

FILE NUMBER: Z245-184(LL) / Z-25-000049 **DATE FILED:** March 17, 2025
LOCATION: Northeast corner of Luna Road and Ryan Road
COUNCIL DISTRICT: 6
SIZE OF REQUEST: Approx. 3.64 acres **CENSUS TRACT:** 48113009900

REPRESENTATIVE: Santos Catalan, AIA – Studio Mas Architects

APPLICANT/OWNER: Issam Alshmaisani, Cowtown Redi Mix, Inc.

REQUEST: An application for **(1)** IM Industrial Manufacturing District and **(2)** an amendment to Specific Use Permit No. 2003 for an industrial (outside) potentially incompatible use limited to a concrete batch plant on property zoned IR Industrial Research District.

SUMMARY: The purpose of the request is to allow continued operation of the concrete batch plant [Cowtown Redi-Mix].

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site and landscape plan, and amended conditions.

CPC RECOMMENDATION: **Approval** for a five-year period, subject to an amended site and landscape plan, and amended conditions.

BACKGROUND INFORMATION:

- The subject property is currently developed with a concrete batch plant and is zoned IR Industrial Research District with Specific Use Permit 2003 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant (Cowtown Redi Mix).
- The site is currently developed with an existing concrete batch plant, a small office (1,200 sq. ft.), four storage containers, a newly proposed above-ground fuel tank only for use of the property, and surface parking.
- Specific Use Permit 2003 was approved by the City Council on March 27, 2013, and amended on March 24, 2015, for a five-year period with eligibility for autorenewals for additional five years and would have expired on March 25, 2025. Although they missed their auto-renewal deadline, they applied prior to the full expiration of the SUP.
- On May 11, 2022, City Council approved a Code Amendment for Concrete and Asphalt Batch Plants that no longer allows specific use permits to be considered for batch plants located within IR Industrial Research Districts. Specific Use permits are only allowed to be considered for properties within IM Industrial Manufacturing Districts. Therefore, the subject property is required to rezone to IM Industrial Manufacturing District in order for an SUP to be considered.
- Staff supports the request to rezone the property to IM Industrial Manufacturing District with a Specific Use Permit for an industrial (outside) potentially incompatible use limited to a concrete batch plant subject to a site and landscape plan with conditions since it is compatible with surrounding zoning and land uses.

Zoning History:

There have been three zoning change requests in the area in the last five years.

1. Z-25-00089: On December 10, 2025, City Council approved an application for an amendment to Specific Use Permit 2261 for a metal salvage facility use for a five-year period, subject to conditions on property zoned an IM Industrial Manufacturing District on the east line of Luna Road and on the north line of Ryan Road.
2. Z190-252: On November 11, 2020, City Council approved an application for an amendment and renewal of Specific Use Permit No. 2261 for a metal salvage facility, on property zoned IM Industrial Manufacturing, located on the south line of Luna Road and the east line of Luna Road.
3. Z201-253: On January 12, 2022, City Council approved an application for Specific Use Permit No. 2434 for a metal salvage facility, on property zoned IM Industrial Manufacturing, located along the south line of Ryan Road, east of Luna Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Luna Road	Principal Arterial	Minimum-6 lanes-Divided 107' ROW
Ryan Road	Community Collector	Minimum-4 lanes-Undivided 60' ROW

Traffic:

The Engineering Division of the Planning and Development Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue to review engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

- **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 application for IM Industrial Manufacturing District and renewal of the SUP for a concrete batch plant use is consistent with Forward Dallas 2.0 as the site is completely within the Industrial Hub. Industrial uses such as asphalt batch plants, bulk processing, waste collection, and salvage facilities are contained in this placetype.

- **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.



LEGEND

- | | |
|--|---|
|  Regional Open Space |  City Center |
|  Small Town Residential |  Institutional Campus |
|  Community Residential |  Flex Commercial |
|  City Residential |  Industrial Hub |
|  Regional Mixed-Use |  Logistics/Industrial Park |
|  Neighborhood Mixed-Use |  Airport |
|  Community Mixed-Use |  Utility |

Other Contextual comments related to long-range plan

Area Plans

Trinity River Corridor Comprehensive Land Use Study 2005 Revised 2009

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River.

The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

DEVELOPMENT AREAS

Framework Concept: Certain areas within the Trinity River Corridor play particularly valuable roles in achieving the 2050 Vision. The development visions for these areas are part of the framework for land use planning of the entire corridor. The subject property is located within the Elm Fork Employment Center development area.

ELM FORK EMPLOYMENT CENTER

The primary land use is multi-use and the proposed development pattern is light and heavy industrial with limited opportunities for commercial. Open space allows for golf, environmental protection, flood control, and active recreation uses.

BUILDING BLOCKS FOR PLANNING: LAND USE TYPES

Building blocks are used to define the preferred development pattern that apply throughout the corridor. Land use definitions provide a description and basic understanding of how a community values its built environment and surroundings. Land uses help clarify the type of activities the community deems appropriate for a particular area. The land use type for the subject property is Industrial - Manufacturing that is comprised of commercial development devoted to the processing of raw materials and/or recycled materials for the production of goods and/or wholesale storage of goods.

STUDY AREA LAND USE

Land Use Opportunity Plans were developed for each of 23 study areas within the Trinity River Corridor. These maps reflect specific opportunities that can be expected in the corridor based upon a market response to the capital improvements in the Trinity River Corridor Project. These opportunity plans are created using the set of land use categories described below.

INDUSTRIAL - HEAVY

This category represents manufacturing or other enterprises with significant external effects, or which may pose risks due to the materials used or the operations conducted. It also includes extractive enterprises such as gravel mining. Generally buildings have less than three (3) floors; there may be substantial activity and storage of materials outside the buildings.

STUDY AREA 22: LUNA ROAD / WALNUT HILL

The Luna Road / Walnut Hill study area is bounded by Royal Lane on the north, Luna Road on the west, Manana Drive on the south, and Goodnight Lane on the east. Currently, much of this area is in industrial use or vacant. The Land Use Opportunity Plan for this area includes a central area for Heavy Industrial use surrounded by areas of Light Industrial use. Heavy industrial uses should be allowed to remain and expand in these areas. Since many businesses today combine activities that traditionally were defined as ‘light’ or ‘heavy’ industrial, the appropriate intensity of developments in this area should consider issues of compatibility with adjacent properties. An area south of Walnut Hill Lane is designated for park and open space uses as a reflection of a planned public athletic complex here.

Planning Narrative Response

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request or about Specific Use Permits for industrial (outside) not potentially incompatible land use limited to a concrete batch plant.

Surrounding Land Uses:

	Zoning	Land Use
Site	IR, SUP No. 2003	Industrial (Concrete batching plant)
North	IM, SUP No. 2261	Industrial (Metal salvage facility)
East	IR,IM	Warehouse (Insulation contractor), Industrial (Metal salvage facility)

South	IR, IM	Industrial - Truck parking (outside storage), Truck wash
West	IR	Undeveloped (Elm Fork of Trinity River), Industrial (Shooting Range)

Land Use Compatibility:

The area of request is currently developed with the Cowtown Redi Mix concrete batch plant. Surrounding land uses include a mix of industrial, warehouse, outside storage, and undeveloped land uses. The concrete batching plant is immediately adjacent to the north and east by a metal salvage facility, and outside storage to the south.

The surrounding properties to the south and southeast were zoned IR Industrial Research District in 1989. The property to the north and northeast was rezoned to IM Industrial Manufacturing District with deed restrictions and Specific Use Permit 2096 for metal salvage on August 12, 2015. The property immediately adjacent to the southeast on Ryan Road was zoned IM Industrial Manufacturing District on June 17, 1989, and SUP 2434 was approved on January 12, 2022 for a metal salvage facility.

The property is adjacent to the west by open space, public parks and the Elm Fork of the Trinity River, and is developed with a shooting range and an excavating contractor’s maintenance yard to the south along Luna Road. The use remains compatible with the surrounding properties and uses. Conforming to specific environmental and code enforcement standards that dictate the handling of materials ensures minimal impact on the surrounding non-industrial properties, such as the proposed SUP Conditions for outside storage requiring materials stored outside to be located in bins that are screened on three sides by 10-foot-high screening walls. The required watering and sweeping of all paved areas to help with dust emissions and the four required trees to be planted behind the screening wall at the northeast corner of Ryan Road and Luna Road will also help to clean the air and contribute to further dust control. To help protect stormwater from any possible contaminants, drainage systems must be kept clear of debris and maintained for designed flow and capacity.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

Staff supports the proposed request for an amendment and renewal of the Specific Use Permit for the concrete batching plant to continue operations in this area that is developed with heavy industrial uses.

Landscaping:

Landscaping must be provided and maintained in accordance with Article X, Tree Conservation and Landscaping as previously approved. Due to the overhead utility lines and drainage ditch outside of the existing screening wall, the applicant will be providing a 10' landscape buffer strip with four (4) trees planted inside of the property, behind the screening wall in that location to replace the four (trees) that were previously there.

Parking:

A minimum of 8 parking spaces are required for the outdoor manufacturing areas and storage for the concrete batch plant at 1 parking space for each 600 square feet, and 4 parking spaces for the (1,200 square foot) office area at 1 parking space for each 333 square feet for a total of 12 required parking spaces. A total of 14 parking spaces are provided on the site.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in 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 target intervention strategies more precisely 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 entirely within an 'F' MVA cluster. The site is surrounded by a 'F' MVA cluster to the north, south, and east, and not applicable to the west across Luna Road.

List of Officers

Mariam Elhourani, President
Issam Alshmaisani , V.P.

CPC Action

January 15, 2026

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 2003 for an industrial (outside) potentially incompatible use limited to a concrete batch plant for a five-year period, subject to an amended site and landscape plans and amended conditions, on property zoned IR Industrial Research District, on the northeast corner of Luna Road and Ryan Road.

Maker: Carpenter
Second: Housewright
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Forsyth, Serrato,
Carpenter, *Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Sims

Against: 0
Absent: 2 - Herbert, Kingston
Vacancy: 0

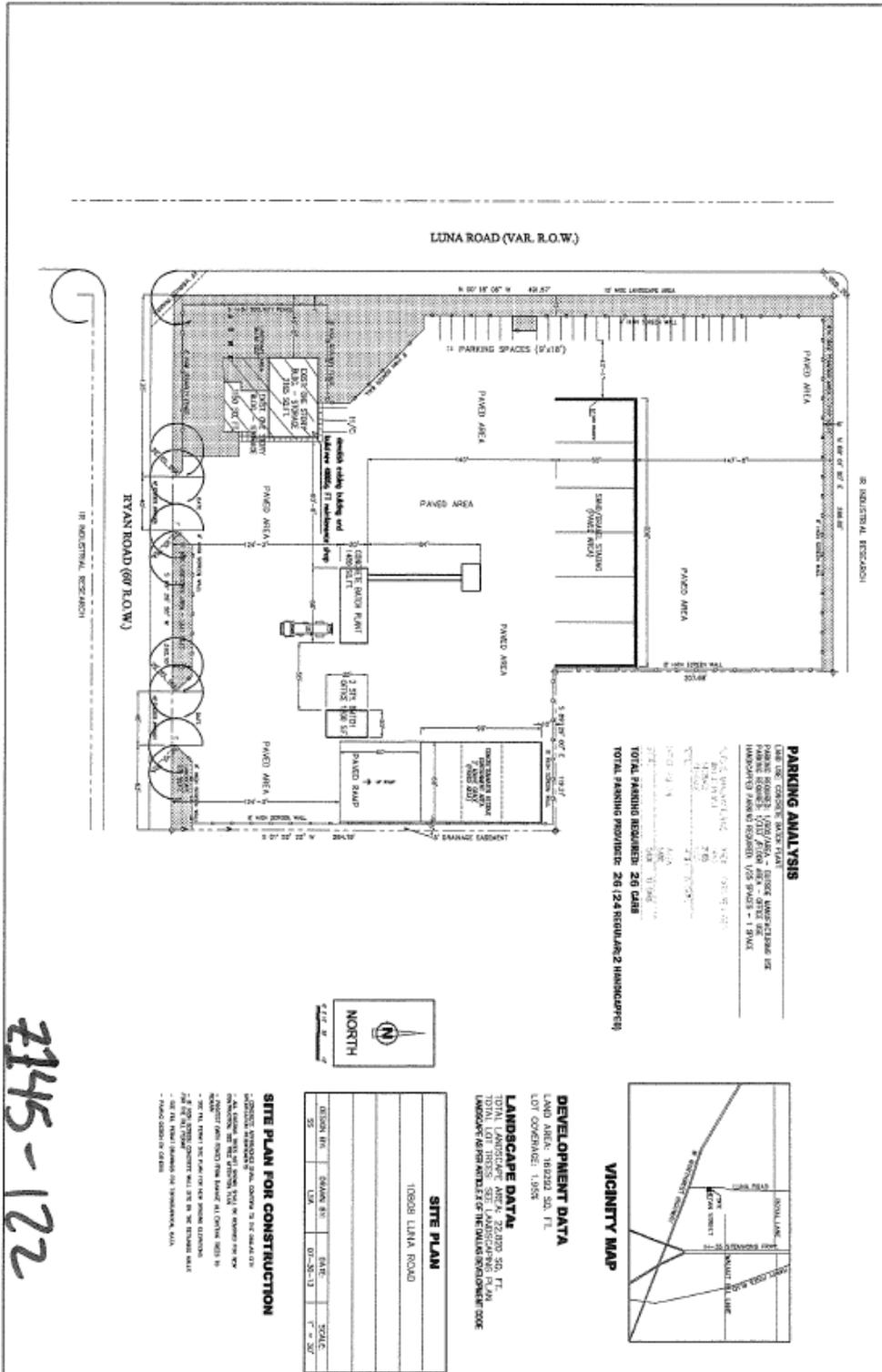
*Out of room, shown voting in favor

Notices:	Area: 300	Mailed: 54
Replies:	For: 1	Against: 0

Speakers: None

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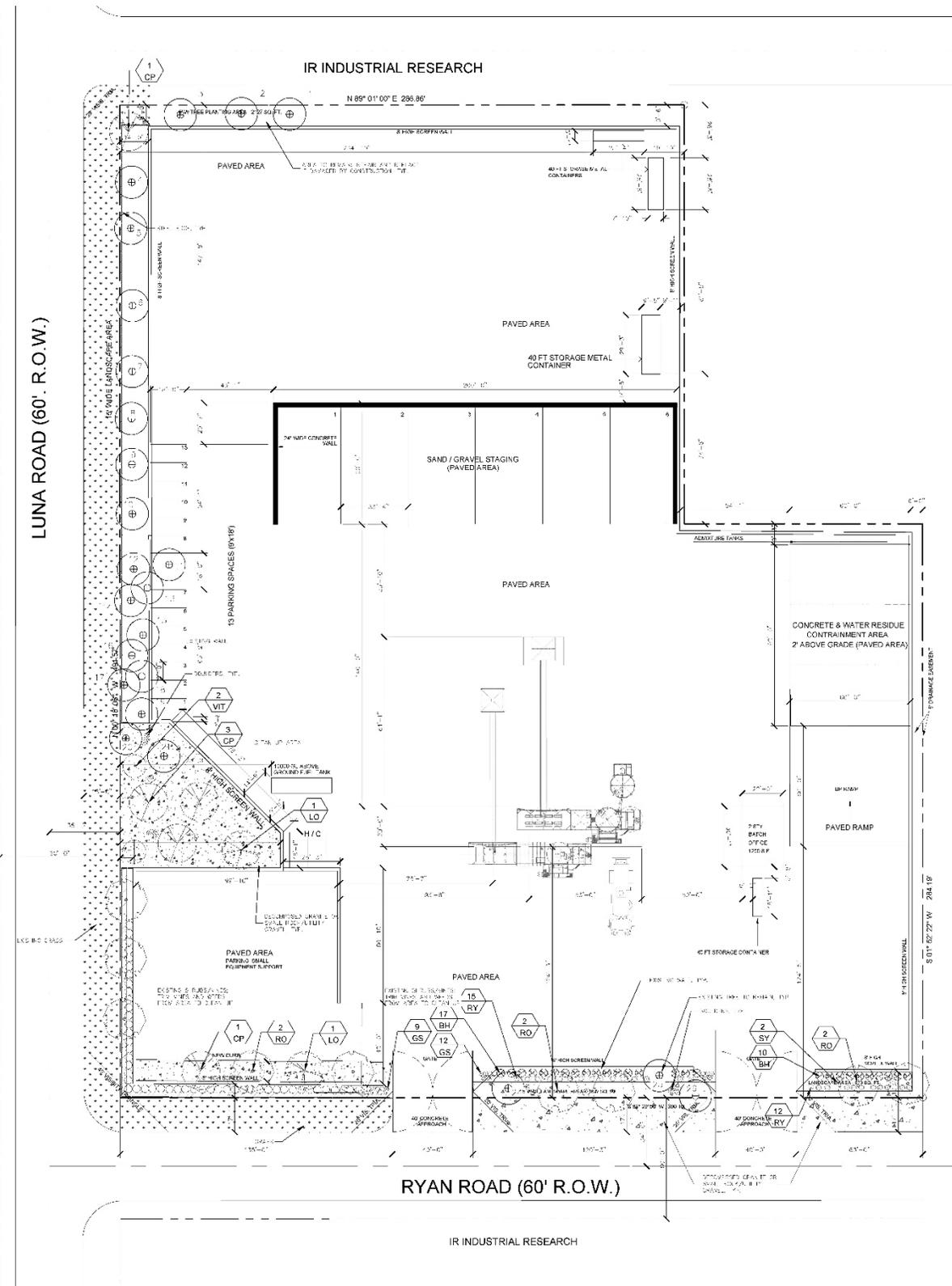
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Approved
 City Plan Commission
 February 19, 2015

Revised Site Plan
 Specific Use Permit
 No. 2003

Proposed Site Plan [Enlarged]



Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is an industrial (outside) ~~not~~ potentially incompatible use limited to a concrete batch plant.
2. SITE PLAN: Use and development of the Property must comply with the attached site and landscape plan.
3. TIME LIMIT: This specific use permit expires on ~~March~~ [February 25, 2025³¹], ~~but is eligible for automatic renewal for additional five-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. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X, of the Dallas Development Code, as amended and as shown on the attached Site and Landscape Plan.
5. DUST CONTROL:
 - A. The following conditions must be met on an ongoing basis:
 - i. Trucks must be loaded through a discharge equipped with a water ring or equivalent dust control system that eliminates visible dust emissions.
 - ii. All permanent roads or vehicular maneuvering area inside the plant must be paved, watered, and swept ~~as necessary to achieve maximum control of~~ eliminate visible dust emissions from vehicular traffic.
 - iii. The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other

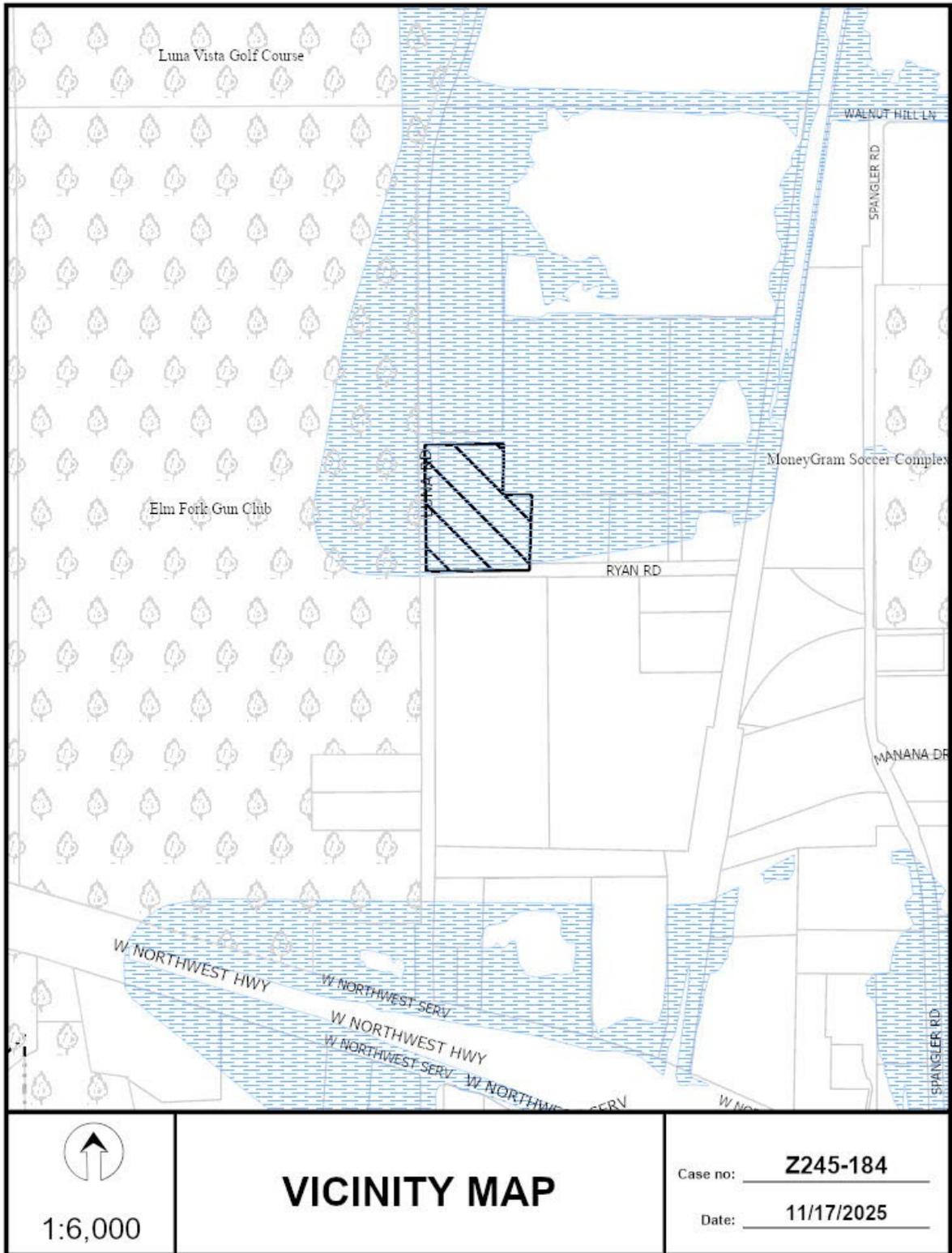
paved areas ~~used for vehicle traffic~~ must be watered as necessary to eliminate visible dust emissions.

- iv. During operations, all stockpiles must be sprinkled with water ~~or chemicals~~ as necessary to eliminate visible dust emissions.
- v. The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.
- vi. During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions or the conveyor charge hopper must be completely enclosed to contain dust.
- vii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.
- viii. Spillage of cement must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and/or vehicle traffic are minimized.

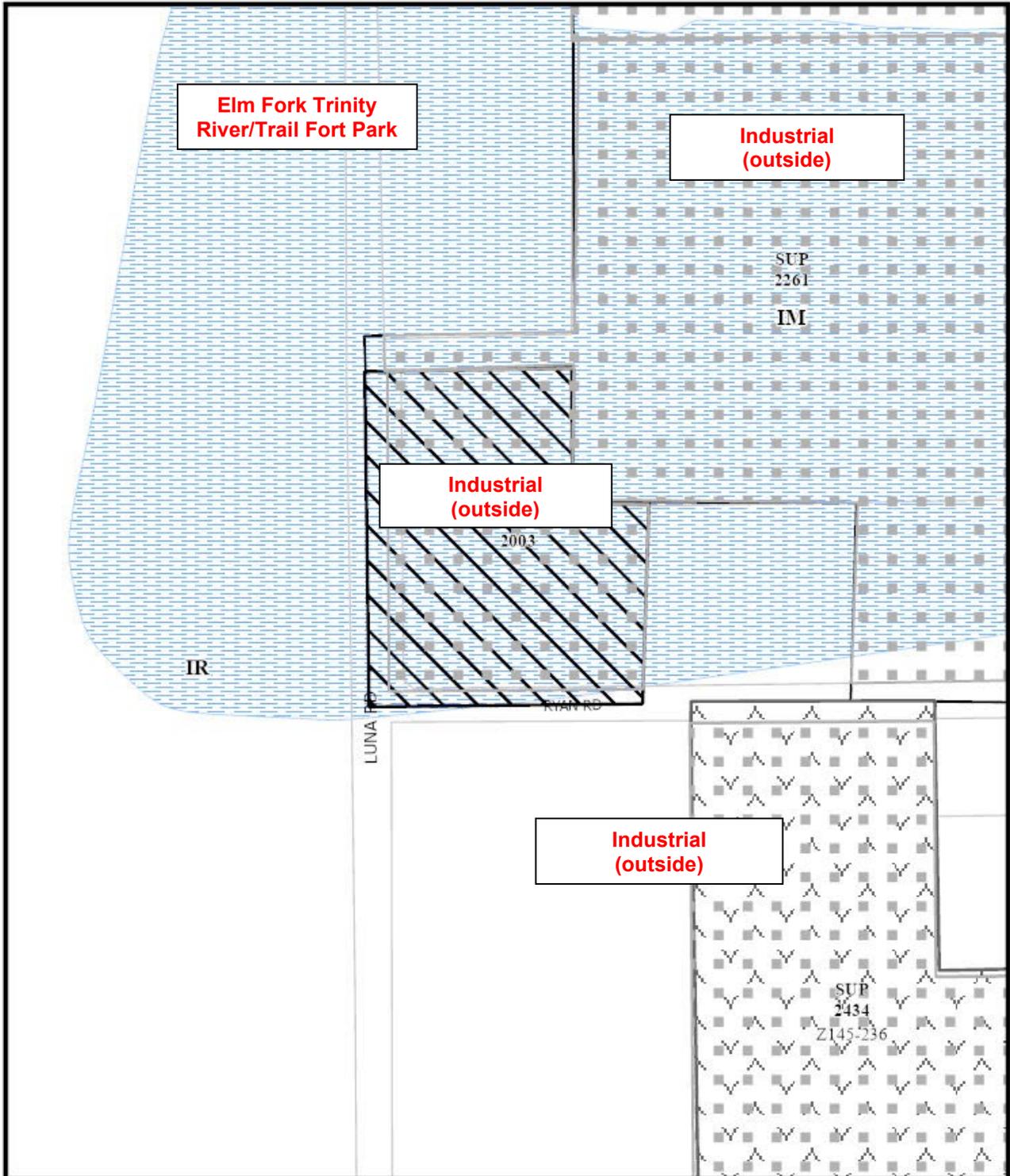
B. Prior to the issuance of a certificate of occupancy, a written ground and dust control plan that reflects existing and proposed infrastructure needed to comply with conditions 4(A)(i) through 4(A)(viii) must be delivered to the director of the office of environmental quality and health services sustainability and the director of sustainable planning and development department.

- 6. FLOOR AREA: The maximum floor area is 4,200 square feet in the location shown on the attached site plan.
- 7. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
- 8. PARKING: All required and provided off-street parking spaces, vehicular maneuvering area, and driveways must be paved.
- 9. SCREENING: Solid screening must be provided and maintained in the height and locations as shown on the site and landscape plan.
- 10. STOCKPILE HEIGHT: Maximum stockpile height for materials in the sand/gravel stockpile is 10 feet.

11. OUTSIDE STORAGE: Materials stored outside must be located in bins that are screened on three sides by 10-foot-high screening walls.
12. STORMWATER: Drainage systems must be kept clear of debris and maintained for designed flow and capacity.
13. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
14. 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.





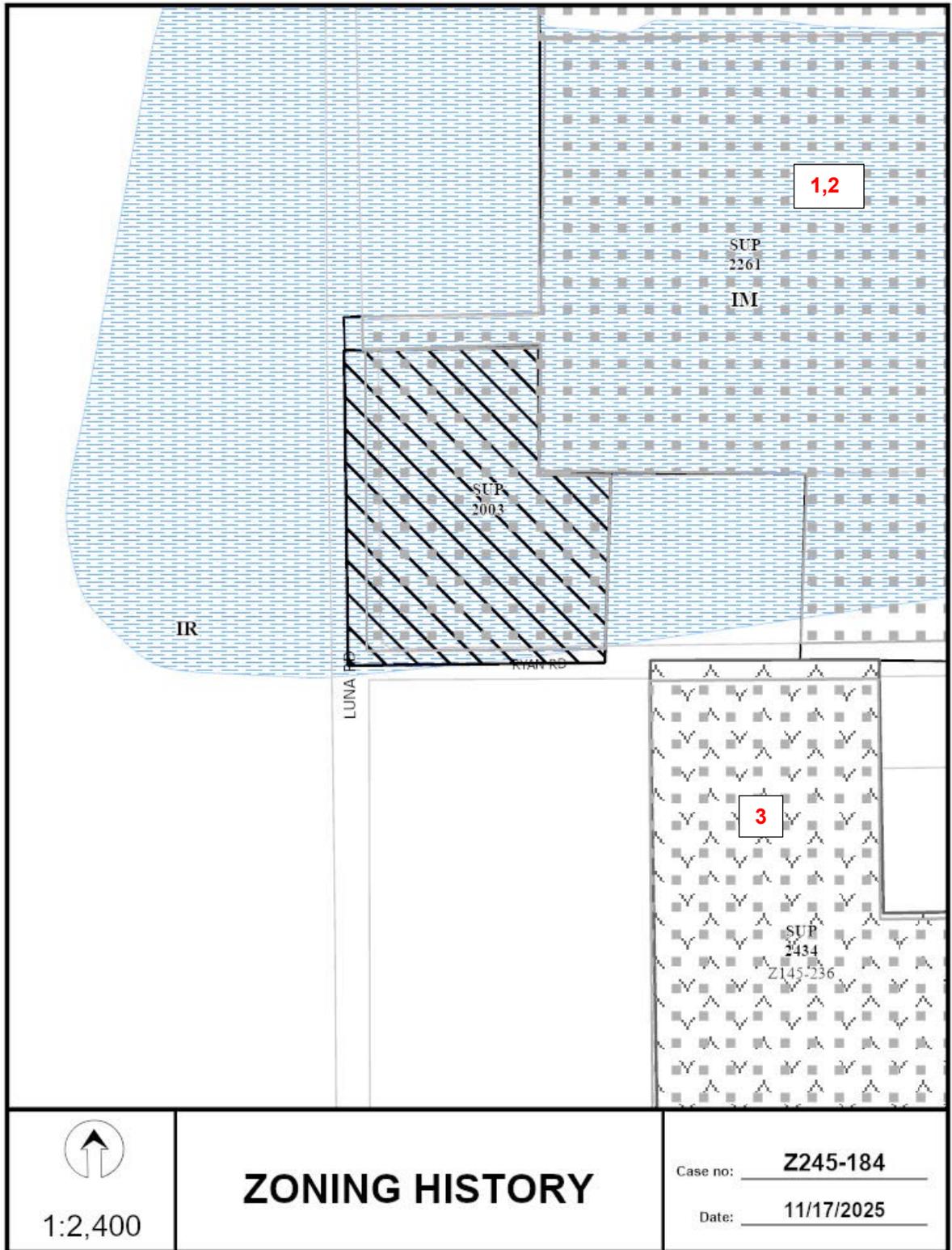


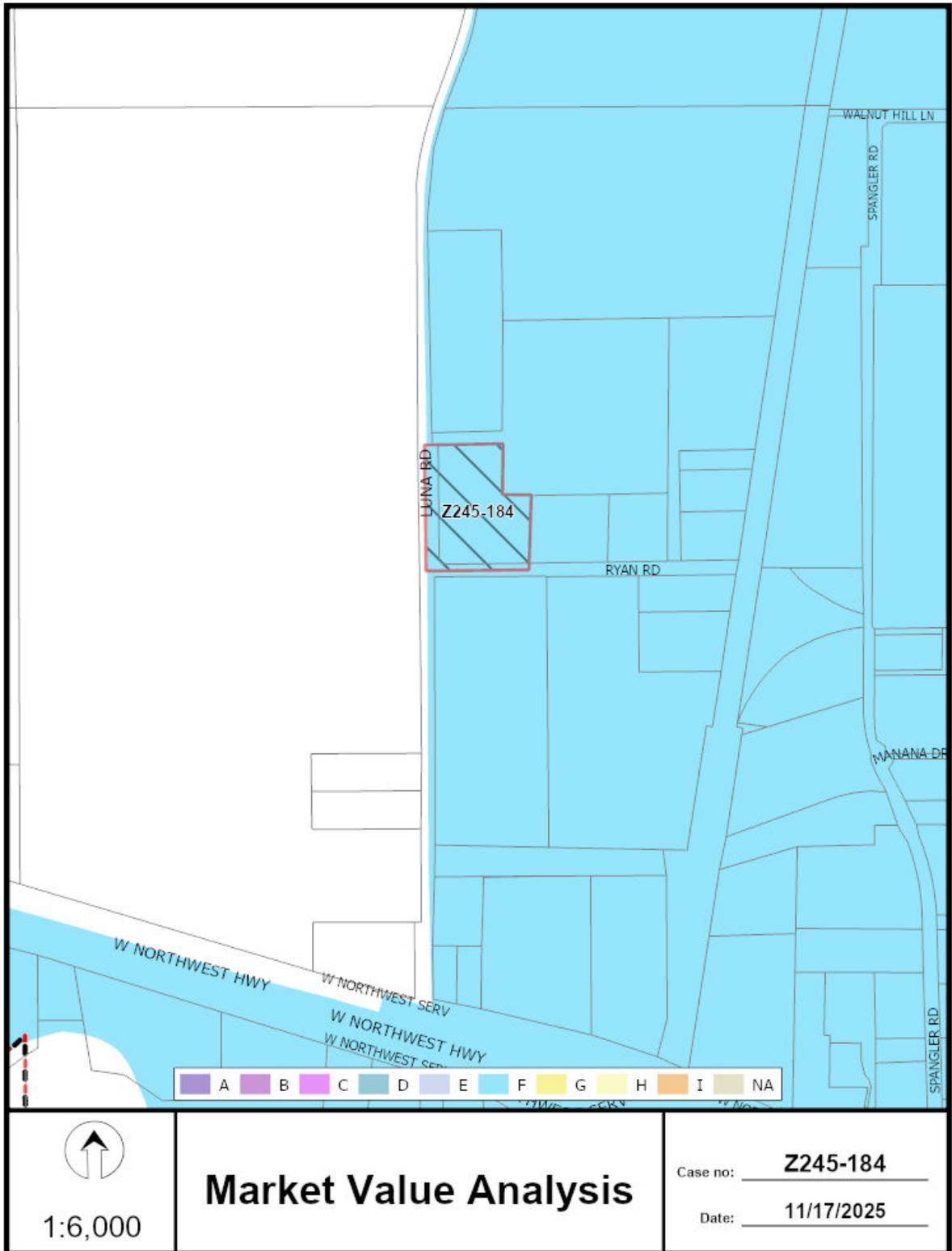
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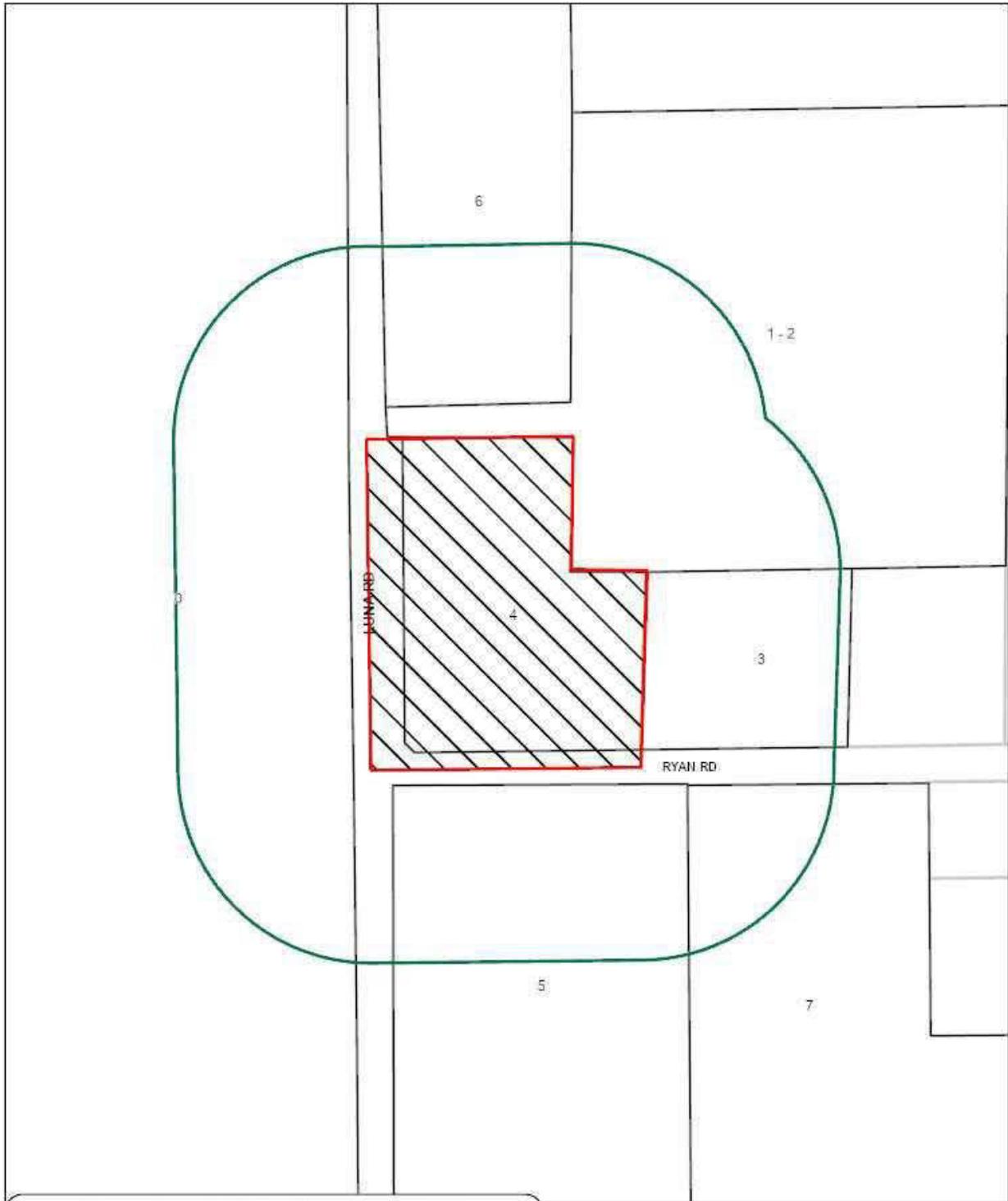
ZONING AND LAND USE

Case no: Z245-184

Date: 11/17/2025







<u>7</u>	Property Owners Notified (7 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>300'</u>	Area of Notification
<u>1/15/2026</u>	Date

Z245-184
CPC



1:2,400

01/14/2026

Reply List of Property Owners

Z245-184

7 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	10848 LUNA RD	WEST SHIELD PARTNERS LLC
	2	10848 LUNA RD	WEST SHIELD PARTNERS LLC
	3	1839 RYAN RD	1839 RYAN RD LLC SERIES OF
	4	10800 LUNA RD	SHMAISANI ISSAM AL
	5	1840 RYAN RD	SHMAISANI FAMILY LIVING TRUST
	6	10850 LUNA RD	SFG ISF DALLAS 10850 LUNA LLC
	7	1840 RYAN RD	RYAN STREET DEVELOPERS LLC