

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, SEPTEMBER 10, 2025

ACM: Robin Bentley

FILE NUMBER: Z-25-000098(MP)

DATE FILED: July 9, 2025

LOCATION: East line of Stone Mesa Drive and the west line of Pinnacle Park Boulevard, between Rock Quarry Road and Pinnacle Point Drive

COUNCIL DISTRICT: 1

SIZE OF REQUEST: 37.812 acres

CENSUS TRACT: 48113010701

APPLICANT: Alexandra Lamb, Westwood Professional Services

OWNER: Park and Recreation Department, City of Dallas

REQUEST: An application for MU-1 Mixed Use District on property zoned IR Industrial Research District and Planned Development District 525 with Specific Use Permit 98.

SUMMARY: The purpose of the request is allow public park and private recreation center, club, or area uses.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned IR Industrial Research District and PD 525 and is undeveloped.
- The applicant proposes a public park with an indoor recreation center on site. To accomplish this, they propose an MU-1 Mixed Use District to permit the uses by right.
- The site is accessed from Stone Mesa Drive and Pinnacle Park Boulevard.
- MU-1 Mixed Use District is an appropriate district for the site and surrounding area. It is supported by the adjacent Forward Dallas Placetypes of Flex Commercial, and the proposed public park use is consistent with the site's placetype of Regional Open Space.
- The rezoning also removes existing industrial zoning located near existing residential uses.

Zoning History:

There have not been any zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Pinnacle Park Boulevard	Community Collector	44' pavement, 60' ROW
Stone Mesa Drive	Local	50'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Route 57

STAFF ANALYSIS:

Comprehensive Plan:

Comprehensive Plan Consistency Review

- 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 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.

Consistency Review Recommendation

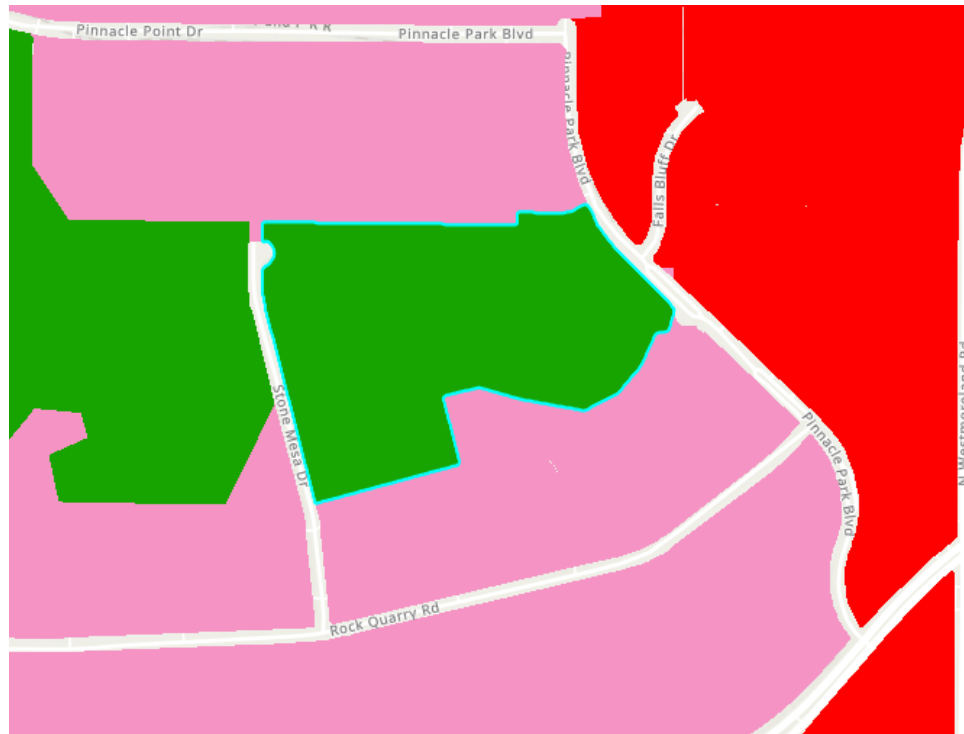
The proposed uses of public park and private recreation center, club, or area are consistent with the Regional Open Space placetype. The mixed use zoning is compatible both with the surrounding Flex Commercial Placetype and the Community Mixed Use to the east. The proposed zoning is **consistent** with Forward Dallas.

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(s) Regional Open Space

Lakes, rivers, streams, forests and parks form a vital system of regional open spaces throughout Dallas. Nature preserves such as Cedar Ridge Preserve and green corridors such as the Trinity Greenbelt are examples of this placetype. Regional open spaces are typically open to everyone and can be programmed with a mix of recreational and leisure activities. Regional open spaces preserve important environment and ecological functions in addition to leisure and recreation. These natural environs give city residents a way to escape from their urban surroundings and opportunities to enjoy Dallas' natural resources. Preserving Regional Open Space areas is vital to the long-term environmental health and quality of life of residents and visitors of Dallas. Parks and open spaces of different sizes and utilities should be integrated throughout Dallas to serve neighborhoods and developments; however, the Regional Open Space place-type is reserved for large, dedicated areas that function as distinct places in their own right. Smaller scale communities, neighborhood parks, and greenways complement and add to these Regional Open Spaces.



PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.

- | | |
|--|---|
|  REGIONAL OPEN SPACE |  NEIGHBORHOOD MIXED-USE |
|  SMALL TOWN RESIDENTIAL |  COMMUNITY MIXED-USE |
|  COMMUNITY RESIDENTIAL |  REGIONAL MIXED-USE |
|  CITY RESIDENTIAL |  CITY CENTER |
|  FLEX COMMERCIAL |  LOGISTICS/INDUSTRIAL PARK |
|  INDUSTRIAL HUB |  INSTITUTIONAL CAMPUS |
|  AIRPORT |  UTILITY |

Land Use:

	Zoning	Land Use
Site	IR Industrial Research District , PD 525	Undeveloped
North	PD 593	Warehouse
East	PD 811, MF-3(A)	Multifamily, Undeveloped
South	PD 525	Warehouse
West	PD 525	Undeveloped

Land Use Compatibility:

North of the site, there is a warehouse under PD 593. East across Pinnacle Park Boulevard, there are residential uses and an undeveloped parcel. South of the site are multiple warehouses. There is an undeveloped site west across Stone Mesa.

The proposed zoning is appropriate on the site, which would act as a transition between industrial to the west and the residential uses to the east. It would also permit the proposed use, which would be consistent with the Regional Open Space placetype.

The proposed change would also remove industrial zoning in proximity to established residential uses.

Land Use Comparison:**LEGEND**

Use prohibited

- Use permitted by right
- S Use permitted by Specific Use Permit
- D Use permitted subject to Development Impact Review
- R Use permitted subject to Residential Adjacency Review
- ★ Consult the use regulations in Section 51A-4.200

Use	IR	MU-1
AGRICULTURAL USES		
Animal production		

Use	IR	MU-1
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
Bus or rail transit vehicle maintenance or storage facility	R	
Catering service	•	•
Commercial bus station and terminal		
Commercial cleaning or laundry plant	R	
Custom business services	•	•
Custom woodworking, furniture construction, or repair	•	•
Electronics service center	•	
Job or lithographic printing	R	
Labor hall	S, ★	S
Machine or welding shop	R	
Machinery, heavy equipment, or truck sales and services	R	
Medical or scientific laboratory	•	S
Technical school	•	
Tool or equipment rental	•	
Vehicle or engine repair or maintenance	•	
INDUSTRIAL USES		
Alcoholic beverage manufacturing	R	
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)	★	
Industrial (inside) for light manufacturing	•	
Industrial (outside)	★	
Medical/infectious waste incinerator	S	
Metal salvage facility		
Mining		
Municipal waste incinerator	S	

Use	IR	MU-1
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator	S	
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	•
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	•	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery		•
Foster home		•
Halfway house		
Hospital	R	S
Library, art gallery, or museum		•
Open-enrollment charter school or private school		S
Public school other than an open-enrollment charter school		R
Public or private school	S	
LODGING USES		
Extended stay hotel or motel	S	S
Hotel or motel	R	R,S,★
Lodging or boarding house	•	
Overnight general purpose shelter	★	
MISCELLANEOUS USES		
Attached non-premise sign.	S	S
Carnival or circus (temporary)	★	★
Hazardous waste management facility	★	
Temporary construction or sales office	•	•

Use	IR	MU-1
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	•
Financial institution with drive-in window	R	D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit		★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.	★	★
Ambulance service		
Animal shelter or clinic without outside runs	•	R
Animal shelter or clinic with outside runs	S, ★	
Auto service center	R	R
Business school	•	•
Car wash	R	R
Commercial amusement (inside)	S, ★	S, ★

Use	IR	MU-1
Commercial amusement (outside)		S
Commercial motor vehicle parking	S	
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	
Drive-In theater		
Dry cleaning or laundry store	•	•
Furniture store	•	•
General merchandise or food store 3,500 square feet or less	•	•
General merchandise or food store greater than 3,500 square feet		•
General merchandise or food store 100,000 square feet or more		S
Home improvement center, lumber, brick or building materials sales yard	R	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station	S	
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station	•	•
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop	S	S
Pawn shop	•	
Personal service use up to 1,000 sq. ft. in floor area		
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		

Use	IR	MU-1
Swap or buy shop		S
Taxidermist	•	
Temporary retail use	•	•
Theater	•	•
Truck stop	S	
Vehicle display, sales, and service	R	
TRANSPORTATION USES		
Airport or landing field	S	
Commercial bus station and terminal	R	
Heliport	R	
Helistop	R	
Private street or alley		
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S, ★	S, ★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	•	•
Local utilities	S, R, ★	S, R, ★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	R	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Mounted cellular antenna		
Tower/antenna for cellular communication	★	★

Use	IR	MU-1
Utility or government installation other than listed	S	S
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal	R	
Livestock auction pens or sheds		
Manufactured building sales lot	R	
Mini-warehouse	•	S
Office showroom/warehouse	•	
Outside storage	R	
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center	•	
Vehicle storage lot		
Warehouse	R	

Development Standards:

<u>DISTRICT</u>	Front	Side	Rear	DUAC	FAR	Height	Stories	Lot Cvge.	Special Standards
IR	15'	0'	0'	None	0.5 / 0.75 / 2.0	200'	15	80%	RPS Visual intrusion

MU-1	15' 20' Urban Form	20' adj. Res Else: No min.	20' adj. Res Else: No min.	No MUP 15 MUP 20 MUP 3+ 25	0.4-1.1 2: Ranges based on use	Base (No MUP): 135'	Base (No MUP):	80%	RPS. Spacing, Visual Development Bonuses	Tower UFS, Intrusion,
						MUP (No Retail): 135'	MUP (No Retail): 10 stories			
						MUP (w/ Retail): 180'	MUP (w/ Retail): 14 stories			

Landscaping:

Landscaping and tree preservation must be provided in accordance with Article X, as amended.

Parking:

Parking is required to be provided in accordance with Chapter 51A, as updated May 14, 2025. There is no required parking for a public park use or a private recreation center, club, or area use.

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 subject property is located within an MVA "F".

DRAFT CPC ACTION
August 7, 2025

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District on property zoned IR Industrial Research District and Planned Development District 525 with Specific Use Permit 98, on the east line of Stone Mesa Drive and the west line of Pinnacle Park Boulevard, between Rock Quarry Road and Pinnacle Point Drive.

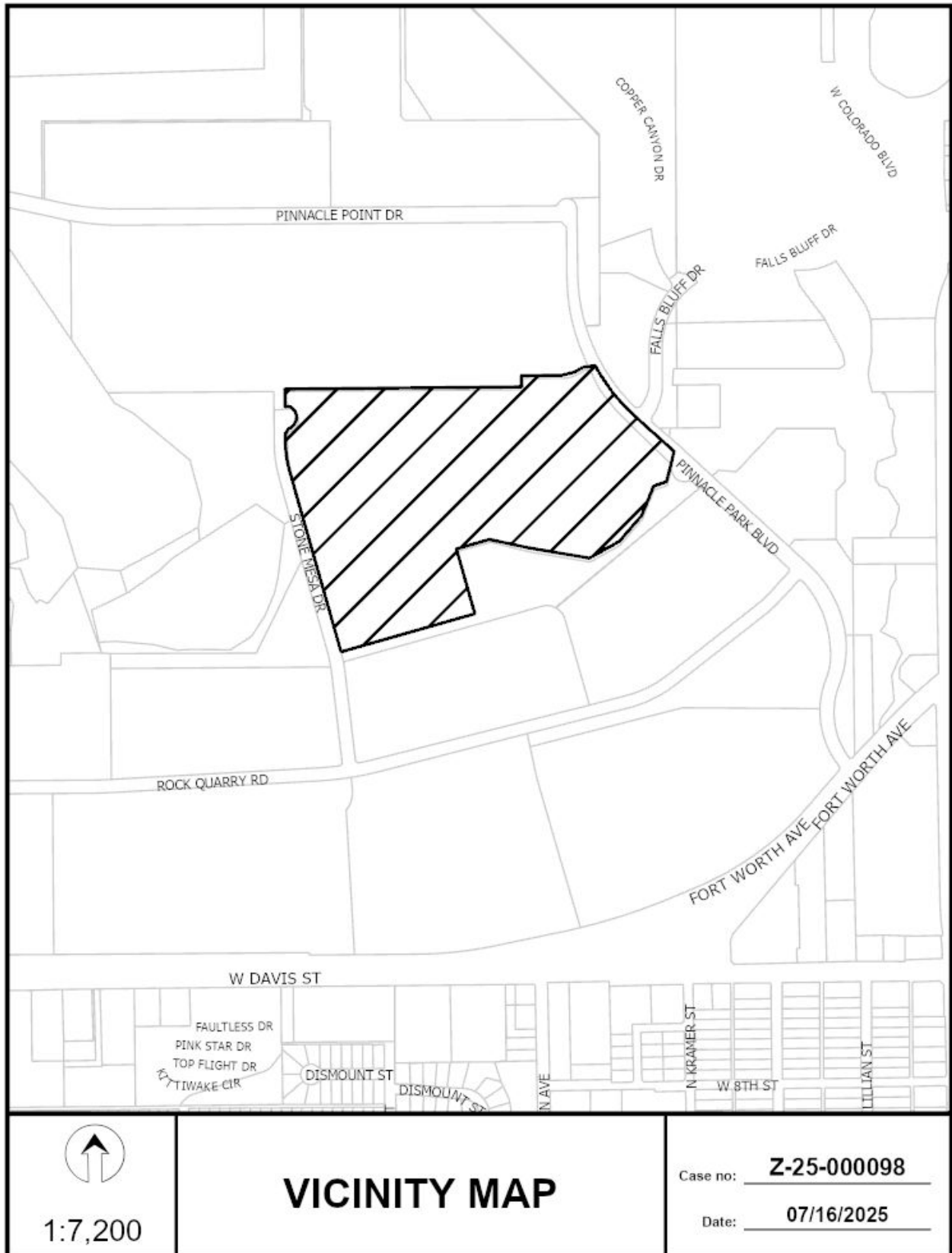
Maker: Rubin
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Hall,
Kingston, Rubin

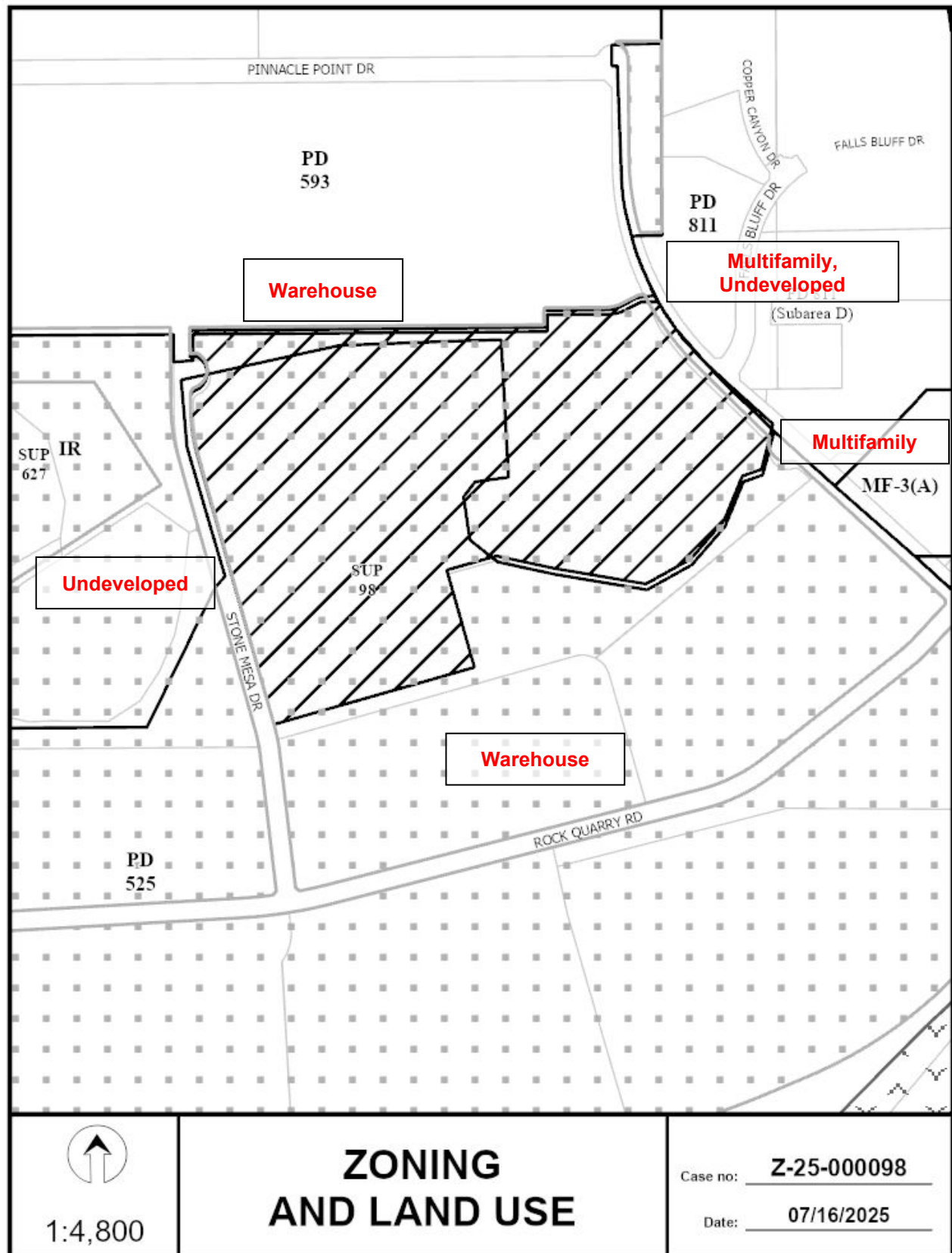
Against: 0
Absent: 0
Vacancy: 1 - District 12

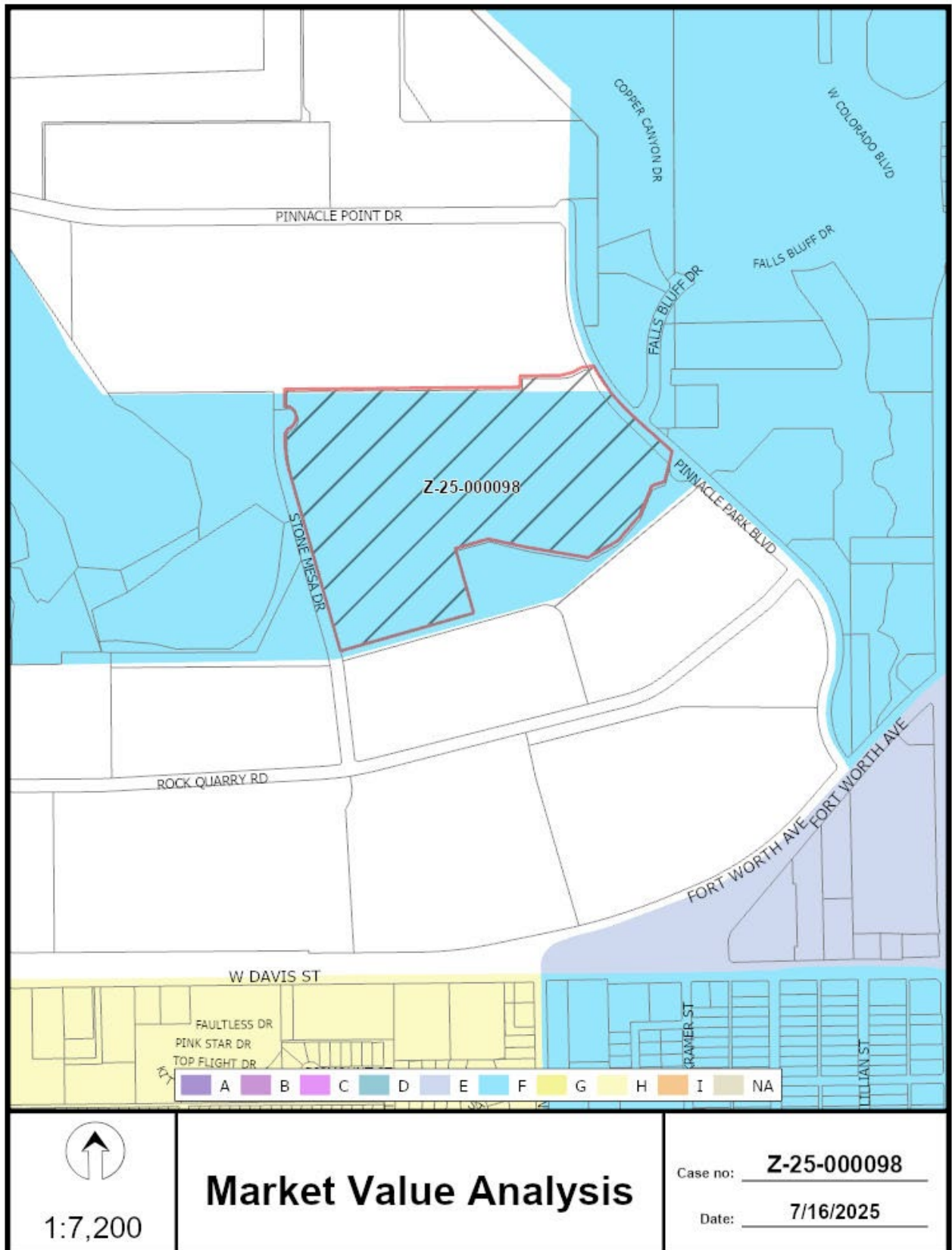
Notices:	Area: 200	Mailed: 8
Replies:	For: 0	Against: 0

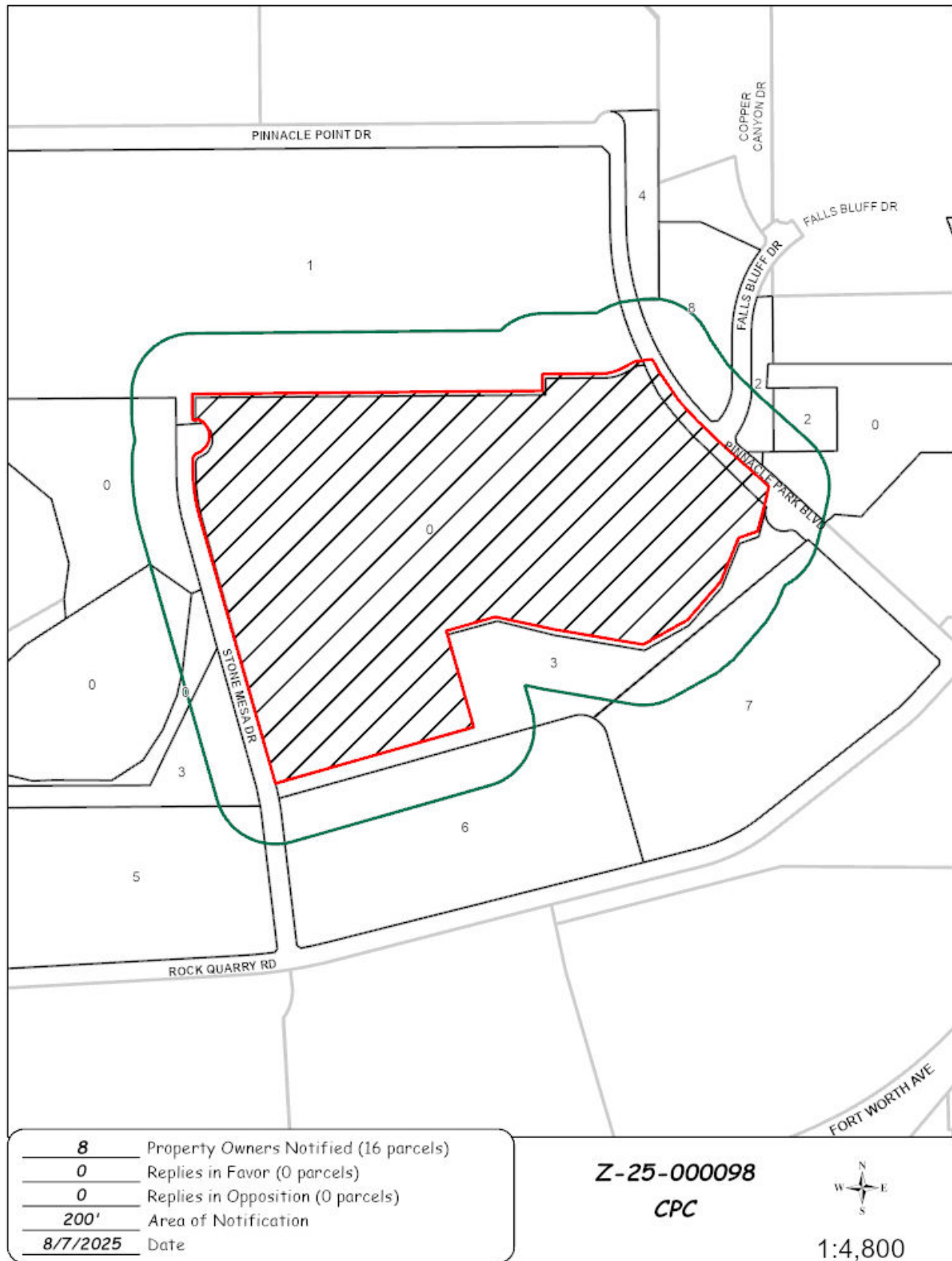
Speakers: None











08/06/2025

Reply List of Property Owners

Z-25-000098

8 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3700	PINNACLE POINT DR	374 PINNACLE OWNER LP
2	1135	N WESTMORELAND RD	LMC CANYON HOLDINGS LLC
3	1001	STONE MESA DR	PINNACLE INDUSTRIAL CENTER OWNER
4	4512	W DAVIS ST	PINEAPPLE PARK LLC
5	4105	ROCK QUARRY RD	TEACHERS INSURANCE &
6	4039	ROCK QUARRY RD	DCT PINNACLE LP
7	3737	ROCK QUARRY RD	SIF PINNACLE PARK LLC
8	3757	FALLS BLUFF DR	HILLSIDE WEST SENIORS LP