

CITY PLAN COMMISSION

THURSDAY, JANUARY 15, 2026

Planner: Greg Franklin

FILE NUMBER: MZ-25-000037

DATE FILED: November 4, 2025

LOCATION: Along the south line of West Mockingbird Lane, east Hinton Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ±32.293 acres

CENSUS TRACT: 48113010001

REPRESENTATIVE: Karl Crawley – Masterplan Consultants

APPLICANT: Chris Schultz – Equinix, Inc.

OWNER: DA12 LLC c/o Equinix LLC

REQUEST: An application for new development plan on property zoned Planned Development District No. 1065.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 1065:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1065>

Sec. 51A-4.212 Utility and Public Service Uses [see (4)(A)(ii) for Local utilities / Communications Ex-change Facility use]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-81376

BACKGROUND INFORMATION:

The area of request is zoned Planned Development District (PD) No. 1065 and is currently vacant after two large commercial buildings were demolished.

Planned Development District No. 1065 was established in June 2021 for a warehouse development. The Planned Development District permitted all main uses in the MU-3 Mixed Use District, along with additional uses of a warehouse and outside storage.

The area of request has an approved City Plan Commission preliminary plat (S245-111) that will be relied upon for establishing the building site for development.

The purpose of this request is to develop 3 4-story buildings for a data center which is classified in the Dallas Development code (Sec. 51A-4.212(4)(A)(ii) under Local utilities / Communications Ex-change Facility use.

The proposed Local Utilities/Communications Ex-change Facility (Data Center) is allowed by right in MU-3 Mixed Use District.

A development plan is required for all uses allowed in Planned Development District No.1065 and must be approved by the City Plan Commission before issuance of any building permit to authorize work in the district. [Ref. SEC. 51P-1065.105 (b)].

Planned Development District No. 1065 does not require City Plan Commission approval of a conceptual plan or landscape plan for this District.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed development plan.

REQUEST DETAILS:

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed development plan complies with the applicable development standards for the Property. The Dallas City Code requires that if the plan complies with the applicable development standards, the plan shall be approved.

The request seeks approval of development plan for a proposed Local Utilities / Communications Ex-change Facility (Data Center) with an attached electrical substation

and 5 equipment yards containing generators. The proposed use is allowed by right in an MU-3, Mixed Use 3 District.

Staff recommends approval of the request, having determined that the proposed development plan complies with the development standards applicable to the property.

Development standards:

The following table shows development standards applicable to the request site:

	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
PD No. 1065	35' min. for portions of a building above 50' in height.	None required	Max height: 270' Max stories: 20	80% max	Max FAR: 3.2 Lot size: No minimum	Loading or unloading of trailers must be concealed from Mockingbird Lane by main building.

¹Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

Landscaping:

Landscaping must be provided in accordance with Article X.

The city arborist will review the landscape plans when submitted for permitting and will confirm compliance with the landscaping requirements of Article X.

Parking and Loading:

Pursuant to the Planned Development District No. 1065 ordinance, parking must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. For a Local utilities / Communications Ex-change facility, no spaces are required; 189 spaces are proposed for the site.

11 loading spaces are required since the proposed data centers are proposed to be 1,140,000 square feet. [ref. Sec. 51A-4.212(4)].

List of Officers

Corporate

DA12, LLC

Equinix, LLC 100% interest in DA12, LLC

Equinix, Inc. 100% interest in Equinix, LLC

EQUINIX, Inc.

Adaire Fox-Martin, CEO and President

Raouf Abdel, Exec. VP, Global Operations

Mike Campbell, Chief Sales Officer

Nicole Collins, Chief Transformation Officer

Justin Dustzadeh, Chief Technology Officer

Jon Lin, Exec. VP and Gen. Manager, Data Center Services

Keith Taylor, CFO

Arquelle Shaw, Senior VP, Americas

Chris Schultz, Director of Construction, Americas

Proposed Development Plan





