

CITY PLAN COMMISSION

THURSDAY, AUGUST 21, 2025

Planner: Liliana Garza

FILE NUMBER: Z-25-000067

DATE FILED: June 12, 2025

LOCATION: South line of East Belt Line Road and west line of South Northlake Road.

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 81.85 acres

CENSUS TRACT: 48113014157

OWNER/APPLICANT: Terry Kesterson, Oncor Electrical Delivery Co., LLC

REPRESENTATIVE: Jennifer Hiromoto, Buzz Urban Planning

REQUEST: An application for an amendment to Planned Development 942.

SUMMARY: The purpose of the request is to allow a new radio, television, or microwave tower and a tower/antenna for cellular communication.

STAFF RECOMMENDATION: Approval, subject to an amended development plan and amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District 942 and is developed with an electrical substation.
- The original PD 942 was approved by the City Council on April 13, 2016 with Subarea A considered for residential use and Subarea B considered for nonresidential uses.
- On November 9, 2022, City Council approved an application to amend PD 741 to expand and include Subarea B within PD No. 942. Therefore, PD 942 only consists of Subarea A now.
- The applicant is proposing to amend Planned Development No. 942 to allow new radio, television, or microwave tower and a tower/antenna for cellular communication.

Zoning History:

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

1. **Z212-134:** On November 9, 2022, City Council approved an application for (1) an amendment to the development standards within Planned Development District No. 741; (2) an expansion of Planned Development District No. 741, Subarea A to include an additional 446 acres of land, currently zoned an A(A) Agricultural District with Specific Use Permit No. 3 and Planned Development District No. 942; and (3) adjustment of the boundaries of Subareas A, B, and C within Planned Development District No. 741, in an area generally bound by East Belt Line Road to the north, Dallas City Limit to the east, Hackberry Road and Ranch Trail to the south, and South Belt Line road/Dallas City Limit to the west subject to conditions.
2. **Z201-262:** On September 22, 2021, City Council approved an application for an amendment to Subarea A within Planned Development District No. 741 located on the west line of Olympus Boulevard, north of Stampede Lane subject to a revised development plan, a revised landscape plan, and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
E. Belt Line Road	Major Arterial	--
S. Northlake Road	Minor Arterial	--

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 it will not significantly impact the surrounding roadway system pending commensurate improvements.

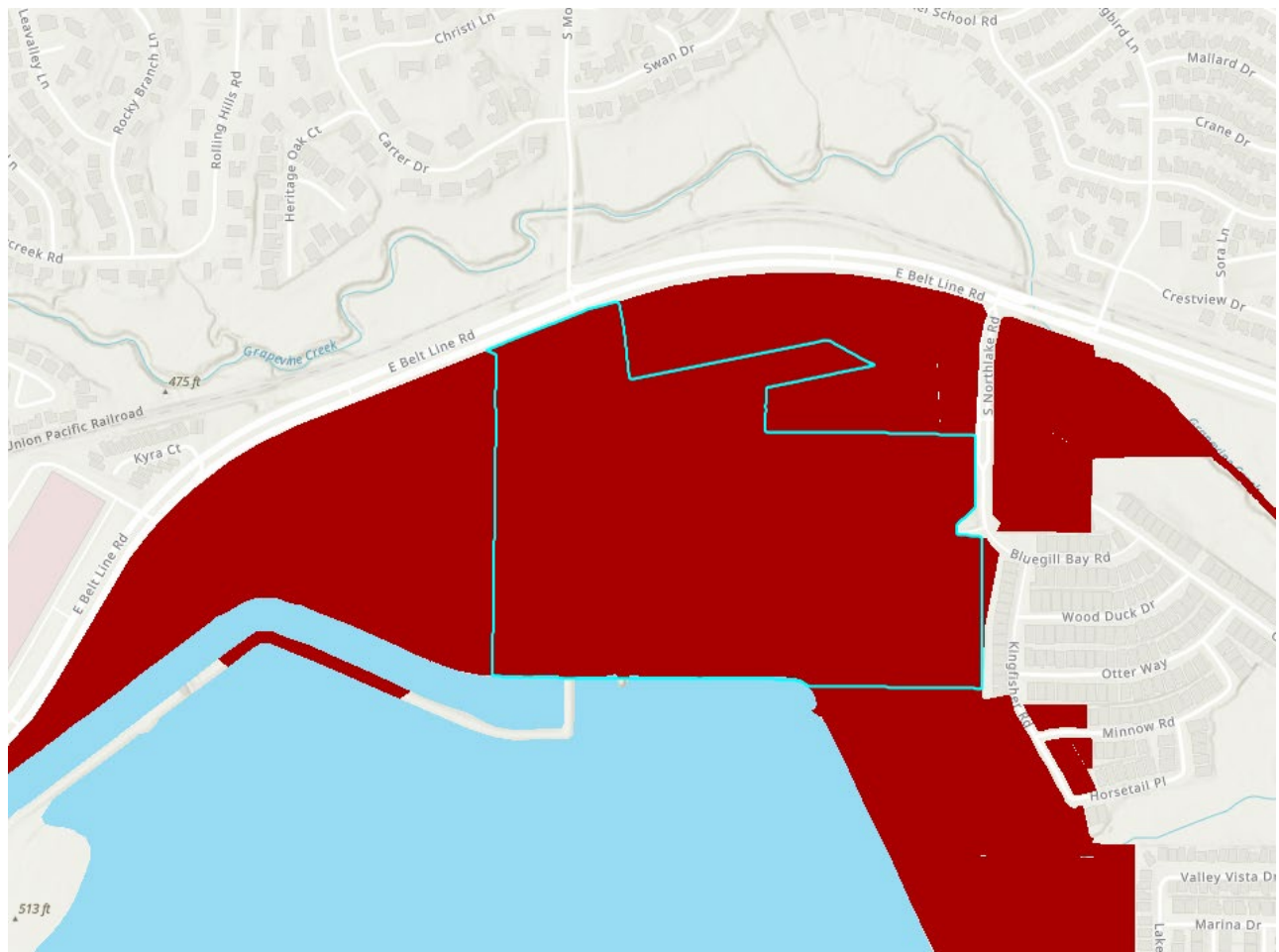
STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

Regional Mixed-Use



This placetype allows for primary land uses like: Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Attached, Multiplex, Civic/Public Institutional, Utility, Light Industrial.

Regional Mixed-Use areas serve as bustling hubs of activity, combining residential, commercial, and office uses in high-density developments. These areas are strategically located near major transportation corridors and offer dynamic spaces for living, working, and shopping, catering to regional and local needs alike.

As a community supportive utility use, the applicant's request is consistent with the characteristics of the Regional Mixed-Use placetype.

Land Use:

	Zoning	Land Use
Site	PD No. 942	Electrical substation
North	City of Coppell	Undeveloped and outside city limits
East	A(A) Agricultural District & City of Irving	Undeveloped and outside city limits
South	PD No. 942 and A(A) Agricultural District	Undeveloped
West	PD No. 741	Undeveloped

Land Use Compatibility:

The immediate land use surrounding the area of request to the south, west, and north is undeveloped land. There is single family use to the east of the site and further to the north.

The applicant is proposing to construct a new 200-foot tall radio, television, or microwave tower and a tower/antenna for cellular communication that will be exclusively used by Oncor for internal communications within the area of request. The request site is subject to residential proximity slope requirements since the tower will exceed 26 feet in height and is adjacent to single family districts. The PD text would exempt the utility tower uses from RPS, which is generated from undeveloped R-5(A) zoning.

Staff supports the request because it is not foreseen to be detrimental to any development pattern or safety on nearby properties.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended on 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 strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently not within an MVA area.

List of Officers

ONCOR

Allen Nye, CEO
Joel Austin, Senior Vice President
Mark Carpenter, Senior Vice President
Don Clevenger, Senior Vice President
Debbie Dennis, Senior Vice President
Jim Greer, Executive Vice President
Angela Y. Guillory, Senior Vice President
Matt Henry, Senior Vice President
Malia Hodges, Senior Vice President
Terry L. Kesterson, Manager Real Estate Facilities
Jose Omar Alvarez, Attorney-in-fact

Board of Directors

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W. Kelvin Walker
Steven J. Zucchet

PROPOSED AMENDED CONDITIONS

ARTICLE 942.

PD 942.

SEC. 51P-942.101. LEGISLATIVE HISTORY.

PD 942 was established by Ordinance No. 30052, passed by the Dallas City Council on April 13, 2016. (Ord. Nos. 30052; 32347)

SEC. 51P-942.102. PROPERTY LOCATION AND SIZE.

PD 942 is established on property located on the south line of Belt Line Road, west of North Lake Road. The size of PD 942 is approximately 99.89 acres. (Ord. Nos. 30052; 32347)

SEC. 51P-942.103. LEGAL DESCRIPTION.

The legal description for this district is depicted in Exhibit 942 C. (Ord. Nos. 30052; 32347)

SEC. 51P-942.104. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. Nos. 30052; 32347)

SEC. 51P-942.105. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) ~~[Exhibit 942A: conceptual plan.]~~

(2)] Exhibit 942B: development plan.

(2[3]) Exhibit 942 C: legal description. (Ord. Nos. 30052; 32347)

SEC. 51P-942.106. RESERVED. ~~CONCEPTUAL PLAN.~~

Development and use of the Property must comply with the conceptual plan (Exhibit 942A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. Nos. 30052; 32347)]

SEC. 51P-942.107. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 942B). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. Nos. 30052; 32347)

SEC. 51P-942.108. MAIN USES PERMITTED.

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

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

- Electrical generating plant.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- **Tower/antenna for cellular communication.**
- Utility or government installation other than listed. (Ord. Nos. 30052; 32347)

SEC. 51P-942.109. ACCESSORY USES.

(a) 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) The following accessory uses are permitted by right when accessory to a utility and public service use:

- Accessory electric vehicle charging station.
- Accessory outside storage. [maximum of 10 percent of lot and a minimum of 100 feet from residential district]

- Building repair and maintenance shop.
- Contractor's maintenance yard.
- Heliport.
- Helistop.
- Office.
- Office showroom/warehouse.
- Private street or alley.
- Vehicle or engine repair or maintenance.
- Vehicle storage lot.
- Warehouse. (Ord. Nos. 30052; 32347)

SEC. 51P-942.110. 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 subsection, the yard, lot, and space regulations for the A(A) Agricultural District apply.

(b) Front yard. Minimum front yard is 20 feet.

(c) Height. Maximum height of a radio, television, or microwave tower and tower/antenna for cellular communication. for a local utility use or electrical substation use is 200 feet.

(i) The residential proximity slope defined in Section 51A-4.412 does not apply.

SEC. 51P-942.111. 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. Nos. 30052; 32347)

SEC. 51P-942.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 30052; 32347)

SEC. 51P-942.113. LANDSCAPING.

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

(b) Utility and public service uses. A local utilities use limited to utility services

does not require a perimeter landscape buffer strip.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 30052; 32347)

SEC. 51P-942.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. Nos. 30052; 32347)

SEC. 51P-942.115. 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. Nos. 30052; 32347)

SEC. 51P-942.116. COMPLIANCE WITH CONDITIONS.

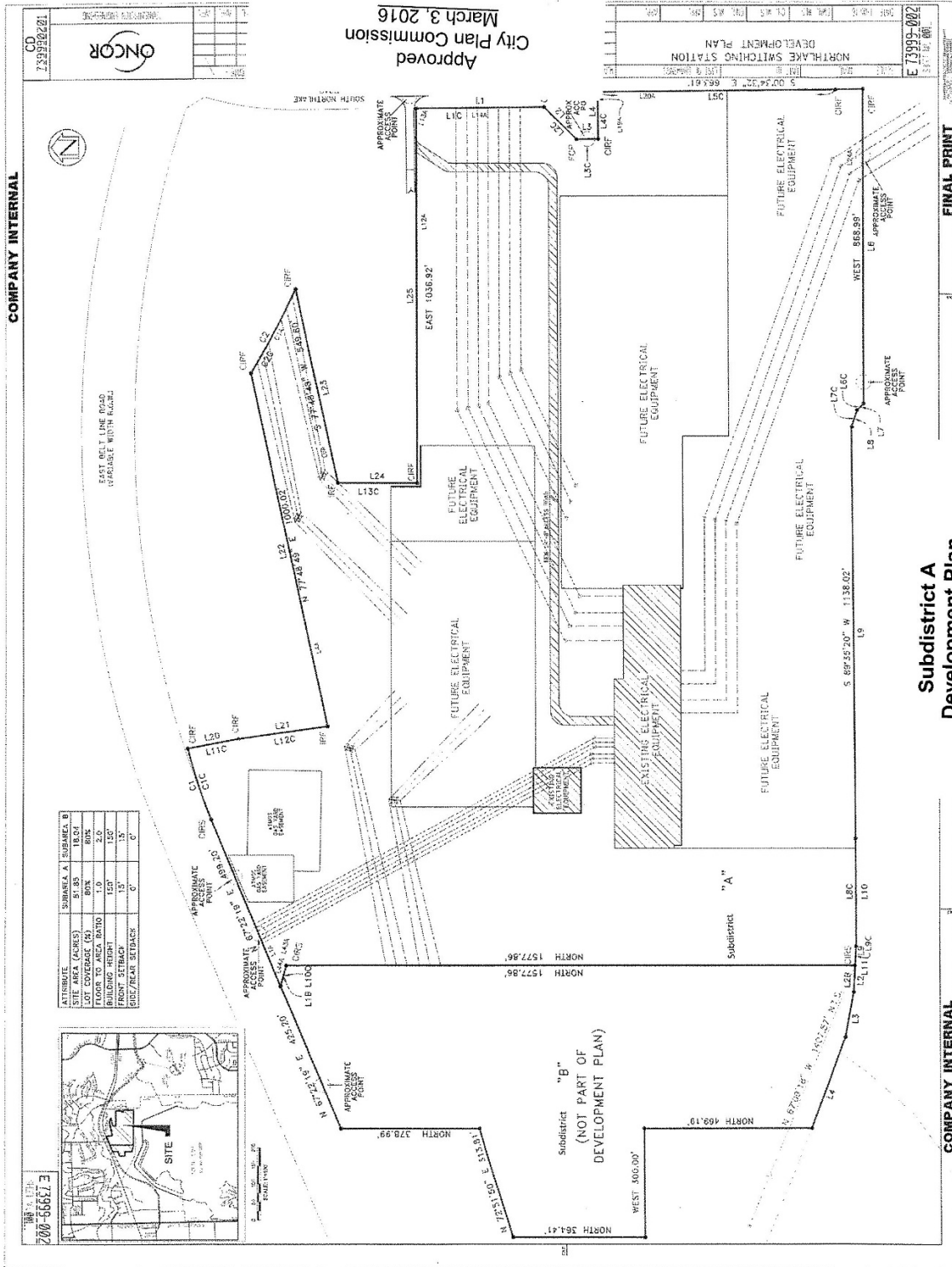
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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. Nos. 30052; 32347)

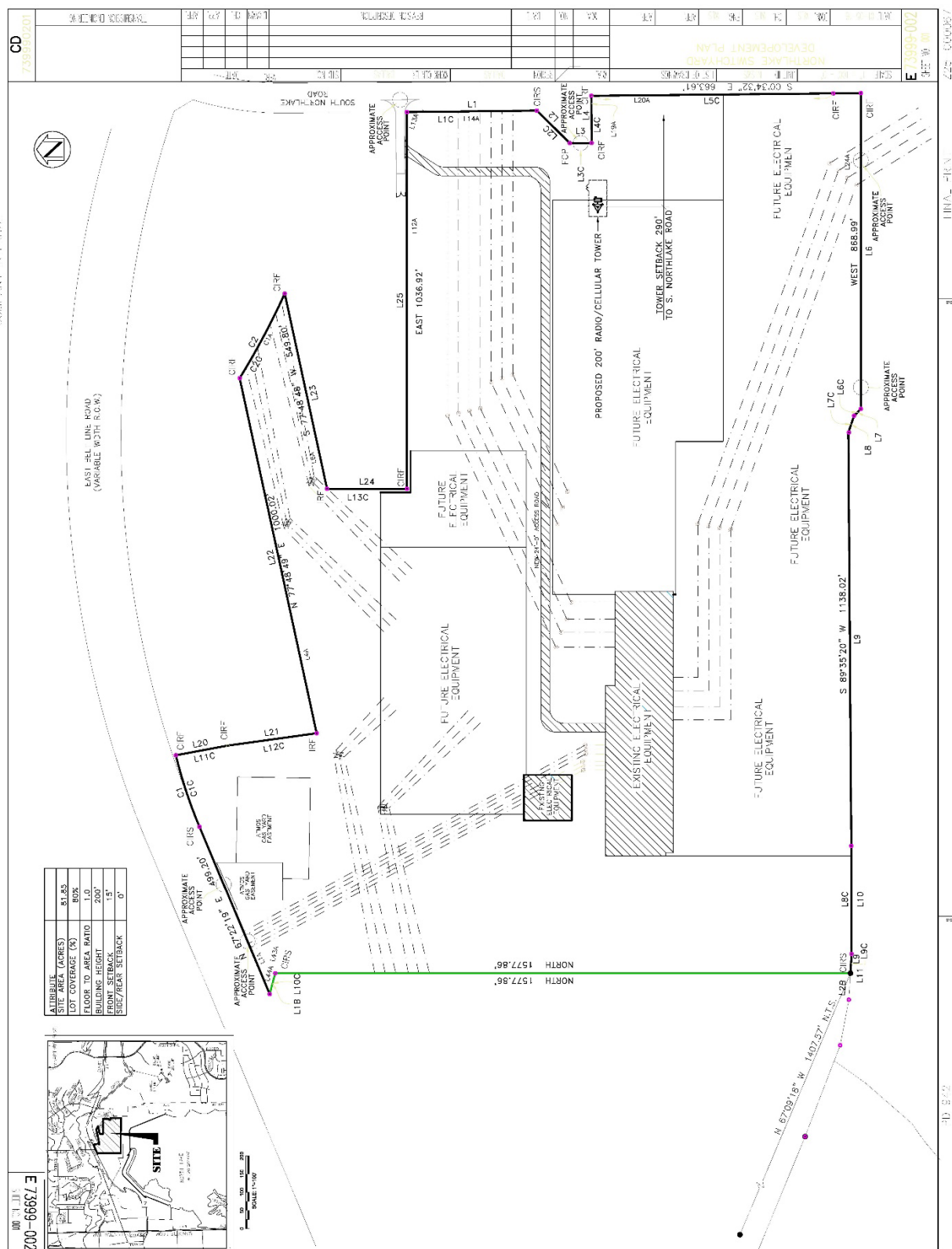
EXISTING DEVELOPMENT PLAN

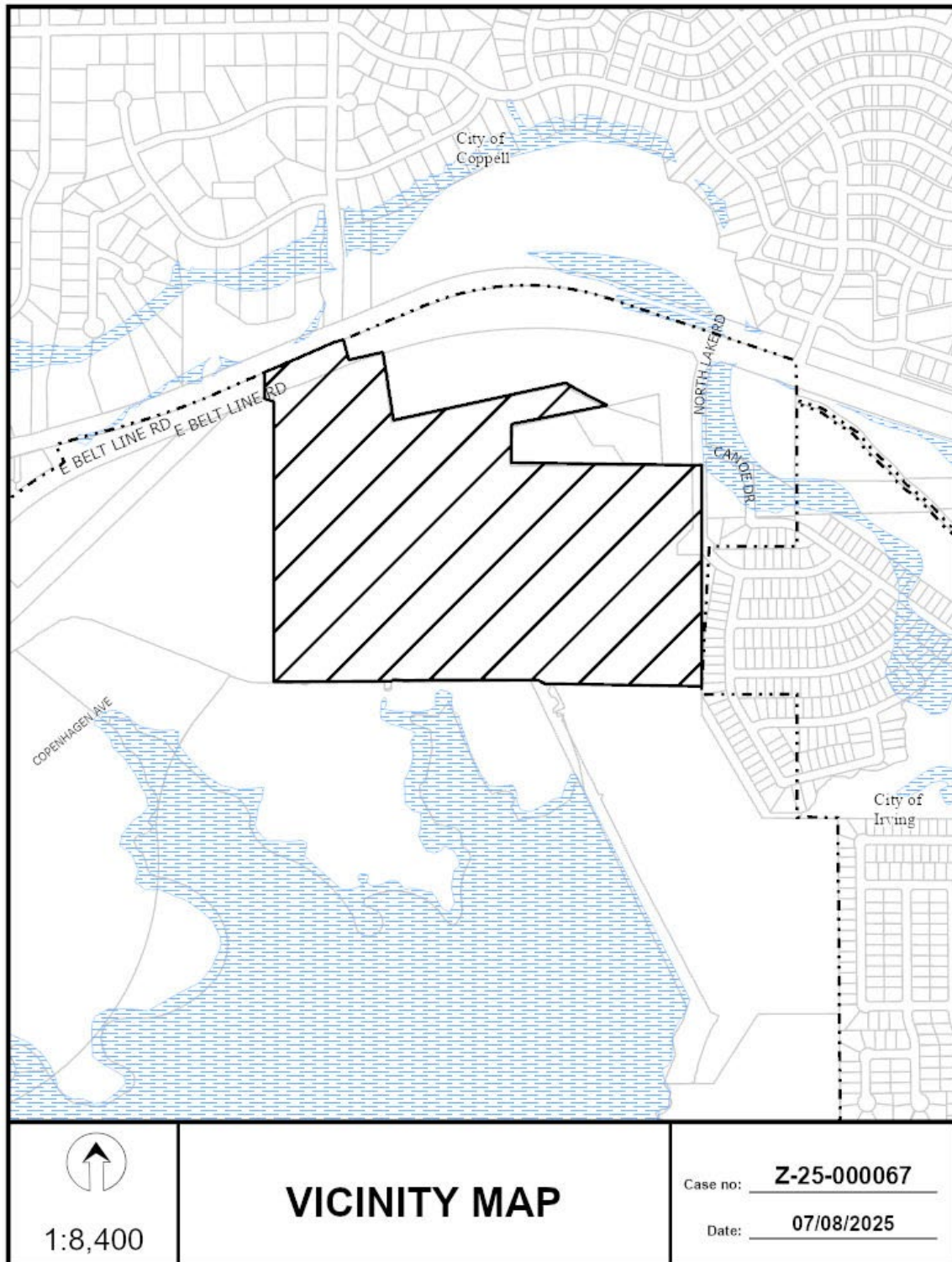
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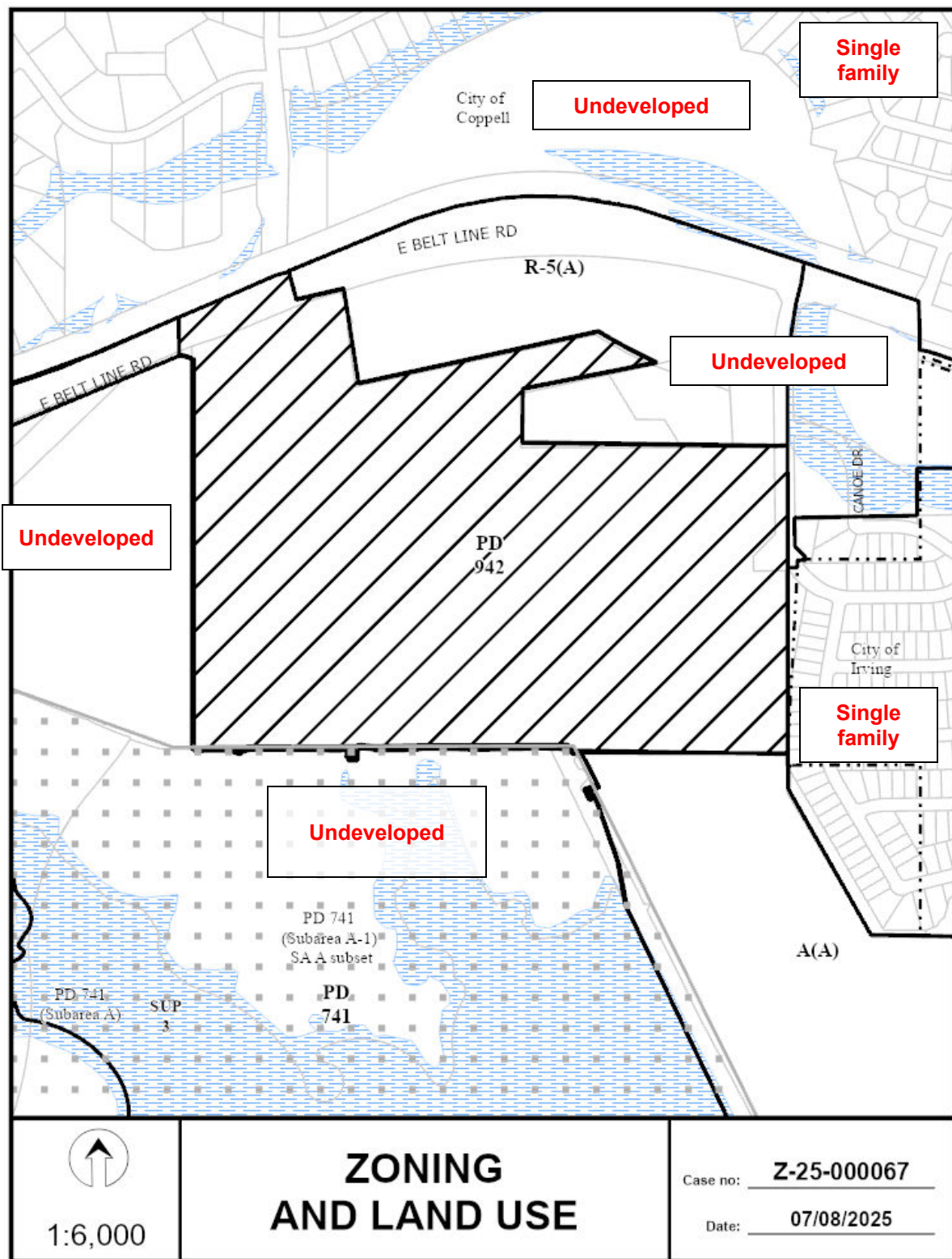


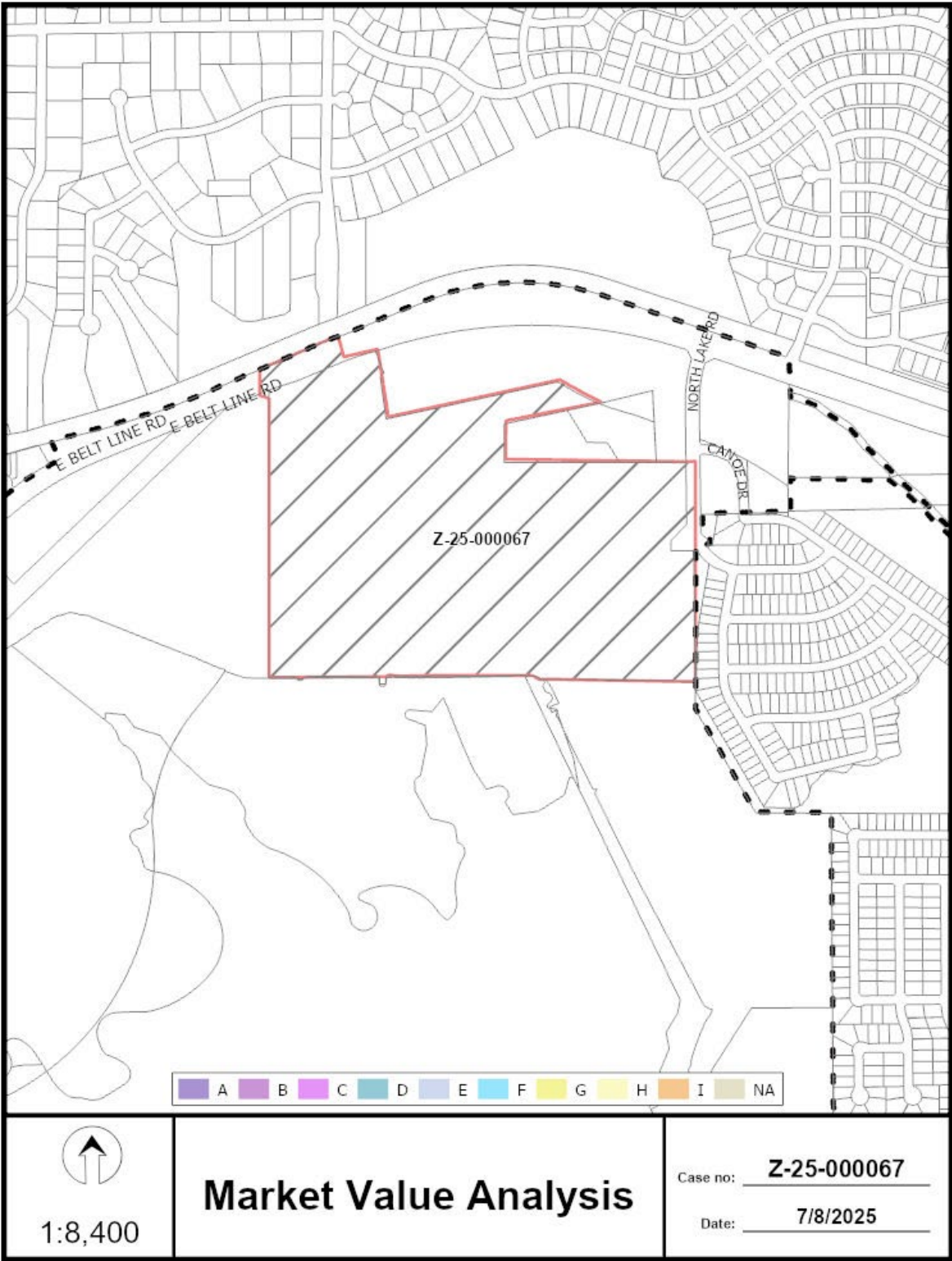
PROPOSED DEVELOPMENT PLAN

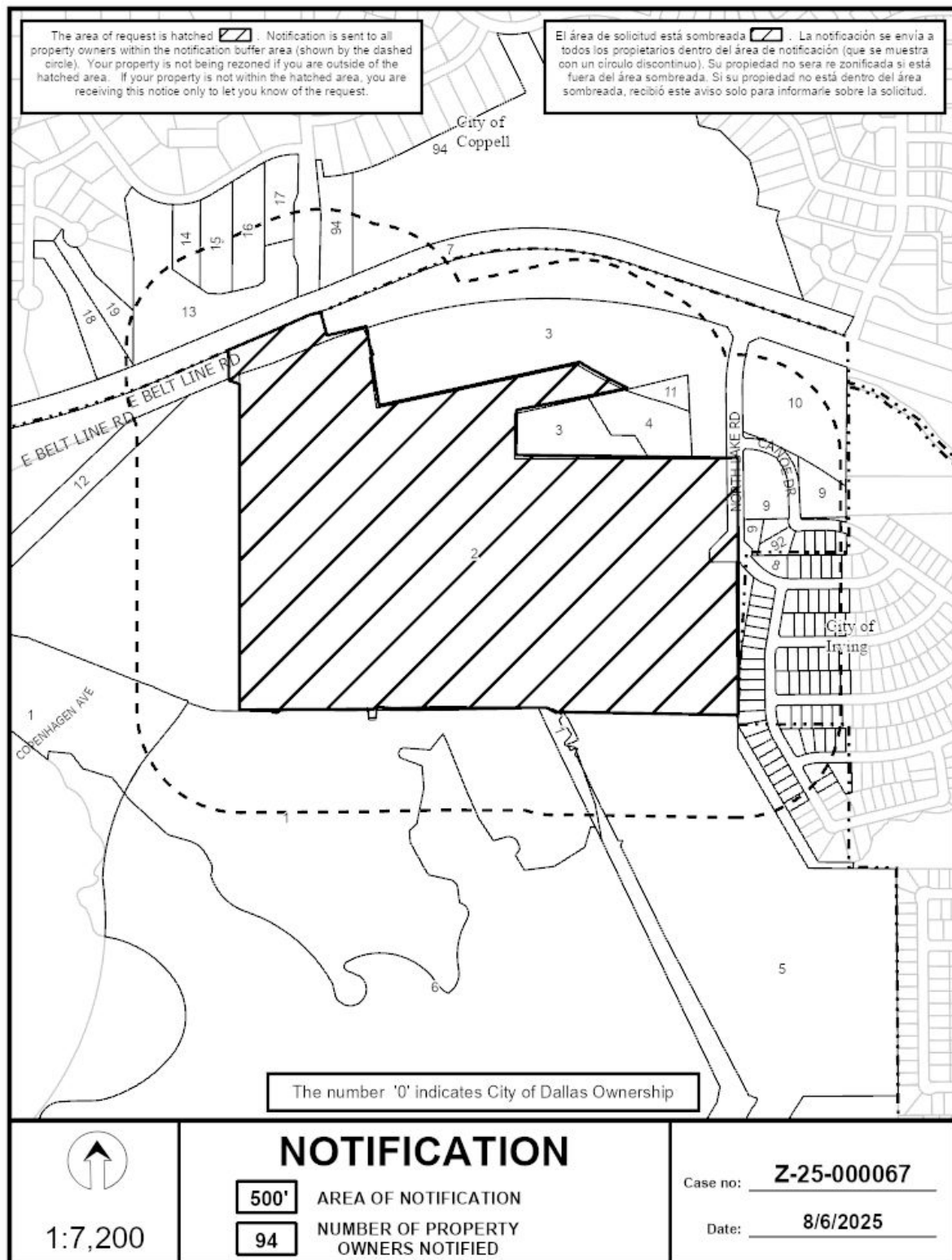












08/06/2025

Notification List of Property Owners***Z-25-000067******94 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	14901 NORTH LAKE RD	RESIDENCES OF AUSTIN RANCH NO 6
2	14901 NORTH LAKE RD	ONCOR ELECTRIC DELIVERY CO LLC
3	14901 NORTH LAKE RD	BILLINGSLEY YORKSHIRE PARTNERS
4	700 E BELT LINE RD	BILLINGSLEY YORKSHIRE PARTNERS LTD
5	9000 DYNAMO DR	DALLAS COUNTY IRRIGATION DISTRICT 1
6	2829 OLYMPUS BLVD	CWR5 LAND LTD
7	9001 NO NAME ST	DART
8	1002 BELTLINE RD	SOUTH HAVEN RESIDENTIAL COMMUNITY
9	14901 NORTH LAKE RD	SOUTH HAVEN RESIDENTIAL
10	1403 NORTH LAKE RD	HENRY LAND LTD &
11	708 E BELT LINE RD	TRAMMELL CROW COMPANY NO 43 LTD
12	704 E BELT LINE RD	DALLAS AREA RAPID TRANSIT
13	501 CARTER DR	STRINGFELLOW JEFFREY &
14	509 CARTER DR	DILUCCI JASMINE &
15	517 CARTER DR	RILEY JOHN CLINT &
16	525 CARTER DR	SHEPARD JOHN A & ANN
17	533 CARTER DR	LASATER JAMES T & ROANNE
18	556 HERITAGE OAK CT	BHAKTA HARSH & TORAL
19	487 LEGACY CT	SAMBANDAM KAMALANATHAN & JENNIFER
20	10567 KINGFISHER RD	LINGALA SHASHI KUMAR REDDY &
21	10571 KINGFISHER RD	ANJANEYA VARA SURYA PRASAD M &
22	10575 KINGFISHER RD	VEERAMANENI MARUTHI RAO &
23	10579 KINGFISHER RD	FRANCO CHARLES C & CHRISTY
24	10603 KINGFISHER RD	CHERIPPARAKKAL JAYADEEP &
25	10607 KINGFISHER RD	REEMALA MARTIN & VIJAYLA LAKSHMI
26	10611 KINGFISHER RD	SRINIVASAN VISHWANATHAN &

08/06/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10615 KINGFISHER RD	KANTAMNENI NAGARANI &
28	10619 KINGFISHER RD	THUMMALAPALLI VIMAL KUMAR &
29	10623 KINGFISHER RD	Taxpayer at
30	10627 KINGFISHER RD	CHAPAGAIN SURENDRA &
31	10631 KINGFISHER RD	KAZA VIMAL & JASMITHA TUMMALA
32	10635 KINGFISHER RD	NARASIMHAIAH DHANAPALAKSHA &
33	10639 KINGFISHER RD	PRASLA AMAN &
34	10643 KINGFISHER RD	KUMAR ANIL & SUMA A
35	10647 KINGFISHER RD	LAD RAHUL SURESH &
36	10651 KINGFISHER RD	BHUPATHI MADHURI &
37	10703 KINGFISHER RD	BUCHH IRSHAD &
38	10707 KINGFISHER RD	TIRIVEEDHI ASHOK & AMULYA
39	10711 KINGFISHER RD	VANNALA SURESH &
40	10715 KINGFISHER RD	SURI VENKATA SATYA M &
41	10719 KINGFISHER RD	BIKKIMAMILLAPALLI REVOCABLE
42	1370 MINNOW RD	ABRAHAM SOSAMMA & PADANILAM
43	10568 KINGFISHER RD	ALI MOHAMMED AFROZE &
44	10572 KINGFISHER RD	SAHU PHANI & SULAGNA NAYAK
45	1376 OTTER WAY	VENKATA AJAY POTTURI &
46	1372 OTTER WAY	KUNDURU KRISHNAMOHAN REDDY &
47	1368 OTTER WAY	VUPPALA RATHNA PRASAD &
48	1364 OTTER WAY	JAKKANI RAGHAVENDRA &
49	1360 OTTER WAY	REDDY PRASAD REDDY CHOPPA &
50	1356 OTTER WAY	VEMURI PARDHASARADHI &
51	1371 MINNOW RD	SHANMUGANADHAM KARTHIKEYAN A
52	1375 MINNOW RD	NAKIRIKANTI NARESH
53	1379 MINNOW RD	NEELEE VENKATA R
54	1383 MINNOW RD	VENKATARAMAN MANIKANDAN
55	1387 MINNOW RD	NALLURI ABHILASH &
56	1368 WOOD DUCK DR	MADA KRISHNA REDDY &
57	1364 WOOD DUCK DR	SATYAVADA RAMESH & KAMALA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1360 WOOD DUCK DR	SINGH SANJAY & SOMYA
59	1356 WOOD DUCK DR	DHULIPALLA VENKATA & ASWANI
60	1352 WOOD DUCK DR	ANNAMREDDY GIRUBA &
61	1348 WOOD DUCK DR	ANNAMREDDY KOTIKIRANREDDY &
62	1344 WOOD DUCK DR	KASARAGADDA SURESH BABU &
63	1353 OTTER WAY	MAHMOOD FADEEL &
64	1357 OTTER WAY	PATEL ASHISH BHUPENDRA &
65	1361 OTTER WAY	YENDURI SURYAKUMARI &
66	1365 OTTER WAY	KAJA DEEPTHI
67	1369 OTTER WAY	DUGGIRALA SOMASUNDRARAM &
68	1373 OTTER WAY	MEKA ROHINI &
69	1377 OTTER WAY	PATHIVADA SIVA & NIRUPAMA
70	1350 BLUEGILL BAY RD	PATEL PRAGNYA SHARMA &
71	1346 BLUEGILL BAY RD	NICHENAMETLA KARTHIK KUMAR &
72	1342 BLUEGILL BAY RD	CHAVALI ANILA &
73	1338 BLUEGILL BAY RD	ANUGU PRABODHAN &
74	1334 BLUEGILL BAY RD	KUMAR SATISH
75	1330 BLUEGILL BAY RD	SHANMUGASUNDARAM PRABHU &
76	1339 WOOD DUCK DR	BHADRINATH GOPALAKRISHNAN S &
77	1343 WOOD DUCK DR	SANTHARAM PRADEEP BOLLU &
78	1347 WOOD DUCK DR	CHINNASAMY SARANYA &
79	1351 WOOD DUCK DR	SAXENA KUNAL
80	1355 WOOD DUCK DR	AKULA VENKATA & RATNA
81	1359 WOOD DUCK DR	KHAN ADEEL MD &
82	1349 BLUEGILL BAY RD	PATEL HARDIK ASHOKBHAI &
83	1345 BLUEGILL BAY RD	GOPAL GANESH BABU &
84	1341 BLUEGILL BAY RD	SONI PARVEEN &
85	1337 BLUEGILL BAY RD	YALAMANCHILI VINAYA KUMAR &
86	1333 BLUEGILL BAY RD	MUDUNURI VENKATA A
87	10739 CANOE DR	BINGI NEVEEN KUMAR &
88	10743 CANOE DR	MATAM SRINIVAS &

Z-25-000067

08/06/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10747 CANOE DR	RENATI JITHENDRA &
90	10751 CANOE DR	MOLLI VEERA VENKATA C S M &
91	10755 CANOE DR	BURUGUPALLI JAHNAVI
92	10759 CANOE DR	THIRUGNANAM GOPINATHAN
93	10763 CANOE DR	FARINACCI NOEL ENRIQUE &
94	640 S MOORE RD	COPPELL CITY OF