

CITY PLAN COMMISSION**THURSDAY, JANUARY 15, 2026**

Planner: Justin Lee

FILE NUMBER: Z-25-000165 **DATE FILED:** October 16, 2025**LOCATION:** North line of Manana Dr, east of Spangler Rd.**COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** Approx. 6.76 ac **CENSUS TRACT:** 48113009900**OWNER:** Tami Sherman-Free**APPLICANT:** Tim Sansone**REQUEST:** An application for a new Specific Use Permit for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned IM Industrial Manufacturing District with existing deed restrictions [Z056-308].**SUMMARY:** The purpose of this request is to authorize the continued operation of wood and lumber processing, including the on-site mulching and composting of wood waste.**STAFF RECOMMENDATION:** Approval, subject to a site plan and conditions, for a five-year period.

BACKGROUND INFORMATION:

- The area of request is currently zoned an IM Industrial Manufacturing District and is developed with one single-wide trailer being occupied as an office. The site is being utilized for wood or lumber processing and mulching and composting wood waste.
- The surrounding area is predominantly industrial.
- The applicant wishes to continue using the site for wood or lumber processing and mulching and composting wood waste. As such, they request a new SUP.
- On February 14, 2007, City Council passed the original ordinance for SUP 1653 with a five-year term, set to expire on January 28, 2012. It was renewed multiple times, until most recently in the spring of 2025 where City Council denied its renewal.

Zoning History:

There have been two (2) zoning case in the area within the last five years:

- **Z234-328:** On May 28, 2025, City Council denied an application for (1) an IM Industrial Manufacturing District, and (2) a Specific Use Permit for a potentially incompatible industrial (outside) use, limited to asphalt or concrete batching on property zoned IR Industrial Research District.
- **Z245-156:** On May 28, 2025, City Council denied an application for and an ordinance granting the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with existing deed restrictions [Z056-308].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Manana Drive	Community Collector	44' pavement, 60' ROW
Spangler Road	Community Collector	44' pavement, 60' ROW
Newkirk Street	Community Collector	44' pavement, 60' ROW

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.

Transit Access:

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

DART Light Rail: No nearby routes.

DART Bus: No routes

STAFF ANALYSIS:

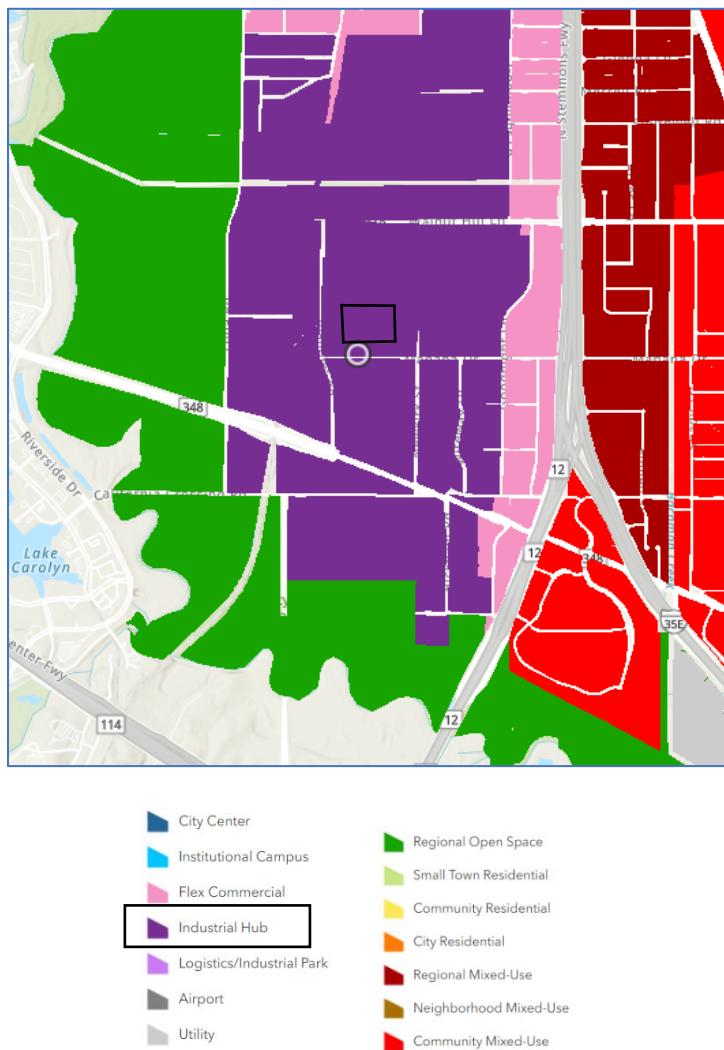
Comprehensive Plan:

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 amendment is generally **consistent** with the policies outlined in ForwardDallas 2.0. Heavy Industrial is a primary land use within the **Industrial Hub** placetype and is a predominant use in the surrounding area. The subject property is located along a community collector roadway, Manana Drive, positioned mid-block but immediately adjacent to, and across from, existing industrial land uses. Current site operations include wood and lumber processing, as well as on-site mulching and composting of wood waste, consistent with industrial activity patterns in the vicinity.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Industrial Hub placetype comprises areas identified for heavy industrial production,

salvage, and storage operations. These areas, and the uses they include, should not be located in or near residential areas. Industrial uses such as asphalt batch plants, bulk processing, waste collection, and salvage facilities are contained in this placetype. The strategic and equitable location of this placetype within the city, away from proximity to neighborhoods, aims to address historic residential adjacencies while providing critical infrastructure support.

Land Use:

	Zoning	Land Use
Site	IM Industrial Manufacturing District	Heavy Industrial
North	IM Industrial Manufacturing District	Vacant
South	IM Industrial Manufacturing District	Vacant
East	IR Industrial/Research District	Vacant
West	IR Industrial/Research District	Vacant/Concrete Batch Plant/warehouse

Land Use Compatibility:

The subject site is currently developed with a single-wide trailer that functions as an office. The applicant proposes utilizing the property for wood and lumber processing operations, including the mulching and composting of wood waste generated on-site. The surrounding area is characterized by industrial development and land uses consistent with the site's existing zoning and placetype designation.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff support the requested Specific Use Permit (SUP), as the subject site is contiguous to existing industrial land uses. Approval of this SUP is not anticipated to generate adverse impacts on adjacent properties or disrupt ongoing industrial operations. The site is designated within the Industrial placetype under the Comprehensive Land Use Plan and is consistent with the surrounding development pattern. The proposed use and site configuration are in conformance with the goals, objectives, and policies outlined in ForwardDallas. In addition, the applicant has agreed to add a buffer along the northern property line to reduce air and water quality impacts.

Development Standards

Following is a table showing the development standards of the current IM Industrial Manufacturing District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards
	Front	Side/Rear				
Current: IM	15' where adjacent to an expressway or a thoroughfare 0 feet in all other cases	30 feet - adjacent to or across alley from residential 0 feet in all other cases	None; 0.5 FAR Retail and Personal Services Uses: 0.5 Lodging, office, and retail and personal service uses: 0.75 all uses combined: 0.2	110'	80%	Development Impact Review (DIR) required if estimated trip greater than 6000 trips per day and 500 trips per acre per day

Landscaping:

Landscaping must be provided in accordance with Article X, amended.

Parking:

All parking, driveways that connect to a street or alley, and vehicle maneuvering areas must comply with Division 51A-4.300, "Off-Street Parking and Loading Regulations," of the Dallas Development Code, as amended. According to the recently approved parking reform, no minimum parking is enforced.

Market Value Analysis:

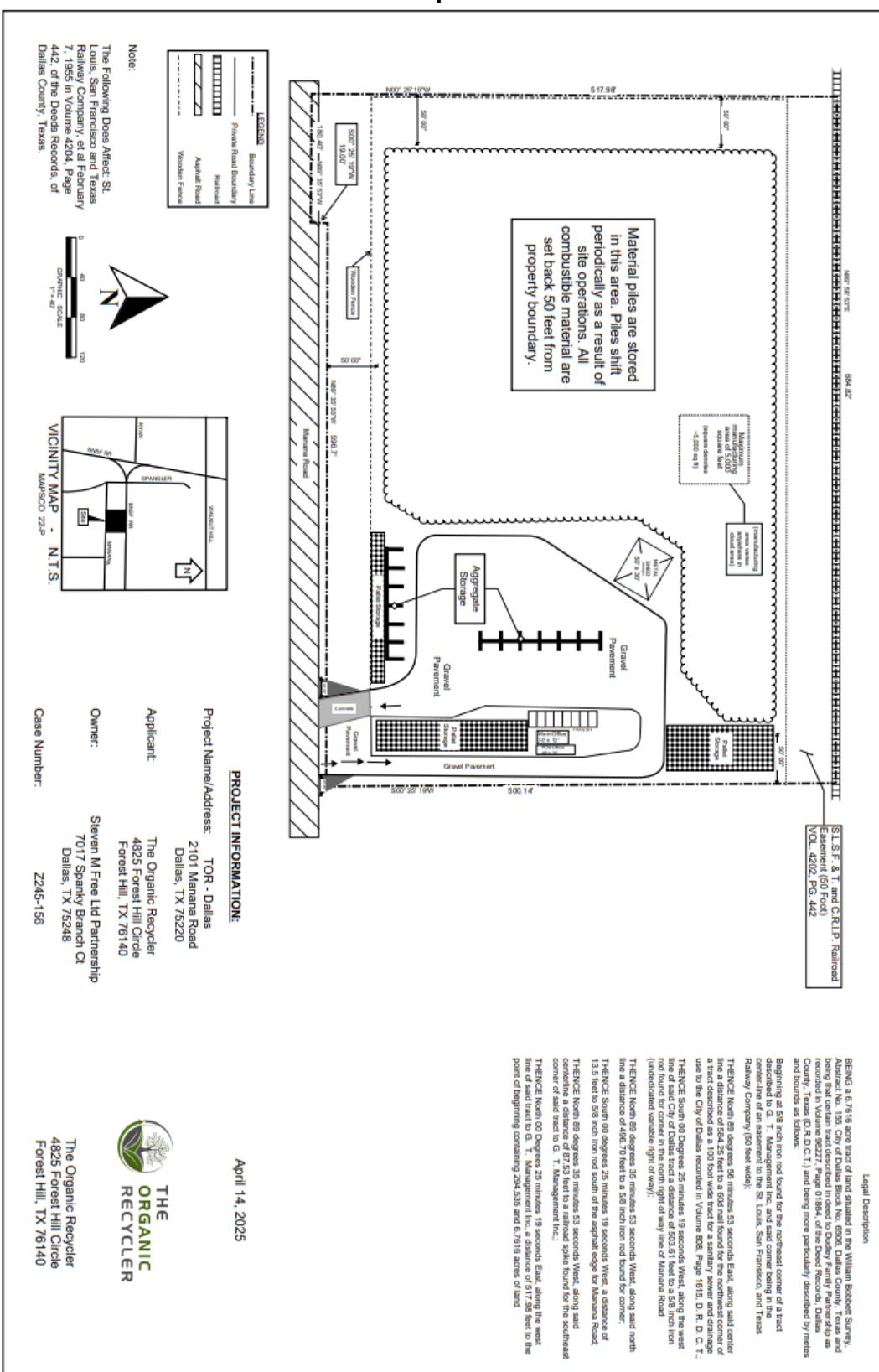
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective,

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 "F" MVA area.

Proposed SUP Conditions

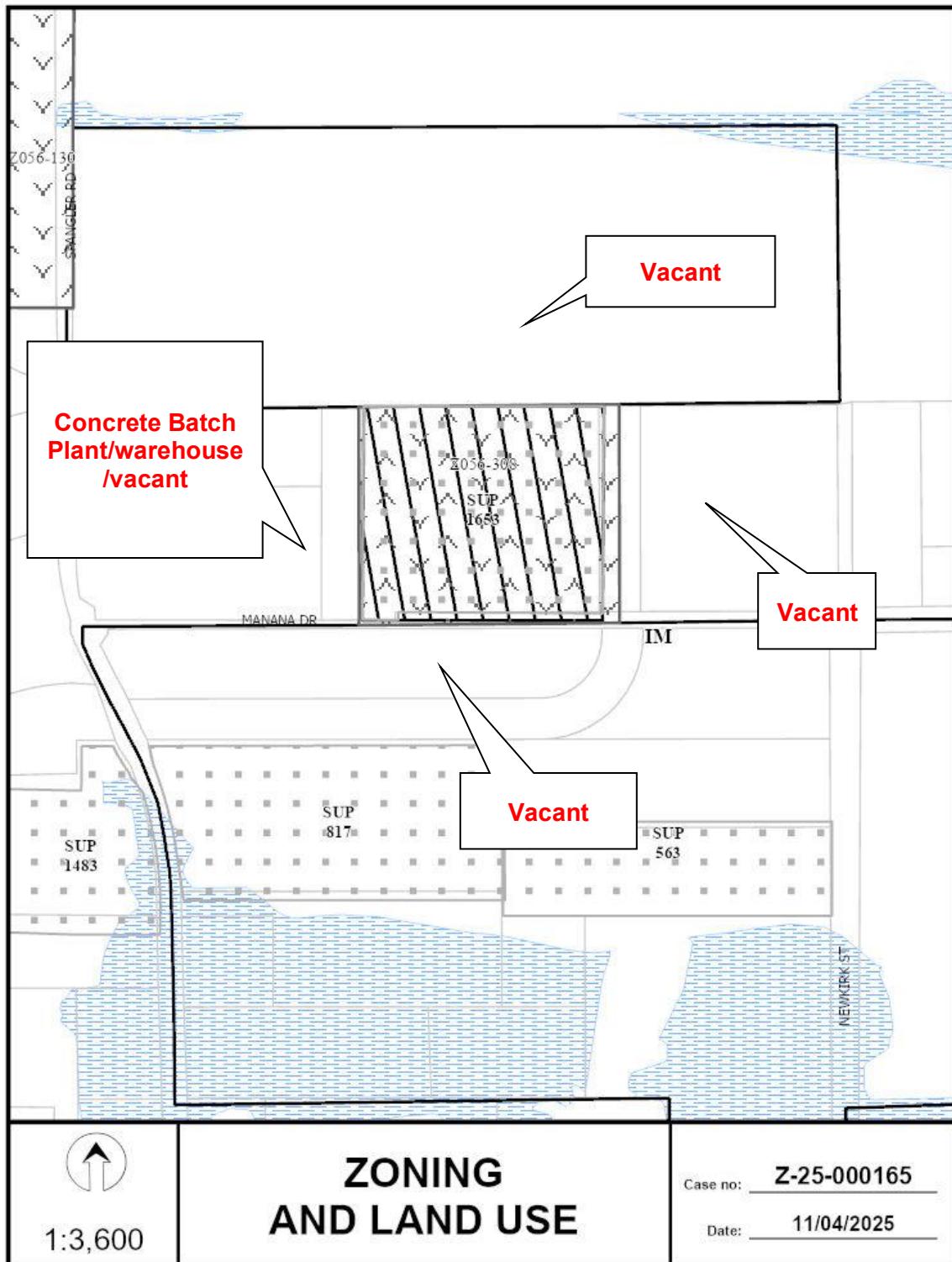
1. USE: The only use authorized by this specific use permit is a industrial (outside) potentially incompatible use limited to wood or lumber processing.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-year period from passage of this ordinance) [January 11, 2026].
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. HOURS OF OPERATION: The industrial (outside) potentially incompatible use limited to wood or lumber processing may only operate between 6:00 a.m. and 5:00 p.m., Monday through Friday, and between 6:00 a.m. and 12:00 p.m. (noon) on Saturday.
6. STACKING: The maximum stacking height of materials stored outside is 25 feet in the locations shown on the attached site plan.
7. MANUFACTURING AREA: The maximum area for wood or lumber processing is 5,000 square feet in the location shown on the attached site plan labeled as "Manufacturing Area."
8. BUFFER: To help reduce air and water quality impacts, a 20-foot vegetative buffer is required along the northern Property line. Placement or storage of materials or equipment is prohibited within this buffer. The buffer may consist of existing wild vegetation and may not be paved.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

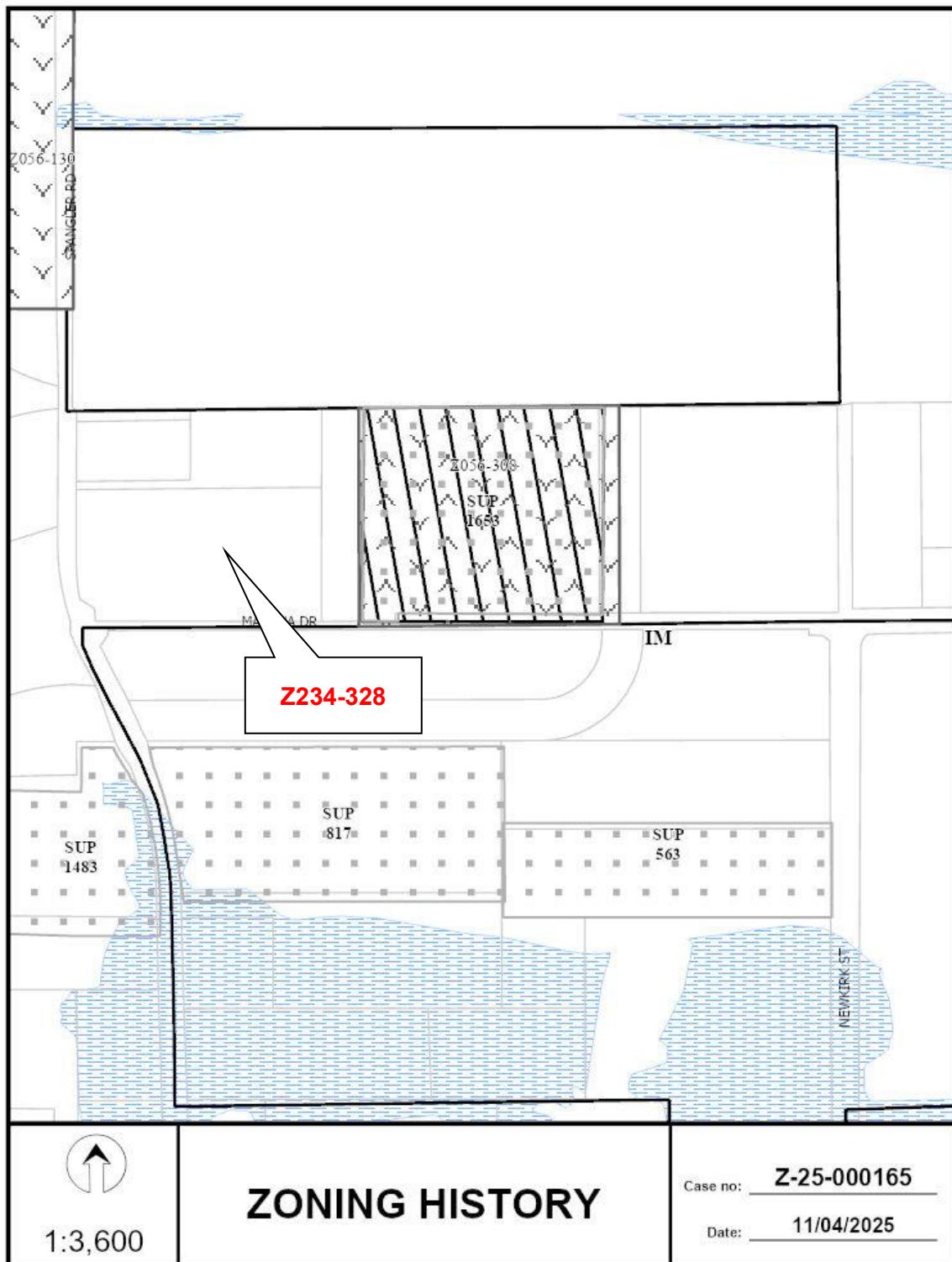
Proposed Site Plan

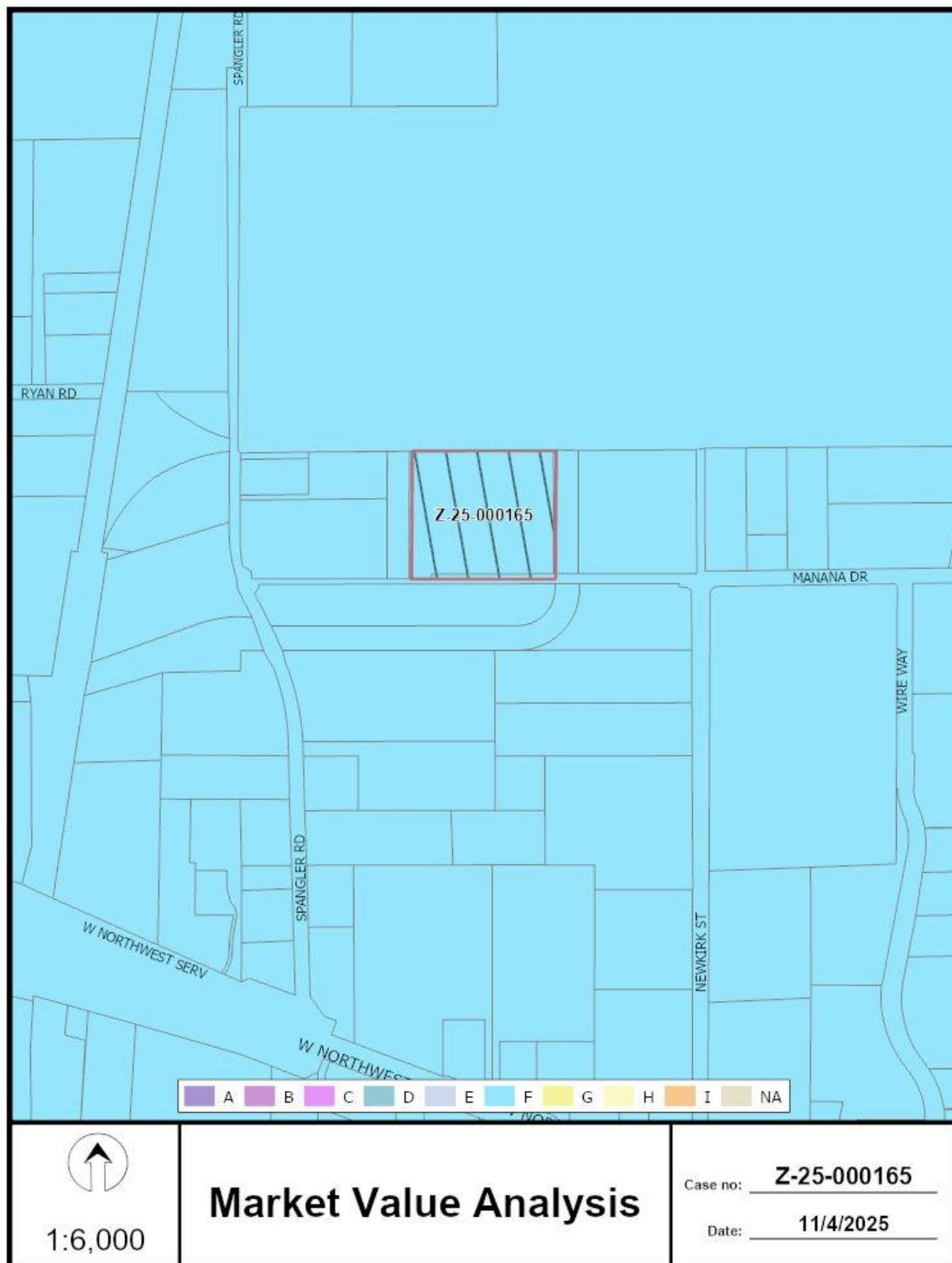


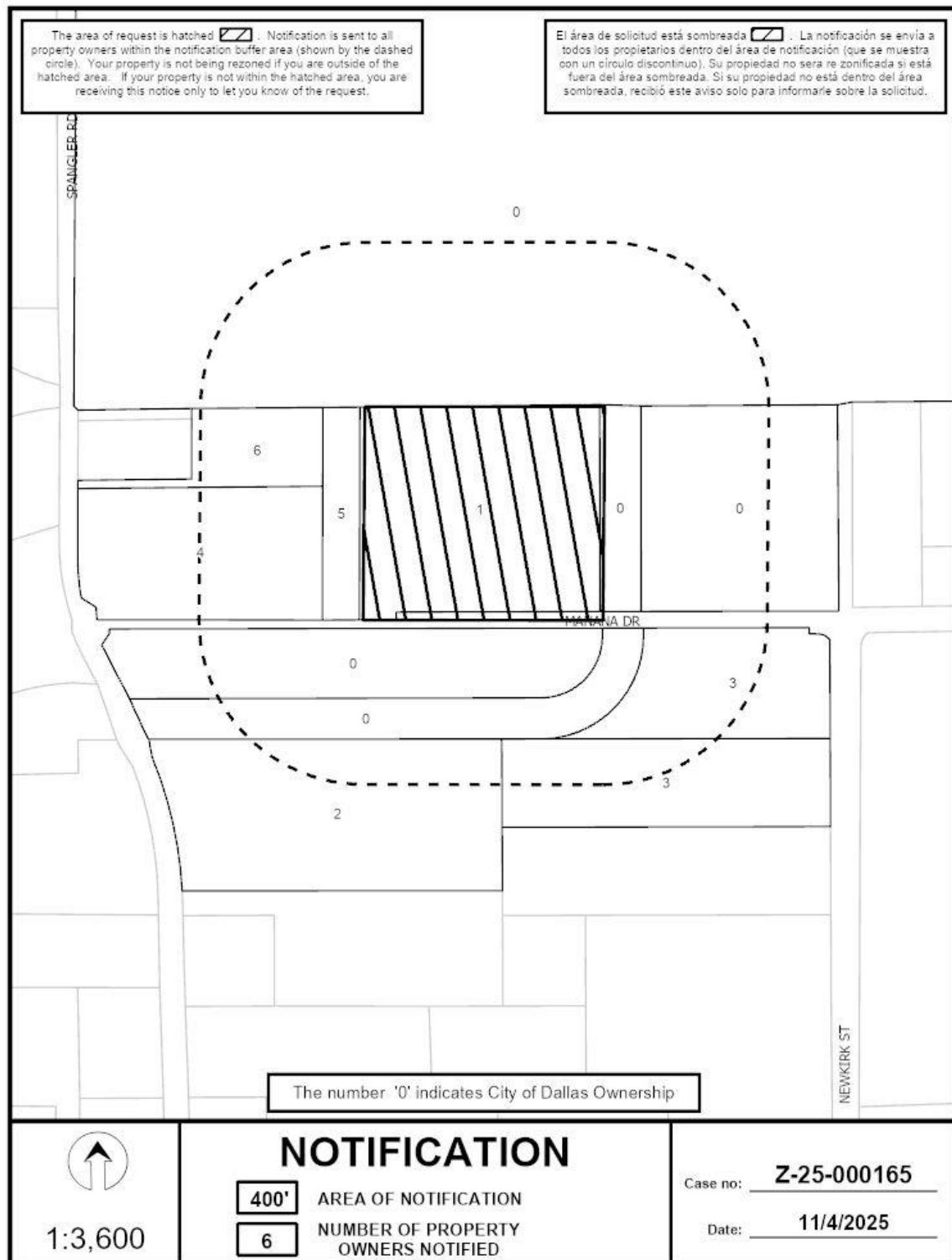












11/04/2025

Notification List of Property Owners

Z-25-000165

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2101 MANANA RD	STEVEN M FREE LIMITED PARTNERSHIP
2	10610 SPANGLER RD	TXI OPERATIONS LP
3	10733 NEWKIRK ST	ALMONT KANDEN PARTNERS LTD
4	2001 MANANA DR	OSI 2001 MANANA DR LLC
5	2001 MANANA DR	STEVEN M FREE FAMILY LTD PS
6	2001 MANANA DR	SANCHEZ FOOD