
FILE NUMBER: Z-26-000029 **DATE FILED:** March 20, 2026
LOCATION: Northeast corner of Pastor Bailey Dr. and West Camp Wisdom Rd.
COUNCIL DISTRICT: 3
SIZE OF REQUEST: Approx. 4.9 acres **CENSUS TRACT:** 48113010904

OWNER: Farhan Rajani / Paramount Group LLC

APPLICANT: Jessica Claudio / Kimley-Horn

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 CR Community Retail 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 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 CR Community Retail District and is a shopping center with mixture of retail and personal services.
- The applicant wishes to construct an 90-foot monopole cellular tower. While CR district allows for monopole cellular towers generally, an SUP is required for towers exceeding 65 feet in height.
- As such, the applicant requests a Specific Use Permit for a tower/antenna for cellular communication, limited to a monopole cellular tower.

Zoning History:

There has been one zoning case in the area within the past five years:

1. **Z212-340:** On April 12, 2023, City Council approved an amendment to Planned Development District No. 103 to add a development plan and amend the main use regulations, on property located on the east line of Pastor Bailey Drive, north of West Camp Wisdom Road.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|-----------------------|---------------------|-----------------------|
| Pastor Bailey Drive | Community Collector | 60 feet |
| West Camp Wisdom Road | Principal Arterial | 100 feet |

Transit Access:

The area of request is within a half mile of the following transit services:

DART Bus
Route 108

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:

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 to 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.

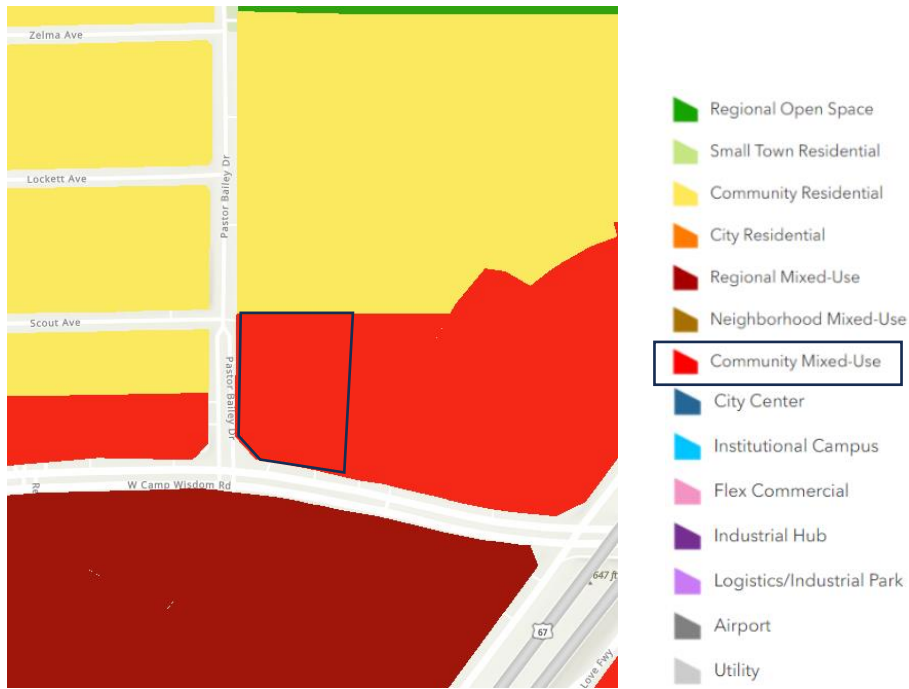
The subject site is designated within the **Community Mixed Use** placetype:

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

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. These districts accommodate broader market needs while reinforcing neighborhood access to goods, jobs, and services in a compact, mixed-use environment.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Utilities are a secondary land use in the Community Mixed-Use placetype. The location of the site on a Community Retail district with predominantly commercial uses supports the use.

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 | CR Community Retail | Retail and personal services |
| North | MF-2(A) Multifamily | Undeveloped |
| East | PD 396 | Institutional and community service uses |
| South | RR Regional Retail | Bank, Restaurant with drive-through |
| West | RR Regional Retail, MC-1 Multiple Commercial District 1 | Retail and personal services, Office, Surface parking |

Land Use Compatibility:

The area of request is currently zoned CR Community Retail District and is developed with an existing shopping center containing a mix of retail and personal service uses.

Surrounding land uses include undeveloped multifamily-zoned property (MF-2(A)) to the north, institutional and community service uses within PD 396 to the east, regional retail uses including bank and restaurant with drive-through to the south, and a mix of retail, office, and commercial uses to the west.

The applicant requests a Specific Use Permit for a tower/antenna for cellular communication, limited to an approximately 90-foot monopole cellular tower. The proposed monopole tower will locate toward the rear of the site, within an existing parking area and behind the primary commercial structures, which reduces visibility from the public right-of-way and minimizes potential impacts on adjacent properties.

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 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 commercial area away from residential uses. The tower 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. The requested time period allows for periodic review of the compatibility of the use with the surrounding area, as it is designated for community mixed-use. Staff's recommendation for automatic renewals would be appropriate for the area, as the automatic renewal process allows for nearby residents to protest and require a full SUP amendment procedure; additionally, the City Plan Commission may request an authorized hearing to review an SUP and amend or terminate it as necessary.

Landscaping:

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

Parking:

Parking must be provided in accordance with the Dallas Development Code which does not require a minimum amount of parking for this 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 located within an "F" MVA area.

List of Officers

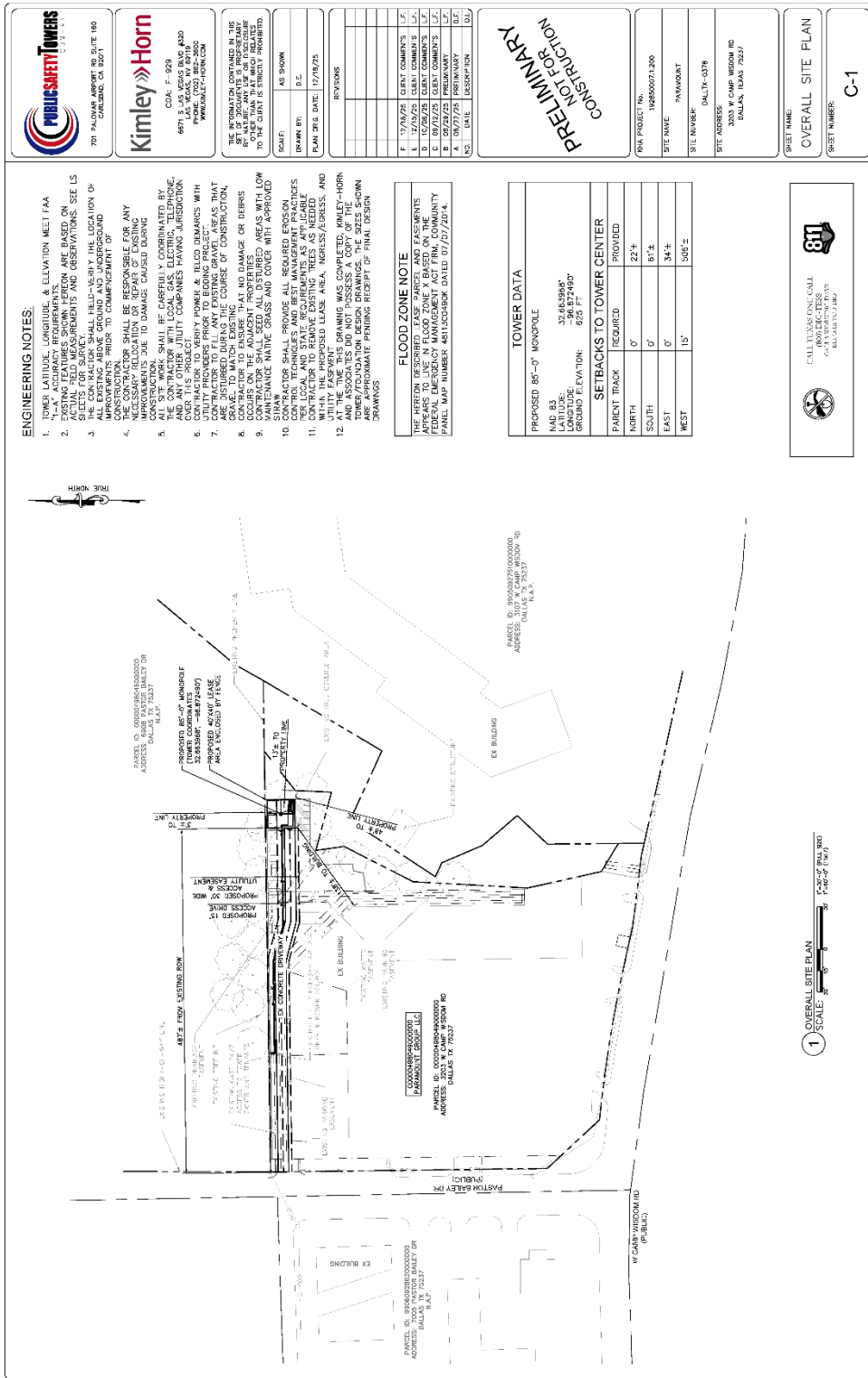
Paramount Group, LLC

- Saleem Rajani
- Farhan Rajani
- Karim Rajani

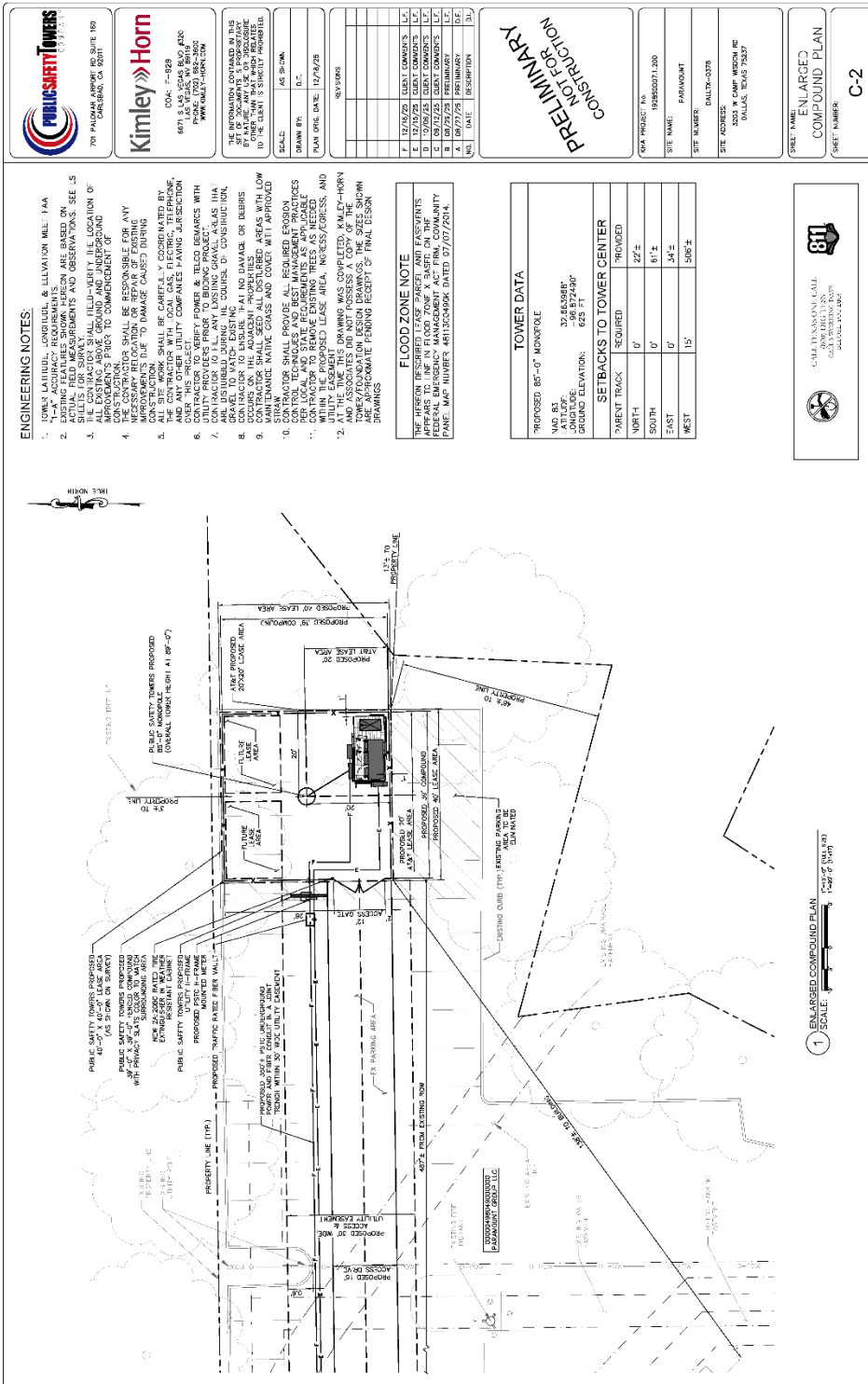
PROPOSED CONDITIONS

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 ten-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. HEIGHT: The tower/antenna for cellular communication may not exceed 90 feet in height.
5. FENCING: A fence must be provided as shown on the attached site/elevation plan.
6. SHARED USE WITH OTHER CARRIERS: The tower/antenna for cellular communication limited to a monopole cellular tower must be constructed to support the antenna arrays for at least three 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.
7. SIGNAGE: No signs may be attached to the tower/antenna for cellular communication unless required by Federal or State agencies.
8. LIGHTING: The tower/antenna for cellular communication may not be illuminated except as required by the Federal Aviation Administration.
9. MAINTENANCE: The Property must be properly maintained in a state of good appearance.
10. 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.

PROPOSED SITE PLAN



PROPOSED SITE PLAN (Enlarged)



Public Safety Towers
700 PALM AVE. SUITE 100
DALLAS, TX 75201

Kimley-Horn
CO. # 4-929
6871 S. LAS VEGAS BLVD. A200
PHOENIX, AZ 85042-3602
WWW.KH-HORN.COM

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

SCALE: AS SHOWN

DRAWN BY: B.C.

PLAN DATE: 12/7/25

REVISED:

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------|
| F | 12/15/25 | CLIENT COMMENTS |
| E | 12/15/25 | CLIENT COMMENTS |
| D | 08/12/25 | CLIENT COMMENTS |
| C | 08/12/25 | PRELIMINARY |
| B | 08/12/25 | PRELIMINARY |
| A | 08/12/25 | PRELIMINARY |

PRELIMINARY
NOT FOR CONSTRUCTION

PER PROJECT NO. 198850071.200

SITE NAME: PARASOART

SITE ADDRESS: DALLAS, TX 75201

3503 W. CAMP WILSON RD
DALLAS, TEXAS 75237

SHEET NAME: ENLARGED COMPOUND PLAN

SHEET NUMBER: C-2

ENGINEERING NOTES:

- TOWER LAYOUT, DIMENSIONS & ELEVATION MEET FAA REQUIREMENTS.
- EXISTING FEATURES SHOWN HEREON ARE BASED ON AS-BUILT SURVEY DATA AND FIELD OBSERVATIONS. SEE SITE VISIT FOR DETAILS AND OBSERVATIONS.
- THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OR REPAIR OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OR REPAIR OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OR REPAIR OF EXISTING UTILITIES.
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| TOWER DATA | |
|--------------------------|-------|
| PROPOSED 85'-0" MONOPOLE | |
| VAD 83 | |
| LONGITUDE: 96.874907 | |
| GROUND ELEVATION: 625 FT | |
| SETBACKS TO TOWER CENTER | |
| NORTH | 22'± |
| SOUTH | 81'± |
| EAST | 34'± |
| WEST | 586'± |

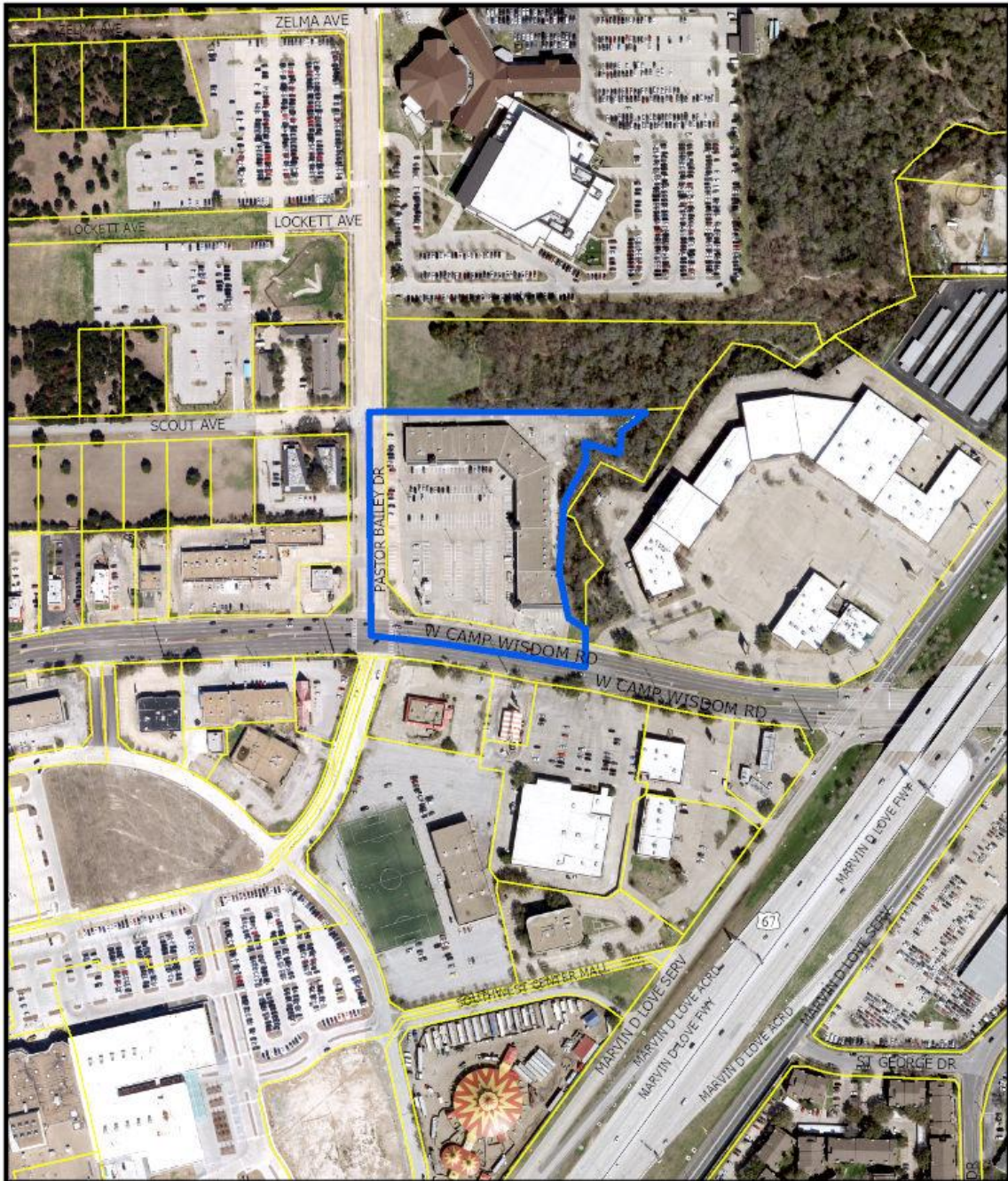
FLOOD ZONE NOTE

THE HEREON DESIGNATED FLOOD HAZARD AREA IS BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY FLOOD INSURANCE PLAN NUMBER 48113C0004K DATED 07/07/2014.



ENLARGED COMPOUND PLAN
SCALE: 1/8" = 1'-0" (AS SHOWN)

CALL TO KIMLEY-HORN FOR MORE INFORMATION
6871 S. LAS VEGAS BLVD. A200
PHOENIX, AZ 85042-3602
WWW.KH-HORN.COM

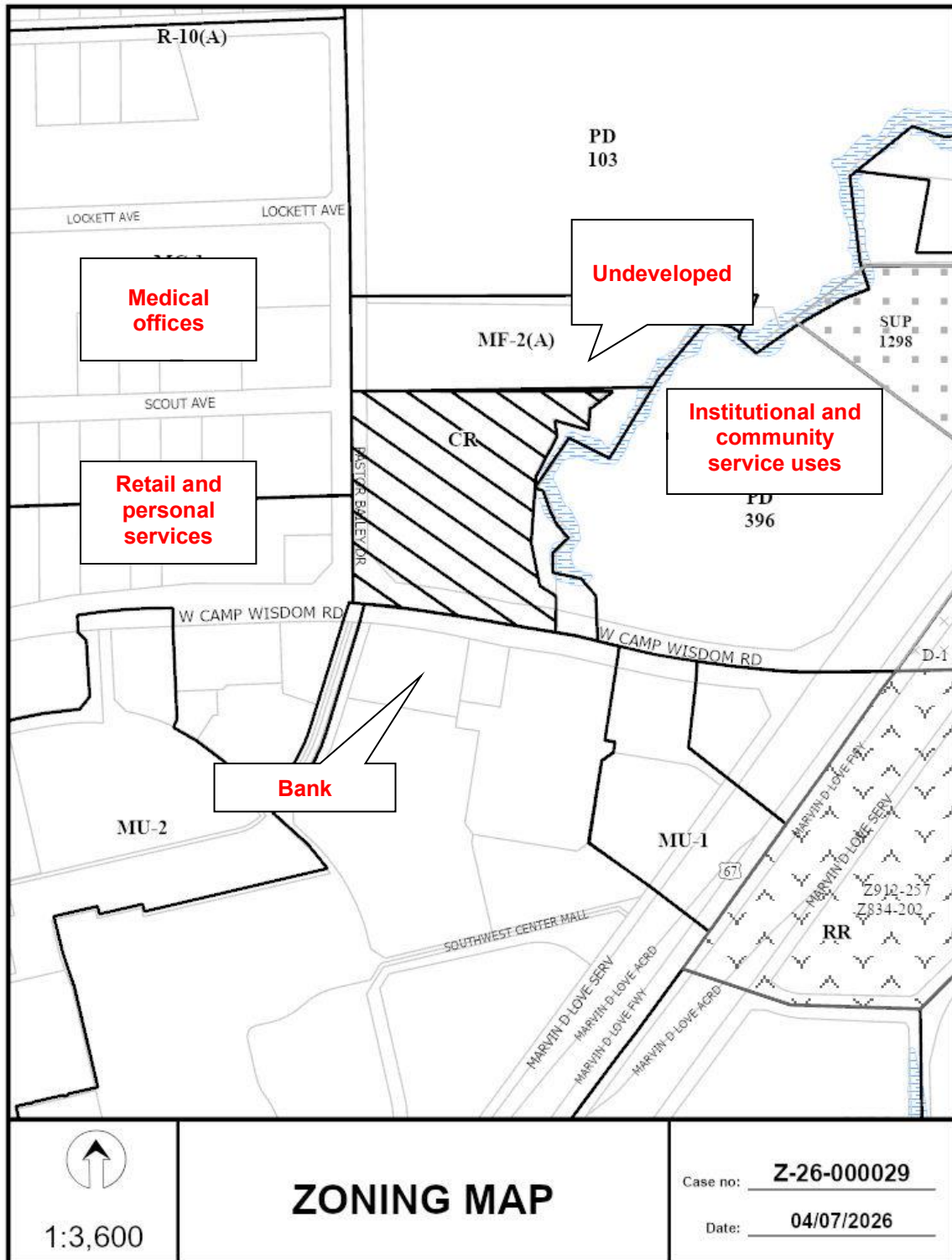


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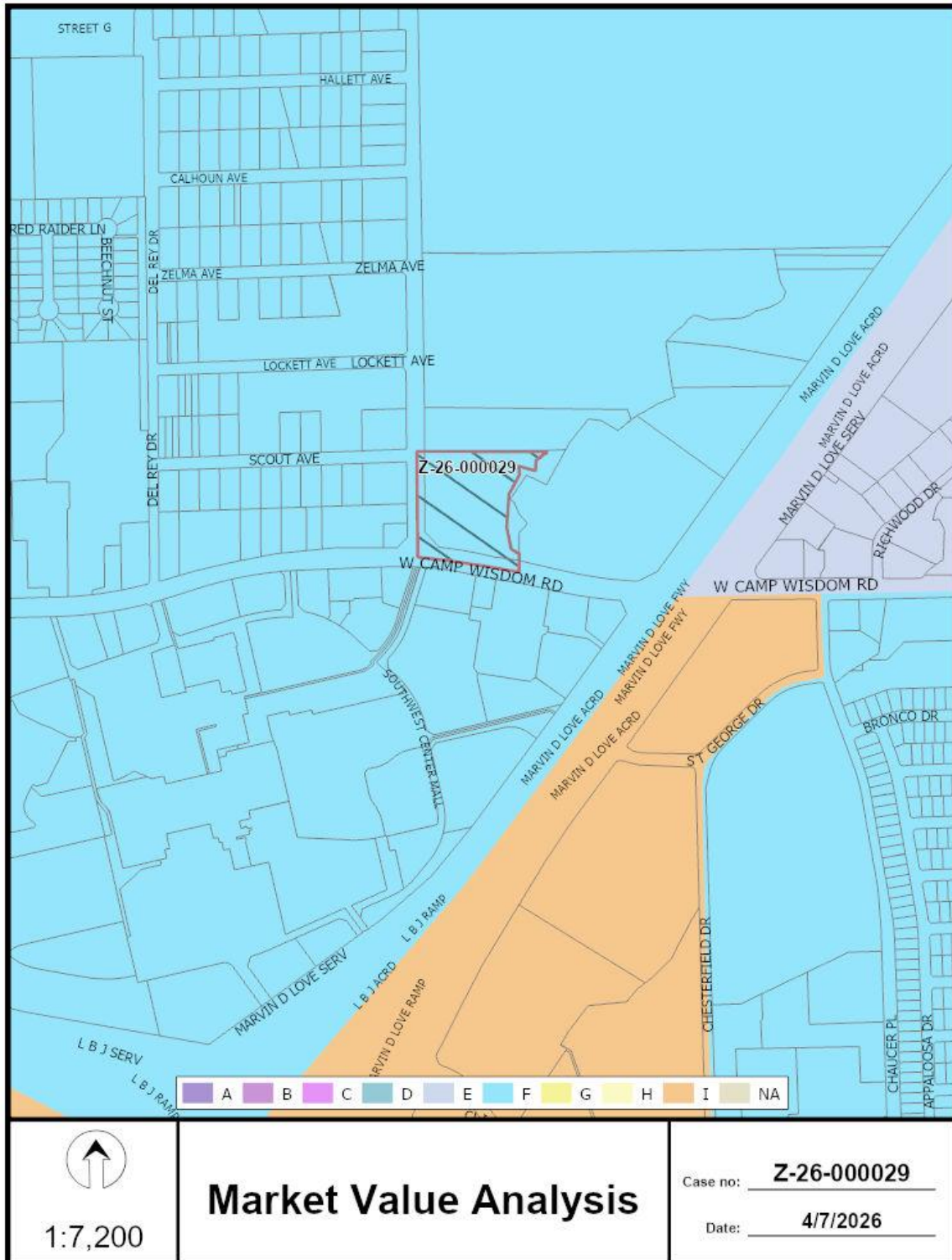
AERIAL MAP

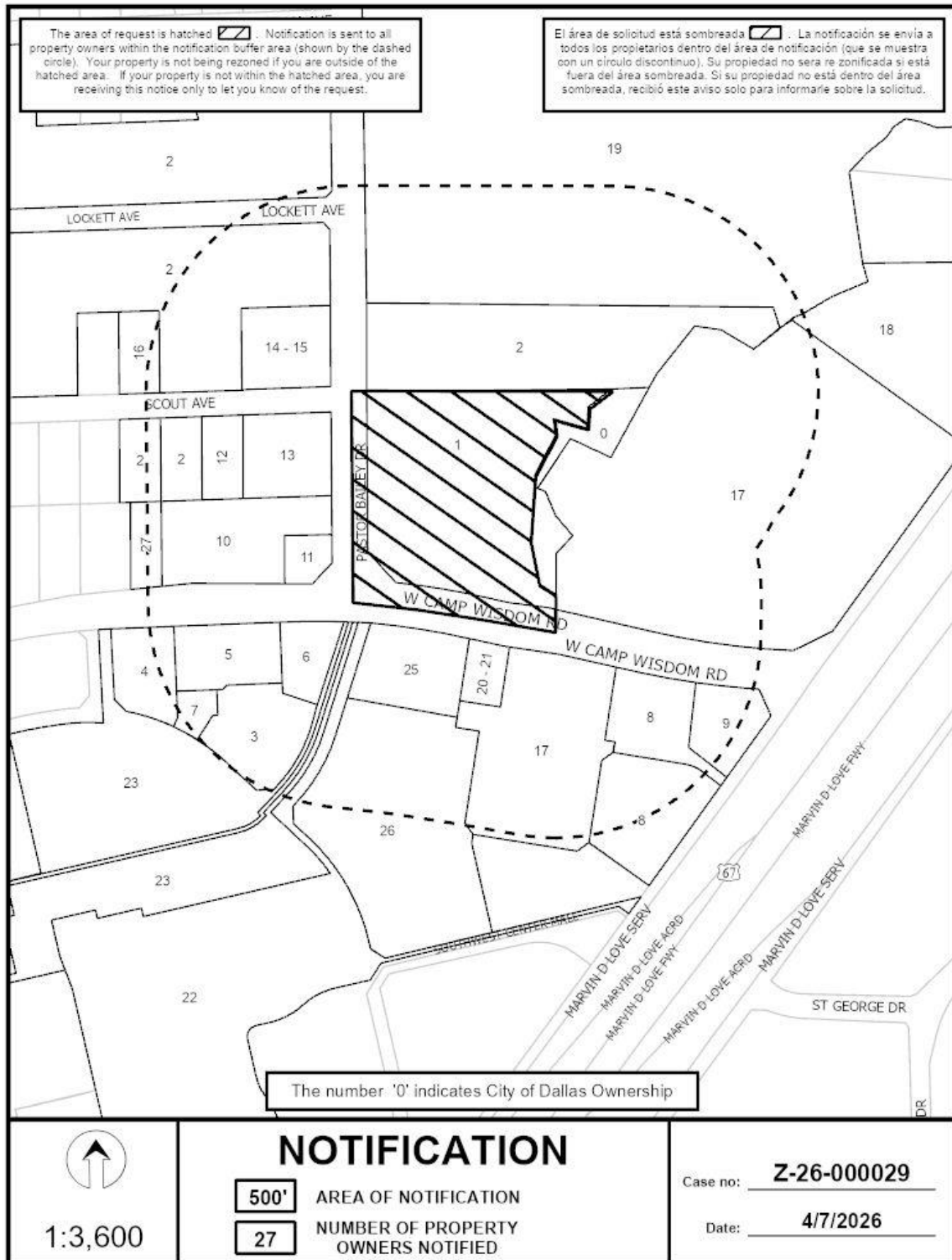
Case no: Z-26-000029

Date: 04/07/2026









04/07/2026

Notification List of Property Owners

Z-26-000029

27 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|------------------------|--------------------------------------|
| 1 | 3203 W CAMP WISDOM RD | PARAMOUNT GROUP LLC |
| 2 | 6908 PASTOR BAILEY DR | CONCORD MISSIONARY BAPTIST CHURCH |
| 3 | 3304 W CAMP WISDOM RD | KAMY REAL PPTY TRUST |
| 4 | 3420 W CAMP WISDOM RD | RB 3420 WCW LLC |
| 5 | 3306 W CAMP WISDOM RD | RED BIRD PIX CENTER |
| 6 | 3302 W CAMP WISDOM RD | RED BIRD ASSOCIATES LTD |
| 7 | 3314 W CAMP WISDOM RD | BUTTS HENRY S IV TRUSTEE |
| 8 | 7111 MARVIN D LOVE FWY | ONWARD PROPERTIES |
| 9 | 7115 MARVIN D LOVE FWY | VICTRON STORES LP |
| 10 | 3333 W CAMP WISDOM RD | WEITZMAN HERBERT & LOUIE |
| 11 | 3309 W CAMP WISDOM RD | CAMP WISDOM OFF DEL REY LOTS 1 2 3 4 |
| 12 | 3324 SCOUT AVE | LACY MYRTIS |
| 13 | 7005 BOULDER DR | WATER LILLY PROPERTIES INC |
| 14 | 6969 BOULDER DR | CONCORD MISSIONARY BAPTIST CHURCH |
| 15 | 6969 PASTOR BAILEY DR | CONCORD MISSIONARY BAPTIST |
| 16 | 3407 SCOUT AVE | SU CASA DEVELOPMENT LLC |
| 17 | 3107 W CAMP WISDOM RD | BONIUK INTERESTS LTD |
| 18 | 7011 MARVIN D LOVE FWY | ALAMO SELF STOR PTNRS II |
| 19 | 6808 PASTOR BAILEY DR | CONCORD MISSIONARY |
| 20 | 3202 W CAMP WISDOM RD | BONIUK INTERESTS LTD |
| 21 | 3222 W CAMP WISDOM RD | BONIUK INTERESTS LTD |
| 22 | 3450 W CAMP WISDOM RD | RB EAST WING PROPERTY LLC |
| 23 | 3662 W CAMP WISDOM RD | RB LAND 1 LLC |
| 24 | 3662 W CAMP WISDOM RD | 3662 W CAMP WISDOM LLC |
| 25 | 3230 W CAMP WISDOM RD | RB 3230 WCW LLC |
| 26 | 3228 W CAMP WISDOM RD | A J REAL ESTATE INVESTMENTS LLC |

Z-26-000029

04/07/2026

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------------|--------------|
| 27 | 3407 W CAMP WISDOM RD DFW | |