank walls occur, a horizontal material or color change at the base of the building is required. For the rear facing façade wall, adjacent to the alley, of Building A, as denoted on the development plan, one of the following must be provided every 50 linear feet to prevent a blank wall:

(i) Change in horizontal material

(ii) Façade color

SEC. S-XXX.110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) For mini-warehouse uses, a minimum of 6 off-street parking spaces must be provided.

(c) For mini-warehouse uses, a minimum of one medium size off-street loading space must be provided.

SEC. S-XXX.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-XXX.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Part I of this article.

- (b) For a mini-warehouse use, landscaping must be provided as shown on the landscape plan (Exhibit S – XXXB).
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. S-XXX.113. SIGNS.

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

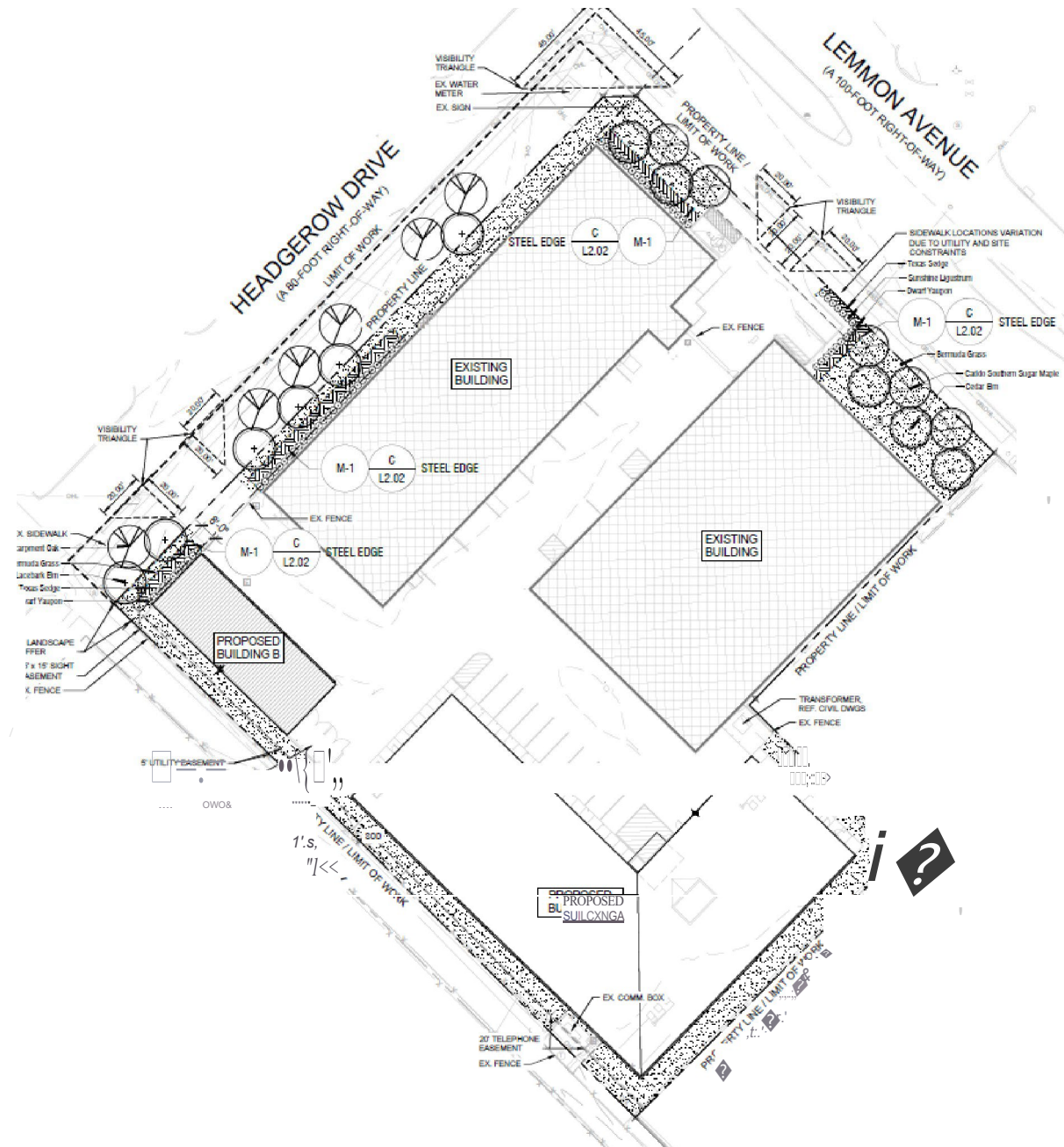
SEC. S-XXX.114. ADDITIONAL PROVISIONS.

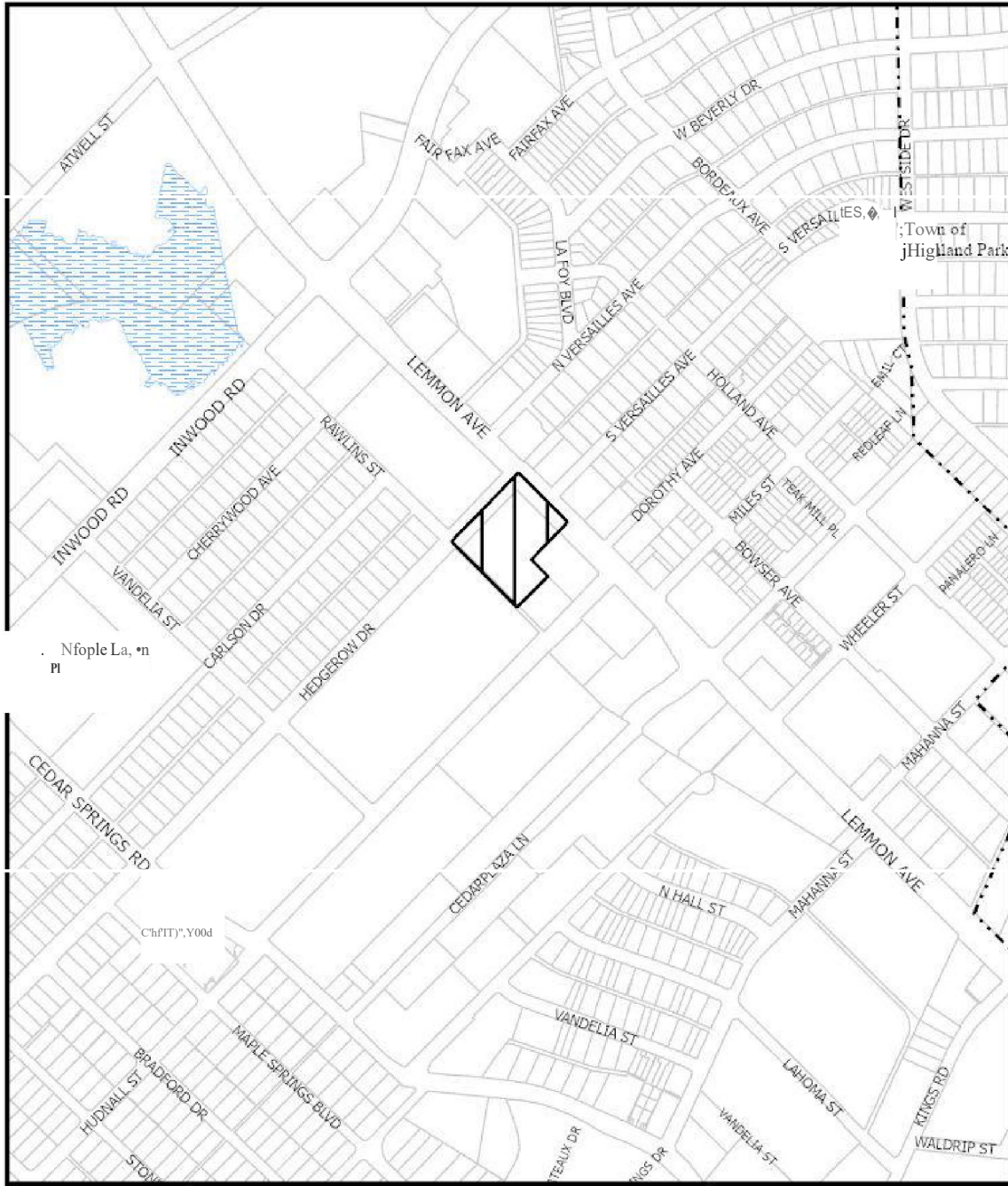
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must comply with Part I of this article.

SEC. S-XXX.115. 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 city.
- (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 full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED LANDSCAPE PLAN



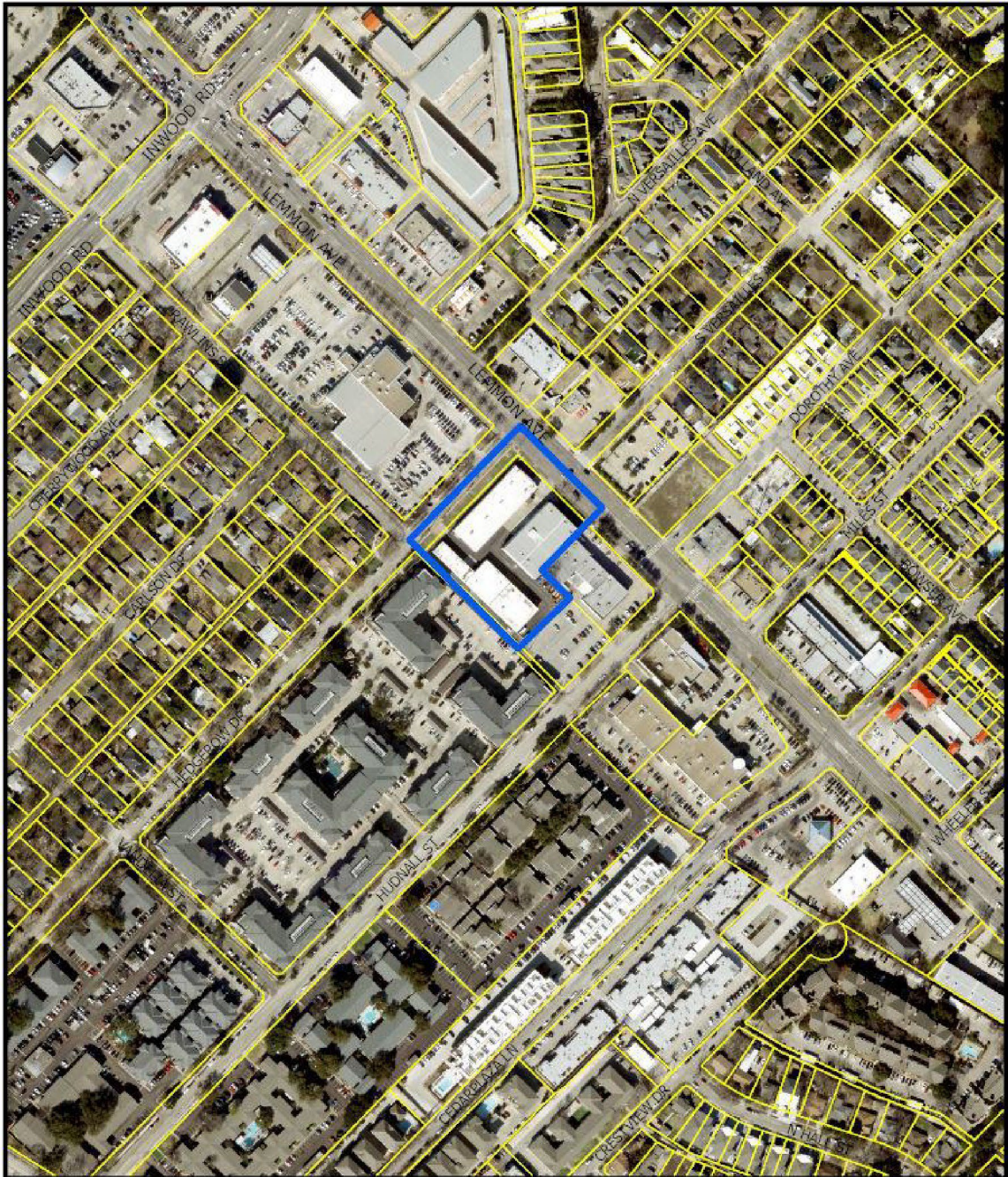


1:6,000

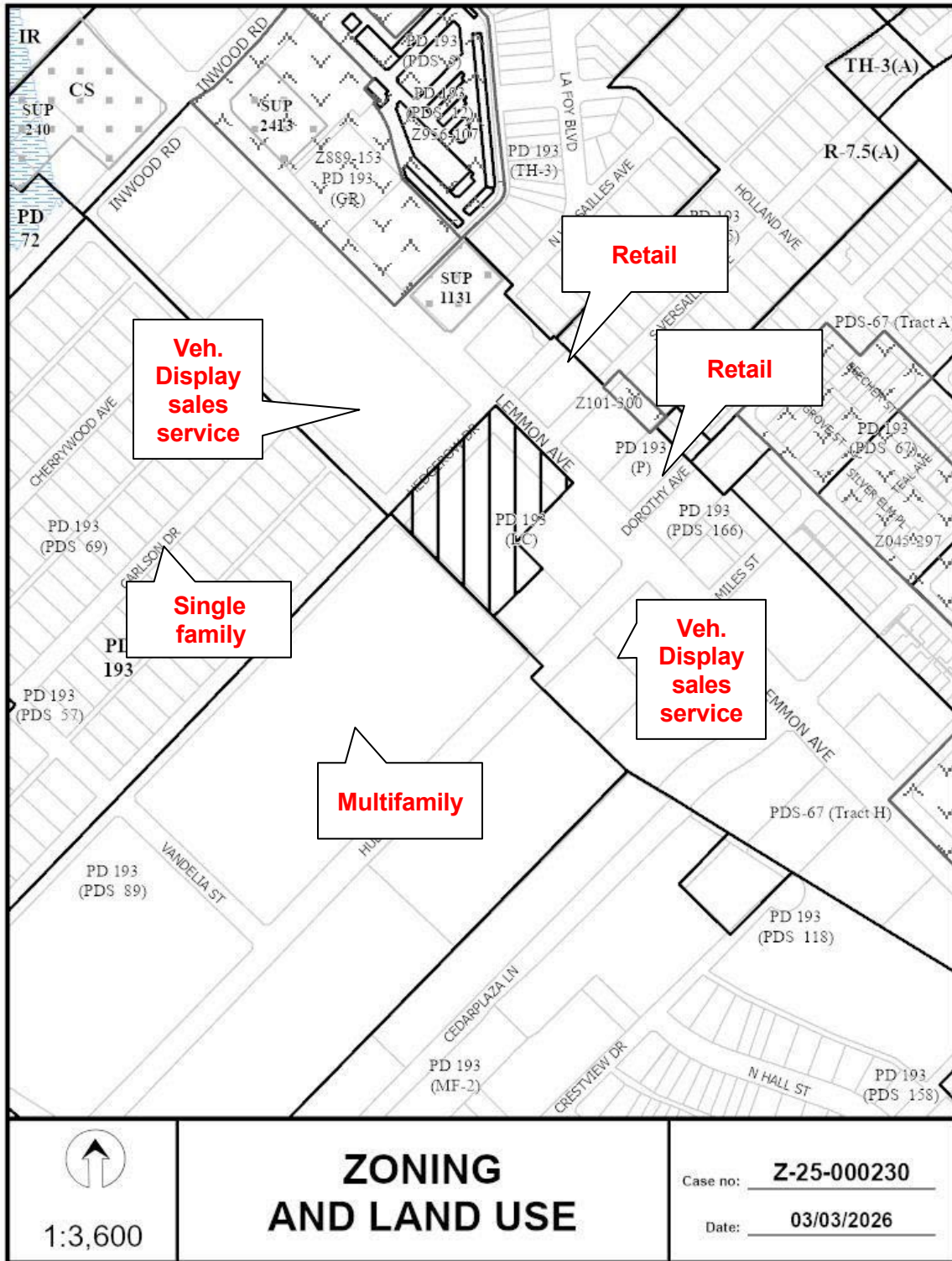
VICINITY IMAP

Case #: **Z-25-000230**

Date: **03/03/2026**



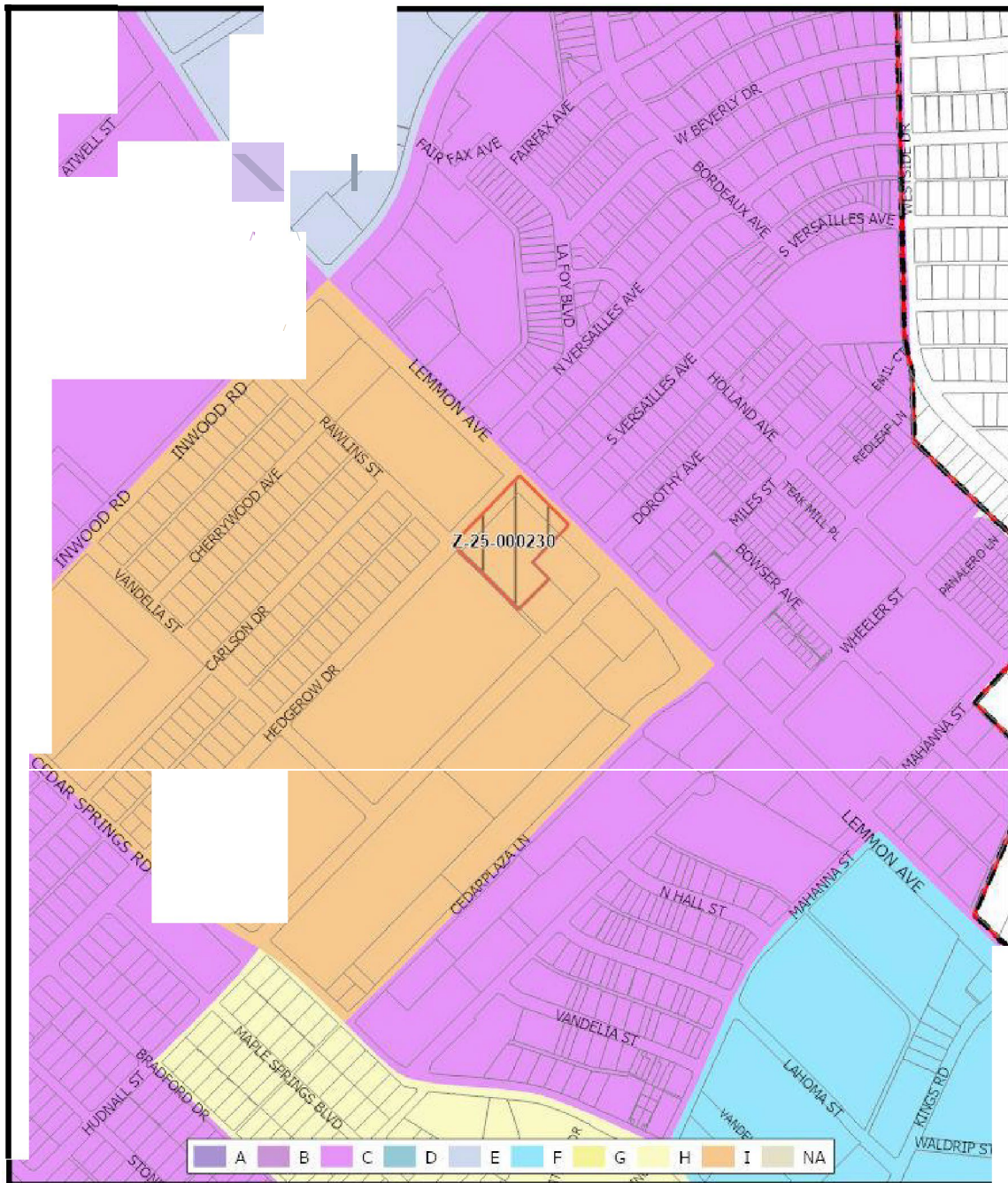
 1:3,600	AERIAL MAP	Case no: <u>Z-25-000230</u> Date: <u>03/03/2026</u>
--	---------------------	--



1:3,600

ZONING AND LAND USE

Case no: **Z-25-000230**
Date: **03/03/2026**

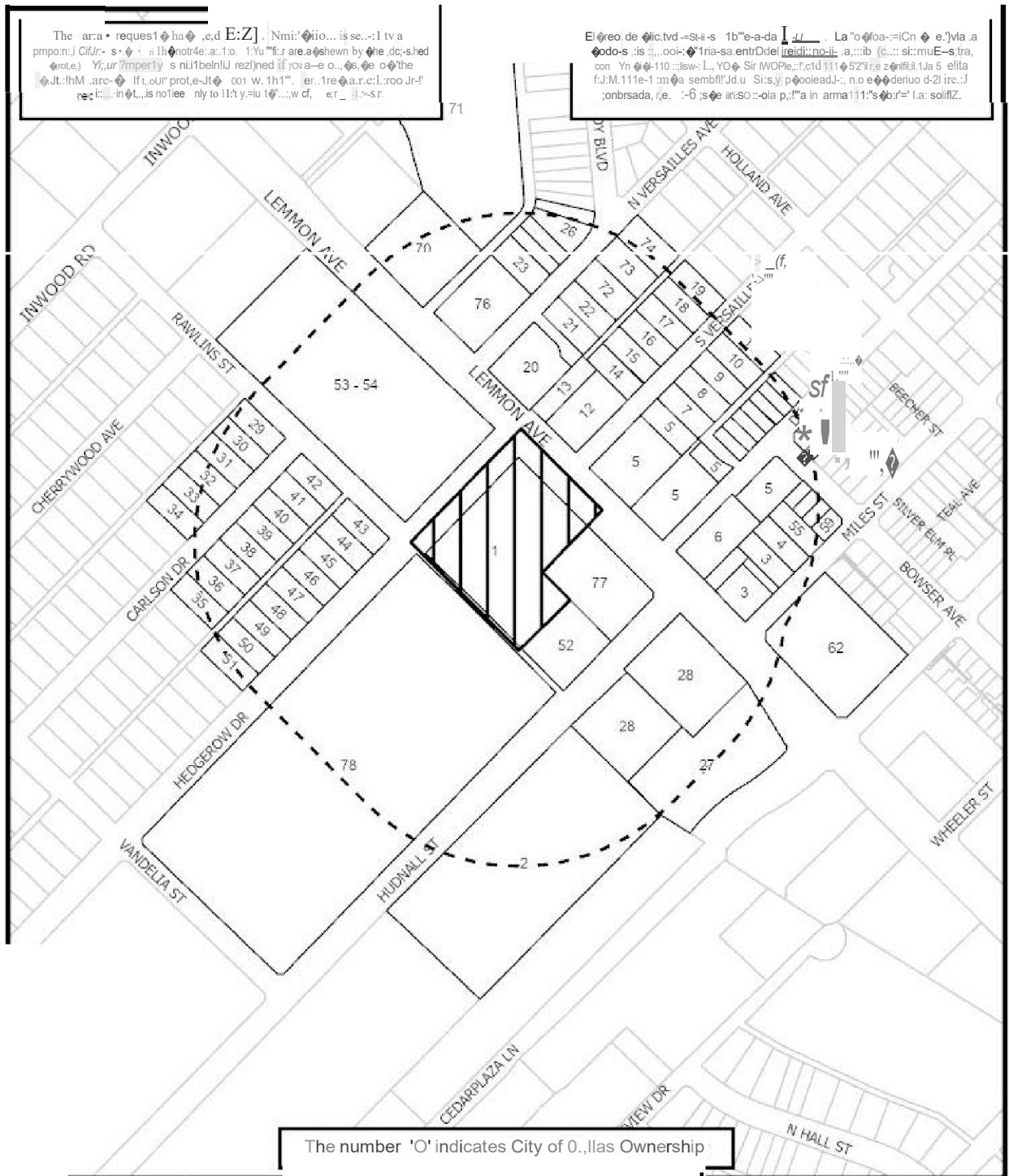


1:6,000

Market Value Analysis

Case #: 2-25-000230

Date: 3/3/2026



The area requires a... [unreadable text]

El área de... [unreadable text]

The number 'O' indicates City of... Ownership



1:3,600

NOTIFICATION

15001 AREA OF NOTIFICATION
Cr! NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z-25-000230**

Date: **3/3/2026**

03/03/2026

Notification List of Property Owners***Z-25-000230******78 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5431 LEMMON AVE	ESS WCOT OWNER LLC
2	3232 HUDNALL ST	S2 HUB LLC
3	5334 LEMMON AVE	AKGK LIVING TRUST THE
4	3519 MILES ST	3317 LTD
5	5404 LEMMON AVE	PPA REALTY LTD
6	5338 LEMMON AVE	TDP DURHAM DEVELOPMENT LTD
7	3518 S VERSAILLES AVE	3518 S VERSAILLES LLC
8	3522 S VERSAILLES AVE	ELSHANSHORY LIDIA MARTINEZ &
9	3602 S VERSAILLES AVE	VANDENDRIESSCHE CAMILLE &
10	3606 S VERSAILLES AVE	CHOWDHURY ANKUSH & SHWETA
11	3610 S VERSAILLES AVE	PEARCE CLAY M
12	5444 LEMMON AVE	FONBERG REAL ESTATE INV
13	5454 LEMMON AVE	FONBERG PETER D ETAL
14	3515 S VERSAILLES AVE	GARCIA FRANCISCO JR
15	3519 S VERSAILLES AVE	AGRAWALLA ANIL & VIBHUTI NANDA
16	3523 S VERSAILLES AVE	DOOFER LLC
17	3603 S VERSAILLES AVE	KURCZ MATTHEW &
18	3607 S VERSAILLES AVE	RADMAN ARNOLD J
19	3611 S VERSAILLES AVE	3611 LYDIA LLC
20	5460 LEMMON AVE	FONBERG REAL ESTATE INV
21	3516 N VERSAILLES AVE	CLARK ROBERT M
22	3518 N VERSAILLES AVE	CLARK RICHARD
23	3519 N VERSAILLES AVE	JC LEASING LLP
24	3525 N VERSAILLES AVE	BENTON-WERNER GARY &
25	3523 N VERSAILLES AVE	CHAE DONG YOON
26	3529 N VERSAILLES AVE	CORBITT NATASHA

Z-25-000230

03/03/2026

Label #	Address	Owner
27	5311 LEMMON AVE	EAGLE JOHN R TRUSTEE OF THE JRE GS TR &
28	5333 LEMMON AVE	LITHIA REAL ESTATE INC
29	3339 CARLSON DR	Taxpayer at
30	3335 CARLSON DR	CASTROHERRERA ROBERTO
31	3331 CARLSON DR	JAIME J JESUS &
32	3327 CARLSON DR	OROCIO ARTURO
33	3323 CARLSON DR	Taxpayer at
34	3319 CARLSON DR	GALINDEZ BENJAMIN S
35	3310 CARLSON DR	VAGAS STREET LLC
36	3314 CARLSON DR	MENDOZA ANTONIO & ELVIA
37	3318 CARLSON DR	CASTRO SANDY MARTINEZ &
38	3322 CARLSON DR	CORTES MARTA G
39	3326 CARLSON DR	SANTOS SILVIA
40	3330 CARLSON DR	AYALA IRENE V EST OF
41	3334 CARLSON DR	MARTINEZ CHRISTINE O
42	3338 CARLSON DR	CANADA KENNETH DOUGLAS SR
43	3339 HEDGEROW DR	HERNANDEZ MARIA
44	3335 HEDGEROW DR	CALDERON RAMON R &
45	3331 HEDGEROW DR	DAVILA RUBEN J &
46	3327 HEDGEROW DR	DAVILA MARIA ELIDA
47	3323 HEDGEROW DR	LOPEZ MARIO & BERNARDA
48	3319 HEDGEROW DR	GARCIA SERGIO & ALTA GARCIA LOERA
49	3315 HEDGEROW DR	ZIELINSKI THOMAS L
50	3311 HEDGEROW DR	CORTEZ JOSE R & MIRNA L
51	3307 HEDGEROW DR	LOPEZ HECTOR S &
52	3407 HUDNALL ST	3407 HUDNALL LLC
53	5555 LEMMON AVE	I & L DEVELOPMENT CO
54	5555 LEMMON AVE	PARK CITIES V MOTOR CO LLC
55	3523 MILES ST	Taxpayer at
56	5414 BOWSER ST	DIAZ CRAIG T JR
57	5410 BOWSER AVE	MILKOVIC SIMON

03/03/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5406 BOWSER ST	COWAN ALAN
59	5402 BOWSER ST	BROWN COREY
60	5495 ASHBY GROVE ST	BRESHEARS JAMIE
61	5483 ASHBY GROVE ST	DURAN VANESSA NICOLE
62	5300 LEMMON AVE	PPA RLTY LTD
63	3603 DOROTHY AVE	ALMUMAIZ MOHAMMED LAITH
64	3605 DOROTHY AVE	SASSO PAOLA SANCHEZ &
65	3609 DOROTHY AVE	SHERMAN JAMES & JAIME
66	3583 DOROTHY AVE	HA JAY
67	3589 DOROTHY AVE	Taxpayer at
68	3595 DOROTHY AVE	Taxpayer at
69	3601 DOROTHY AVE	ZINDEL BRIT MAEGAN
70	5610 LEMMON AVE	CONSTANCE LEMMONWOOD LTD
71	3540 INWOOD RD	STORAGE TRUST PROPERTIES
72	3524 N VERSAILLES AVE	WALTER DAVID D
73	3528 N VERSAILLES AVE	KILLINGSWORTH ROBERT C 2024
74	3532 N VERSAILLES AVE	APPLE AUDIE GENE JR
75	5503 LA FOY BLVD	EWERS BRIT & ZACHARY STAATS
76	5500 LEMMON AVE	WHATABURGER INC
77	5403 LEMMON AVE	ESTATE OIL & GAS CORP
78	3301 HUDNALL ST	Taxpayer at