

CITY PLAN COMMISSION

THURSDAY, MAY 8, 2025

Planner: Teaseia Blue, MBA

FILE NUMBER: Z245-166(TB)

DATE FILED: February 28, 2025

LOCATION: Southeast line of Telephone Road, east of North Dallas Avenue.

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 4.03 Acres

CENSUS TRACT: 48113016709

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services

OWNER/APPLICANT: HSM Equity Partners, Inc.

REQUEST: An application for a LI Light Industrial District on property zoned A(A) Agricultural District on the southeast line of Telephone Road, east of North Dallas Avenue.

SUMMARY: The purpose of the request is to rezone the property to allow for an industrial (inside) use with outside storage.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an A(A) Agricultural District and undeveloped land (4.03-acres).
- The site has a CPC approved preliminary plat (S234-198).
- The site has access and frontage from Telephone Road only.
- The area of request sits along the City of Dallas City Limits, east of the City of Lancaster.
- The purpose of the request is to allow for the construction of an industrial (inside) structure with approximately 30,000 SF of floor area with outside storage and parking for a parade float company.
- To accomplish the proposed land use, the applicant requests a general zoning change.
- Geographically located in Southeast Dallas, approximately. 14.8 miles from downtown.

Zoning History:

There have been zero zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Telephone Road	MA – Minor Arterial	80 feet

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, pending commensurate improvements, it will not significantly impact the surrounding roadway system. The project will be responsible for mitigating development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

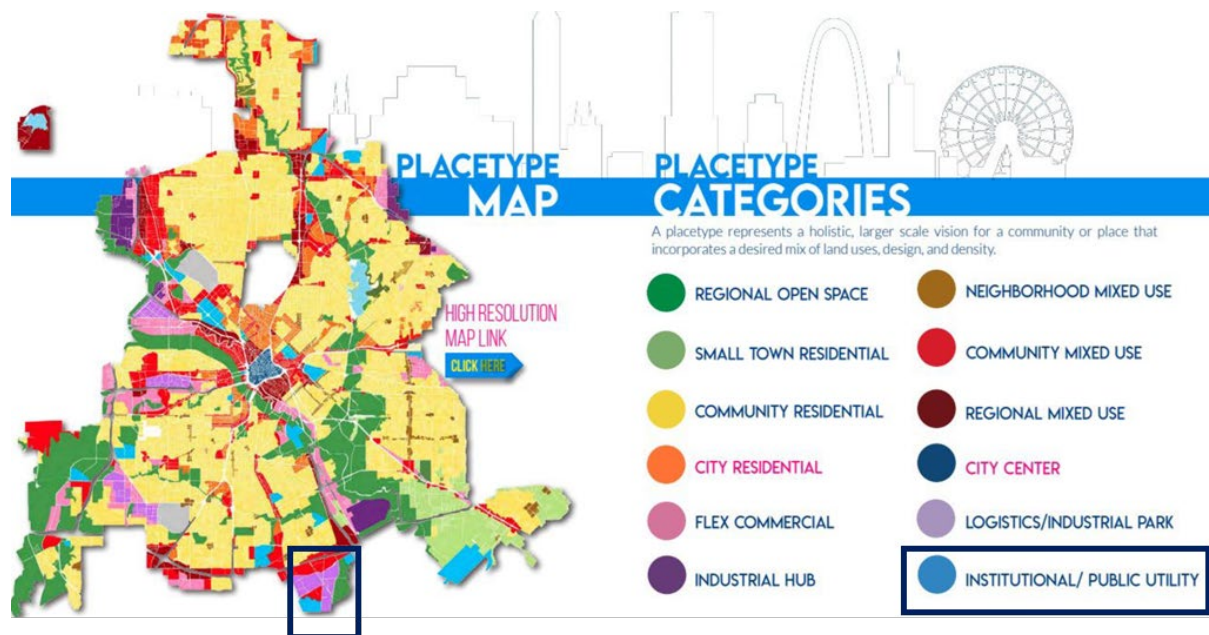
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas 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 placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

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

Ideally the primary focus for an Institutional Campus placetype is creating large master-planned educational, institutional, and business facilities land uses. But due to the nature and location of the area of request surrounded by LI Light Industrial Districts, staff supports the rezone and placement of the proposed use in this placetype. One thing still holds true, The Institutional Campus placetype is known for hosting numerous epic centers of employment, providing jobs for the greater Dallas-Fort Worth region and the construction of the applicant's proposed use will furthermore enhance this character.

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



Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped Land
North	LI Light Industrial District	Industrial (inside) Warehouse Use
East	LI Light Industrial District & SUP 2416	Commercial Motor Vehicle Parking
South	R-7.5(A) Single-Family District, & SUP No. 666	Institutional Use- College w/Air Pollution Station
West	City of Lancaster	Undeveloped Land

Land Use Compatibility:

The area of request is currently zoned A(A) Agricultural District and undeveloped. The area of request sits on 4.03 acres tract of land (approx. 175,547 SF in total size) located on the southeast line of Telephone Road, east of Dallas Avenue.

To the north of the property is an industrial (inside) use. To the west of the property is the City of Lancaster. To the east of the property is SUP No. 2416 for commercial motor vehicle parking. To the south of the property, there is SUP No. 666 for institutional use-college with an air pollution station.

Even though this property is located in an Institutional Campus Placetype, staff finds the applicant's request to rezone the property to LI Light Industrial District compatible with the neighboring LI Light Industrial Districts to the north and south of Telephone Road. Staff believes a less intense zoning district would allow the applicant to achieve what is being requested with less potential harmful impacts to the surrounding area. The LI Light Industrial District prohibits heavy industrial uses while still allowing the applicant to permit the proposed land use by right, which is in alignment with the land uses adjacent to the property. Additionally, the creek and required landscape buffer to the south of the property will provide sufficient separation to protect the adjacent R-7.5(A) Single-Family District, which houses the college to the south.

Staff supports the applicant's request for a LI Light Industrial District. Staff finds the LI District to be appropriate for this area as it would not be detrimental to surrounding uses.

This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current A(A) Agricultural District, the proposed LI Light Industrial District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: A(A)	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%		Agricultural & Single family
Proposed: LI	15'	30' adj. to res. OTHER: No Min.	1.0 FAR overall 0.75 office/retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited, highlighted row = use prohibited by deed restrictions
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
«	Consult the use regulations in Section 51A-4.200, 51A-4.213

	Existing	Proposed
Use	A(A)	LI
AGRICULTURAL USES		
Animal production	•	
Commercial stable	•	
Crop production		•
Private stable	•	
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		R
Bus or rail transit vehicle maintenance or storage facility		R

	Existing	Proposed
Use	A(A)	LI
Catering service		•
Commercial bus station and terminal		•
Commercial cleaning or laundry plant		R
Custom business services		•
Custom woodworking, furniture construction, or repair		•
Electronics service center		•
Job or lithographic printing		R
Labor hall		S
Machine or welding shop		R
Machinery, heavy equipment, or truck sales and services		R
Medical or scientific laboratory		•
Technical school		•
Tool or equipment rental		•
Vehicle or engine repair or maintenance		•
INDUSTRIAL USES		
Alcoholic beverage manufacturing		R
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		•
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining	S	
Municipal waste incinerator		
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		•
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	S

	Existing	Proposed
Use	A(A)	LI
Convalescent and nursing homes, hospice care, and related institutions	S	
Convent or monastery	•	
Foster home	S	
Halfway house		S
Hospital	S	S
Library, art gallery, or museum	S	
Open enrollment charter school or private school	S	S
Public or private school	R	R
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		R,S, «
Lodging or boarding house		•
Overnight general purpose shelter		«
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign		S
Carnival or circus (temporary)		«
Hazardous waste management facility	«	
Placement of fill material		
Temporary construction or sales office		•
OFFICE USES	•	
Alternative financial establishment		S
Financial institution without drive-in window		•
Financial institution with drive-in window		R
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	
Duplex		
Group residential facility		
Handicapped group dwelling unit	«	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		

	Existing	Proposed
Use	A(A)	LI
Residential hotel		
Retirement housing		
Single family	•	
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments		«
Ambulance service		
Animal shelter or clinic without outside runs	•	•
Animal shelter or clinic with outside runs	S	S, «
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S, «
Commercial amusement (outside)	S	
Commercial motor vehicle parking		S
Commercial parking lot or garage		R
Convenience store with drive-through		
Drive-in theater	S	
Dry cleaning or laundry store		•
Furniture store		
General merchandise or food store 3,500 square feet or less		•
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more		•
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		S
Liquefied natural gas fueling station		R
Liquor store		•
Mortuary, funeral home, or commercial wedding chapel		S
Motor vehicle fueling station		
Nursery, garden shop, or plant sales	•	
Outside sales		•
Paraphernalia shop		S
Pawn shop		
Personal service use		•
Restaurant without drive-in or drive-through service		R

	Existing	Proposed
Use	A(A)	LI
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		
Taxidermist		•
Temporary retail use		•
Theater		•
Tobacco Shop		
Truck stop		S
Vehicle display, sales, and service		R
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		R
Heliport	S	S
Helistop		S
Private street or alley		
Railroad passenger station		S
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)	•	
Transit passenger shelter	S	•
Transit passenger station or transfer center		S,«
UTILITY AND PUBLIC SERVICE USES	S	
Commercial radio or television transmitting station		S
Electrical generating plant	S	
Electrical substation	S, R,«	•
Local utilities	S	S, R,«
Police or fire station		•
Post office	S	•
Radio, television, or microwave tower	S	R
Refuse transfer station	S	
Sanitary landfill		
Sewage treatment plant	S	
Tower/antenna for cellular communication	«	«
Utility or government installation other than listed	S	S
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		

	Existing	Proposed
Use	A(A)	LI
Freight terminal		R
Livestock auction pens or sheds		
Manufactured building sales lot		R
Mini-warehouse		•
Office showroom/warehouse		•
Outside storage		R
Petroleum product storage and wholesale		
Recycling buy-back center		«
Recycling collection center		«
Recycling drop-off container		«
Recycling drop-off for special occasion collection		«
Sand, gravel, or earth sales and storage		
Trade center		•
Vehicle storage lot		
Warehouse		R
Accessory Use	A(A)	LI
Community center (private)		
Day home		
Game court (private)		
General waste incinerator		
Helistop	S	S
Home occupation		
Medical/infectious waste incinerator	S,«	S,«
Outside display of merchandise		
Outside sales		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. As a part of Article X requirements, the applicant's property will need to meet, including street buffer zone and residential buffer zone, as described below.

Residential Buffer Zone (RBZ):

Per [SEC. 51A-10.125](#) residential buffer zone landscape area must be provided along that portion of the perimeter of a lot where residential adjacency exists. The residential buffer zone must have an average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 30 feet. No portion of the residential buffer zone may exceed 10 percent of the lot depth excluding paved surfaces at points of vehicular and pedestrian ingress or egress.

(B) The residential buffer zone must include a minimum of one plant group every 40 feet. Plant groups must include:

- (i) Where screening is required, one minimum three-inch caliper large or medium tree.
- (ii) Where screening is not required:
 - (aa) one large or medium tree and three small trees;
 - (bb) one large or medium tree and three large evergreen shrubs;
 - (cc) one large or medium tree, two small trees, and one large evergreen shrub; or
 - (dd) one large or medium tree, one small tree, and two large evergreen shrubs.

(C) If the building official determines that the location of a local utility prohibits planting large trees or medium trees, two small trees may be planted for each large tree or medium tree.

(D) Large or medium trees must have a minimum caliper of two inches.

Due to the residential adjacencies immediately to the south and southeast of the subject site, the applicant will be required to implement the residential buffer zone, as referenced above, that fits the subject site.

Parking:

The applicant will be required to comply with minimum off-street parking ratios for all uses in accordance with Chapter 51A. For an Industrial (inside) use required off-street parking is one space per 600 square feet of floor area. One loading space will be required at permitting for this use. No parking is required for the accessory outside storage use.

Market Value Analysis:

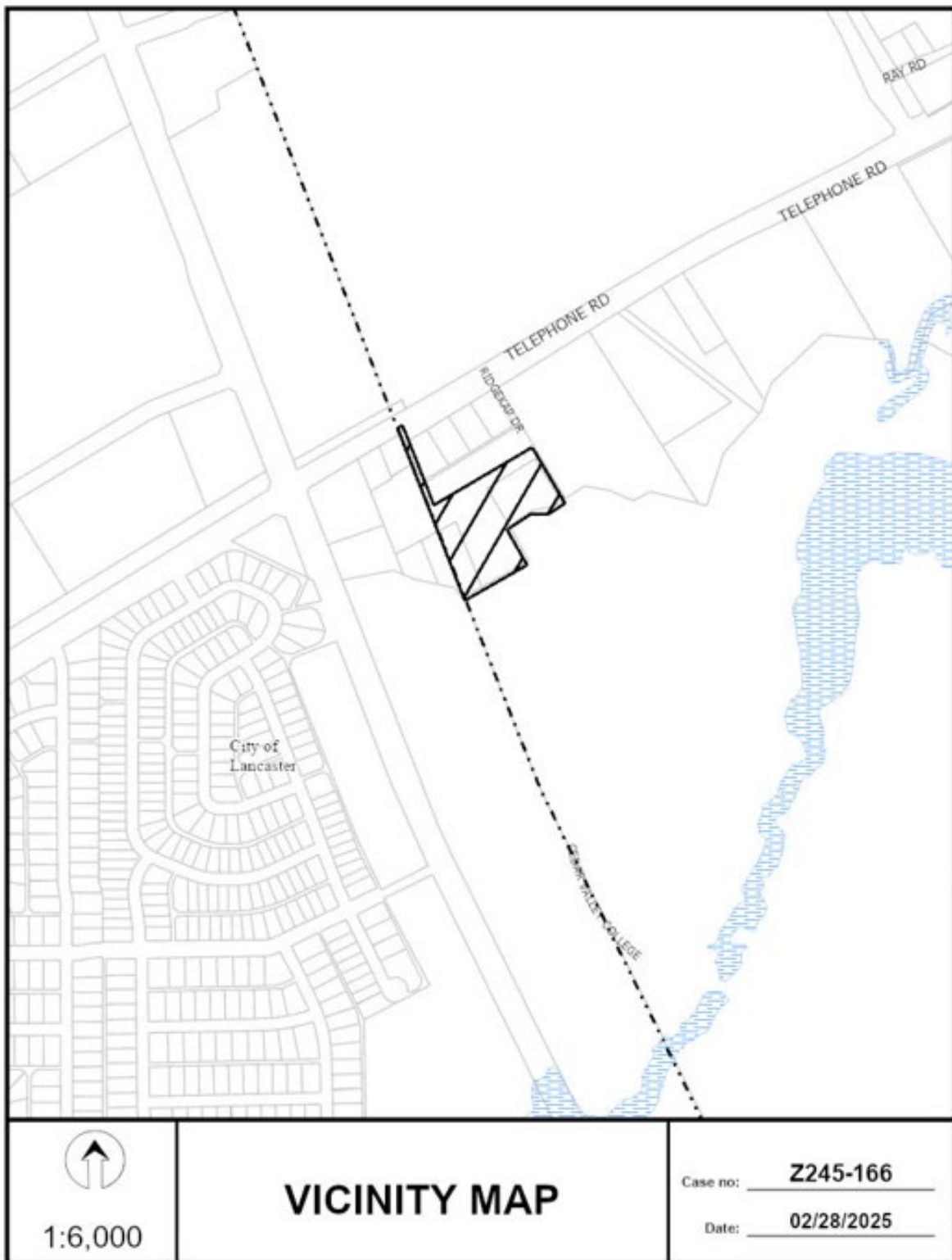
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to 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 in an “H” MVA area. The site is surrounded by the “H” MVA area in all directions immediately adjacent to the site.

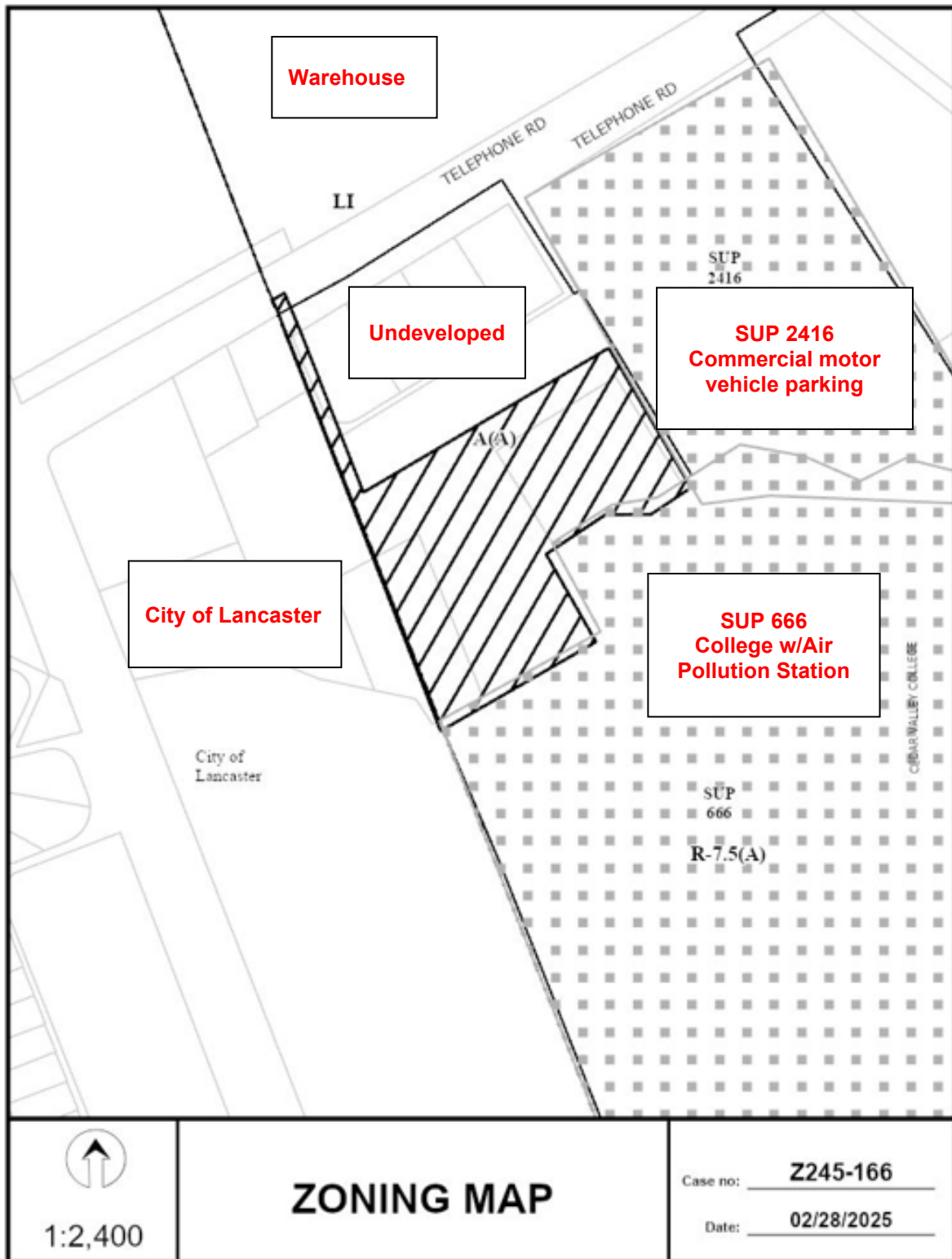
List of Partners/Principals/Officers

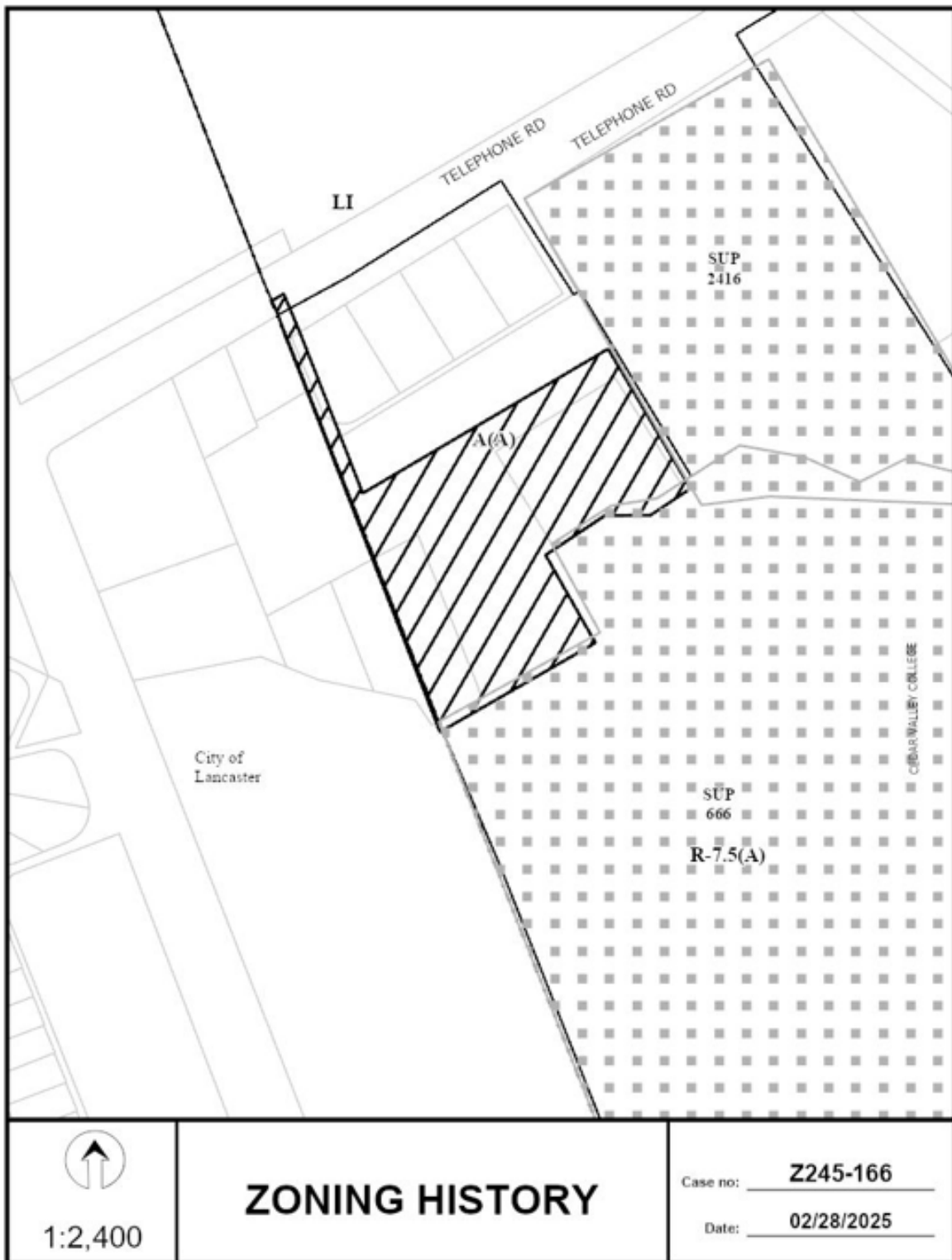
HSM Equity Partners, Inc.

Gregory L. Miller	President and Sole Director
Robert W. DuBois	Vice President & Secretary
Mark R. Smith	Sr Vice President
Mary E. McKenny	Vice President
Tracey L. Thornton	Treasurer

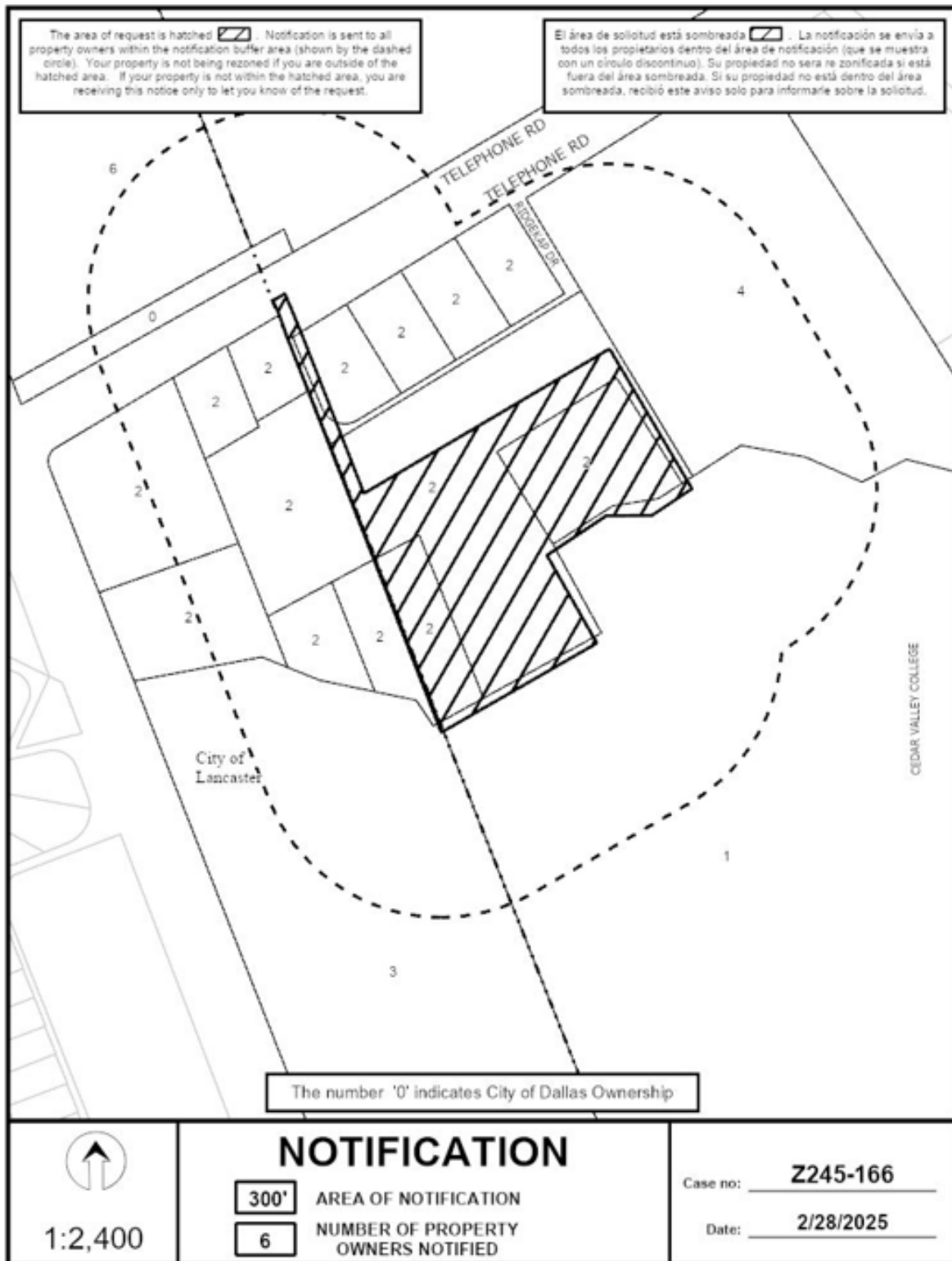












Z245-166(TB)

02/28/2025

Notification List of Property Owners

Z245-166

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10300 S LANCASTER RD	DALLAS COLLEGE
2	1001 RIDGEKAP DR	HSM HWY 342 & TELEPHONE RD LP
3	3030 N DALLAS AVE	DALLAS COUNTY JUNIOR
4	3360 TELEPHONE RD	DALLAS TELEPHONE ROAD
5	3199 TELEPHONE RD	PROPERTY RESERVE INC
6	3500 N DALLAS AVE	DALPARC I20 LOGISTICS