

CITY PLAN COMMISSION

THURSDAY, APRIL 24, 2025

Planner: Martin Bate

FILE NUMBER: Z245-117(MB) **DATE FILED:** November 13, 2024

LOCATION: South line of West Mockingbird Lane, east of Elmbrook Drive

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 32.29 ac **CENSUS TRACT:** 48113010001

REPRESENTATIVE: Karl Crawley

OWNER/APPLICANT: Chris Schultz [DA12, LLC]

REQUEST: An application for an amendment to Planned Development District No. 1065 on property zoned Planned Development District No. 1065.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to parking requirements and landscaping.

STAFF RECOMMENDATION: Approval, subject to staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with two large buildings, one of which was previously permitted for an industrial (inside) use, and is in PD No. 1065.
- The request site is approximately 32 acres in size.
- PD No. 1065 was established in 2021 with a development plan for a warehouse use on the western portion of the property.
- Applicant wishes to develop the eastern portion of the property with a communications exchange facility. In order to build to their desired plan, applicant requests modified conditions for landscaping and parking for the communications exchange facility.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Mockingbird Lane	Principal Arterial	100 feet / 100 feet
Hinton Street	Local street	

Traffic:

The Engineering Division of Planning & Development Department has reviewed the applicant's parking study. Staff agrees with the request but does not support the proposed parking ratio. The study does not justify the proposed parking ratio. Further details are provided in the parking section of this report.

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 **compliant** with the comprehensive plan. The proposed use as well as the existing warehouse use fall under the utility and light industrial categories, which are listed as secondary uses within the Community Mixed-Use placetype.

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.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods, and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

Land Use:

	Zoning	Land Use
Site	PD No. 1065	Warehouse
North	MU-3 Mixed Use, IR Industrial Research	Undeveloped; Commercial amusement (inside); office
East	MU-3 Mixed Use	Mini-warehouse; restaurant w/o drive-thru
South	MU-3 Mixed Use	Office; office showroom / warehouse
West	MU-3 Mixed Use	Office

Land Use Compatibility:

The area of request is currently developed with two large buildings. One is intended to be used as a warehouse, while the other will be used for the proposed communications exchange facility.

The immediate surroundings of the site are primarily a mix of office uses, retail uses, and commercial uses, including office showrooms / warehouses, and commercial amusement (inside).

Staff finds that the proposed use and changes to landscaping and parking requirements are compatible with the surrounding uses. The landscaping requirements allow flexibility in placement of site trees to buffer along Mockingbird Lane, which improves the visual landscape. Applicant's requested reduction in parking is appropriate given the large amount of parking space already available on-site relative to the expected trip generation of a communications exchange facility. Staff's recommended elimination of parking requirements for a communications exchange facility would provide further flexibility to repurpose the site and provide more area for future development.

Landscaping:

PD No. 1065 generally follows Article X landscaping requirements, with existing enhancements for a warehouse use. The applicant proposes the following changes for a communications exchange facility:

- Landscape area along Mockingbird must meet the following requirements:
 - Average depth of 10 feet, minimum depth of five feet, maximum depth of 55 feet
 - Plant groups every 75 feet; groups shall comprise of one three-inch caliper large tree or medium tree and five large evergreen shrubs. Two small trees may be substituted for each large/medium tree if the official determines the location of utility prevents them.
- Hinton Street frontage must meet the following requirements:
 - One three-inch or greater tree per 40 linear feet except when existing conditions allow two small trees to substitute for each required tree.
- Interior zone:
 - Loading zones facing Mockingbird must follow 51A-4.602 screening
 - Site trees requirement does not apply.

In conjunction with the city arborist's office, staff has determined that these deviations and enhancements would be compatible with the surrounding area and provide sufficient landscaping while also providing flexibility in development of the site.

Parking

The applicant has requested a fixed parking ratio of one space per 5,500 square feet of floor area for the total floor area of the facility. This is in contrast with the base development code requirements, which require one space per 5,000 square feet of floor area and one space per 333 square feet of office floor area. At a proposed facility size of 1,044,000 square feet, the applicant's requested ratio would require 190 parking spaces.

Although the applicant's requested ratio would more than suffice, the applicant's requested ratio is not justified by the parking study commissioned by the applicant. The study observed the total number of vehicles parked at a smaller data facility and

calculated a ratio of parking spaces to facility floor area. This ratio was then used to calculate how many spaces would need to be provisioned at this site. Staff notes that this calculation assumes a linear relationship between facility size and the number of employees.

Staff recommends no minimum parking requirements for a communications exchange facility. Staff notes that this use was first adopted in the city code before widespread adoption of the Internet and the development of modern data centers. A typical data center does not have substantial numbers of staff on-site. Rather than a fixed parking ratio, no minimum parking requirement would allow the applicant to provide the parking they find adequate for their staff, and allow the remainder of the site to be improved with additional greenery or other uses.

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

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. Manger, Data Center Services

Keith Taylor, CFO

Arquelle Shaw, Senior VP, Americas

Chris Schultz, Director of Construction, Americas

**PROPOSED PD CONDITIONS
ARTICLE 1065.**

PD 1065.

SEC. 51P-1065.101. LEGISLATIVE HISTORY.

PD 1065 was established by Ordinance No. 31922, passed by the Dallas City Council on June 23, 2021. (Ord. 31922)

SEC. 51P-1065.102. PROPERTY LOCATION AND SIZE.

PD 1065 is established on property located south of Mockingbird Lane, north of Hinton Street, and east of the Elm Fork of the Trinity River. The size of PD 1065 is approximately 32.293 acres. (Ord. 31922)

SEC. 51P-1065.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) **ACCESSORY OUTDOOR MOTOR VEHICLE STORAGE** means the placement or storage outside, for a continuous period in excess of 24 hours, of an operable motor vehicle with valid state registration that has a rated capacity less than one and one-half tons according to the manufacturer's classification and is less than 32 feet in length.

(2) **OFFICE SPACE** means the portion of a building dedicated to the regular transaction of business, employee office space and amenities, and/or customer service in a finished building setting.

(3) **PHASE 1** means the western portion of the Property as generally depicted on the Phase 1 Development Plan (Exhibit 1065A1).

(4) **PHASE 2** means the eastern portion of the property as generally depicted on the Phase 2 Development Plan (Exhibit 1065A2).

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

(d) This district is considered to be a nonresidential zoning district. (Ord. 31922)

SEC. 51P-1065.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 1065A1: Phase 1 development plan.
- (2) Exhibit 1065A2: Phase 2 development plan.
- (3) Exhibit 1065B1: Phase 1 landscape plan.
- (4) Exhibit 1065B2: Phase 2 landscape plan. (Ord. 31922)

SEC. 51P-1065.105. DEVELOPMENT PLAN.

(a) Warehouse use. Use and development of Phase 1 for a warehouse use must comply with the Phase 1 development plan until the sooner of: (i) November 1, 2023, or (ii) the issuance of a demolition permit within Phase 2. Thereafter, use and development of the property for a warehouse use must comply with the Phase 2 development plan. If there is a conflict between the text of this article and the applicable development plan, the text of this article controls.

(b) All other uses. For all other uses, a development plan must be approved by the city plan commission before issuance of any building permit to authorize work in the district. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 31922)

SEC. 51P-1065.106. MAIN USES PERMITTED.

(a) In general. Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district; etc.

(b) Additional uses. The following additional uses are permitted by right:

- Warehouse. *[See Section 51P-1065.106(c).]*
- Outside storage. *[Only in conjunction with a warehouse use. See Section 51P-1065.106(d) for use limitations.]*

(c) Additional provisions for a warehouse use.

(1) A warehouse use may include the indoor and outdoor parking, storage, incidental maintenance, fueling, and use of automobiles, trucks, vans, and trailers, including indoor and outdoor loading and unloading of such vehicles for the distribution of items or products.

(2) At least 10 percent of the floor area of a building containing a warehouse use must consist of office space. Retail sales are permitted at all times as part of the warehouse use when the retail sales area does not exceed 10 percent of the total warehouse floor area.

(d) Additional provisions for outside storage.

(1) Outside storage is limited to the storage of motor vehicles, trucks, truck tractors, and trailers in conjunction with a warehouse use. Outside storage is limited to 20 feet in height and must be located a minimum of 200 feet from Mockingbird Lane.

(2) Outside storage is only allowed within the areas shown on the applicable development plan for outside storage. The area occupied by accessory outdoor motor vehicle storage is not considered outside storage. (Ord. 31922)

SEC. 51P-1065.107. ACCESSORY USES.

(a) In general. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) Accessory outdoor vehicle storage. Accessory outdoor motor vehicle storage is allowed as an accessory use to a warehouse in the location labelled vehicular storage shown on the Phase 2 development plan. (Ord. 31922)

SEC. 51P-1065.108. 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 Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-3 Mixed Use District apply.

(b) Front yard. For portions of a building above 50 feet in height, minimum front yard is 35 feet.

(c) Floor area ratio. For purposes of determining maximum permitted floor area ratio, a warehouse is considered a retail and personal service use.

(d) Height. For a warehouse, maximum structure height is 50 feet. (Ord. 31922)

SEC. 51P-1065.109. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Areas designated as off-street parking or vehicular storage on the Phase 1 or Phase 2 development plan must be paved with concrete. (Ord. 31922)

(c) Parking for a communications exchange facility must be provided at one space per 5,500 square feet of floor area for the total floor area of the facility, regardless of the use breakdown within the facility with no additional parking required for office space or other accessory uses.

STAFF RECOMMENDATION

(c) Communications exchange facility. No off-street parking is required.

SEC. 51P-1065.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 31922)

SEC. 51P-1065.111. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Warehouse use.

(1) Landscape plan. Landscaping for a warehouse use must be provided as shown on the Phase 1 landscape plan (Exhibit 1065B1) until the sooner of: (i) November 1, 2023, or (ii) the issuance of a demolition permit within Phase 2. Thereafter, landscaping for a warehouse use must be provided as shown on the Phase 2 landscape plan (Exhibit 1065B2). If there is a conflict between the text of this article and the applicable landscape plan, the text of this article controls.

(2) Green storm water management. Vegetative swales must be installed and landscaped in the general locations shown on the Phase 1 landscape plan and the Phase 2 landscape plan. Vegetative swales must have a minimum width of 10 feet and a minimum depth of two feet at the deepest point.

(c) Communications exchange facility. Landscaping for a communications exchange facility must comply with the following:

Mockingbird frontage: Street buffer zone:

(1) The landscape area provided along the entire length of the lot adjacent to a public right-of-way, excluding paved surfaces at points of vehicular ingress and egress, must meet the following minimum requirements:

- (i) The landscape area must have an average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 55 feet. The landscape buffer shall include a minimum of one plant group every 75 feet except where utilities or site conditions conflict. A plant group shall comprise of one 3" caliper large or medium tree and five large evergreen shrubs. If the building official determines that the location of a local utility prohibits planting large trees or medium trees, two small trees may be planted for each large tree or medium tree
- (ii) Trees along the frontage can be planted in groups/drifts and/or in a row.

Hinton Street frontage: Street buffer zone:

One (1) 3" or greater tree per 40 lf, except when existing conditions allow two small trees to substitute for each required tree.

Interior Zone:

- (1) Section 51A-10.125 B.3 applies to on-site parking lots.
- (2) Loading zones facing Mockingbird must comply with Section 51A-4.602
- (3) Section 51A-10.125.B.4.B Mandatory Landscaping Requirements Site Trees does not apply under this provision.

- (c) Maintenance. Plant materials must be maintained in a healthy, growing condition.
(Ord. 31922)

SEC. 51P-1065.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 31922)

SEC. 51P-1065.113. DESIGN STANDARDS.

- (a) Applicability. This section applies only to a building that contains a warehouse use.
- (b) Definitions. The following definitions apply in this section:
 - (1) FACADE WALL means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses usable space. Where separate faces are oriented in the same direction, or in the directions within 45 degrees of one another, they are considered as part of a single facade wall.
 - (2) PRIMARY FACADE WALL means a facade wall facing Mockingbird Lane.
 - (3) REAR FACADE WALL means a facade wall facing Hinton Street.
 - (4) SIDE FACADE WALL means any facade wall that is not a primary facade wall or a rear facade wall.

(c) Facade walls. Primary facade walls and side facade walls must incorporate at least three of the following design elements and rear facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections that have a relief of a minimum of eight inches such as bays, offsets, reveals, or projecting ribs.

(2) For the primary entrance to be architecturally prominent and clearly visible from the abutting street, at least three of the following design elements are required at the primary entrance:

(A) Architectural details such as arches, friezes, tile work, murals, or moldings.

(B) Integral planters or wing walls that incorporate landscaping or seating.

(C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(D) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(E) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(3) Arcades, awnings, canopies, covered walkways, or porticos.

(4) Display windows, faux windows, or decorative windows.

(5) Trim or accent elements using decorative contrasting colors or decorative neon lighting of at least 10 percent of the area of the facade wall exclusive of fenestration.

(d) Facade wall changes. Facade walls must have one or more of the following:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(e) Materials and colors.

(1) No more than 75 percent of the area of a facade wall, exclusive of fenestration, may have a single material or color.

(2) Primary facade walls must have a minimum 30 percent glazing. Side facade walls must have a combined average of five percent glazing.

(3) It is recommended that the following materials are only used on rear facade walls:

- (A) Smooth-faced concrete block that is non-tinted or non-burnished.
- (B) Tilt-up concrete panels that are unadorned or untextured.
- (C) Prefabricated steel panels.

(f) Illumination. Light standards located within off-street parking or vehicle storage areas must have a maximum height of 24 feet. Corresponding light sources must be directed downward and covered by shielded type fixtures (e.g., full cutoff) and be installed to reduce glare and the consequent interference with boundary streets. (Ord. 31922)

SEC. 51P-1065.114. 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) No development impact review is required for development in accordance with either the Phase 1 or Phase 2 development plans.

(d) Any loading or unloading of trailers must be concealed from Mockingbird Lane by the main building. For a communications exchange facility, the loading and unloading of trailers must be concealed from Mockingbird Lane by a minimum 8-foot high solid screening wall.

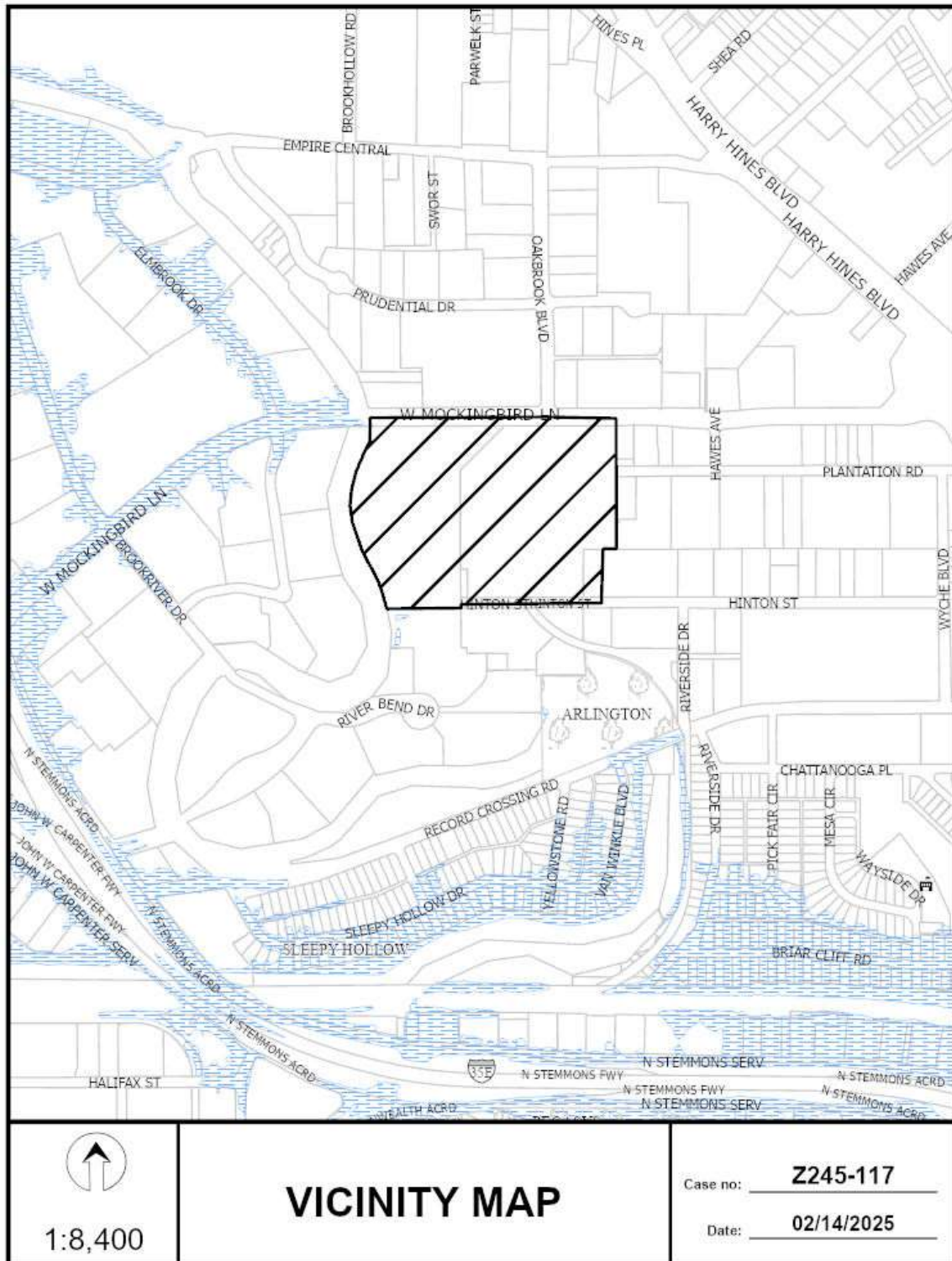
(e) Prior to the issuance of a certificate of occupancy for a warehouse use in Phase 1, the traffic signal at the intersection of Mockingbird Lane and Oakbrook Drive must be replaced in accordance with minimum city standards then in effect.

(f) Prior to final inspection on a permit required for the installation of conductor and charging units for electronic vehicle charging facilities located within Phase 2, solar energy panels must be installed on the rooftop of the building located in Phase 1. (Ord. 31922)

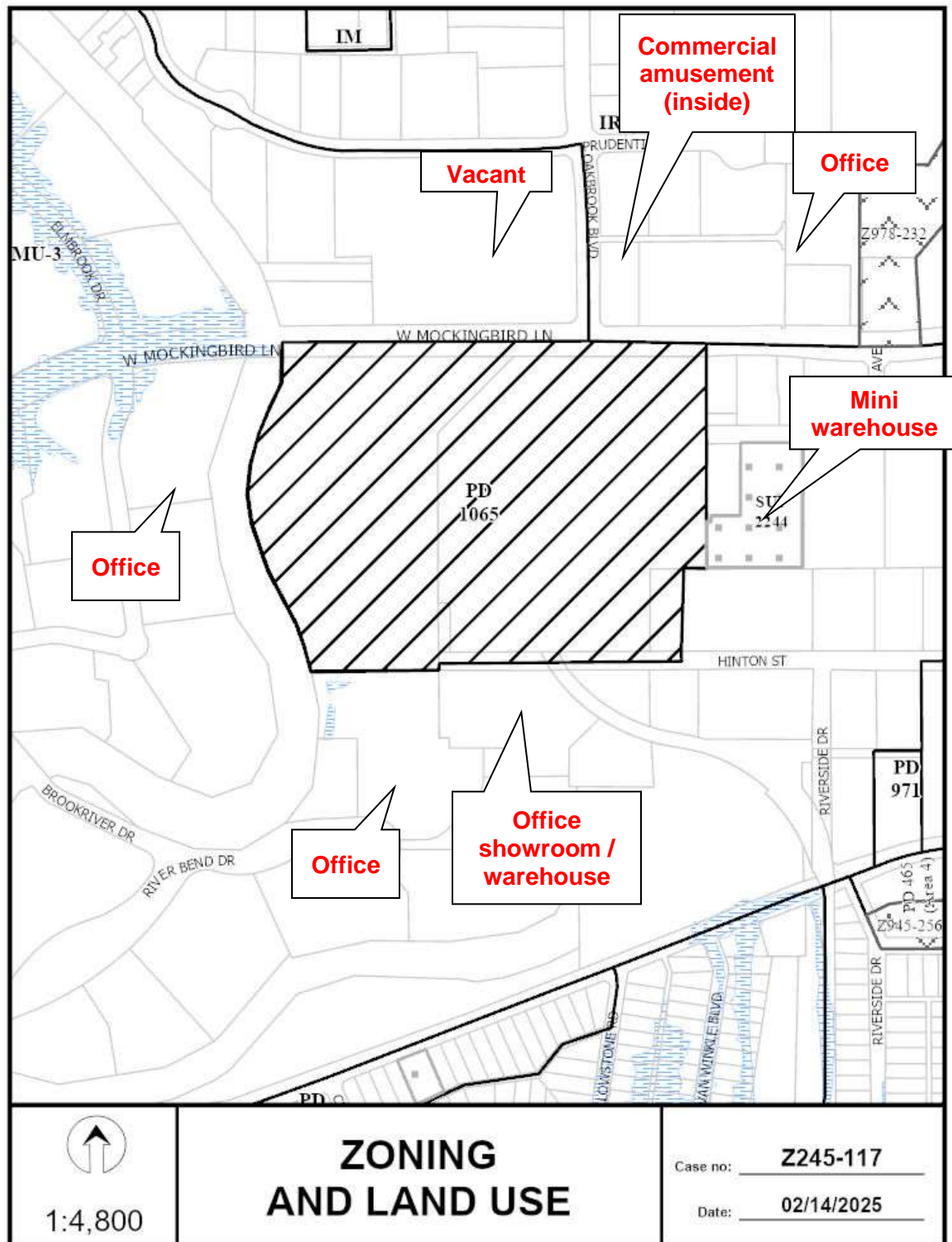
SEC. 51P-1065.115. COMPLIANCE WITH CONDITIONS.

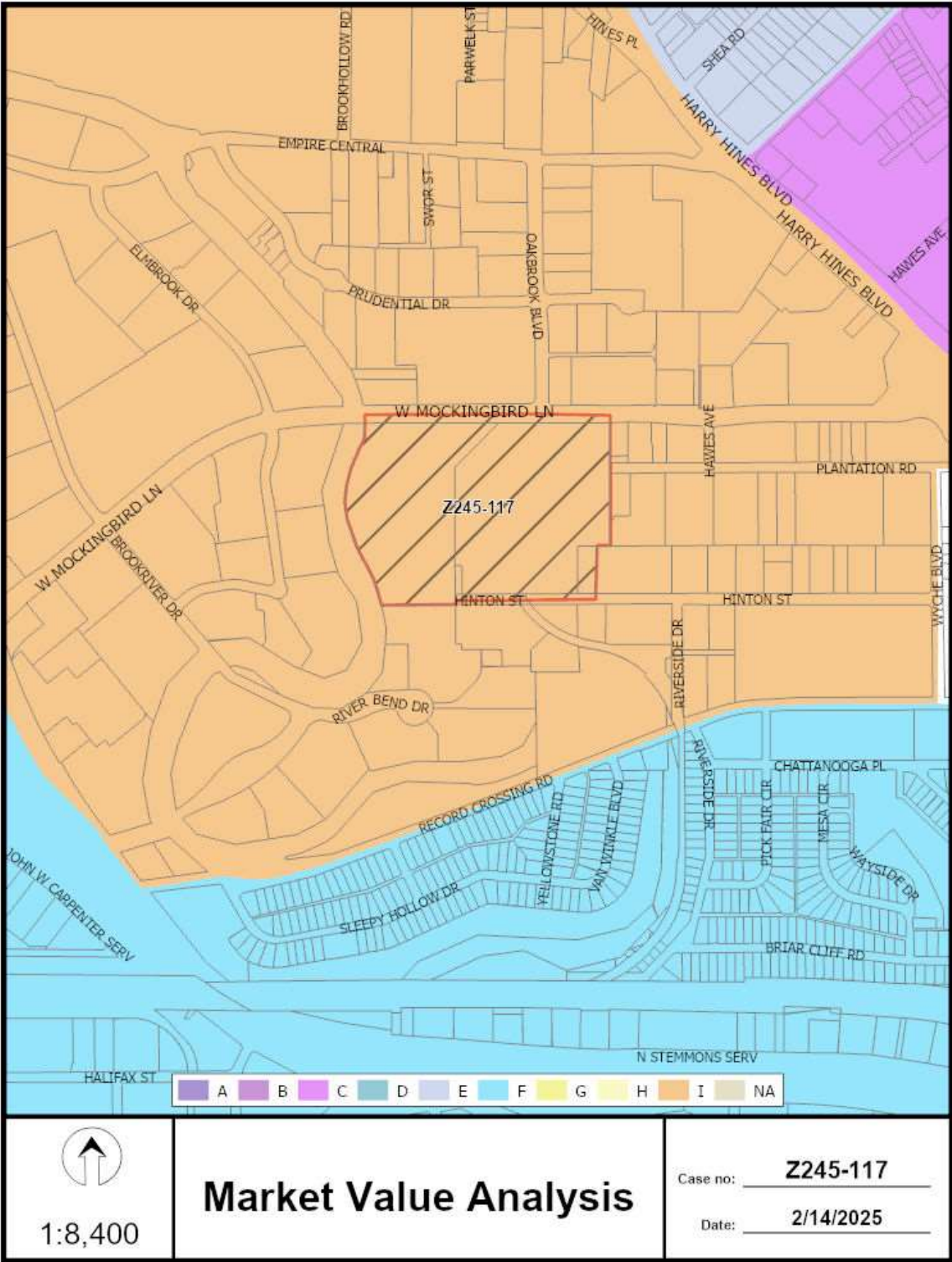
(a) Except as otherwise provided in this section, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city. Adjustments to the location of driveways shown on either Phase 1 or Phase 2 development plan may be approved by the building official at time of building permit. The improvements and encroachments within the proposed 50-foot wastewater easement as shown on the Phase 1 development plan and the Phase 2 development plan are permitted.

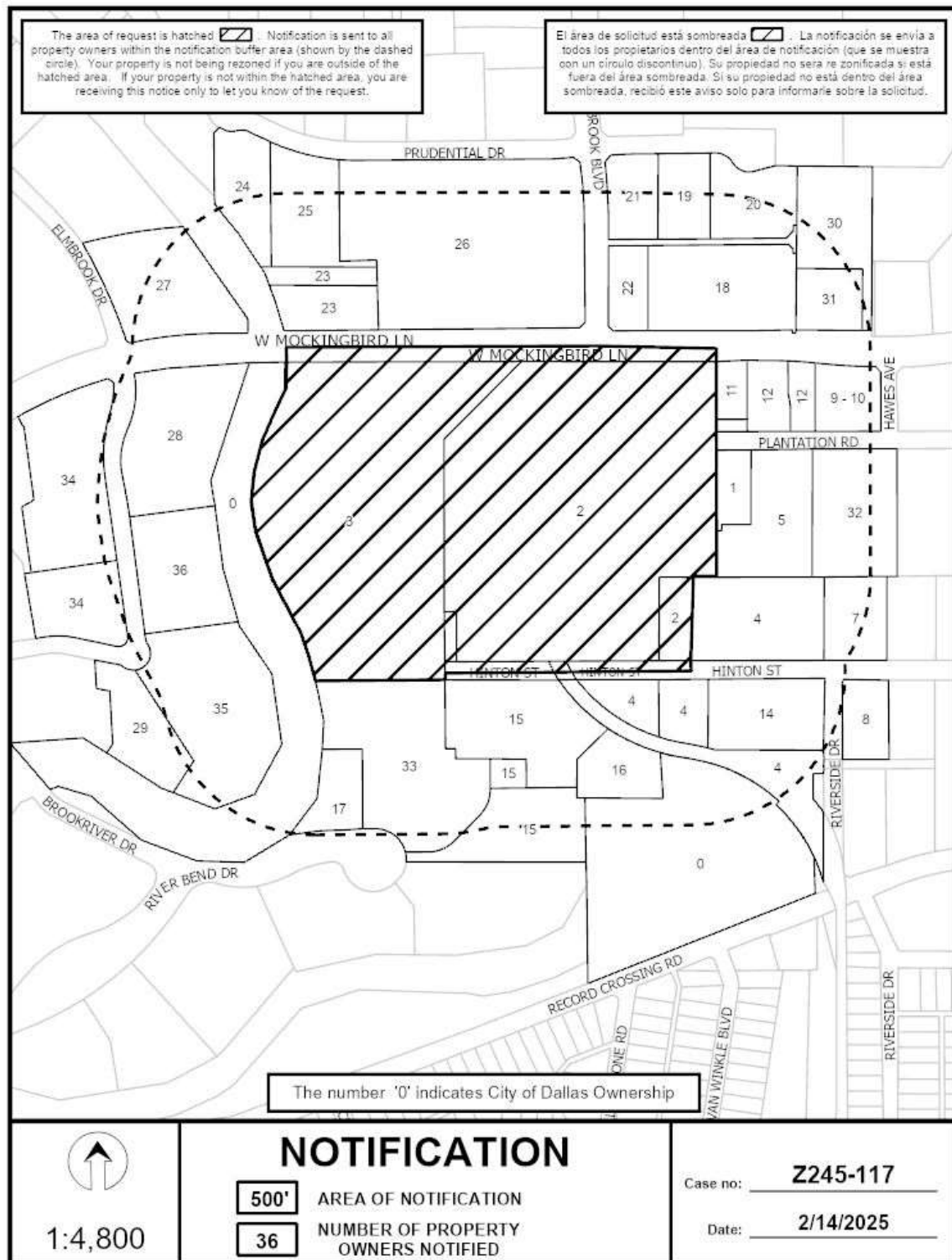
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. Provided, however, that during Phase 1, the building official shall not refuse to issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use located within Phase 1 on the basis that the proposed work or use will create or result in nonconformity for existing development or uses located within Phase 2. (Ord. 31922)











02/14/2025

Notification List of Property Owners

Z245-117

36 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1500 PLANTATION RD	SKINNER & KNIGHT LLC
2	1550 W MOCKINGBIRD LN	1550 MOCKINGBIRD LP
3	1508 W MOCKINGBIRD LN	1508 MOCKINGBIRD 2015 LP
4	1450 HINTON ST	BEN E KEITH CO
5	1606 PLANTATION RD	SELFSTORAGE PORTFOLIO
6	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
7	1611 HINTON ST	DALE FAMILY LTD PS THE
8	1606 HINTON ST	PAPER TUBES & SALES INC
9	1720 W MOCKINGBIRD LN	LORAX PROPERTIES LLC
10	1720 W MOCKINGBIRD LN	Lorax Properties LLC
11	1626 W MOCKINGBIRD LN	H R TRUST
12	1634 W MOCKINGBIRD LN	PAPATHANASIOU DIMITRIOS
13	1626 W MOCKINGBIRD LN	HR TRUST
14	1550 HINTON ST	PAPER TUBES & SALES CO
15	1355 RIVER BEND DR	DALLAS 1355 APL RKC LLC
16	1375 RIVER BEND DR	JARMON WOODY
17	1331 RIVER BEND DR	DELAZERDA PROPERTIES LLC
18	1625 W MOCKINGBIRD LN	1625 MOCKINGBIRD LTD
19	1630 PRUDENTIAL DR	ZBH/1630 PRUDENTIAL LTD
20	1648 PRUDENTIAL DR	ZBH PRUDENTIAL LLC
21	6626 OAKBROOK BLVD	ZBH OAKBROOK LTD
22	1607 W MOCKINGBIRD LN	RANGER JOES INC
23	1475 W MOCKINGBIRD LN	PNYX LTD
24	1440 PRUDENTIAL DR	CROSGROVE PROPERTIES LLC
25	1460 PRUDENTIAL DR	NICE VENTURES TH LLC
26	1545 W MOCKINGBIRD LN	MOCKINGBIRD OWNER LP

Z245-117(MB)

02/14/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1421 W MOCKINGBIRD LN	CCD RC
28	1440 W MOCKINGBIRD LN	VISITING NURSE ASSN
29	7902 BROOKRIVER DR	TASOCOM REAL ESTATE LLC
30	1717 W MOCKINGBIRD LN	WS MOCKINGBIRD LP
31	1709 W MOCKINGBIRD LN	MCDONALDS REAL ESTATE CO
32	1608 PLANTATION RD	1608 PLANTATION LLC
33	1345 RIVER BEND DR	OPTIMUM RE INSURANCE CO
34	1420 W MOCKINGBIRD LN	ALBANY ROAD MOCKINGBIRD III
35	7920 ELMBROOK DR	GARVON INC
36	7950 ELMBROOK DR	CPD REAL ESTATE HOLDINGS INC