

FILE NUMBER: Z245-183(MB) **DATE FILED:** March 14, 2025

LOCATION: Northwest line of Manor Way, between Maple Avenue and Denton Drive

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 17.5 ac **CENSUS TRACT:** 48113000409

REPRESENTATIVE: Rob Baldwin

OWNER/APPLICANT: DLF Denton LLC

REQUEST: An application for an amendment to Planned Development District No. 917.

SUMMARY: The purpose of the request is to allow office showroom / warehouse uses.

STAFF RECOMMENDATION: Approval, subject to amended conditions.

CPC RECOMMENDATION: Approval, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 917, established on August 27, 2014.
- The existing PD functions similarly to a base MU-2 Mixed Use District, except with reductions to the height and the addition of design standards
- The surrounding area is a mix of primarily commercial, office, and light industrial uses.
- The applicant wishes to operate office showroom / warehouse uses on the site, as such they request an amendment to PD 917 to allow the use.
- On May 22, 2025, CPC recommended approval.

Zoning History:

There have been eight zoning cases in the area within the last five years:

1. **Z234-326:** On March 26, 2025, City Council approved an application for an amendment to Planned Development District No. 917 on the northwest line of Manor Way, between Maple Avenue and Denton Drive. [Subject site]
2. **Z245-113:** On February 26, 2025, City Council approved an application for an amendment to Planned Development No. 1112 generally located northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road.
3. **Z234-241:** On January 8, 2025, City Council approved PD No. 1123 for WR-3 Walkable Urban Residential District uses on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, north of Morning Star Place.
4. **Z223-292:** On June 26, 2024, City Council approved an application for 1) a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-2 Mixed Use District, an MU-3 Mixed Use District, and an IR Industrial Research District, generally located northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road; 2) a Specific Use Permit for a pedestrian skybridge on property zoned an MU-2 Mixed Use District on Forest Park Road, southeast of Treadway Street; and 3) a Specific Use Permit for a pedestrian skybridge on property zoned an MU-2 Mixed Use District and an MU-3 Mixed Use District on Harry Hines Boulevard, southeast of West Mockingbird Lane
5. **Z212-249:** On January 25, 2023, City Council approved a WR-3 Walkable Urban Residential District, in lieu of an MF-2(A) Multifamily District on property zoned an IR Industrial Research District on the southeast line of Kimsey Drive, northeast of Maple Avenue.

6. **Z212-231:** On January 11, 2023, City Council approved an application for a WR-3 Walkable Urban District on property zoned an IR Industrial Research District on the southeast line of Kimsey Drive, northeast of the intersection of Kimsey Drive and Maple Avenue.

7. **Z212-197:** On August 24, 2022, City Council approved an application for an amendment to Planned Development District 759, Subdistrict 1 to allow for a medical or scientific laboratory as a permitted use, located on the north corner of West Mockingbird Lane and Forest Park Boulevard.

8. **Z201-288:** On December 8, 2021, City Council approved an application for an amendment to Planned Development District No. 1028 for IR Industrial Research District uses and a general merchandise or food store greater than 3,500 square feet use located on the north line of West Mockingbird Lane, west of Maple Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Denton Drive	Community Collector	56 feet / 60 feet
Manor Way	Local	50 feet
Maple Avenue	Community Collector	60 feet
Egan Avenue	Local	50 feet

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, pending commensurate improvements, it 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 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 generally **consistent** with Forward Dallas 2.0. Mixed Use development is a primary land use in the Community Mixed Use placetype. There are a number of location and design recommendations in Forward Dallas for this Placetype. The proposed zoning change should include design standards applicable for a warehouse within this placetype. There are a number of other design and location recommendations in Forward Dallas which are also applicable though, design recommendations for warehouse would be a major point.

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 include community engagement should occur early on and be given significant weight in decision making.

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.

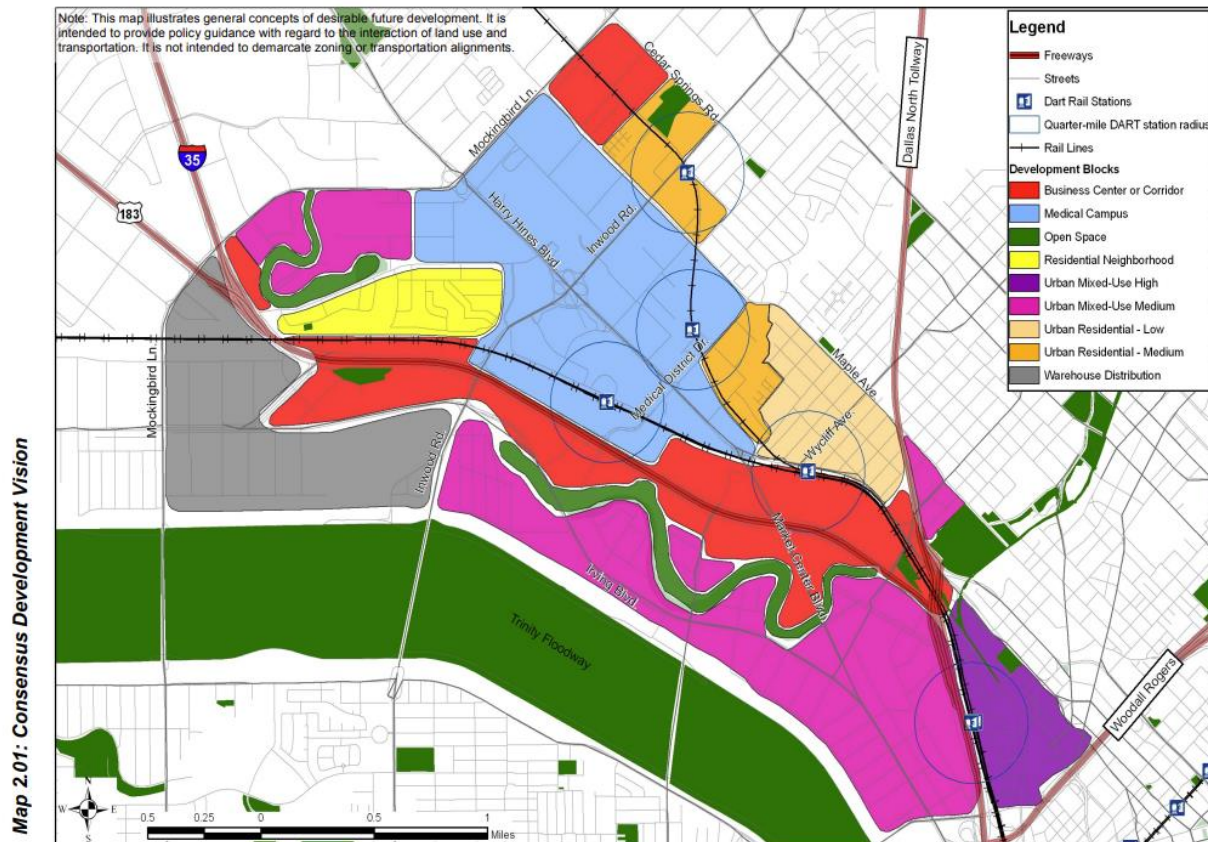
Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger 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.

Area Plan

Stemmons Corridor – Southwestern Medical District Area Plan (2010)

The comprehensive plan identifies the Stemmons Corridor – Southwestern Medical District area as an area of growth and stresses the need for an area plan to guide this growth to foster desirable development patterns. The study area has numerous assets and opportunities including the Southwestern Medical District, DART light rail and Trinity Railway Express, Love Field Airport, the Victory Plaza and American Airlines Center area,

stable single family neighborhoods, trails and connectivity potential, Market Center, the Design District, and the Trinity River Park.



The plan designates the area of request as part of a Business Center or Corridor area by the plan. Business Center or Corridor is considered one of the “Drivable Separate Use Development” blocks.

		Residential Neighborhoods	Business Center / Corridor
Land Use Range ¹	Residential	90% to 95%	0%
	Retail or Services	0%	40% to 50%
	Office or Institutional	5% to 10%	50% to 60%
	Industrial / Other	0%	2% to 5% (light industrial)
	Building Height ²	1 to 2 stories	The "landmark" buildings along Stemmons can reach downtown heights and heights up to FAA limits within the Business Center areas near the airport

The plan states this area “is intended to accommodate major employment and shopping destinations located along major freeways or major arterials.

The proposed use is in line with the recommendations for a Business Center mentioned by the plan, as shown above.

Land Use:

	Zoning	Land Use
Site	Planned Development No. 917	Light industrial, vehicle display, sales, and service
Northeast	IR Industrial Research District	Vehicle display, sales, and service
Northwest	IR Industrial Research District, MU-2 Mixed Use District	Multifamily, mini-warehouse
Southeast	IR Industrial Research District	Undeveloped, light industrial, Animal shelter or clinic with outside runs
Southwest	MU-2 Mixed Use District	Multifamily

Land Use Compatibility:

The request site is currently developed with a mix of uses, including office showroom / warehouse uses. In order to comply with city zoning regulations, the applicant is requesting that the PD be amended to include office showroom / warehouse as an allowable use. The surrounding area is predominately zoned an IR Industrial Research District, which largely contains light industrial, office, and supporting commercial uses. In the immediate vicinity of the site are a mix of uses including multifamily, a mini-warehouse, an animal shelter or clinic with outside runs, and vehicle display, sales, or service.

Staff supports the requested amendment as the area is generally supportive of the proposed use, and staff does not foresee a negative impact to the surrounding area by allowing the proposed use.

Landscaping:

Landscaping must be provided in accordance with Article X. Additionally, regulations in PD 917 require one large tree having a caliper of at least three inches for each 25 feet of street frontage.

Parking:

Parking must be provided in accordance with the Dallas Development Code. For an office showroom / warehouse, one space per 333 square feet of office floor area is required, while one space per 1,000 square feet of warehouse/showroom floor area is required for the first 20,000 square feet of floor area. Thereafter, one space is required per additional 4,000 square feet of floor area.

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 a "C" MVA area.

Draft CPC Action

May 22, 2025

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 917, subject to amended conditions, on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

Maker: Hampton

Second: Housewright

Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

Against: 0

Absent: 2 - Wheeler-Reagan, Haqq

Vacancy: 0

Notices: Area: 500

Mailed: 51

Replies: For: 4

Against: 0

Speakers: None

PROPOSED PD CONDITIONS

ARTICLE 917.

PD 917.

SEC. 51P-917.101. LEGISLATIVE HISTORY.

PD 917 was established by Ordinance No. 29434, passed by the Dallas City Council on August 27, 2014. (Ord. 29434)

SEC. 51P-917.102. PROPERTY LOCATION AND SIZE.

PD 917 is established on property located on the northwest line of Manor Way between Maple Avenue and Denton Drive. The size of PD 917 is approximately 16.797 acres. (Ord. 29434)

SEC. 51P-917.103. DEFINITIONS AND INTERPRETATIONS.

Omitted for brevity

SEC. 51P-917.104. EXHIBIT.

Omitted for brevity

SEC. 51P-917.105. CONCEPTUAL PLAN.

Omitted for brevity

SEC. 51P-917.106. DEVELOPMENT PLAN.

Omitted for brevity

SEC. 51P-917.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 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-2 Mixed Use District is subject to DIR in this district; etc.

(b) Multifamily uses are only allowed on portions of the Property located within a day-night average (DNL) sound level contour of 60 dBA or less as shown on the airport noise maps at the time the development plan is submitted for approval by the city plan commission. The area with the day-night average sound level contour of 60 dBA or less must be shown on the development plan.

(c) The following use is allowed by right:

-- Vehicle display, sales, and service.

-- Office showroom/warehouse.

(c) The following use is prohibited:

-- General merchandise or food store 100,000 square feet or more.
(Ord. 29434)

SEC. 51P-917.108. ACCESSORY USES.

Omitted for brevity

SEC. 51P-917.109. YARD, LOT, AND SPACE REGULATIONS.

Omitted for brevity

SEC. 51P-917.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. 29434)

SEC. 51P-917.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29434)

SEC. 51P-917.112. URBAN DESIGN STANDARDS.

Omitted for brevity

SEC. 51P-917.113. PEDESTRIAN AMENITIES.

Omitted for brevity

SEC. 51P-917.114. LANDSCAPING.

Omitted for brevity

SEC. 51P-917.115. SIDEWALKS.

Omitted for brevity

SEC. 51P-917.116. SIGNS.

Omitted for brevity

SEC. 51P-917.117. 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. (Ord. 29434)

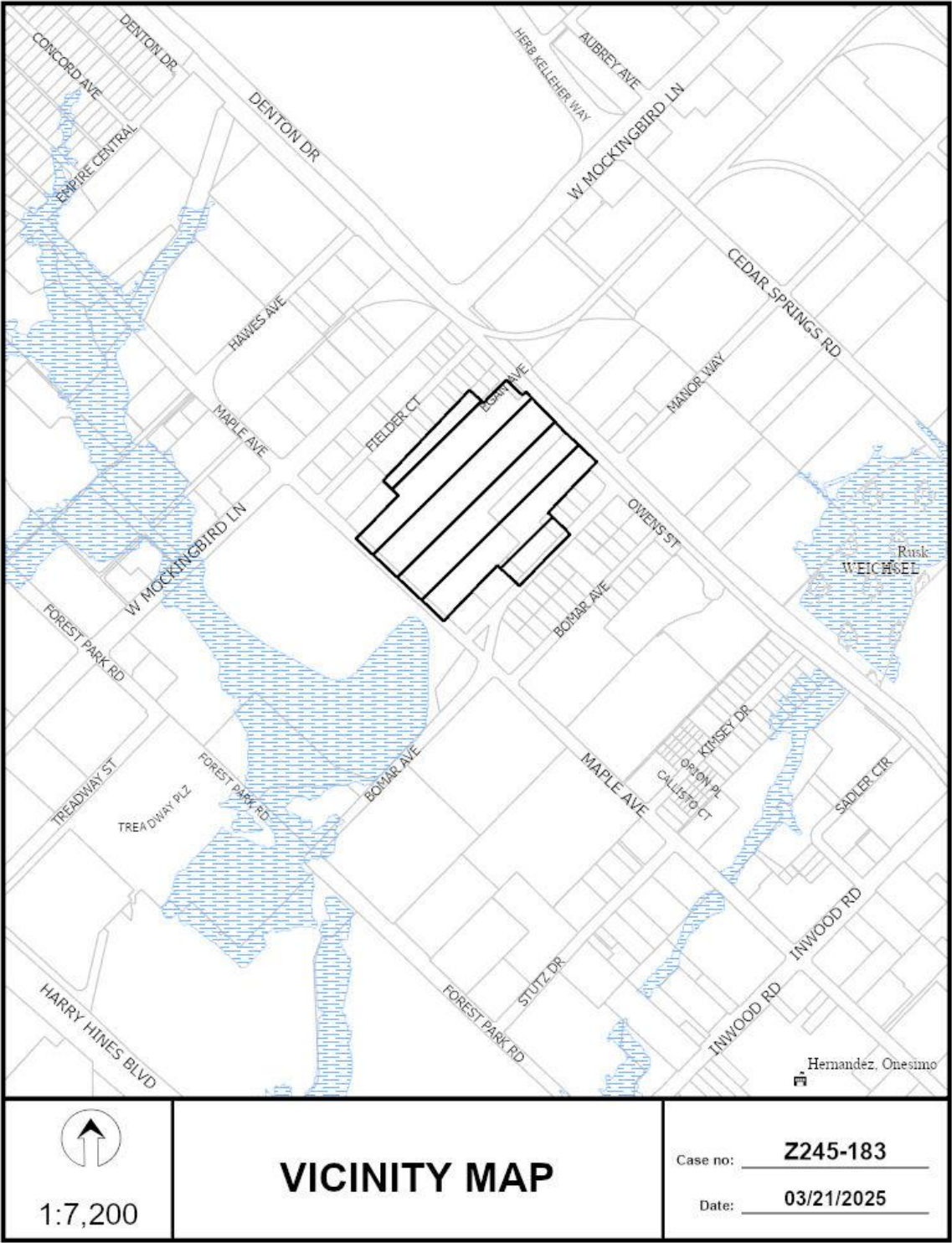
SEC. 51P-917.118. COMPLIANCE WITH CONDITIONS.

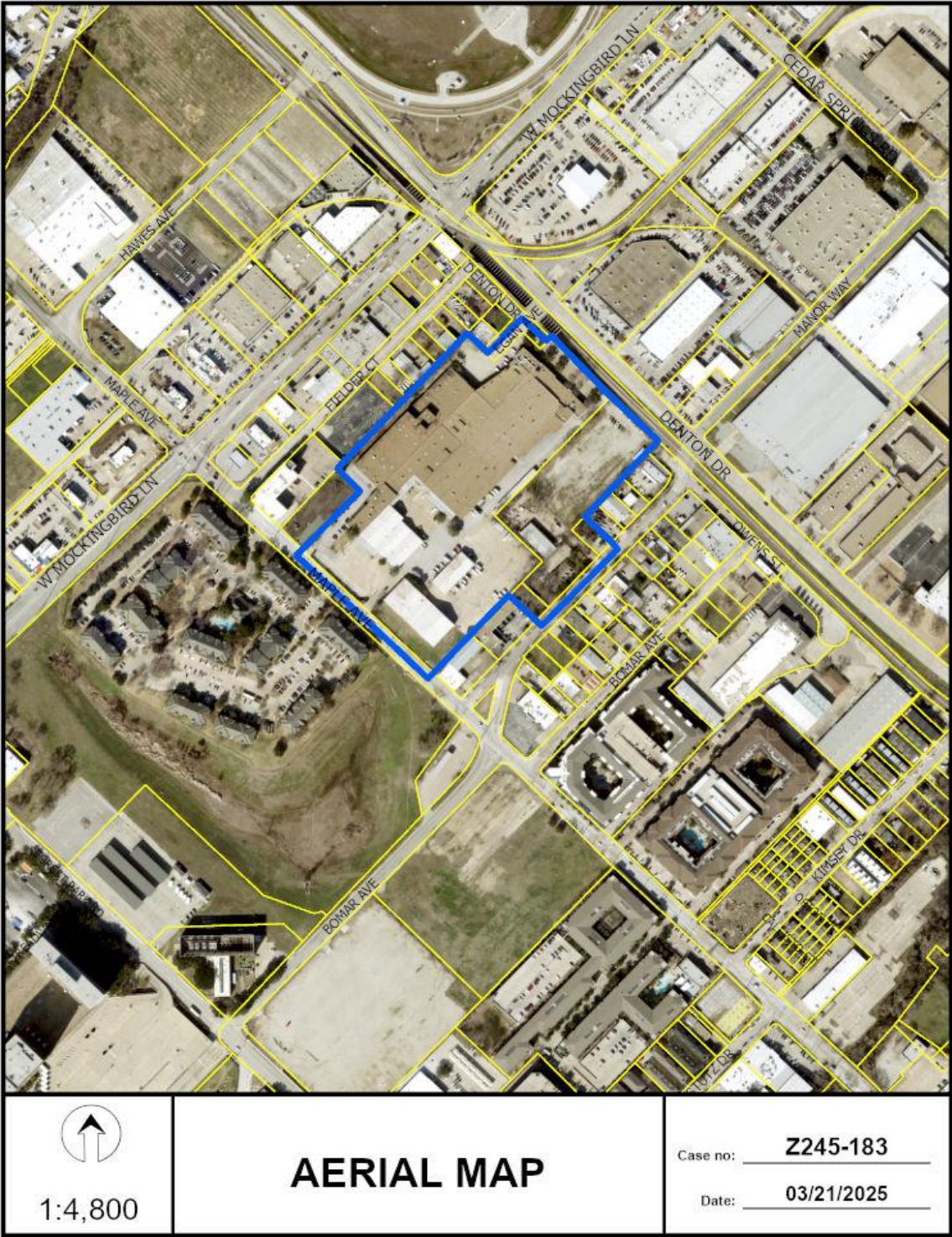
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy 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. (Ord. 29434)

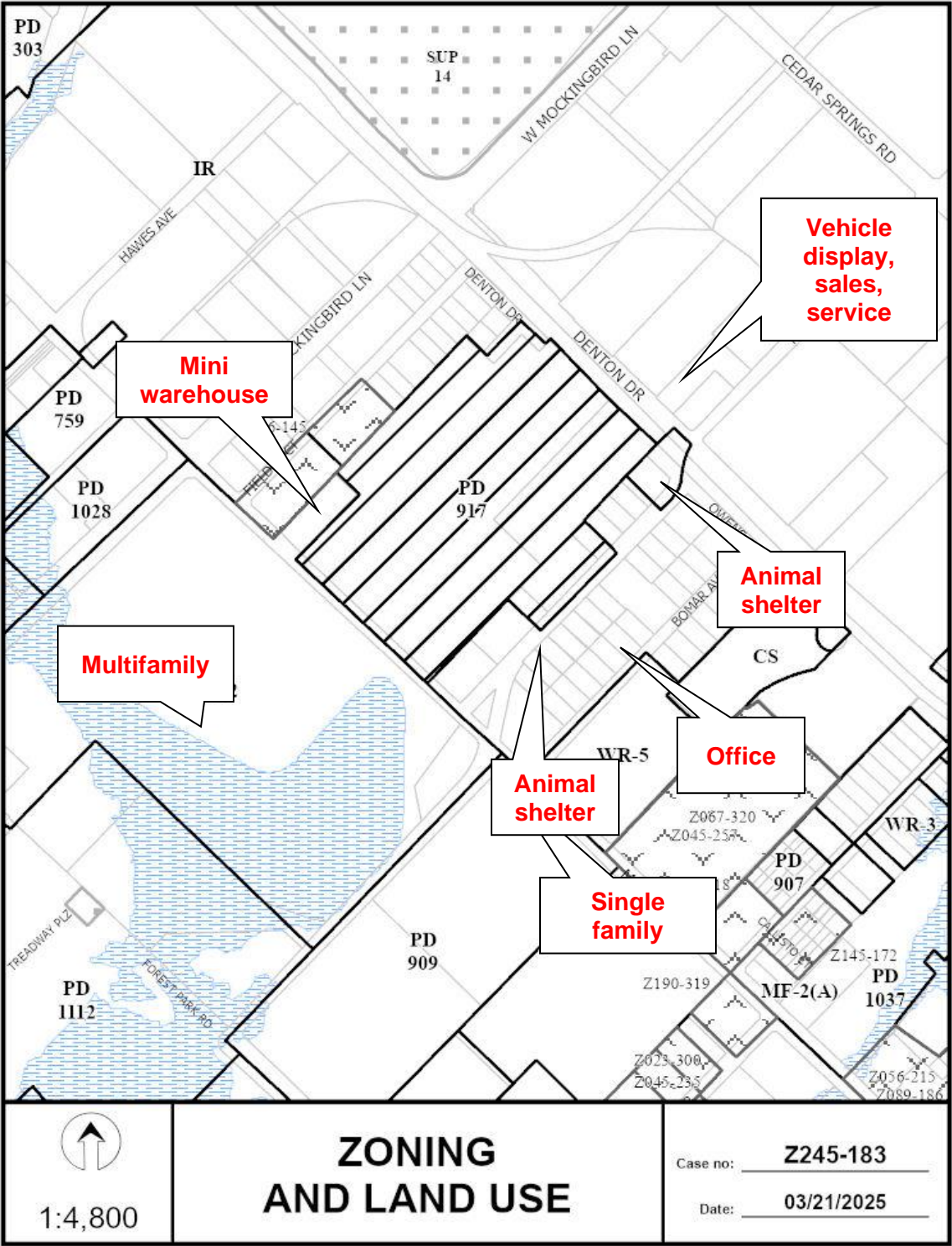
List of Officers

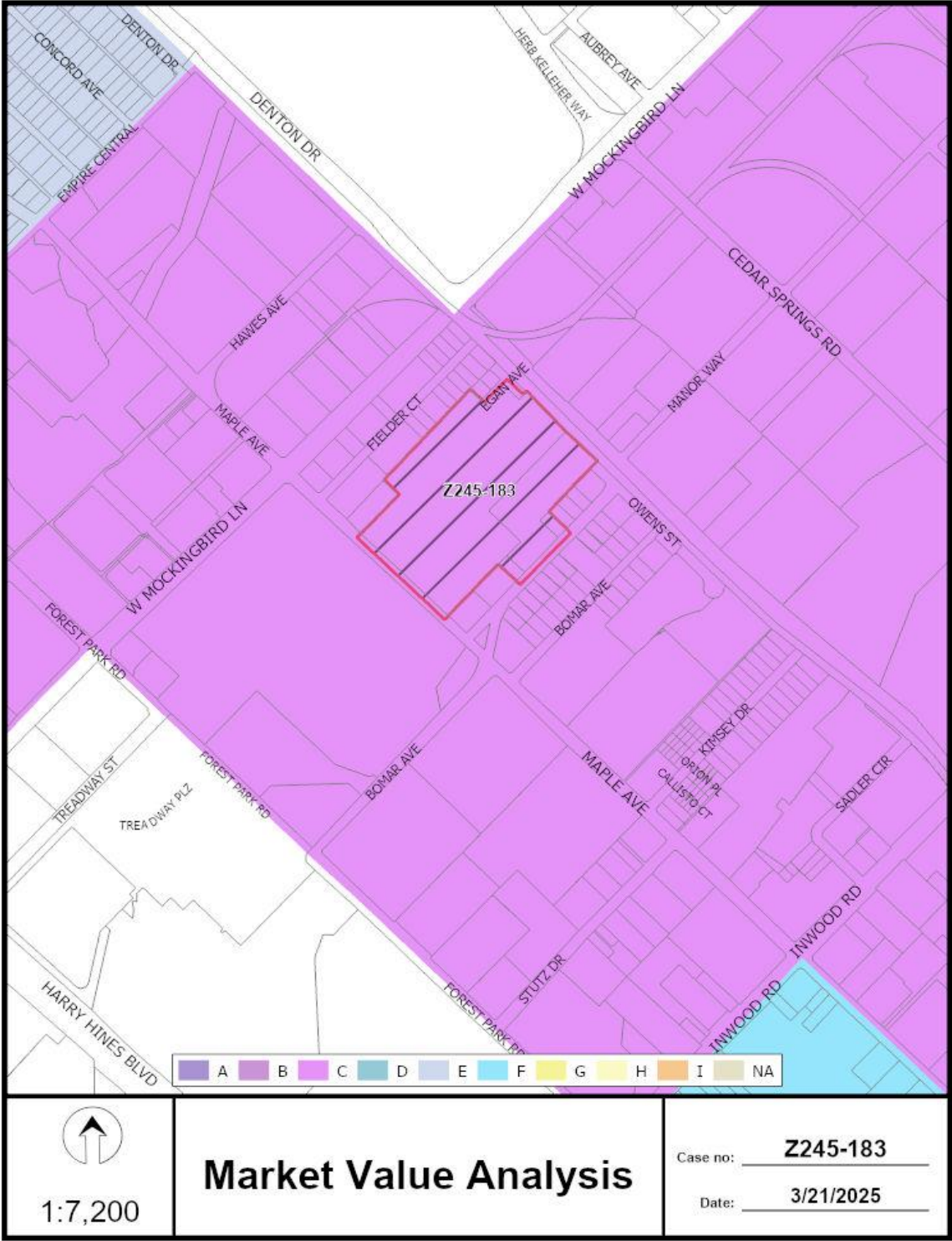
DLF Denton, LLC

Brian Bergersen, Managing Member









1:7,200

Market Value Analysis

Case no: **Z245-183**
Date: **3/21/2025**



05/21/2025

Reply List of Property Owners***Z245-183******51 Property Owners Notified 4 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	2603 MANOR WAY	DLF DENTON LLC
	2	2703 MANOR WAY	2703 MANOR WAY LLC
	3	555 2ND AVE	DART
	4	2614 BOMAR AVE	6115 DENTON LLC
	5	2718 BOMAR AVE	MCCLAIN CAROLYN
	6	6200 MAPLE AVE	ZBH MAPLE MANOR LTD
	7	2603 BOMAR AVE	SMART MORRIS E
	8	2607 BOMAR AVE	MARTIN J C
	9	2611 BOMAR AVE	MARTIN BARRY A & TERRI J
	10	2615 BOMAR AVE	ZBH MAPLE MANOR LTD
	11	2703 BOMAR AVE	HABITATS BY B & D
	12	2707 BOMAR AVE	6211 OWENS LLC
	13	6211 DENTON DR	6211 OWENS LLC
	14	2602 MANOR WAY	BAUTISTA ROBERT IV
	15	2606 MANOR WAY	SHEPARD HOLDINGS LLC
	16	2702 MANOR WAY	2710 MANOR WAY LLC
	17	2706 MANOR WAY	AFGHANIPOUR SAMAD
	18	2720 MANOR WAY	SLOAN LEONARD & ASSOC INC
	19	6300 MAPLE AVE	R & L MAPLE ASSOCIATES LC
	20	2515 MANOR WAY	REYNA FELIPE O
	21	2707 MANOR WAY	DAVIS ROBERT L
	22	2719 MANOR WAY	HUMANE SOCIETY OF DALLAS COUNTY
	23	2727 W MOCKINGBIRD LN	SPC MOCKINGBIRD DEPOT
	24	2737 W MOCKINGBIRD LN	CROCKETT COURT CORP
	25	2500 W MOCKINGBIRD LN	SESEMTXOH LLC

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	26	2526 W MOCKINGBIRD LN	TREVINO PPTIES LTD
	27	2616 W MOCKINGBIRD LN	HALLFORD RAY
	28	2626 W MOCKINGBIRD LN	DALLAS STORAGE CONVERSION LLC
	29	2716 W MOCKINGBIRD LN	T A & A INC
	30	2726 W MOCKINGBIRD LN	VALDES HUGO V REV LIVING TRUST
	31	2720 W MOCKINGBIRD LN	LOVEFIELD SRG HOLDING LLC
	32	2728 W MOCKINGBIRD LN	2728 W MOCKINGBIRD LLC
	33	6434 MAPLE AVE	SAF NOB MAPLE AVENUE LLC
	34	2622 FIELDER CT	KELLER JON &
	35	2618 FIELDER CT	6434 MAPLE PLACE LP
	36	2717 EGAN AVE	CANADA WILLIAM RANDALL
	37	2825 MANOR WAY	ARMSTRONG BERGER
	38	6420 DENTON DR	VICEROY STINSON #1 LP
	39	6302 DENTON DR	VICEROY STINSON 1 LP
O	40	6414 DENTON DR	VICEROY DELIVERY LP
	41	6410 DENTON DR	VICEROY TRIANGLE LP
	42	6401 MAPLE AVE	BOARD OF REG OF UNIV OF TX SYSTEM
O	43	6114 FOREST PARK RD	VICEROY MAPLE LP
	44	6162 MAPLE AVE	SREIT 6162 LP
	45	2616 MANOR WAY	TWO 6 ONE 6 MANOR LLC
	46	2525 W MOCKINGBIRD LN	FRANCIA INVESTMENTS
	47	2503 W MOCKINGBIRD LN	MOORE MARGARET T REV TRUST
O	48	2800 W MOCKINGBIRD LN	MD CORNER LP
	49	6418 MAPLE AVE	6418 MAPLE LLC
	50	6200 DENTON DR	SEWELL CORPORATION
	51	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT