

CITY PLAN COMMISSION

THURSDAY, OCTOBER 23, 2025

Planner: Teaseia Blue, MBA

FILE NUMBER: Z245-145(TB)/Z-25-000146 **DATE FILED:** January 2, 2025

LOCATION: Southeast line of South Boulevard northeast of Colonial Avenue.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 14,984 sqft **CENSUS TRACT:** 48113020900

REPRESENTATIVE: Alexander Novak

OWNER: Cornerstone Baptist Church of Dallas INC

APPLICANT: Richard Smith

REQUEST: An application for a new Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned FWMU-3 Form Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose 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.

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

Planned Development District No. 595:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

ARTICLE XIII FORM DISTRICTS.

https://codelibrary.amlegal.com/code. s/dallas/latest/dallas_tx/0-0-0-93608

BACKGROUND INFORMATION:

- The area of request is currently zoned FWMU-3 Form Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District
- The area of request is in a Walkable Urban Mixed Use (WMU) Form Base District within Planned Development District No. 595.
- The applicant is requesting a specific use permit to construct a 95 ft monopole cellular tower.
- Per SEC. 51P-595.114.1(b)(12) Tower/antenna for cellular communication is permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district (by SUP only if exceeds 65 ft).
- A tower could be built by right on site up to 65 ft in the current zoning, but a SUP is required for the addition height over 65 ft.
- The tower will be located at the rear southeast of the site and will have service access from the rear of the site.
- The area of request has frontage along South Boulevard and is adjacent to the alley at the rear of the property.
- The area of request is located within 2 miles south of downtown Dallas.

Zoning History:

There have been two recent zoning requests in the area of notification in the last five years.

1. **Z-25-000075** – An application for a new Specific Use Permit to allow a group residential facility on property zoned Subdistrict FWMU-3 within Planned Development District 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Park Row Avenue, northeast of Colonial Avenue. This case is scheduled for the 10.23.2025 City Plan Commission meeting.
2. **Z245-200** – An application for MU-3 Mixed Use District, with consideration of FWMU-5 Form subdistrict, on property zoned FWMU-3 Form subdistrict with a shopfront overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The purpose of this request is to permit a 25-story mixed-use development with hotel, multifamily, and retail uses. At the October 9, 2025 City Plan Commission meeting, the body moved to recommend Denial of the case.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Boulevard	Minor Arterial	

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.

Transit Access:

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

DART Routes 13, 104

STAFF ANALYSIS:

Comprehensive Plan:

The ForwardDallas 2.0 Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our city has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

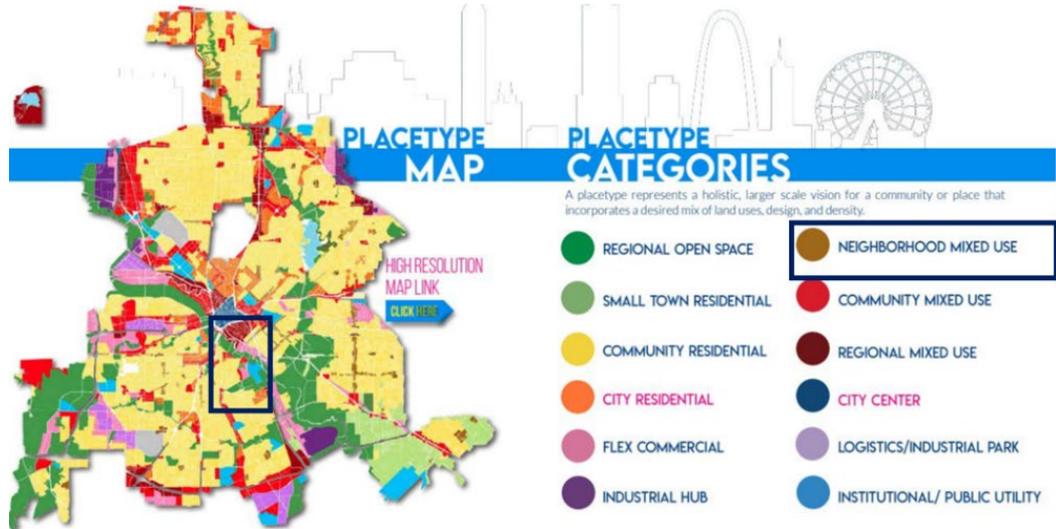
The request would comply with the following placetype and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is located in the Neighborhood Mixed-Use Placetype. This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office in conjunction with supporting land uses that includes Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility.

The Neighborhood Mixed-Use Placetype incorporates local-serving retail, services and dining options and a mix of low and medium-density residential. This placetype can include vertical mixed-use development as well as horizontally mixed-use centers that are compatibly scaled with surrounding neighborhoods. Neighborhood Mixed-Use Placetypes are typically located at key intersections in nodes or along corridors where small commercial shopping centers and corner stores provide access to daily needs for

residents. The Neighborhood Mixed-Use Placetype does allow for some utility uses as well, when situated appropriately.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype map.



Land Use:

	Zoning	Land Use
Site	FWMU-3 Form Subdistrict within PD 595	Undeveloped Land
North	FWMU-3 Form Subdistrict within PD 595	Senior Citizen Housing & Single family
East	FWMU-3 Form Subdistrict within PD 595	Single Family & Duplex
South	FWMU-3 Form Subdistrict within PD 595	Church & Commercial
West	FWMU-3 Form Subdistrict within PD 595	Undeveloped land

Land Use Compatibility:

The area of request is currently undeveloped and zoned FWMU-3 Form Subdistrict within Planned Development District 595. The surrounding land uses are Senior Citizen Housing & Single family to the north, Single Family & Duplex to the east, Church & Commercial to the south, and undeveloped land to the west.

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.

The applicant is proposing to construct a new 95 foot tall monopole tower/ antenna for cellular communication that will be exclusively used by Verizon for internal communications within the area of request. The tower will be located at the rear of the site adjacent to the alley. The applicant is proposing a solid screening wall around the monopole.

Staff supports the request for a new 95 foot tall monopole tower/ antenna for cellular communication. A cellular tower is not foreseen to be detrimental to any development pattern or safety on nearby properties. The monopole tower contributes to the welfare of the area of request by providing telecommunication service in an area that is lacking service. Additionally, the tower is located to the rear of the property which allows potential utilization of the remainder of the parcel.

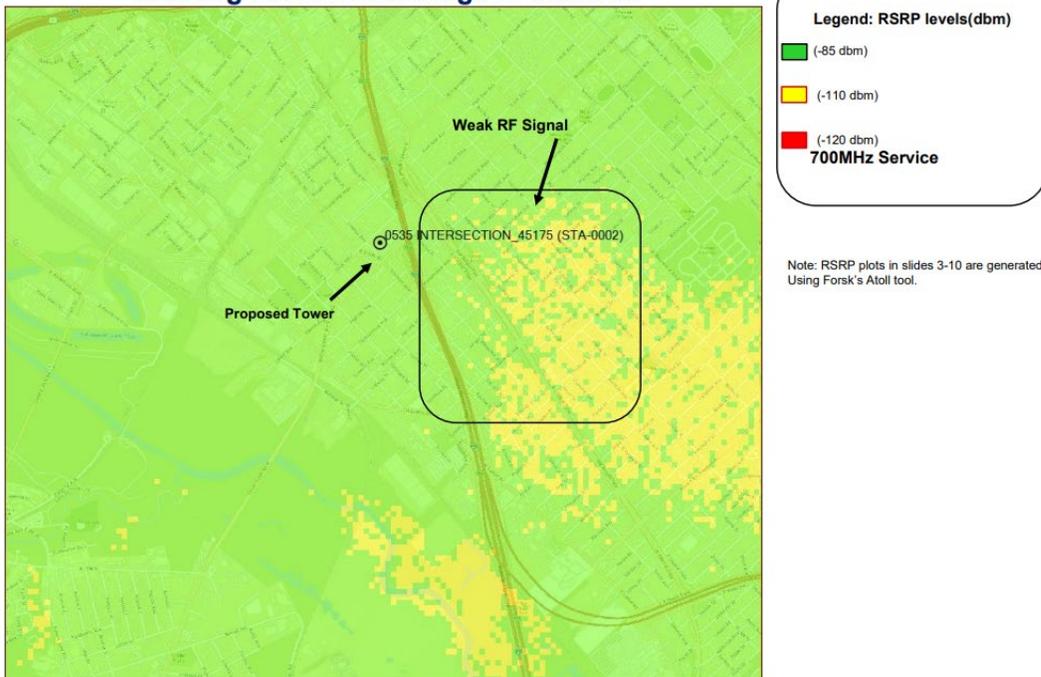
Please see below the presentation by Verizon which includes the scope of the proposed tower and areas of weak RF Signal, which demonstrates the necessity for a new tower on site.

Objectives

This strategically located site directly addresses key engineering requirements for Verizon, yielding substantial benefits for customers:

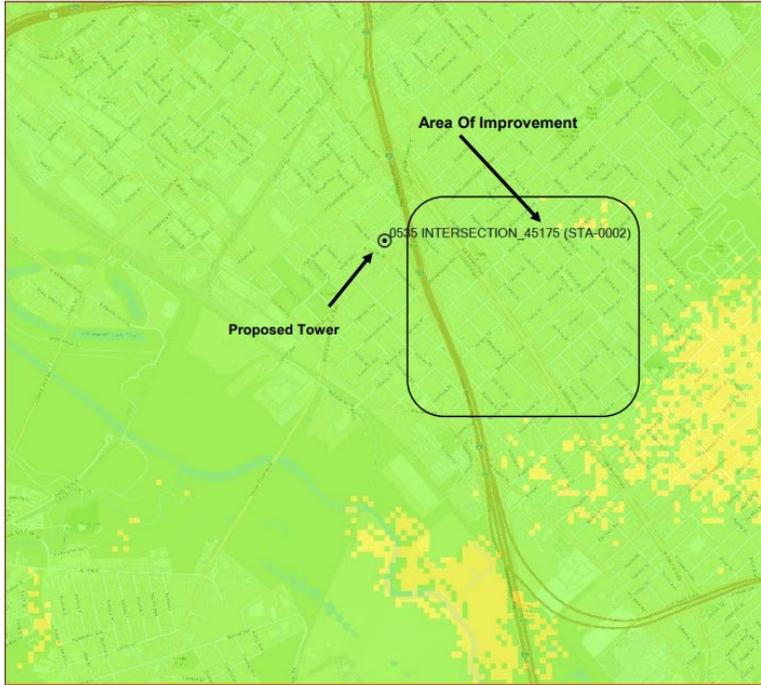
- **Enhanced Network Performance:** Significantly improved indoor and outdoor coverage with increased capacity directly addresses current and projected demand. This results in a superior mobile experience with higher speeds and greater reliability.
- **Improved Emergency Services:** Enhanced network capacity ensures reliable 911 and emergency service connectivity, a critical safety measure for all customers.
- **Optimized Network Efficiency:** Strategically offloading traffic from congested sectors optimizes network performance, benefiting users connected to surrounding sites as well.
- **Support for Improved Coverage:** The Improved Coverage serves the major Interstate I-45 and the Intersection of Highway 310 it will also improve the coverage of offices, Business and residential community in the area along with Dallas Fire Station 6.
- **5G Expansion:** The site facilitates increased reliance on the 5G network, providing customers with faster speeds, lower latency, and a superior mobile experience.
- **Dominant Coverage Solution:** The proposed 85ft tower provides dominant coverage, effectively resolving capacity and throughput challenges while delivering comprehensive coverage to the targeted area.

Existing 700 LTE Coverage in the Area



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Proposed 700 LTE Coverage Using VERIZON Tower (INTERSECTION_45175) at 85ft



Legend: RSRP levels(dbm)

- (-85 dbm)
- (-110 dbm)
- (-120 dbm)

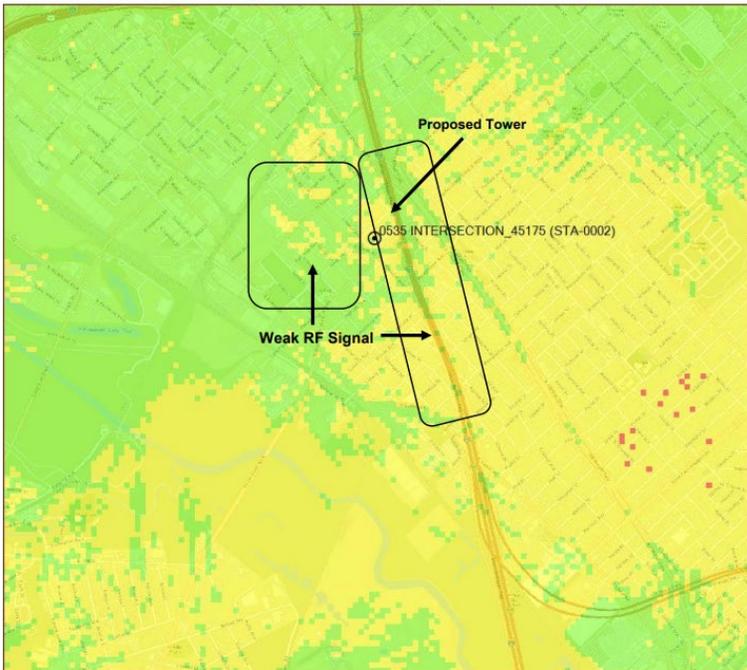
700MHz Service

Note: RSRP plots in slides 3-10 are generated Using Forsk's Atoll tool.



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Existing AWS Coverage in the Area



Legend: RSRP levels(dbm)

- (-85 dbm)
- (-110 dbm)
- (-120 dbm)

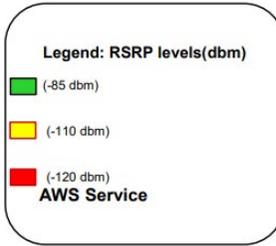
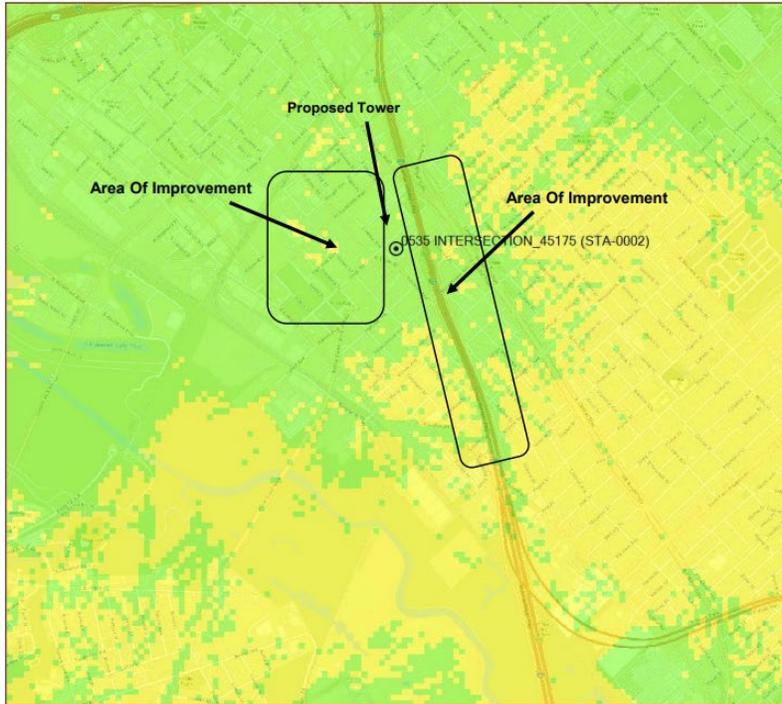
AWS Service

Note: RSRP plots in slides 3-10 are generated Using Forsk's Atoll tool.



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Landscaping:

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

Parking:

In accordance with the Dallas Development Code as updated May 14, 2025, no parking is required for the proposed 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

Z245-145(TB)/Z-25-000146

strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is located within an "I" MVA area.

List of Officers

Cornerstone Baptist Church

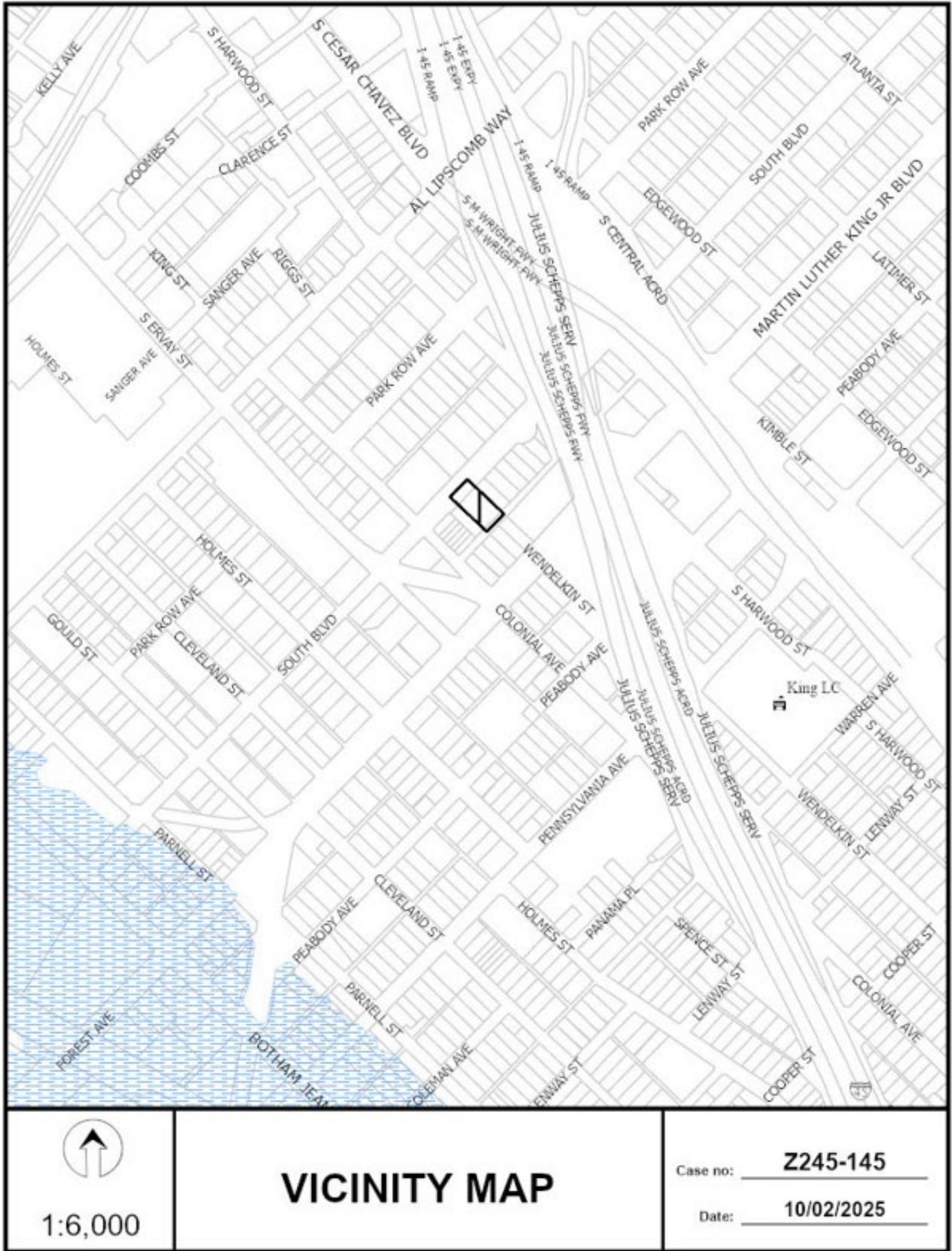
Donald Wesson – Director
Chris Simmons – Pastor
Richard Smith - Deacon

Verizon Wireless

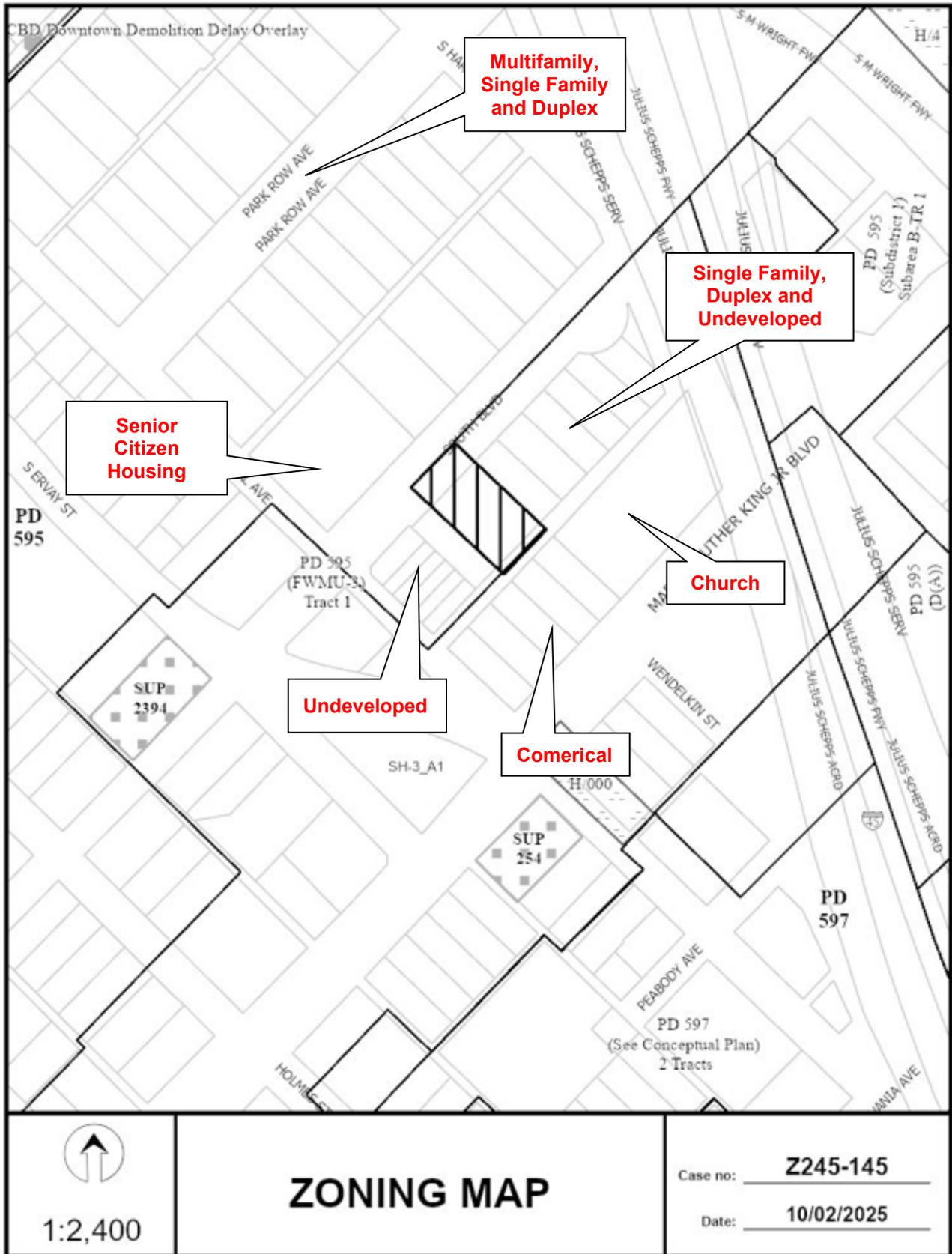
Tara Spraque – Associate Director – Network Reg/RealEstate

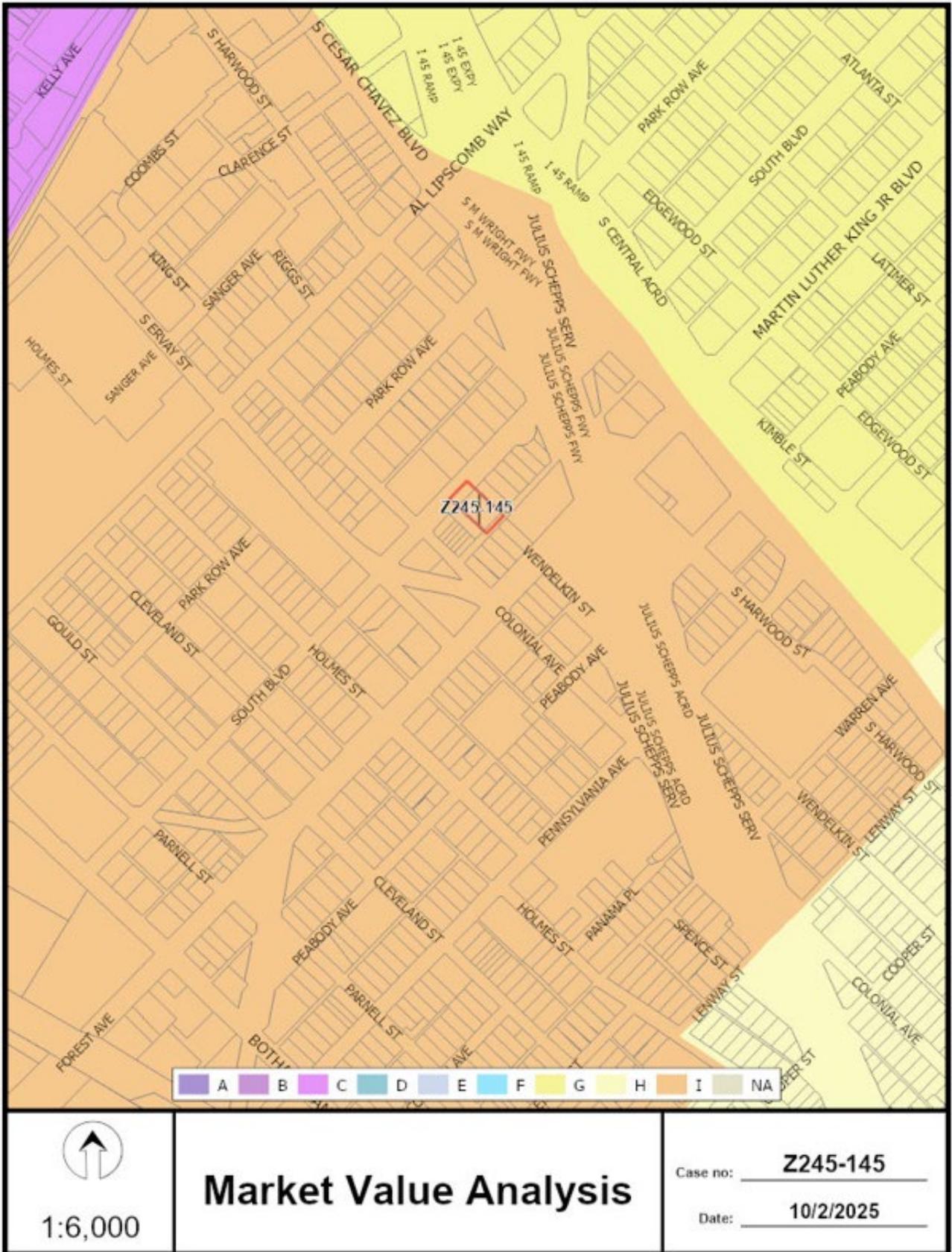
PROPOSED SUP CONDITIONS

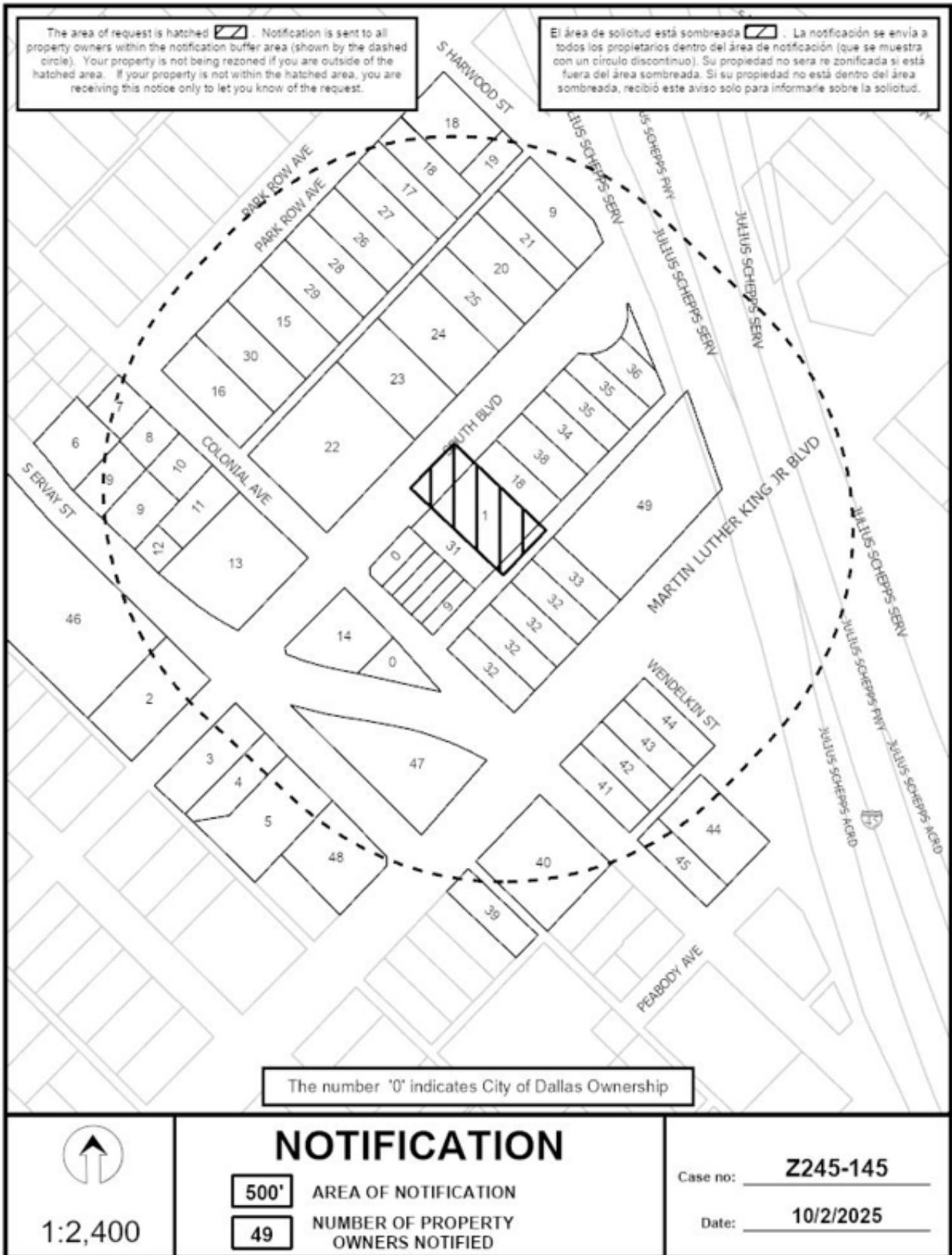
1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. SITE/ELEVATION PLAN: Use and development of the Property must comply with the attached site/elevation plan.
3. TIME LIMIT: This specific use permit expires on (twenty years from the passage of the ordinance) but is eligible for automatic renewal for additional 20-year periods pursuant to Section 51A-4.219 of 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 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. COLLOCATION: A tower/antenna for cellular communication must be constructed to support the antenna arrays for at least two other wireless communications carriers and made available to other communication carriers upon reasonable terms.
5. FENCING: A solid screening fence must be provided as shown on the attached site/elevation plan.
5. HEIGHT: The maximum height of a tower/antenna for cellular communication is 95 feet.
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.











10/02/2025

Notification List of Property Owners***Z245-145******49 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1814 SOUTH BLVD	CORNERSTONE BAPTIST CHURCH OF DALLAS INC
2	2839 S ERVAY ST	Taxpayer at
3	2901 S ERVAY ST	CORNERSTON COMMUNITY
4	2907 S ERVAY ST	CORNERSTONE COMMUNITY
5	2913 S ERVAY ST	NDUGIRE PATRICK G
6	2806 S ERVAY ST	HARRIS RANDOLPH
7	2801 COLONIAL AVE	Taxpayer at
8	2807 COLONIAL AVE	Taxpayer at
9	2808 S ERVAY ST	CORNERSTONE COMMUNITY
10	2815 COLONIAL AVE	BELGIAN AMERICAN INV & TR
11	2820 S ERVAY ST	CORNERSTONE BAPTIST CHURCH OF DALLAS INC
12	2820 S ERVAY ST	Taxpayer at
13	2830 S ERVAY ST	Taxpayer at
14	2904 S ERVAY ST	CORNERSTONE BAPTIST CHURCH
15	1814 PARK ROW AVE	ELDORADO PPTIES INC
16	1802 PARK ROW AVE	VAUGHN KIMBERLY LASHAWN
17	1834 PARK ROW AVE	BLACK FIRE FIGHTERS ASSN
18	1836 PARK ROW AVE	SNEED T A
19	2811 S HARWOOD ST	BARAJAS FAMILY INVESTMENTS LLC
20	1833 SOUTH BLVD	Taxpayer at
21	1837 SOUTH BLVD	NORWAY ENTERPRISES INC
22	1811 SOUTH BLVD	EDGEWOOD MANOR SENIOR APARTMENTS LTD
23	1821 SOUTH BLVD	Taxpayer at
24	1825 SOUTH BLVD	CORNERSTONE BAPTIST

10/02/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
25	1829 SOUTH BLVD	CORNERSTONE COMMUNITY
26	1830 PARK ROW AVE	HICKS CILLORA
27	1830 PARK ROW AVE	DALLAS BLACK FIRE
28	1822 PARK ROW AVE	DALLAS BLACK FIREFIGHTERS ASSN INC
29	1818 PARK ROW AVE	HARRELL LOUIS BERNARD JR
30	1810 PARK ROW AVE	Taxpayer at
31	1810 SOUTH BLVD	REDEEMED CHRISTIAN CHURCH OF GOD
32	1703 MARTIN LUTHER KING JR BLVD	WINNERS ASSEMBLY CHRISTIAN CHURCH OF GOD
33	1717 MARTIN LUTHER KING JR BLVD	WINWAY CORP OF DALLAS LLC
34	1828 SOUTH BLVD	Taxpayer at
35	1832 SOUTH BLVD	CORNERSTONE BAPTIST CHURCH
36	1840 SOUTH BLVD	BOOZER DEBRA YVONNE &
37	1844 SOUTH BLVD	BOOZER DEBRA YVONNE &
38	1824 SOUTH BLVD	Taxpayer at
39	1628 MARTIN LUTHER KING JR BLVD	SP 1600 PENN FOUNDATION
40	1632 MARTIN LUTHER KING JR BLVD	1632 MLK LLC
41	1702 MARTIN LUTHER KING JR BLVD	GREEN JACQUELINE &
42	1706 MARTIN LUTHER KING JR BLVD	WASHINGTON SAMUEL
43	1708 MARTIN LUTHER KING JR BLVD	SHEKINAH LEGACY HOLDINGS LLC
44	1714 MARTIN LUTHER KING JR BLVD	COOPER DON
45	3016 COLONIAL AVE	ST PHILIPS SCHOOL AND
46	2713 S ERVAY ST	CORNERSTONE BAPTIST
47	2939 S ERVAY ST	FOUR A'S REALTY INC
48	1619 MARTIN LUTHER KING JR BLVD	HUHU CATTLE & RANCH LLC
49	1819 MARTIN LUTHER KING JR BLVD	CORNERSTONE BAPTIST