

FILE NUMBER: Z245-219(SM) **DATE FILED:** April 18, 2025

LOCATION: North line of East Mockingbird Lane, between North Central Expressway and Greenville Avenue

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 15.87 acres **CENSUS TRACT:** 48113000300

REPRESENTATIVE: Mission Ridge Consultants, Skye Thibodeaux, AICP

APPLICANT: Trammell Crow Company Development, LLC, Kevin Hickman

OWNER: Dallas Area Rapid Transit, Leticia Delgado

REQUEST: An application to amend the site plan for a transit passenger station or transfer center on property zoned an MU-3 Mixed Use District.

SUMMARY: The purpose of this request is to update the 1992 Council-approved site plan for the DART Mockingbird Station light rail station.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- On June 24, 1992, the City Council passed Resolution No. 92-2436 for the original development of the existing DART Mockingbird Station light rail station, which includes bus service and surface parking
- The existing use is categorized as a transit passenger station or transfer center land use in the Dallas Development Code. It is allowed in the MU-3 Mixed Use District with a Specific Use Permit or by City Council resolution. The procedure to allow this use by City Council resolution does not require a public hearing or recommendation by the City Plan Commission.
- The applicant requests an amendment to the previously approved City Council resolution site plan, allowing the surface parking lots depicted on the 1992 site plan to be redeveloped into multifamily uses and parking garage structures.

Zoning History:

There have been no zoning cases in the area within the last five years:

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Mockingbird Lane	Principal Arterial	100 feet

Traffic:

Subparagraph (10) of Section 51A-4.211 of the Dallas Development Code requires transit, traffic impact, and parking demand analyses. The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and the submitted analyses and determined that, pending commensurate improvements, the project will not significantly impact the surrounding roadway system. The project will be responsible for mitigating development impact as determined through the engineering review process.

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 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 proposal to update the previous Council-approved site plan for Mockingbird Station light rail station is consistent with Forward Dallas 2.0.

Placetype Summary

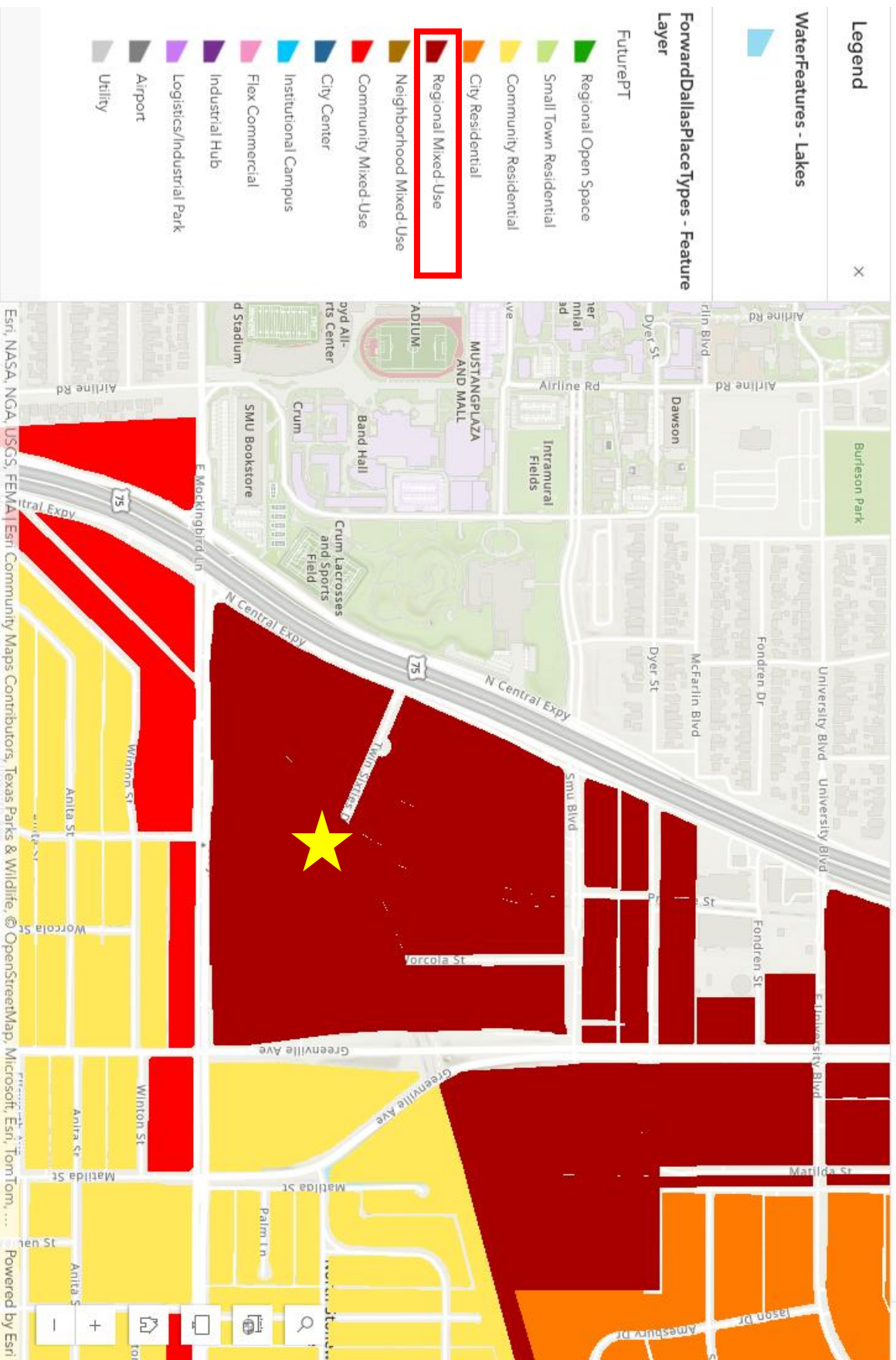
Placetypes describe the long term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and 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.

Subject Property Placetype: Regional Mixed Use

The Regional Mixed-Use placetype accommodates a wide range of large retail, commercial, office and institutional uses. This placetype provides major employment and shopping destinations outside of the City Center placetype. Additionally, high-rise office towers, multifamily dwelling units, and low- to mid-rise residential buildings for condominiums or apartments are located throughout this placetype.

The area of request is depicted with a yellow star on the ForwardDallas 2.0 Future Placetype Map on the following page for reference.

ForwardDallas Future Placetype Map



Z245-219(SM)

Land Use:

	Zoning	Land Use
Site	MU-3 Mixed Use	Transit passenger station or transfer center
North	MU-3 Mixed Use with SUP No. 1140	Municipal Service Center
East	MU-3 Mixed Use	Multifamily, grocery store, and gas station
South	CR Community Retail, Planned Development District Nos. 28, 445 and 740, and MU-3 Mixed Use with SUP No. 1227	Retail and restaurants, shopping center, mini-warehouse, hotel and retail
West	Planned Development District Nos. 296 and 834 and MU-3 Mixed Use	Hotel, Office, Multifamily, Retail and Personal Service Uses

Land Use Compatibility:

The request site is currently developed with a light rail station, bus service, and surface parking, which is categorized as a transit passenger station or transfer center land use in the Dallas Development Code. A transit passenger station or transfer center is allowed in the MU-3 Mixed Use District with a Specific Use Permit or by City Council resolution. The applicant was granted approval by City Council resolution in 1992 and seeks an amendment to the previously approved site plan to redevelop the surface parking lots into multifamily uses and parking garage structures.

The surrounding zoning and land uses of the site are described in the table above and are generally nonresidential and high-density residential. The continuance of the transit passenger station or transfer center land use, with the modifications proposed by the applicant, is considered compatible with the surrounding land uses.

Landscaping:

The original 1992 plan included some landscaping details, as per the 1986 Article X conditions, which do not provide the level of detail typically found in modern landscape plans. Article X was updated in 1994 to require revised landscaping requirements. Article X was further enhanced in 2004 and substantially amended in 2018. Landscaping must be provided in accordance with Article X, as amended.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 a “C” MVA area.

List of Officers

Trammell Crow Company Development, LLC

Joel Behrens

Dallas Area Rapid Transit - DART

Nadine S. Lee, President and Chief Executive Officer

Dee Leggett, Executive Vice President/Chief Development Officer

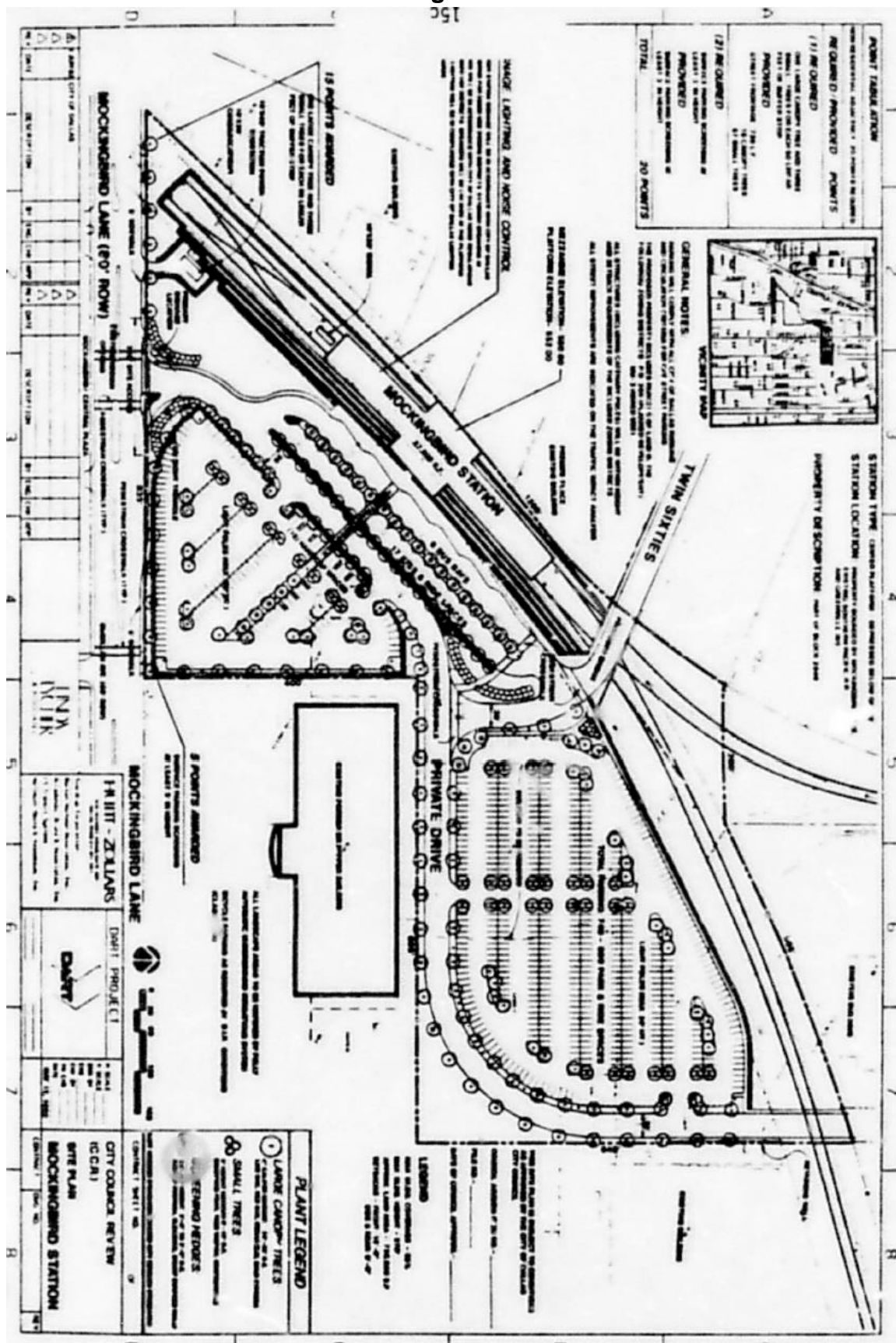
Caitlin Holland, Vice President Real Estate Economic Development

Mission Ridge Consultants

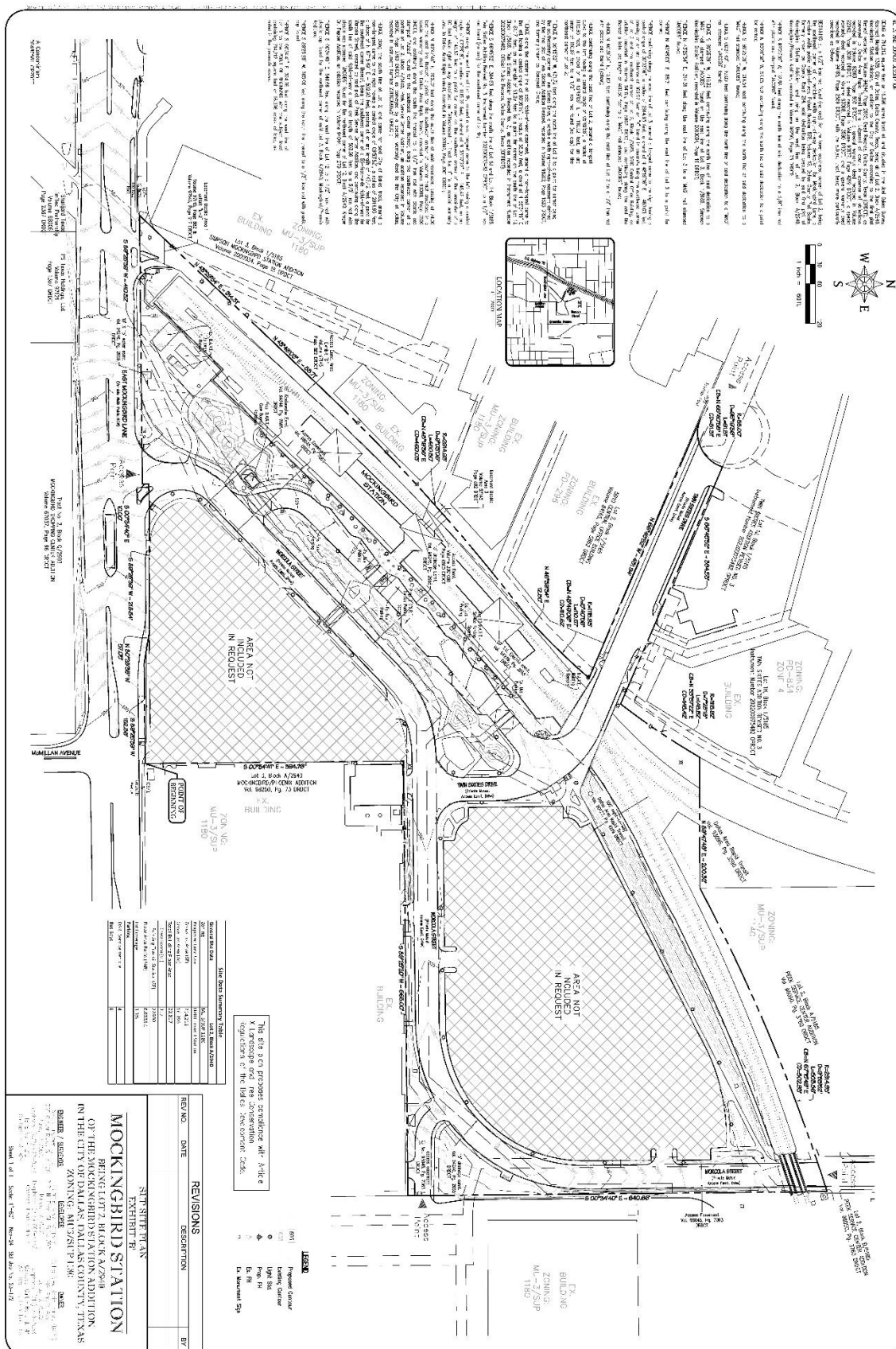
Kiesha Kay, CEO

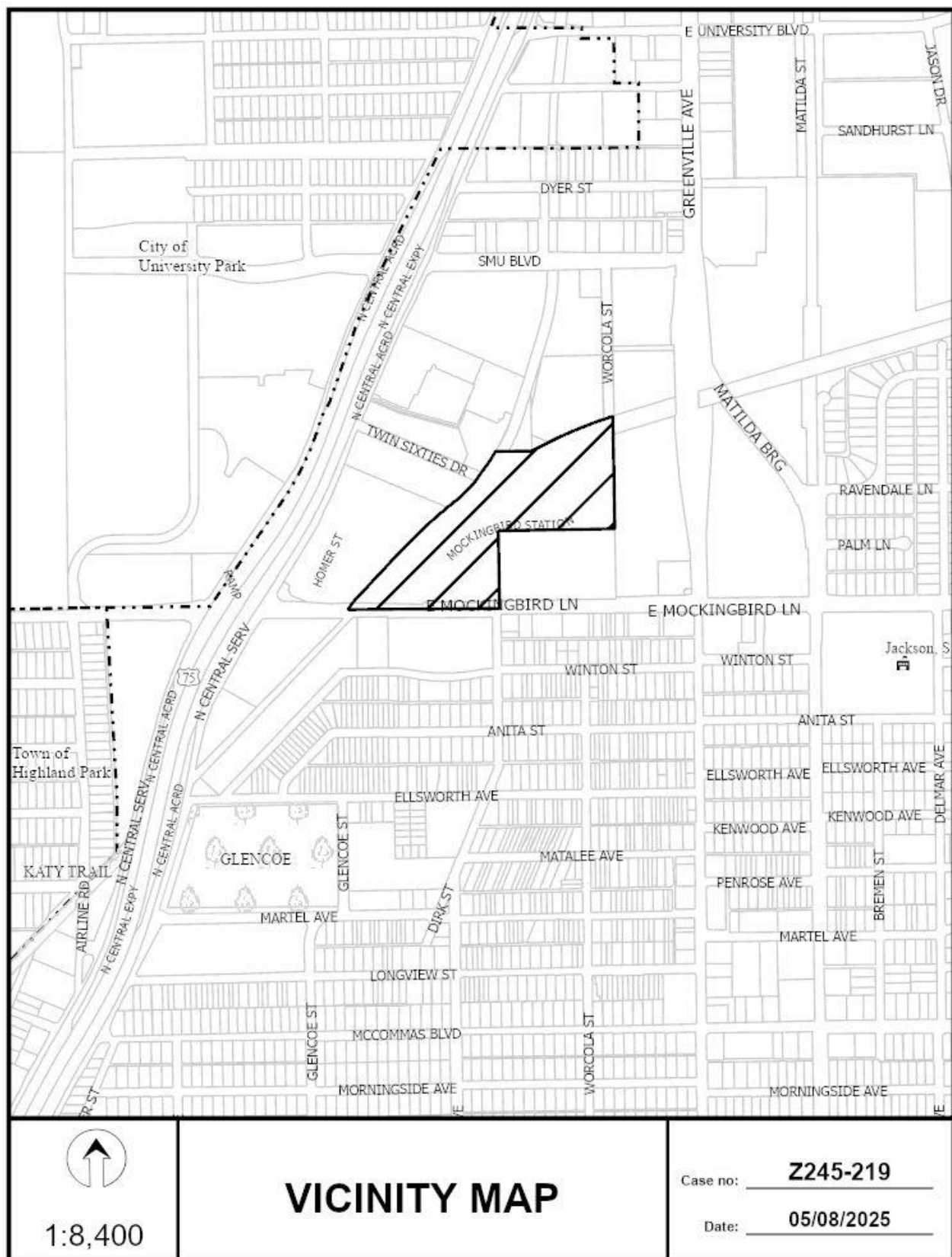
Skye Thibodeaux, Director of Land Planning

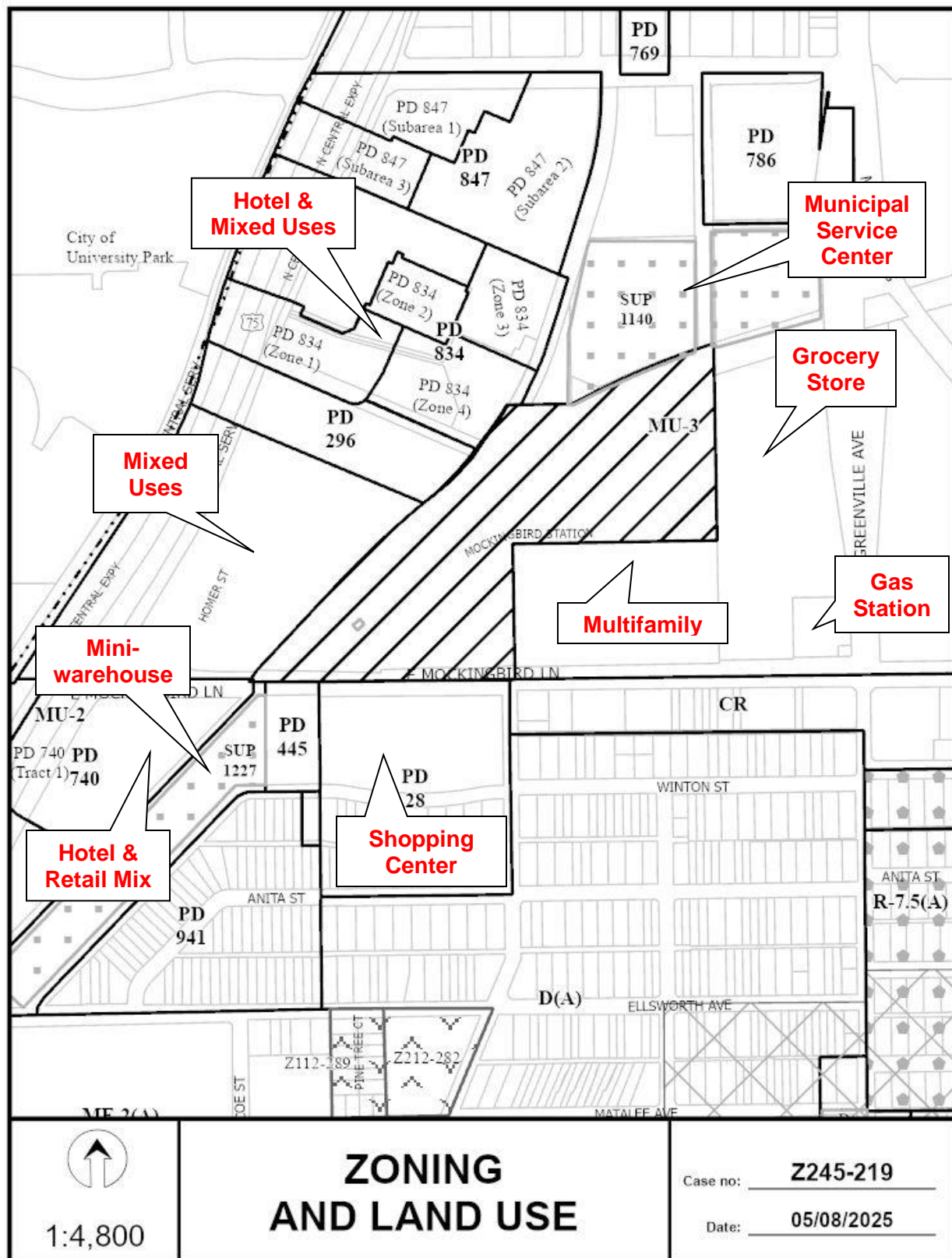
Existing Site Plan

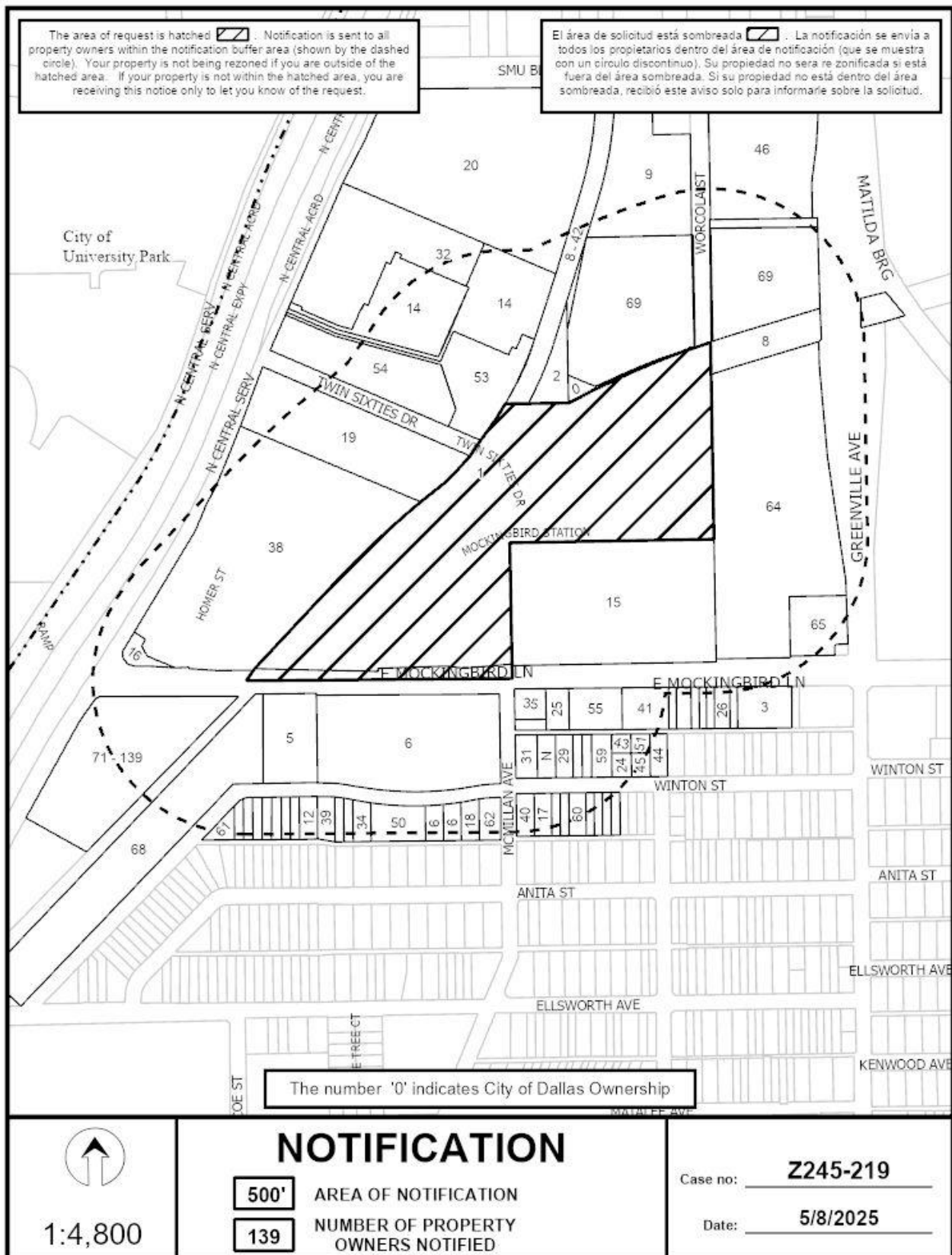


Proposed Site Plan









05/08/2025

Notification List of Property Owners***Z245-219******139 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5465 E MOCKINGBIRD LN	DALLAS AREA RAPID TRANSIT
2	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
3	5626 E MOCKINGBIRD LN	PARKLANE MOCKINGBIRD LLC
4	5402 WINTON ST	SHEA ROBERT & ERIN SANDERSON
5	5342 E MOCKINGBIRD LN	PS TEXAS HOLDINGS LTD
6	5450 WINTON ST	CORSAIR MOCKINGBIRD LLC
7	5426 WINTON ST	POLLOCK KEVIN M
8	555 2ND AVE	DART
9	5606 SMU BLVD	U S POSTAL SERVICE
10	5406 WINTON ST	LE VINCENT & NGUYEN ANH PHUONG
11	4114 MCMILLAN AVE	STEFANEK REVOCABLE LIVING TRUST
12	5416 WINTON ST	SMITH PETER &
13	5600 E MOCKINGBIRD LN	CAMPI REAL ESTATE LLC
14	6080 N CENTRAL EXPY	60 80A NCX LLC
15	5555 E MOCKINGBIRD LN	SPI MOCKINGBIRD FOXCROFT DEEX LLC &
16	5307 E MOCKINGBIRD LN	CPUS MOCKINGBIRD LP
17	5504 WINTON ST	OLSON ALICE ROLLINS
18	5452 WINTON ST	FIELD ELOISE P ESTATE OF
19	5910 N CENTRAL EXPY	5910 NCX OWNER LLC
20	6116 N CENTRAL EXPY	SOUTHERN METHODIST UNIVERSITY
21	5412 WINTON ST	PEREZ LUIS DORANTES &
22	5404 WINTON ST	THOMAS CARLA
23	5602 E MOCKINGBIRD LN	SHELTON HELEN F TRUST
24	5525 WINTON ST	BAKSYS SIMONAS
25	5510 E MOCKINGBIRD LN	TACO BELL OF AMERICA INC
26	5610 E MOCKINGBIRD LN	EGYPTIAN RESTAURANT INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5410 WINTON ST	PRICE LENA B FAMILY IRREV TRUST
28	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
29	5511 WINTON ST	BANDK PROPERTIES LTD
30	5520 WINTON ST	HARRIS DIANE
31	5501 WINTON ST	DEAN GEORGE R & SHELLEY K
32	6070 N CENTRAL EXPY	6070 NCX LLC
33	5517 WINTON ST	TRAN HOA HUU
34	5428 WINTON ST	MCFALLS GEOFFREY A & ELENA A
35	5502 E MOCKINGBIRD LN	SEXTON JEAN TIREY REVOCABLE
36	5522 WINTON ST	HARRIS DIANE
37	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
38	5307 E MOCKINGBIRD LN	CPUS MOCKINGBIRD LP
39	5418 WINTON ST	MCMILLIN KIMBERLY ANNE
40	5502 WINTON ST	TYLER BRUCE WARREN &
41	5526 E MOCKINGBIRD LN	CAMPISI DAVID &
42	555 2ND AVE	DART
43	5527 WINTON ST	WARD JAY M
44	5533 WINTON ST	SHELTON HELEN FRANCIS TRUST
45	5531 WINTON ST	TIAN SHANE XINXIN & WENCHUN ZHOU
46	5600 SMU BLVD	WRPV XIII MOCKINGBIRD DALLAS
47	555 2ND AVE	DART
48	5510 WINTON ST	EUSTACE CHRISTOPHER SCOTT
49	5518 WINTON ST	HAERTLING KYLE
50	5432 WINTON ST	CORSAIR MOCKINGBIRD LLC
51	5529 WINTON ST	KANG SUNGGIN & TAM T
52	5424 WINTON ST	POLLOCK KEVIN
53	6080 N CENTRAL EXPY	60 80B NCX LLC
54	6060 N CENTRAL EXPY	60 80C NCX LLC
55	5516 E MOCKINGBIRD LN	MOCKINGBIRDJAY LLC
56	5606 E MOCKINGBIRD LN	SHELTON HELEN F TRUST
57	5372 WINTON ST	SMITH SCOTT N &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5519 WINTON ST	KAKISH LARA
59	5523 WINTON ST	HARRIS TIM
60	5512 WINTON ST	MCLAUGHLAN DARRYN &
61	5368 WINTON ST	FISCHER JOHN COFFEEN &
62	5456 WINTON ST	PRIDEAUX SUSAN WARING
63	4417 GREENVILLE AVE	UNIVERSITY PARK CITY OF
64	5665 E MOCKINGBIRD LN	KROGER TEXAS LP
65	5671 E MOCKINGBIRD LN	SEJ ASSET MGMT & INVESTMENT COMPANY
66	5616 E MOCKINGBIRD LN	HARPER GARLAND
67	5508 WINTON ST	CIGICH RYAN
68	5340 E MOCKINGBIRD LN	SHURGARD TEXAS LTD PS
69	4420 WORCOLA ST	UNIVERSITY PARK CITY OF
70	5408 WINTON ST	HAO XIN & STEVEN MONDRY &
71	5656 N CENTRAL EXPY	SMITH HOWARD DAVID
72	5656 N CENTRAL EXPY	WILCOX PHYLLIS DIANE POU &
73	5656 N CENTRAL EXPY	MURPHY JACK D & JEANETTE B
74	5656 N CENTRAL EXPY	WISH DEVELOPMENT DALLAS
75	5656 N CENTRAL EXPY	JOINES RONDA JOY
76	5656 N CENTRAL EXPY	KIESZ STEFANY
77	5656 N CENTRAL EXPY	SCHREIBER FAMILY TRUST THE
78	5656 N CENTRAL EXPY	CAMERON STEPHEN F
79	5656 N CENTRAL EXPY	GEORGES BRITT & MICHELLE
80	5656 N CENTRAL EXPY	KACIC GEORGE & SUSAN
81	5656 N CENTRAL EXPY	COX NICOLE & JAMES W
82	5656 N CENTRAL EXPY	TWD HOLDINGS LLC
83	5656 N CENTRAL EXPY	BLACKWOOD SUE
84	5656 N CENTRAL EXPY	FUTCH JENNIFER ANN
85	5656 N CENTRAL EXPY	SEABROOKS JACQUELINE A
86	5656 N CENTRAL EXPY	CASSULLO JOANNE
87	5656 N CENTRAL EXPY	RICHEY PROPERTIES INC
88	5656 N CENTRAL EXPY	TOMPSON JERRY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5656 N CENTRAL EXPY	HARRISON FIELD
90	5656 N CENTRAL EXPY	ALI AMAR BARKAT &
91	5656 N CENTRAL EXPY	CROWE WILLIAM & DENA V
92	5656 N CENTRAL EXPY	
93	5656 N CENTRAL EXPY	GOLDSTEIN ROBERT & DEBORAH
94	5656 N CENTRAL EXPY	HANNA DR SAMI & ELIZABETH
95	5656 N CENTRAL EXPY	BRAVEHEART ENTERPRISES
96	5656 N CENTRAL EXPY	GARDNER GREG
97	5656 N CENTRAL EXPY	EDWARDS STAN &
98	5656 N CENTRAL EXPY	PUNKIN 502 LLC
99	5656 N CENTRAL EXPY	NELSON AMY
100	5656 N CENTRAL EXPY	YAMINI SARA M
101	5656 N CENTRAL EXPY	KASSEBAUM LINDA MAJORS
102	5656 N CENTRAL EXPY	TALLEY JUDITH OLSEN
103	5656 N CENTRAL EXPY	WALTON LARRY E & LINDA
104	5656 N CENTRAL EXPY	CARSON TED J & DEBORAH J
105	5656 N CENTRAL EXPY	CARSON DEBBIE &
106	5656 N CENTRAL EXPY	HARRISON FIELD
107	5656 N CENTRAL EXPY	BARNES SUSAN
108	5656 N CENTRAL EXPY	RUFF PARTNERS LTD
109	5656 N CENTRAL EXPY	AGGARWAL RAYMON
110	5656 N CENTRAL EXPY	BOTTUM STEVEN J
111	5656 N CENTRAL EXPY	CHU EMILY & LAWRENCE
112	5656 N CENTRAL EXPY	MCKENZIE CHERYL &
113	5656 N CENTRAL EXPY	KANG KATHERINE
114	5656 N CENTRAL EXPY	CLARKE HOLDINGS INVESTMENTS
115	5656 N CENTRAL EXPY	NELSON AMY
116	5656 N CENTRAL EXPY	HIGHLAND DALLAS 800 LLC
117	5656 N CENTRAL EXPY	SELLINGER LIVING TRUST
118	5656 N CENTRAL EXPY	CHAMNESS RHEA ANN
119	5656 N CENTRAL EXPY	ANDERSON GARY A &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5656 N CENTRAL EXPY	MELLON HENRY PARSONS FLAGLER
121	5656 N CENTRAL EXPY	PUNKIN 805 LLC
122	5656 N CENTRAL EXPY	CROWN JODY H
123	5656 N CENTRAL EXPY	JOHNSON DENNICE
124	5656 N CENTRAL EXPY	KHM METRO LLC
125	5656 N CENTRAL EXPY	HARRISON FIELD & SABRINA
126	5656 N CENTRAL EXPY	HARRISON FIELD
127	5320 E MOCKINGBIRD LN	NEE EUGENE P
128	5320 E MOCKINGBIRD LN	MALONEY WESLEY JAMES
129	5320 E MOCKINGBIRD LN	TOM & GLO FAMILY TRUST
130	5320 E MOCKINGBIRD LN	ROIDOPOULOS MARK E
131	5320 E MOCKINGBIRD LN	GREENE EVAN
132	5320 E MOCKINGBIRD LN	DZURILLA ANNE
133	5320 E MOCKINGBIRD LN	KRAUSE TIMOTHY & JORJA
134	5320 E MOCKINGBIRD LN	TOMLIN FRANCIS G &
135	5320 E MOCKINGBIRD LN	LITTLE PAUL
136	5320 E MOCKINGBIRD LN	MAWK THOMAS
137	5300 N CENTRAL EXPY	5300 EML TIC 1 LLC
138	5300 N CENTRAL EXPY	WOODBANCH HIGHLAND LLC
139	5330 E MOCKINGBIRD LN	5300 EML TIC 2 LLC