

FILE NUMBER: Z234-301(MB) **DATE FILED:** August 6, 2024

LOCATION: South line of West Kiest Boulevard, east of Mountain Creek Parkway

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 2,500 sqft **CENSUS TRACT:** 48113016521

REPRESENTATIVE: Ralph Wyngarden, Faulk & Foster

OWNER: Dallas Baptist University

APPLICANT: Hemphill, LLC

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow construction and operation of a tower/antenna for cellular communication limited to a monopole cellular tower.

CPC RECOMMENDATION: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an A(A) Agricultural District and is undeveloped.
- The applicant wishes to construct a monopole cellular tower.
- As such, the applicant requests a Specific Use Permit for a tower/antenna for cellular communication, limited to a monopole cellular tower.
- On December 5, 2025, the City Plan Commission moved to follow staff's recommendation and recommended approval of the request for a period of ten years with automatic renewals for additional ten-year periods, subject to staff's recommended conditions.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Kiest Boulevard	Principal Arterial	100 feet
Merrifield Road	Minor Arterial	107 feet

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. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural	Undeveloped
North	A(A) Agricultural	College or university
East	A(A) Agricultural, PD 585	Church
South	PD 655	Single family
West	A(A) Agricultural	Utility or governmental installation

Land Use Compatibility:

The area of request is currently undeveloped and zoned an A(A) Agricultural District. The surrounding land uses are a mix of large undeveloped A(A) lots, a college or university to the north, a church to the east / northeast, and single family housing to the south. To the west is a government installation and Mountain Creek Lake.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The City Council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the City.

Staff finds that the request for a tower/antenna for cellular communication limited to a monopole cellular tower complies with the above requirements. A cellular tower is unlikely to have a negative effect on adjacent property or community welfare, particularly as it is situated within a large undeveloped lot away from residential uses. The tower arguably

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contributes to the welfare of the area of request by providing telecommunication service in an area that continues to develop.

As such, staff supports the requested use.

Landscaping:

Landscaping must be provided in accordance with Article X.

Parking:

Parking must be provided in accordance with the Dallas Development Code, which requires one parking space if the site has an auxiliary building greater than 120 square feet. As the site will not have auxiliary buildings, no off-street parking is required.

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 located within an "E" MVA area.

List of Officers

Applicant: Hemphill, LLC

- Bennett, Kristen B. – Vice President/Chief Operating Officer/Assistant Secretary
- Hemphill, Audrey V. – Secretary/Treasurer
- Hemphill, John R. – Member, Manager/President
- Hemphill, Scott P. - Vice President/Chief Technical Officer
- The Kristen B. Bennett Irrevocable Trust dated as of January 3, 2023 – Member
- The Scott P. Hemphill Irrevocable Trust dated as of the January 3, 2023 – Member
- Matt Dickson, Director of Tower Site Development

Owner: Dallas Baptist University

Trustees:

- Alexander, Art
- Ammons, Greg
- Andres, Joyce
- Bailey, Bertrain
- Byun, James
- Campbell, Denise
- Contreras, Raquel
- Cook, Gary R.
- Dean, Robert
- Delkus, Pete
- Denison, James
- Dowd, Denny
- Epps, Oscar D.
- Grace, Kevin
- Gunn, Robert
- Hahn, Rob
- Holm, Sam
- Jespersen, Ryan
- Jones, Anita
- Ku, Charles T.
- Lopez, Miguel
- Lunsford, Kaye Dawn
- Martin, Hubert
- Nation, Jim
- Pedersen, Herbert
- Phillips, Stephen J.
- Ramirez, Andrea
- Singleton, Gary

- Skaggs, Ronald L.
- Smith, Patsy R.
- Stephens, Jarrett
- Stevenson, Wayne
- Stuart, Mary
- Taylor, Ronald Brent
- Turner, Scott
- Vineyard, Paul
- Williams, Cherry
- Wong, Chirs
- Yip, Bianca

Officers:

- Byers, Randall D. – VP for International Affairs
- Cook, Gary R. – Chancellor
- Gibson, Daniel – VP for Graduate Affairs
- Harley, James R. – VP for Student Affairs
- Hedin, Norma S. – VP and Provost
- Hefton, Ryan M. – VP for Advancement
- Killingsworth, V. Blake – VP for Communications
- Murrah, Matthew T. – VP for Financial Affairs
- Van Der Merwe – Christa G. – General Counsel
- Teat, Jonathon S. – VP for Admin & Enrollment Affairs
- Winn, Matthew R. – VP for Information Technology
- Wright, Adam C. - President

CPC Action
December 5, 2024

Motion: It was moved to recommend **approval** of an application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions, on property zoned an A(A) Agricultural District, on the south line of West Kiest Boulevard, east of Mountain Creek Parkway.

Maker: Chernock
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan, Blair,
Sleeper, Housewright, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 11

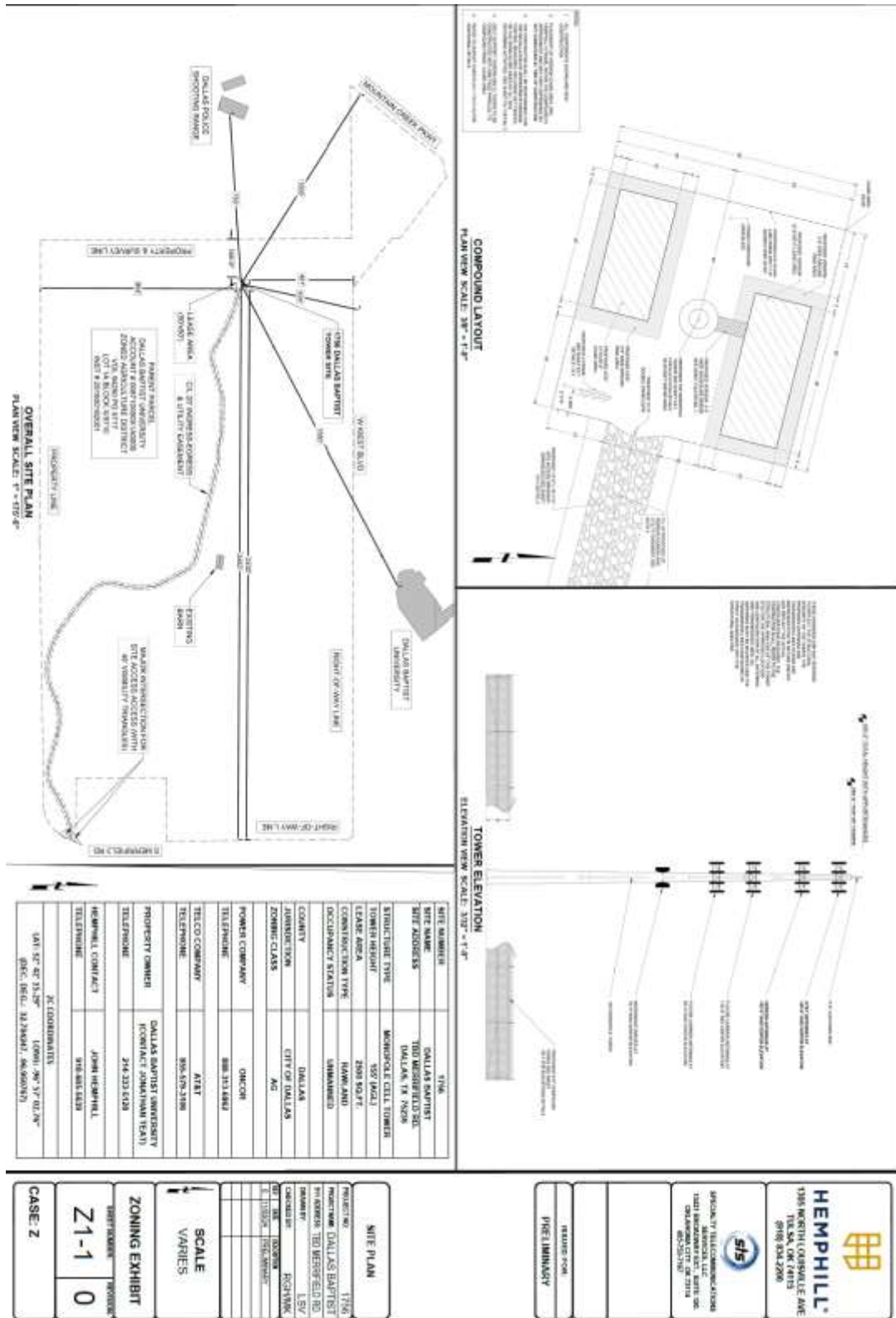
Notices: Area: 500 Mailed: 64
Replies: For: 1 Against: 1

Speakers: None

CPC RECOMMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower.
2. SITE PLAN: Use and development of the property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (10 years from the passage of this ordinance), but is eligible for automatic renewal for additional 10-year periods pursuant to Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit time period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. HEIGHT: The tower/antenna for cellular communication limited to a monopole cellular tower may not exceed 150 feet in height, not including lightning rod.
5. SHARED USE WITH OTHER CARRIERS: The tower/antenna for cellular communication limited to a monopole cellular tower must be constructed to support the tower/antenna arrays for at least four wireless communications carriers, and the tower/antenna for cellular communication limited to a monopole cellular tower must be made available to other carriers upon reasonable terms.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

CPC RECOMMENDED SITE PLAN



SITE NUMBER	1196
SITE NAME	DALLAS BAPTIST
SITE ADDRESS	7000 W. WOODLAND BLVD DALLAS, TX 75298
STRUCTURE TYPE	MONOSPAN CELL TOWER
TOWER HEIGHT	555 FEET
LEASE AREA	2500 SQ. FT.
CONSTRUCTION TYPE	STEEL
OCCUPANCY STATUS	UNIMPAVED
COUNTY	DALLAS
JURISDICTION	CITY OF DALLAS
ZONING CLASS	AC
POWER COMPANY	ONCOR
TELEPHONE	888.313.1842
TELCO COMPANY	AT&T
TELEPHONE	800.525.3196
PROPERTY OWNER	DALLAS BAPTIST UNIVERSITY
CONTACT PERSON (NAME)	JOHN HEMPHILL
TELEPHONE	214.323.6208
TELEPHONE	972.815.6539
HEMPHILL CONTACT	JOHN HEMPHILL
TELEPHONE	972.815.6539
DATE	10/09/11
SCALE	1" = 100'-0"
DRAWN BY	SPC
CHECKED BY	SPC

PROJECT NO.	1196
PROJECT NAME	DALLAS BAPTIST
PROJECT ADDRESS	7000 W. WOODLAND BLVD DALLAS, TX 75298
DATE	10/09/11
DRAWN BY	SPC
CHECKED BY	SPC
SCALE	VARIES
ZONING EXHIBIT	Z1-1
CASE NO.	Z

HEMPHILL
1900 HOSPITAL/CARBULE AVE
DALLAS, TX 75298
972.815.6296

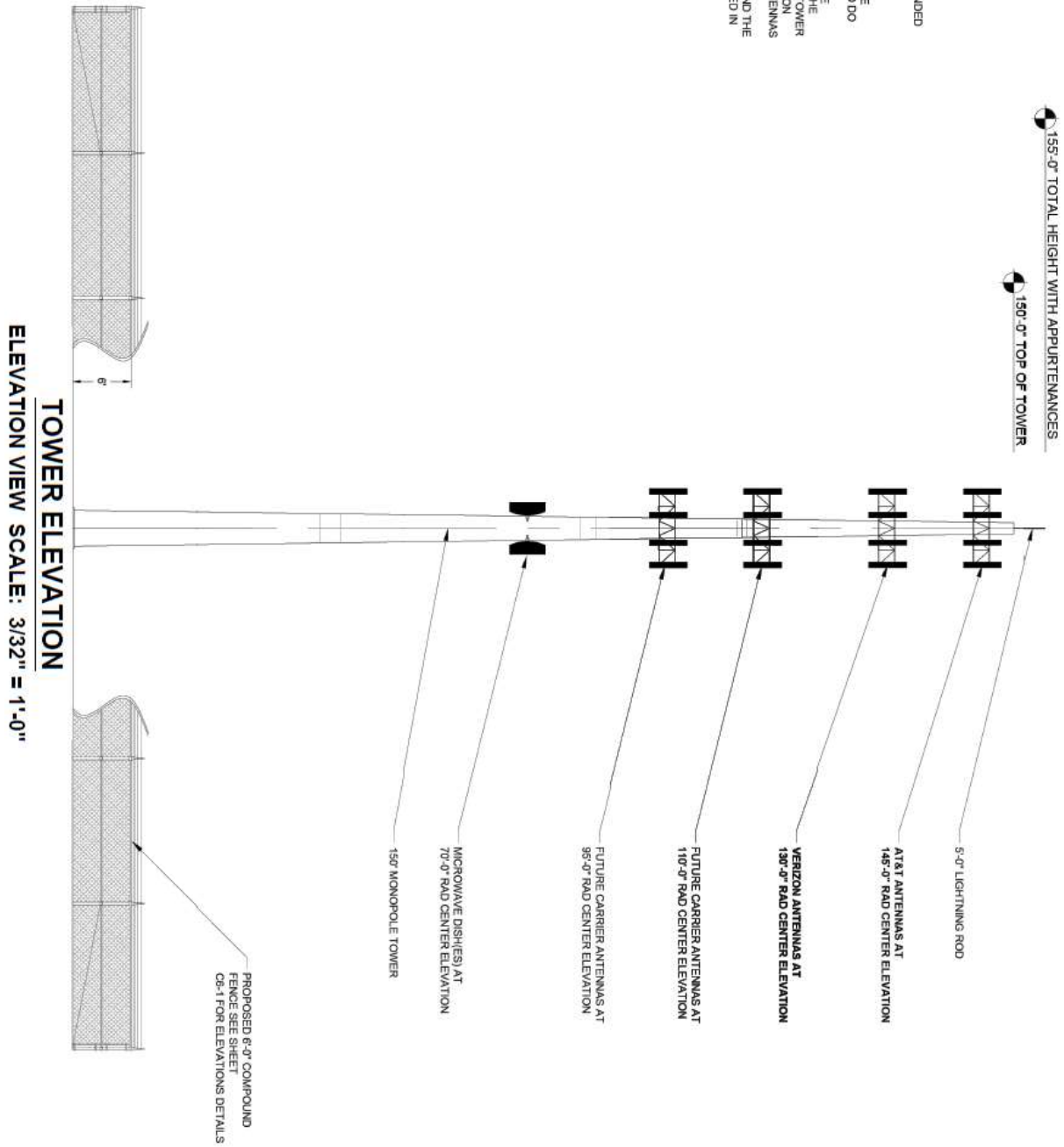
SFS
SPECIALTY TELECOMMUNICATIONS
1301 BIRCHWOOD BLVD
DALLAS, TX 75298
972.815.6296

HEMPHILL
1900 HOSPITAL/CARBULE AVE
DALLAS, TX 75298
972.815.6296

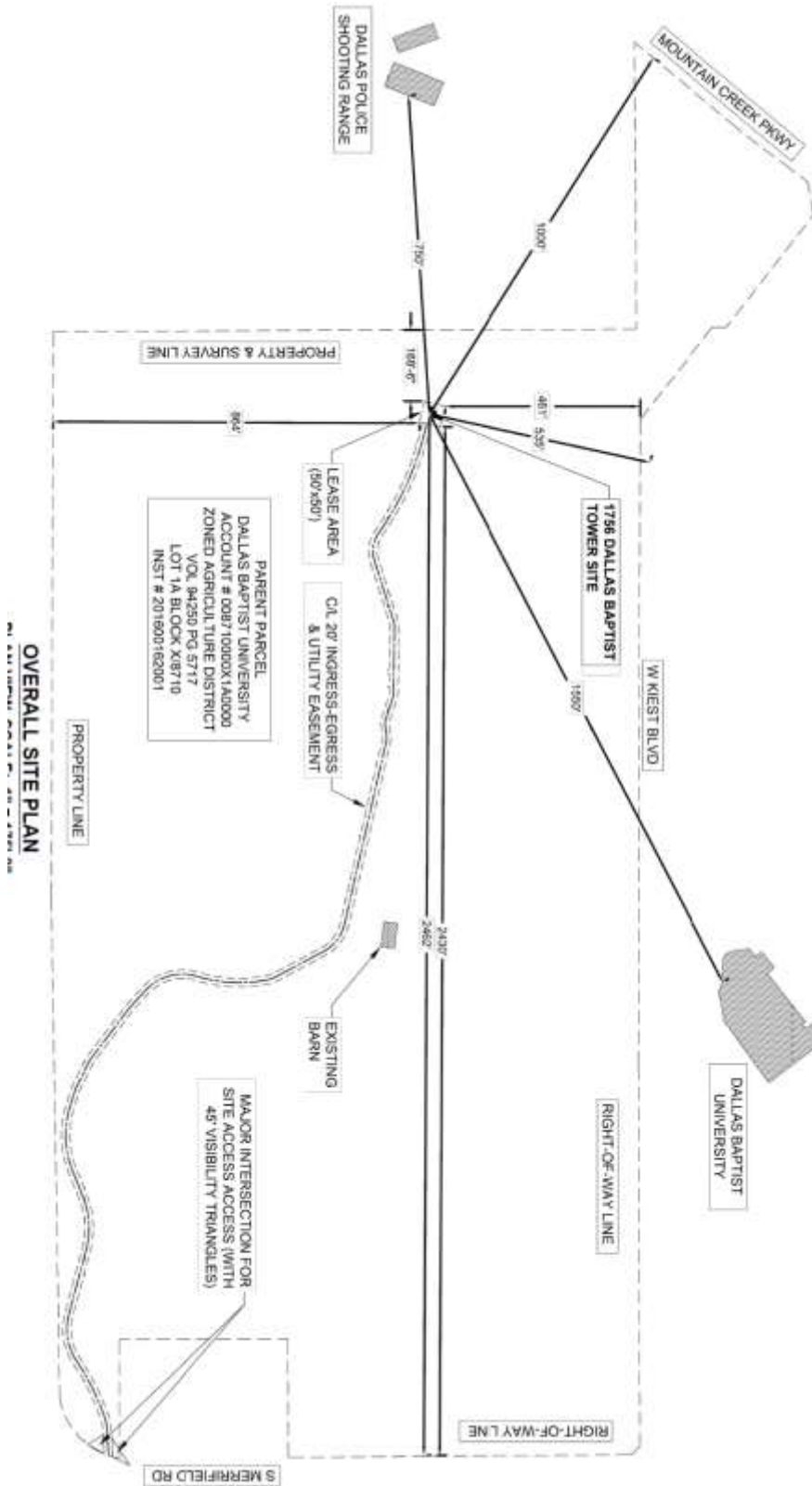
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1900 HOSPITAL/CARBULE AVE
DALLAS, TX 75298
972.815.6296

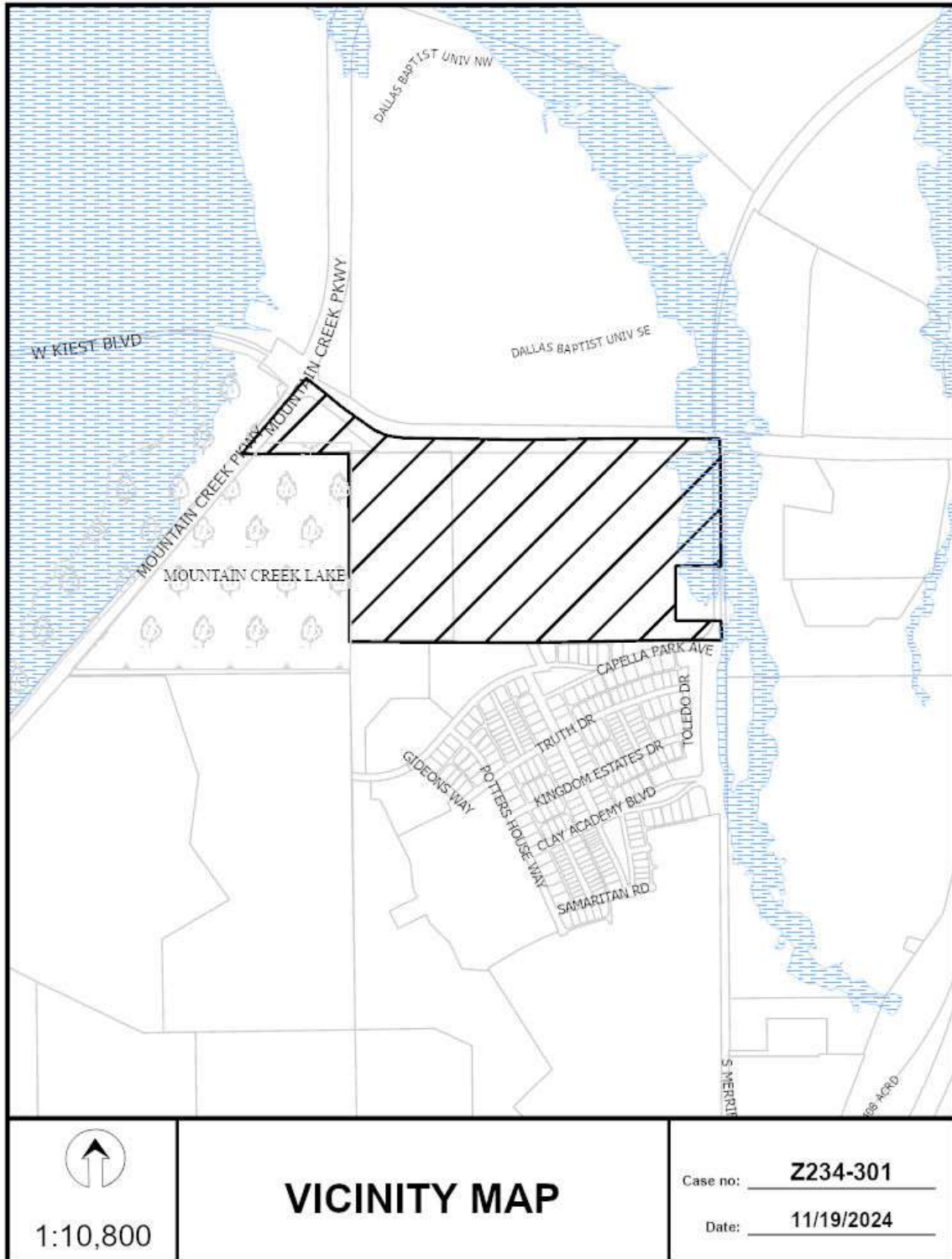
PROPOSED SITE PLAN (DETAIL, TOWER ELEVATION)

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.



PROPOSED SITE PLAN (DETAIL, OVERALL SITE)





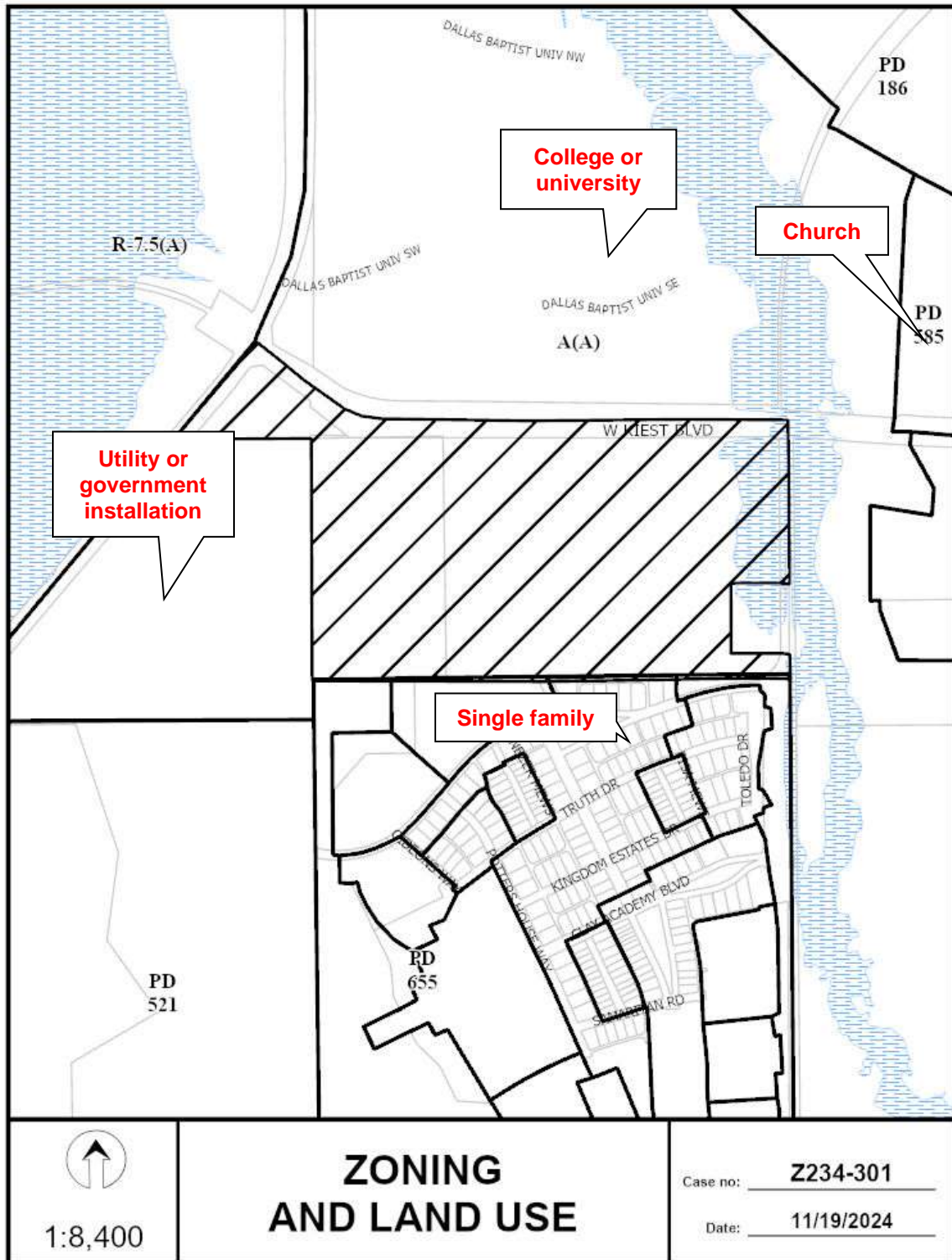


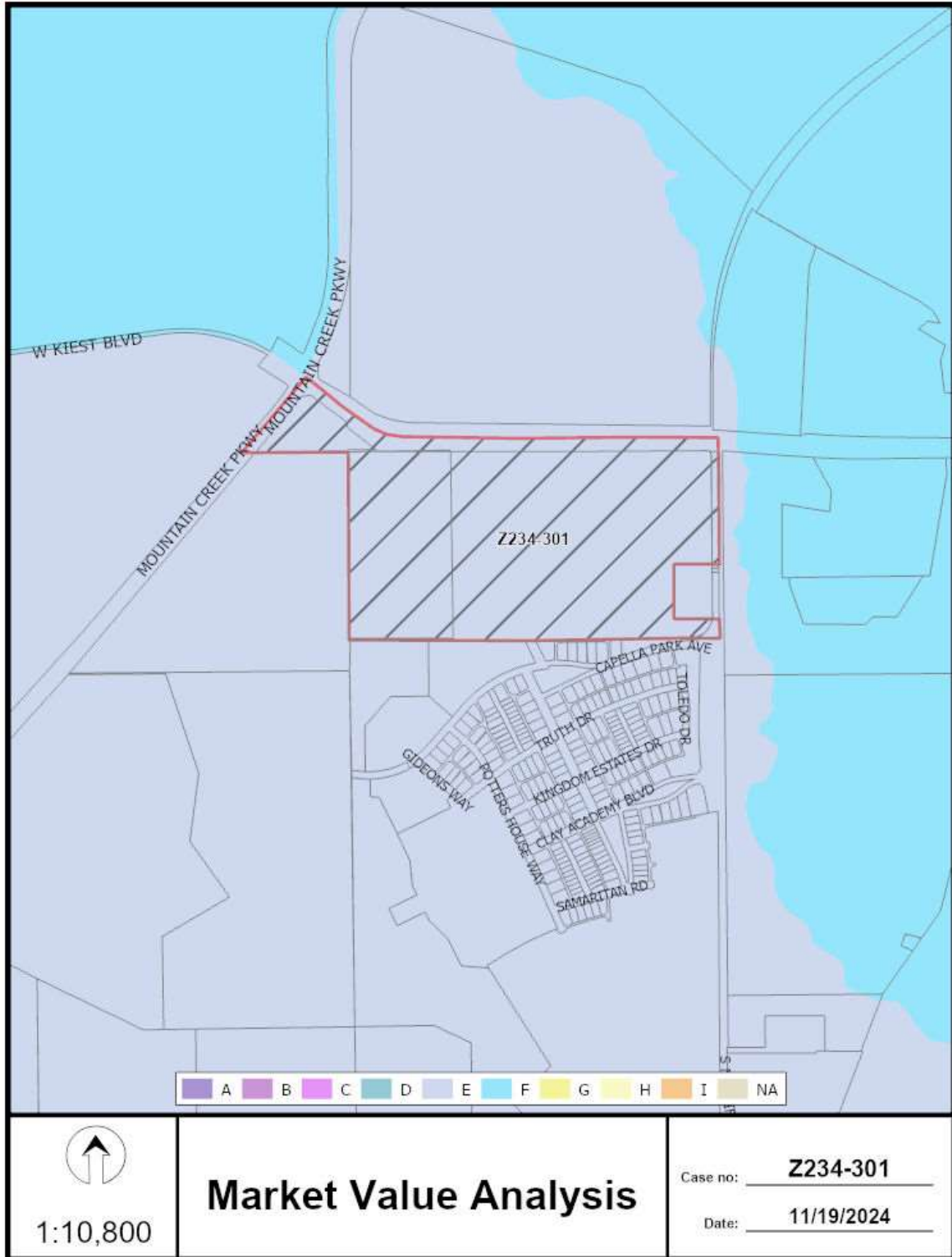
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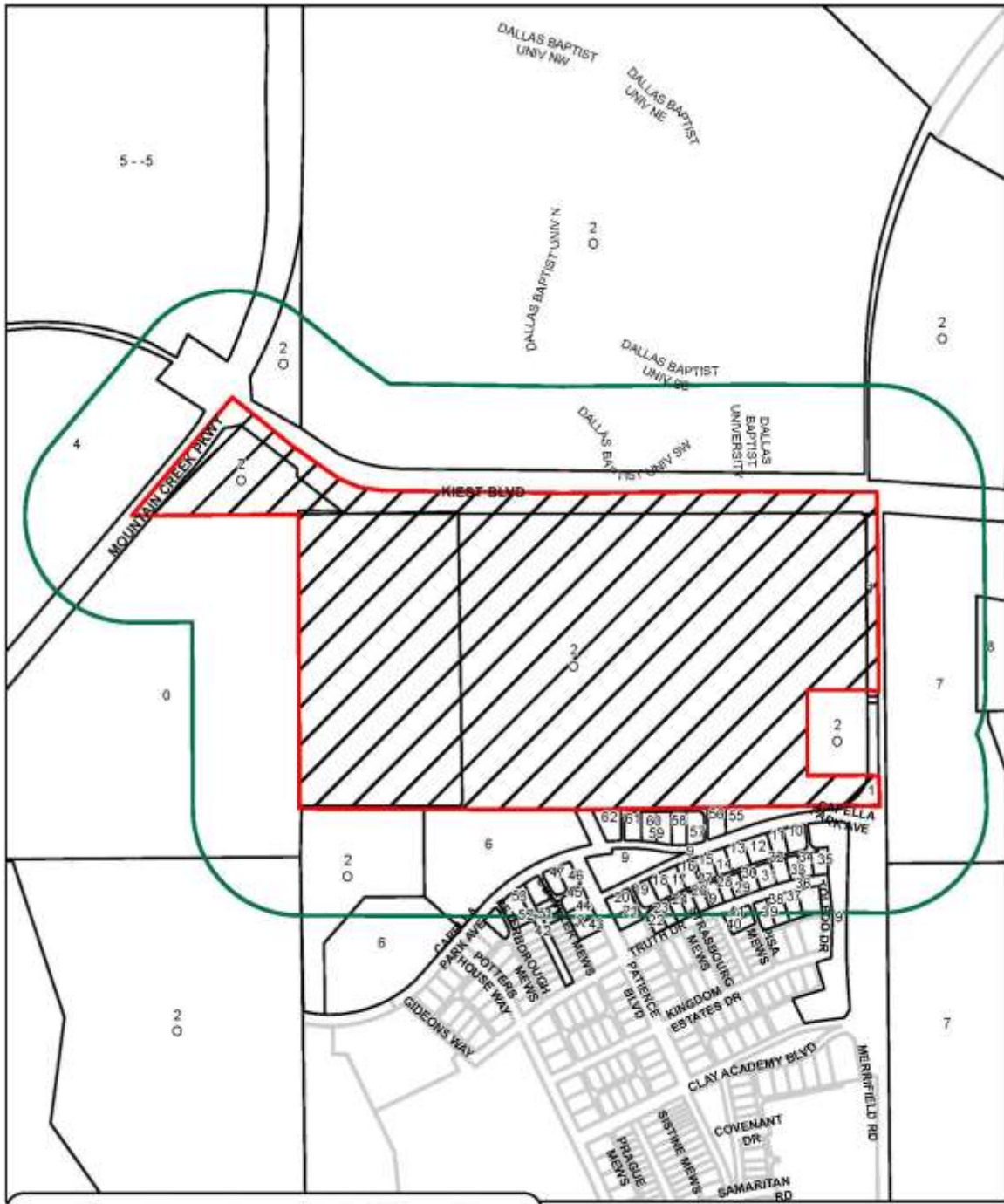
AERIAL MAP

Case no: Z234-301

Date: 11/19/2024







64	Property Owners Notified (77 parcels)
1	Replies in Favor (8 parcels)
1	Replies in Opposition (1 parcel)
500'	Area of Notification
12/5/2024	Date

Z234-301
CPC



1:7,200

12/04/2024

Reply List of Property Owners**Z234-301****62 Property Owners Notified 1 Property Owners in Favor 1 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	100 MOUNTAIN SHORES RD	County of Dallas
O	2	7000 W KIEST BLVD	DALLAS BAPTIST UNIVERSITY
	3	18 MOUNTAIN SHORES RD	TERRELL EUGENE M
	4	2600 MOUNTAIN CREEK PKWY	EXTEX LAPORTE L P
	5	2600 MOUNTAIN CREEK PKWY	EXTEX LAPORTE L P
	6	6900 W KIEST BLVD	CAPELLA PARK DEVELOPMENT I LLC
	7	3701 SPUR 408	MERRIFIELD FAMILY INVESTMENTS LTD
	8	6710 W KIEST BLVD	MERRIFIELD PROPERTIES LLC
	9	1 CAPELLA PARK AVE	CAPELLA PARK HOMEOWNERS
	10	6912 CAPELLA PARK AVE	BALDWIN ROY WYNN & PATSY JEAN
	11	6918 CAPELLA PARK AVE	PARDO CARLOS A &
	12	6924 CAPELLA PARK AVE	STERNES JAIME
	13	6934 CAPELLA PARK AVE	PILLOW BRYAN & KRYSTAL
	14	6942 CAPELLA PARK AVE	WARD RONALD WAYNE & EDITH FAYE
	15	6948 CAPELLA PARK AVE	VICENCIO JAVIER & CLAUDIA RAMIREZ
	16	6956 S CAPELLA PARK AVE	NGUYEN HUNG &
	17	6962 S CAPELLA PARK AVE	YOUNG LINDA
	18	6968 S CAPELLA PARK AVE	TAYLOR PAUL & MARILYN
	19	6974 S CAPELLA PARK AVE	MADDOX DAVID J & SHAWN BAKER
	20	3514 PATIENCE BLVD	FUNK MATT & CHRISTINE M
	21	3520 PATIENCE BLVD	GRACEY ZARIN DAVID & ERIN Y
	22	6967 TRUTH DR	KAPPES JOHN CARL &
	23	6963 TRUTH DR	GONZALEZ REVOCABLE TRUST
	24	6959 TRUTH DR	BARRON HECTOR & ALONDRA M
	25	6955 TRUTH DR	GUERRERO VALENTE JR &
	26	6951 TRUTH DR	LORENZO JASPER &

12/04/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	6947 TRUTH DR	CANELO JORGE LUIS & FATIMA I
	28	6943 TRUTH DR	HERNANDEZ JENARO JR & FELICIA A
	29	6939 TRUTH DR	RUIZ JOSE & JERONIMA
	30	6933 TRUTH DR	SANDERS HARRIE LYNN
	31	6923 TRUTH DR	MADRID ELMER L
	32	6915 TRUTH DR	HAOJIE CHRISTOPHER &
	33	6911 TRUTH DR	MILLER TONY A & TOINETTE A
	34	6907 TRUTH DR	WILSON DANIEL E &
	35	6903 TRUTH DR	LOWE AUDRA &
	36	6908 TRUTH DR	VO TRANG
	37	6914 TRUTH DR	DEJESUS BRIAN DANIEL &
	38	6922 TRUTH DR	SALZWEDEL JEREMIAH A &
	39	6928 TRUTH DR	PEREZ JOEL RODRIGUEZ &
	40	3605 PISA MEWS	DICKERSON EMILY & RODRICK JR
	41	3603 PISA MEWS	LOPEZ CARLOS W & ANA R AGUILAR DE
	42	1 CAPELLA PARK AVE	ARCADIA LAND PTNRS 20 LTD
	43	3515 PATIENCE BLVD	GODINEZ SIMON
X	44	3509 PATIENCE BLVD	BEARD MICHAEL & TERESA
	45	3503 PATIENCE BLVD	BROWN MARCUS M
	46	7002 CAPELLA PARK AVE	JOHNSON JENNIFER JONELLE
	47	7006 CAPELLA PARK AVE	SANDOVAL NORA R
	48	7012 CAPELLA PARK AVE	KNIGHT STEVEN E
	49	3503 EBENEZER MEWS	PORTER BRANDON & JESSICA
	50	3505 EBENEZER MEWS	PIERNICK SEAN NICHOLAS &
	51	3507 EBENEZER MEWS	SEASE STEPHEN &
	52	3504 PETERBOROUGH MEWS	WEHSENER CHARLES A &
	53	7018 CAPELLA PARK AVE	HUANG MING FEND & LI YING
	54	7030 CAPELLA PARK AVE	CLARK SHERRY
	55	1 CAPELLA PARK AVE	WEEKLEY HOMES LP
	56	6943 CAPELLA PARK AVE	QUINTBOUZID MARJORIE ALTHEO
	57	6949 CAPELLA PARK AVE	ROCKWELL KENDRIX R & MISTY M

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12/04/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	6955 CAPELLA PARK AVE	GOMEZ ENRIQUE & MELBA N
	59	6961 CAPELLA PARK AVE	MAYS GLYNIECE YVONNE &
	60	6967 CAPELLA PARK AVE	LAWSON JASON D
	61	6973 CAPELLA PARK AVE	LANE DYNELL
	62	6979 CAPELLA PARK AVE	BLOOD CYNTHIA & PAUL