

**FILE NUMBER:** Z-26-000061 **DATE FILED:** March 26, 2026

**LOCATION:** Northwest corner of Montfort Drive and Valley View Trail.

**COUNCIL DISTRICT:** 11

**SIZE OF REQUEST:** Approx. 2.331 acres **CENSUS TRACT:** 48113013626

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**OWNER/APPLICANT:** Extra Space Storage / Stewart Handley

**REPRESENTATIVE:** Mission Ridge Consultants / Kiesha Kay

**REQUEST:** An application for a new Specific Use Permit for a self-service storage on property zoned Subdistrict 4A within Planned Development No. 887, Valley View – Galleria Area Special Purpose District.

**SUMMARY:** The purpose of the request is to allow an expansion to an existing self-service storage facility.

**STAFF RECOMMENDATION:** Approval for a 30-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently developed with a self-service storage (mini-warehouse) facility built in 2015 according to Dallas County Appraisal District records.
- Certificate of Occupancy #1509211097 was issued to Extra Space Storage in October of 2015 for a Mini-warehouse Use which was allowed by right in a Walkable Mixed Use - 20 Form District under the Self-service storage use in the Commerce category.
- In June of 2018, the use chart in Section 51A-13.306(b) was amended through Code Amendment DCA 178-002 to show that self-service storage uses are to be allowed by Specific Use Permit (SUP) only. The existing facility would likely be considered legal nonconforming.
- The applicant is proposing to expand the existing facility; therefore, they are requesting a Specific Use Permit for a self-service storage use.
- The applicant initially requested a CS Commercial Service District to allow the mini-warehouse use by right; however, staff and the applicant agreed an SUP for a self-service storage (mini-warehouse) was less intense than the proposed CS District while still allowing the expansion of the existing use.

**Zoning History:**

There has been one zoning case in the area in the last five years.

1. Z212-163: On June 22, 2022, the City Council recommended approval for a new subdistrict within PD 216 subject to a development plan, landscape plan, and conditions on the east line of Noel Road between Spring Valley Road and Southern Boulevard.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Montfort Dr	Minor Arterial	117 ft. of ROW 92 ft. of pavement with bike lanes
Valley View Trl.	Local Street	--

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

**Transit Access:**

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

DART Bus  
Routes 22, 200, 207, 227

**STAFF ANALYSIS:**

**Comprehensive Plan:**

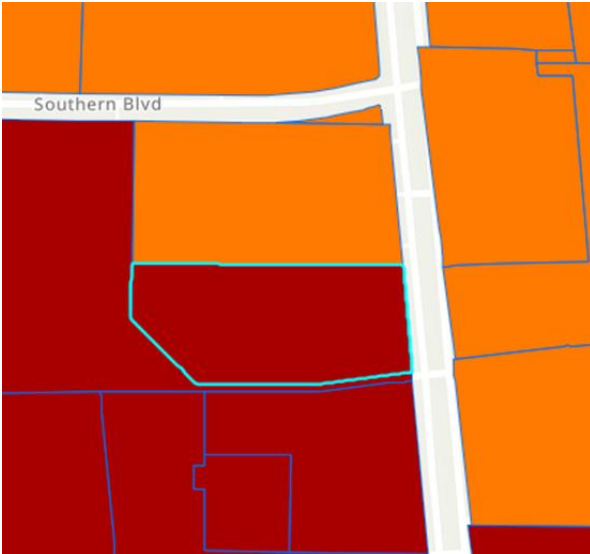
The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

**Placetypes:**

**Regional Mixed-Use**



This placetype allows for primary land uses like: Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Attached, Multiplex, Civic/Public Institutional, Utility, Light Industrial.



Regional Mixed-Use areas serve as bustling hubs of activity, combining residential, commercial, and office uses in high-density developments. These areas are strategically located near major transportation corridors and offer dynamic spaces for living, working, and shopping, catering to regional and local needs alike.

Typically located at major intersections or along key transportation corridors, including roadways and DART routes, regional commercial areas rely heavily on automobiles and transit to bring in

employees and visitors from throughout the region daily. Despite the efficient movement of automobile traffic, bicycle and pedestrian infrastructure improvements will help ensure quality multi-modal access. Within more urbanized areas, regional commercial development includes a mix of uses organized in a compact, walkable environment. Within suburban areas of Dallas, regional commercial development is typically more segregated, with parking lots and roadways separating different uses.

The applicant's request is consistent with the characteristics of secondary uses supporting the Neighborhood Mixed-Use placetype.

### **Valley View – Galleria Area Special Purpose District**

Planned Development 887, Valley View - Galleria Area Special Purpose District, is envisioned as the primary regional town center of North Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces.

The area of request is within Subdistrict 4A of PD 887, which was intended to be a walkable high-density mixed-use area. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

Although the applicant's request to expand the existing use is not consistent with the walkable characteristics of Subdistrict 4A, the expansion will provide a service for the existing residential development in the area. Staff considers this type of use as a

transitional use and in part a reason for the recommendation for ongoing review of the site through an SUP time period.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Subdistrict 4A within PD 887	Self-service storage (mini warehouse)
<b>North</b>	Subdistrict 4A within PD 887	Office building
<b>East</b>	Subdistrict 4A within PD 887 with Z812-203 Deed Restrictions, Subdistrict 5 within PD 887	Office building, multifamily
<b>South</b>	Subdistrict 4A within PD 887 with Z812-232 Deed Restrictions	Financial institution without drive-in window, office building
<b>West</b>	Subdistrict 4A within PD 887	Multifamily

**Land Use Compatibility:**

The area of request is currently developed with an approximately 82,324 square foot three story self-service facility and is zoned Subdistrict 4A within Planned Development 887, Valley View - Galleria Area Special Purpose District. Unless stated in PD 887 conditions, the district regulations for the WMU-20 Walkable Mixed Use District apply to Subdistrict 4A. The land use surrounding the area of request to the north is office, to the west is multifamily, and to the south is a financial institution without drive-in window and office building. Toward the east, there is an office building and multifamily developments.

The applicant is proposing to expand the existing self-service storage facility toward the northwest of the site. In June of 2018, the use chart in Section 51A-13.306(b) was amended to show that self-service storage uses are to be allowed by Specific Use Permit, or SUP, only. Therefore, the applicant is requesting a Specific Use Permit for a self-service storage use.

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.

### **Overview of Form Districts**

Form-based zoning differs from traditional zoning in that development standards focus primarily on the form of the building rather than its intended land use. Under form-based zoning, the desired form of buildings is typically more urban in style. Buildings are constructed with multiple stories and are located at the front of the site, closer to the street. This, coupled with enhanced standards for transparency, building articulation, and pedestrian amenities, are intended to ensure an active streetscape.

Another key feature that lends itself to a more urban development form is a requirement that buildings fill a percentage of the width of the lot with the building façade. This street frontage requirement creates a streetscape that encourages and supports pedestrian activity and screens parking. Benefits to property owners include additional buildable area on the site; increased height, density, and floor area; and reduced parking requirements that encourage the use of multi-modal transportation.

The area of request is a WMU-20 District, which is classified as high intensity among the WMU Walkable Mixed-Use districts available in Article XIII. The WMU districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.

The design requirements of Article XIII will still apply to the proposed use, including building design and street design. The original building, although built before the SUP requirement, was built out generally in accordance with Article XIII design requirements, making it distinct from many self storage facilities in the City. The form district development requirements, SUP site plan and SUP conditions would limit the impact of the use on nearby residential properties. Staff recommends approval of the applicant's request for a 30 year period with eligibility for automatic renewals for an additional 10-year period, subject to a site plan and conditions.

### **Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements of Planned Development 887 and Article XIII, as amended.

**Parking:**

Off-street parking must be provided in accordance to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for a mini-warehouse use is zero.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these. The proposed site plan depicts 11 parking spaces.

**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 currently within an “F” MVA area.

**List of Officers**

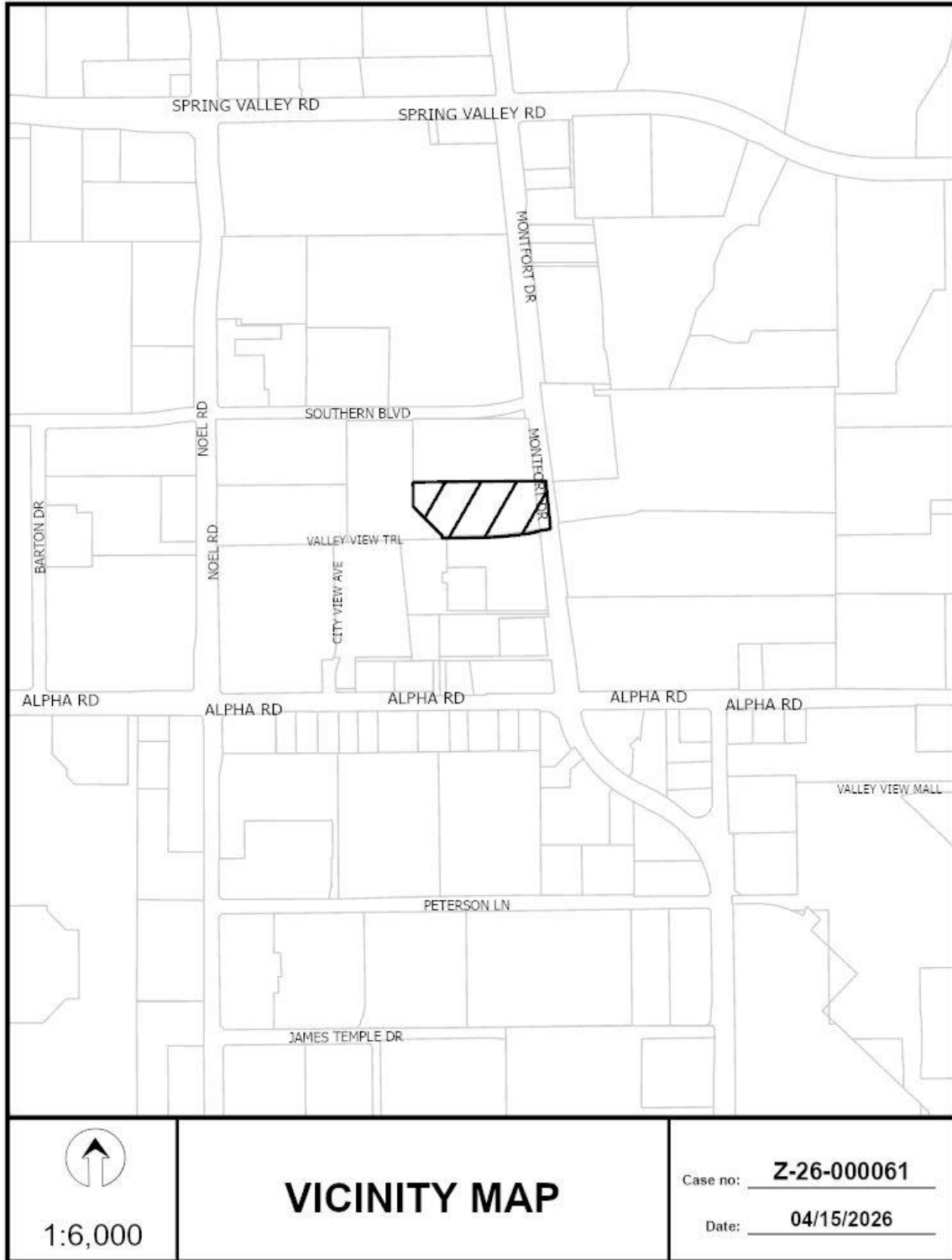
**ESS Storage Acquisition**

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  
Stewart Handley - Development Manager

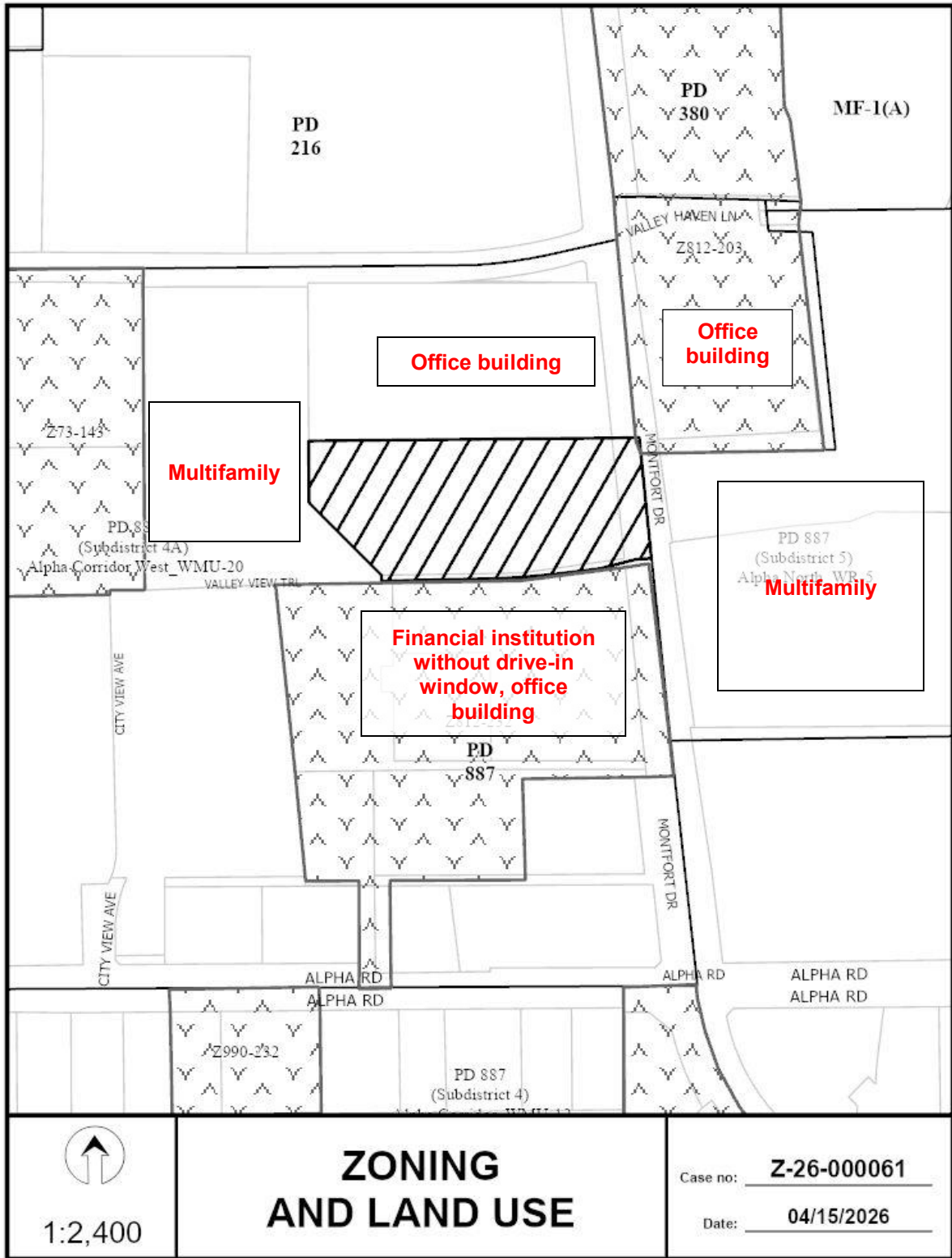
### PROPOSED SUP CONDITIONS

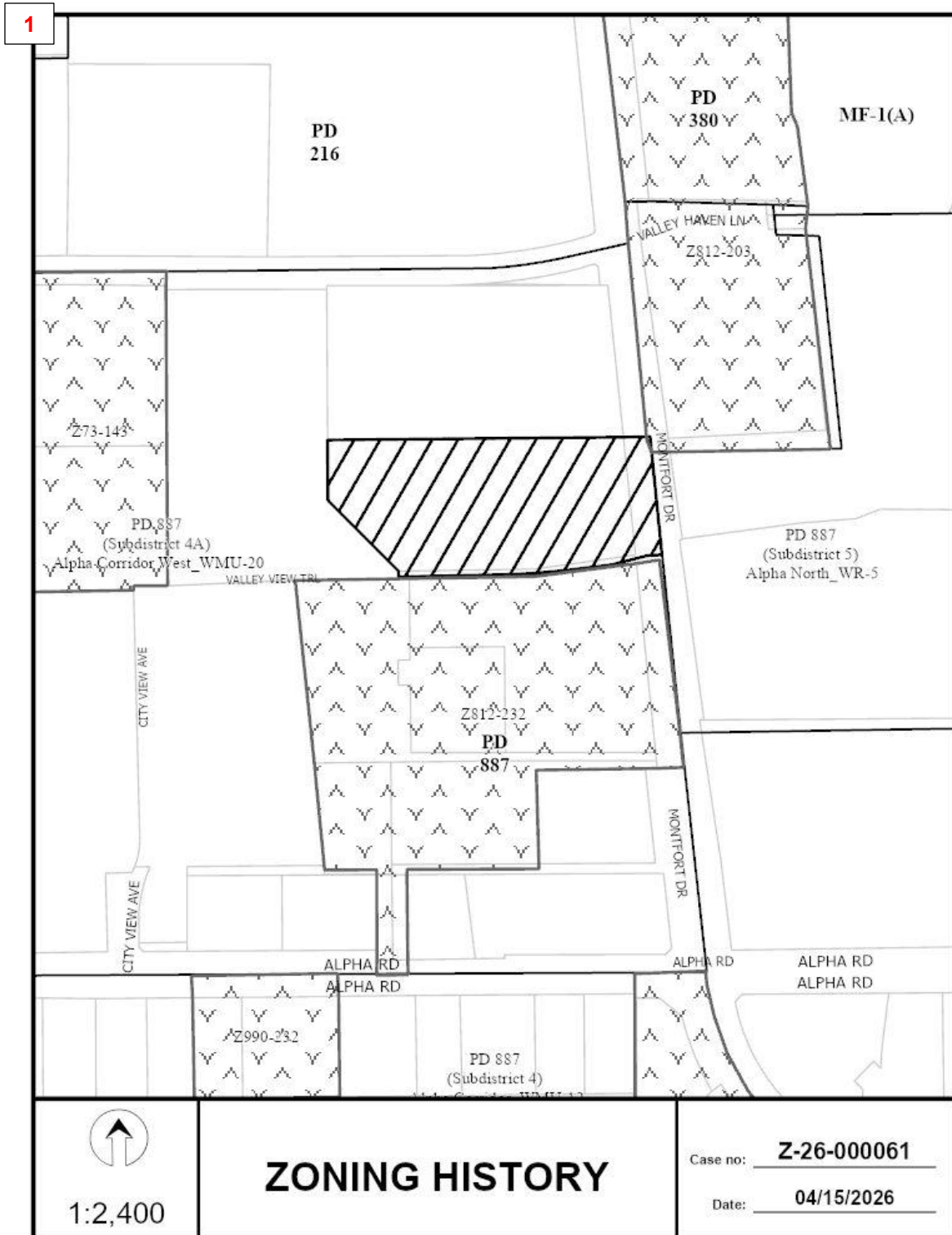
1. USE: The only use authorized by this specific use permit is mini-warehouse.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on 30 years from the passage, but is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area for a mini-warehouse is 144,624 square feet in the location shown on the attached site plan.
5. HEIGHT: Maximum structure height is 45 feet.
6. STORIES: Maximum number of stories above grade is four.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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.

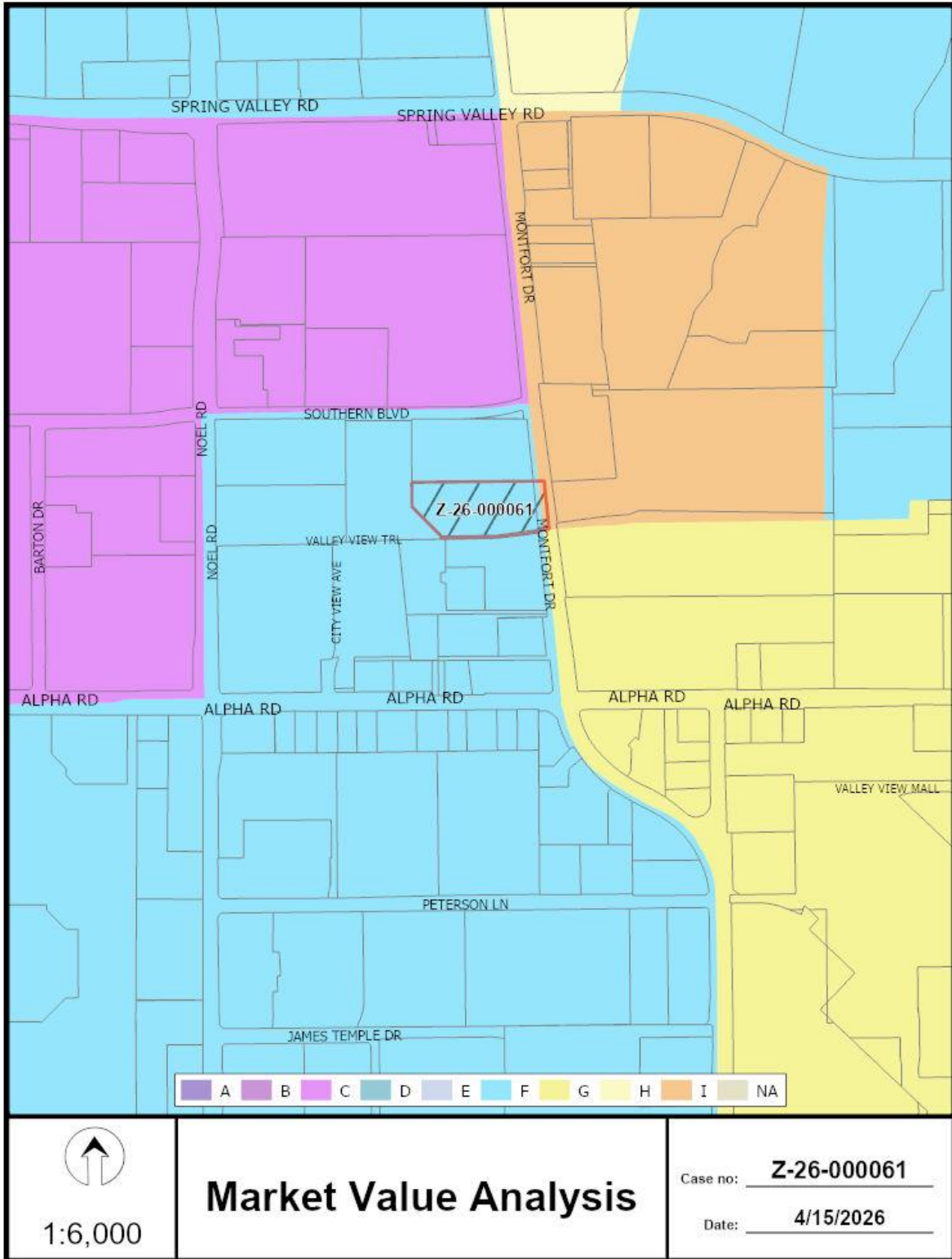


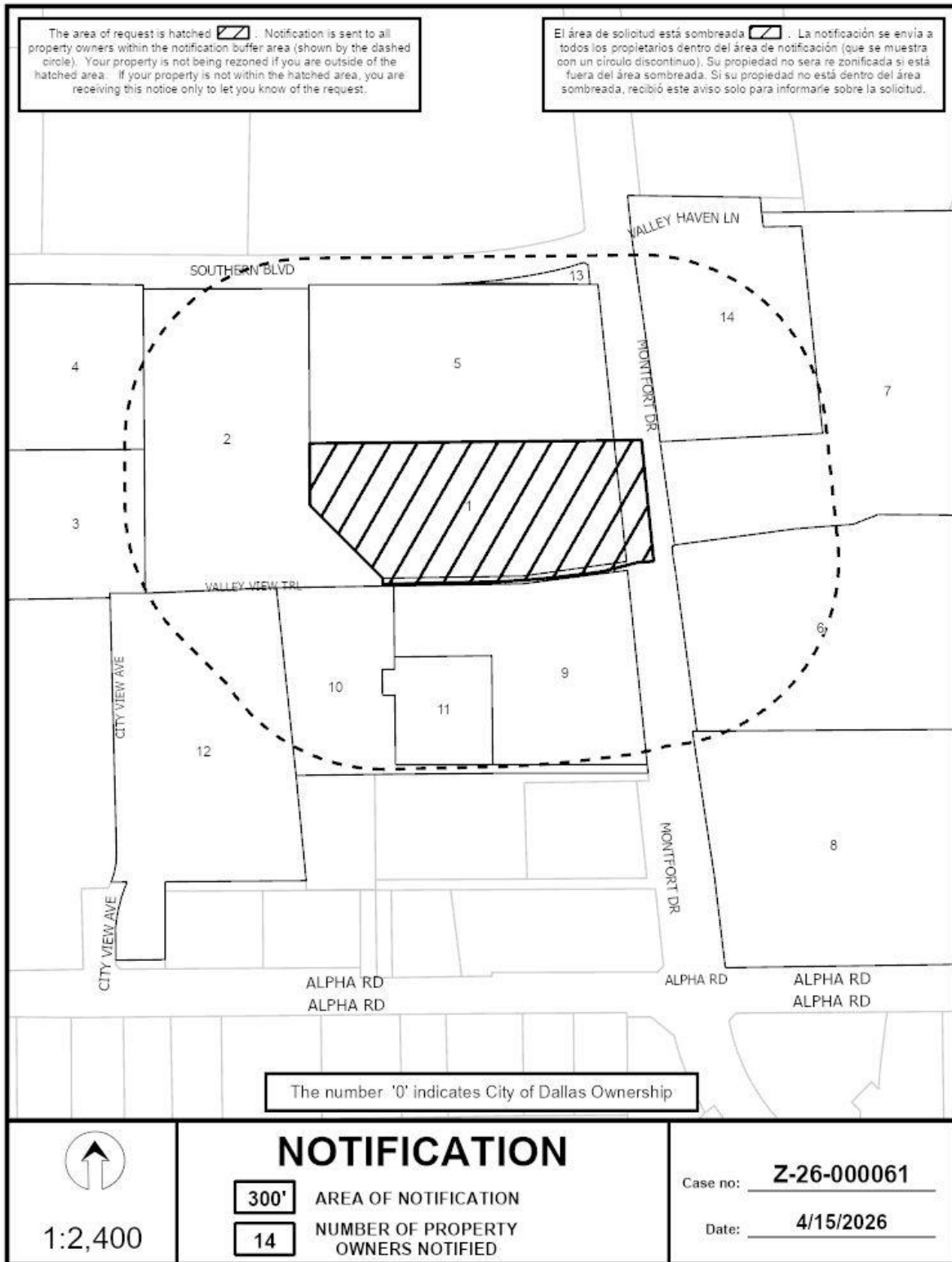












04/15/2026

***Notification List of Property Owners***

***Z-26-000061***

***14 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	13725 MONTFORT DR	ESS STORAGE ACQUISITION
2	13725 MONTFORT DR	MPC MONTFORT LP
3	13760 NOEL RD	ST NOEL LP
4	13780 NOEL RD	U S POSTAL SERVICE
5	13747 MONTFORT DR	TITAN VANGUARD MIDTOWN I LP
6	13660 MONTFORT DR	AV MONTFORT VALLEY LLC
7	13740 MONTFORT DR	AV DORAL LLC
8	5557 ALPHA RD	CMA II LTD
9	13651 MONTFORT DR	DALLAS POSTAL CREDIT
10	13649 MONTFORT DR	NEIGHBORHOOD CREDIT UNION
11	13647 MONTFORT DR	NEIGHBORHOOD CREDIT UNION
12	5339 ALPHA RD	CITYVIEW OFFICE HOLDINGS
13	13801 MONTFORT DR	FATH BROWNSTONES LIMITED PS
14	13800 MONTFORT DR	MIDWAY ASSET PARTNERS LLC