

**FILE NUMBER:** Z-26-000003                      **DATE FILED:** February 13, 2026

**LOCATION:** South line of Telephone Road, east of N. Dallas Avenue

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** Approx. 2.71 ac                      **CENSUS TRACT:** 48113016709

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**REPRESENTATIVE:** Land Use Planning & Zoning Services / Chelsea Thurman

**OWNER/APPLICANT:** HSM Equity Partners, Inc. / Mark Smith

**REQUEST:** An application for LI Light Industrial District on property zoned A(A) Agricultural District.

**SUMMARY:** The purpose of the request is to allow the development of the property with LI Light Industrial uses.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned A(A) Agricultural District and is undeveloped.
- The surrounding area is predominantly industrial, with single family residential in the City of Lancaster to the southwest and a college (Dallas College) to the southeast.
- The applicant wishes to use the site for industrial uses. As such, they request an LI Light Industrial District.

**Zoning History:**

There have been two zoning cases in the area within the last five years:

1. **Z245-166:** On June 11, 2025, City Council approved 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. The purpose of the request is to rezone the property to allow for an industrial (inside) use with outside storage.
2. **Z201-149:** On May 12, 2021, City Council approved an application for (1) an LI Light Industrial District; and (2) a Specific Use Permit for a Commercial Motor Vehicle Parking use on property zoned an A(A) Agricultural District.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Telephone Road	Principal Arterial	80' ROW

**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 area of request is within a half-mile of the following services:

DART Light Rail: No lines.  
DART Bus: No Routes

**STAFF ANALYSIS:**

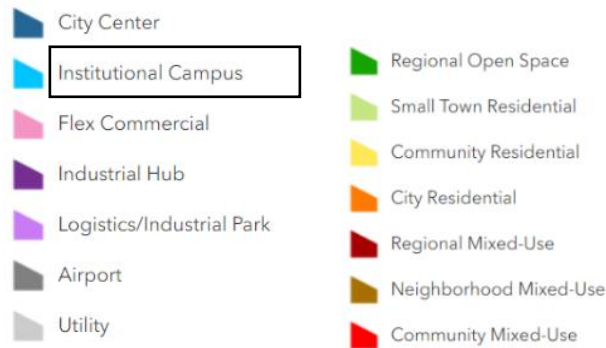
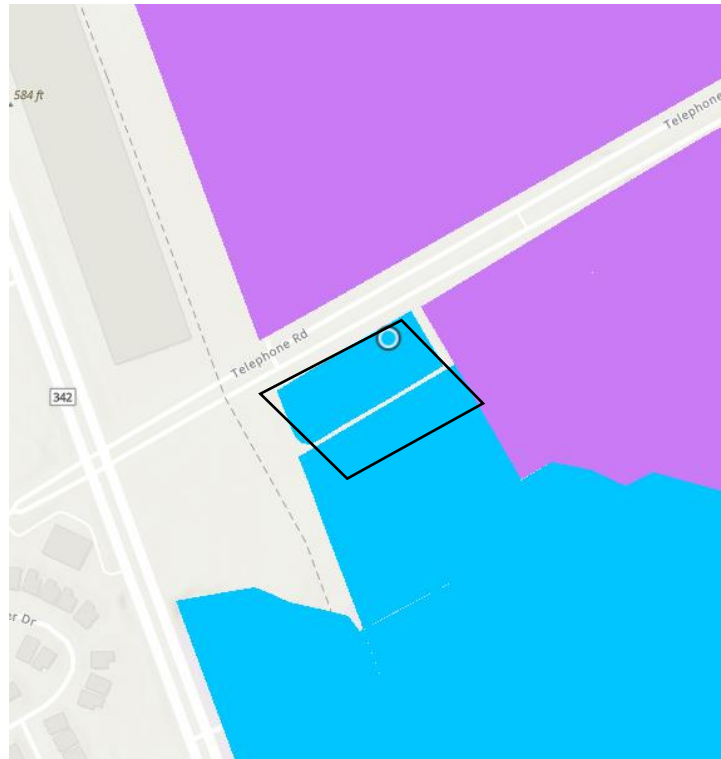
**Comprehensive Plan:**

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 proposed zoning change is generally inconsistent with the existing Forward Dallas 2.0 placetype, as light industrial uses are not permitted within the Institutional Campus placetype. However, the subject property is directly adjacent to the Logistics/Industrial Park placetype, which would provide a more appropriate and compatible designation given the surrounding context. The existing development pattern in the area is predominantly industrial, with light industrial uses serving as a prevalent land use. The subject property is located along Telephone Road, a principal arterial, and is situated mid-block while remaining adjacent to and across from established industrial uses. The site appears to be currently undeveloped, further supporting its suitability for a transition to a light industrial designation that aligns more closely with surrounding land uses.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



**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. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Institutional Campus placetype is home to various areas throughout Dallas where large master-planned educational, institutional, and business facilities primarily exist. Development in this placetype is typically more intense than surrounding areas with land uses focused in critical areas that support the area’s anchor institution.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	A(A) Agricultural District	Undeveloped
<b>North</b>	LI Light Industrial District	Warehouse
<b>South</b>	LI Light Industrial District	Undeveloped
<b>East</b>	LI Light Industrial District	Industrial
<b>West</b>	City of Lancaster	Undeveloped

**Land Use Compatibility:**

The request site is currently undeveloped. The applicant proposes to develop the site in accordance to Light Industrial District (LI). The immediate surroundings of the site are predominantly industrial, with single family residential to the southwest and a college to the southeast.

Staff supports the requested zoning change. The subject property is contiguous to existing light industrial development and is situated along a principal arterial roadway, providing appropriate access and infrastructure capacity to accommodate industrial activity. The Light Industrial (LI) zoning district is consistent with the prevailing land use pattern in the vicinity and represents a logical extension of existing industrial zoning in the area. The range of uses permitted within the LI district is compatible with surrounding development and is not anticipated to adversely impact adjacent properties. Approval of the request would reinforce the established industrial character of the corridor and maintain the existing development framework without introducing incompatible land use intensity or scale.

**Land Use Comparison**

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

**LEGEND**

	Use prohibited
•	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

	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		•
<b>INDUSTRIAL USES</b>		
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
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
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
<b>LODGING USES</b>		
Extended stay hotel or motel		S
Hotel or motel		R,S, «
Lodging or boarding house		•
Overnight general purpose shelter		«
Short-term rental lodging		
<b>MISCELLANEOUS USES</b>		
Attached non-premise sign		S
Carnival or circus (temporary)		«
Hazardous waste management facility	«	
Placement of fill material		
Temporary construction or sales office		•
<b>OFFICE USES</b>	•	
Alternative financial establishment		S
Financial institution without drive-in window		•
Financial institution with drive-in window		R
Medical clinic or ambulatory surgical center		•
Office		•
<b>RECREATION USES</b>		
Country club with private membership	S	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
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	•	
<b>RETAIL AND PERSONAL SERVICE USES</b>		
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
<b>TRANSPORTATION USES</b>		
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,«
<b>UTILITY AND PUBLIC SERVICE USES</b>	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	
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		

	Existing	Proposed
	<b>A(A)</b>	<b>LI</b>
<b>Use</b>		
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
	<b>A(A)</b>	<b>LI</b>
<b>Accessory Use</b>		
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)		

**Development Standards**

Following is a comparison table showing differences between the development standards of the current A(A) Agricultural District and 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

**Landscaping:**

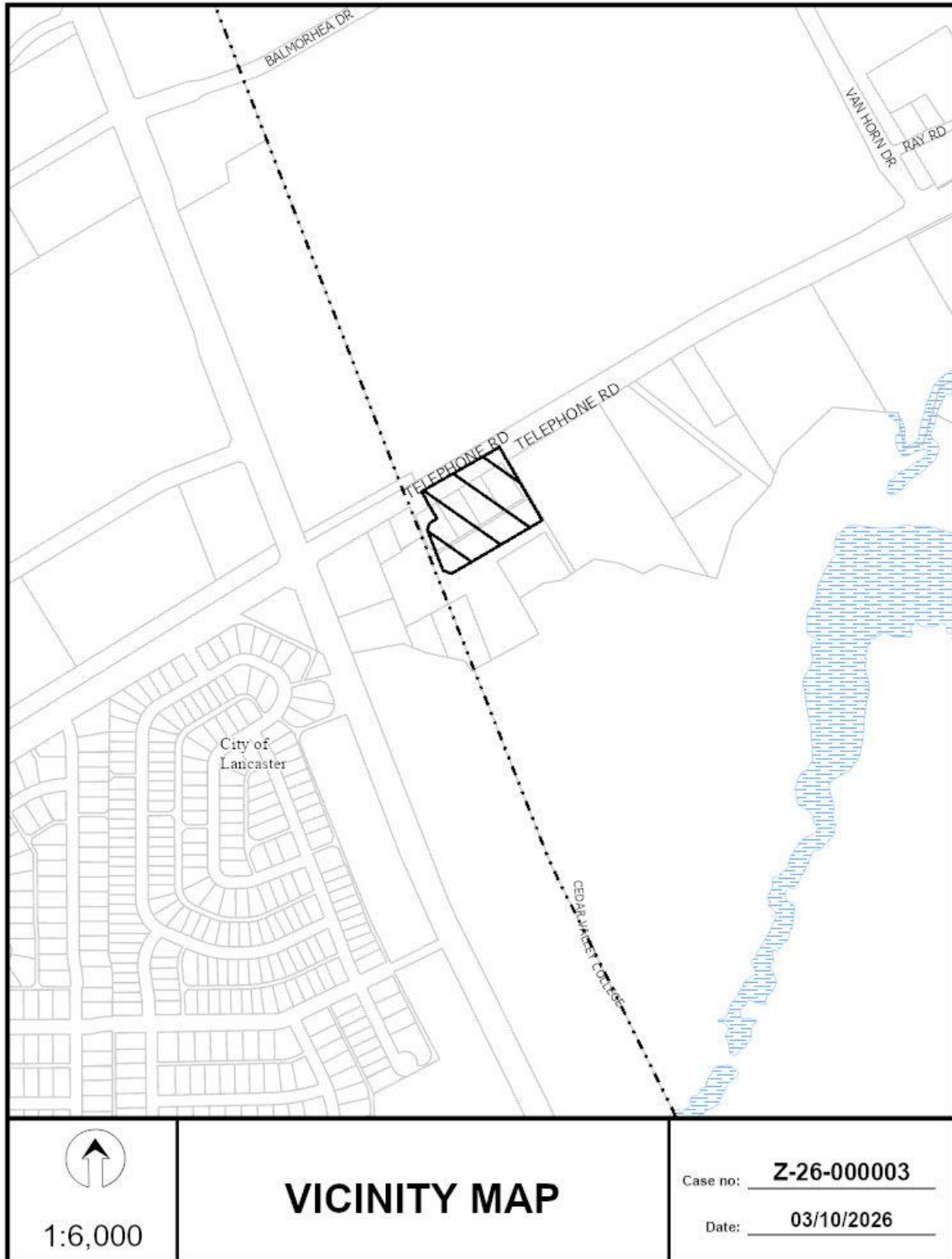
Landscaping must be provided in accordance with Article X, as amended

**Parking:**

Parking must be provided in accordance with the Dallas Development Code. Under Parking Reform, there is no minimum.

**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 within an “H” MVA area.

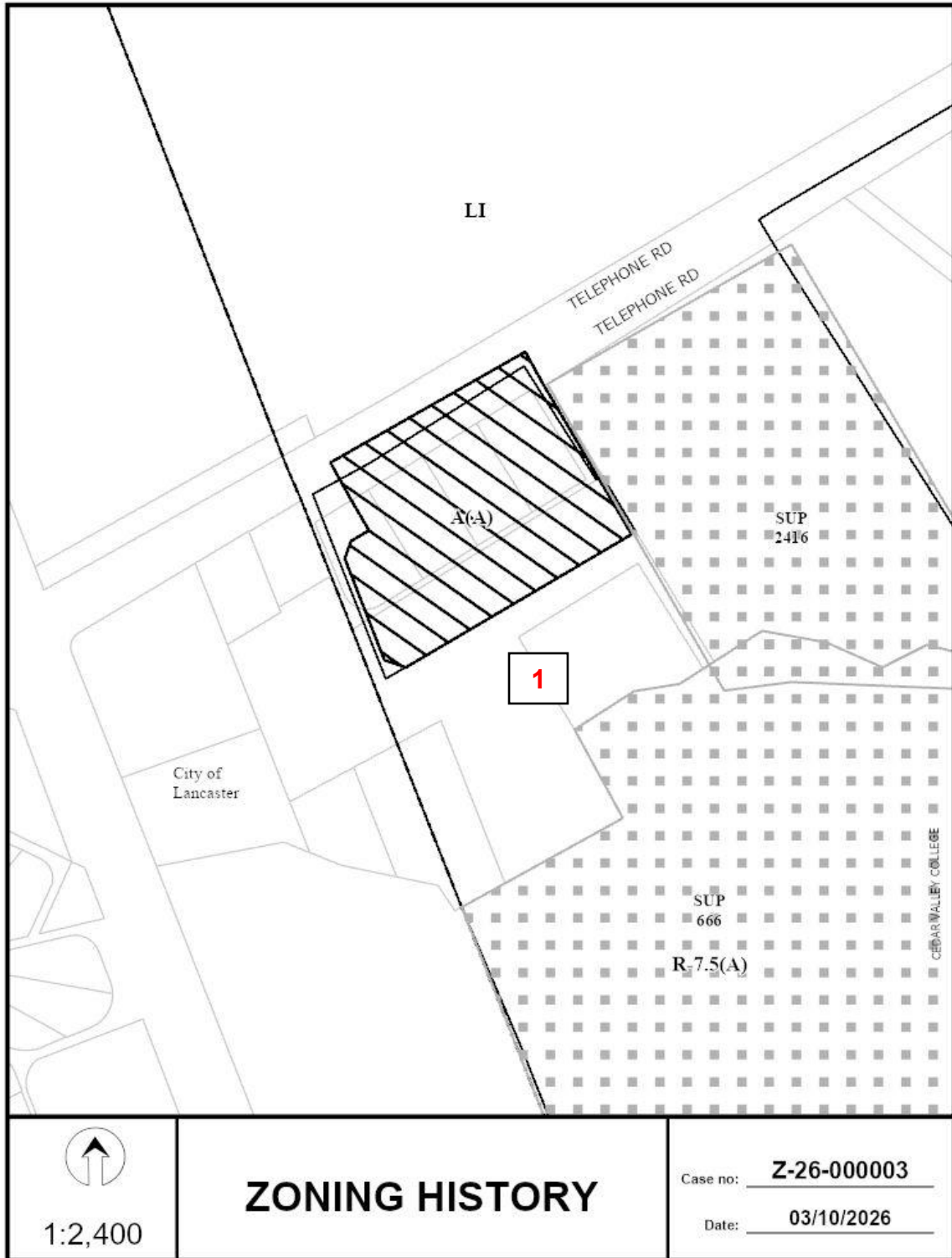


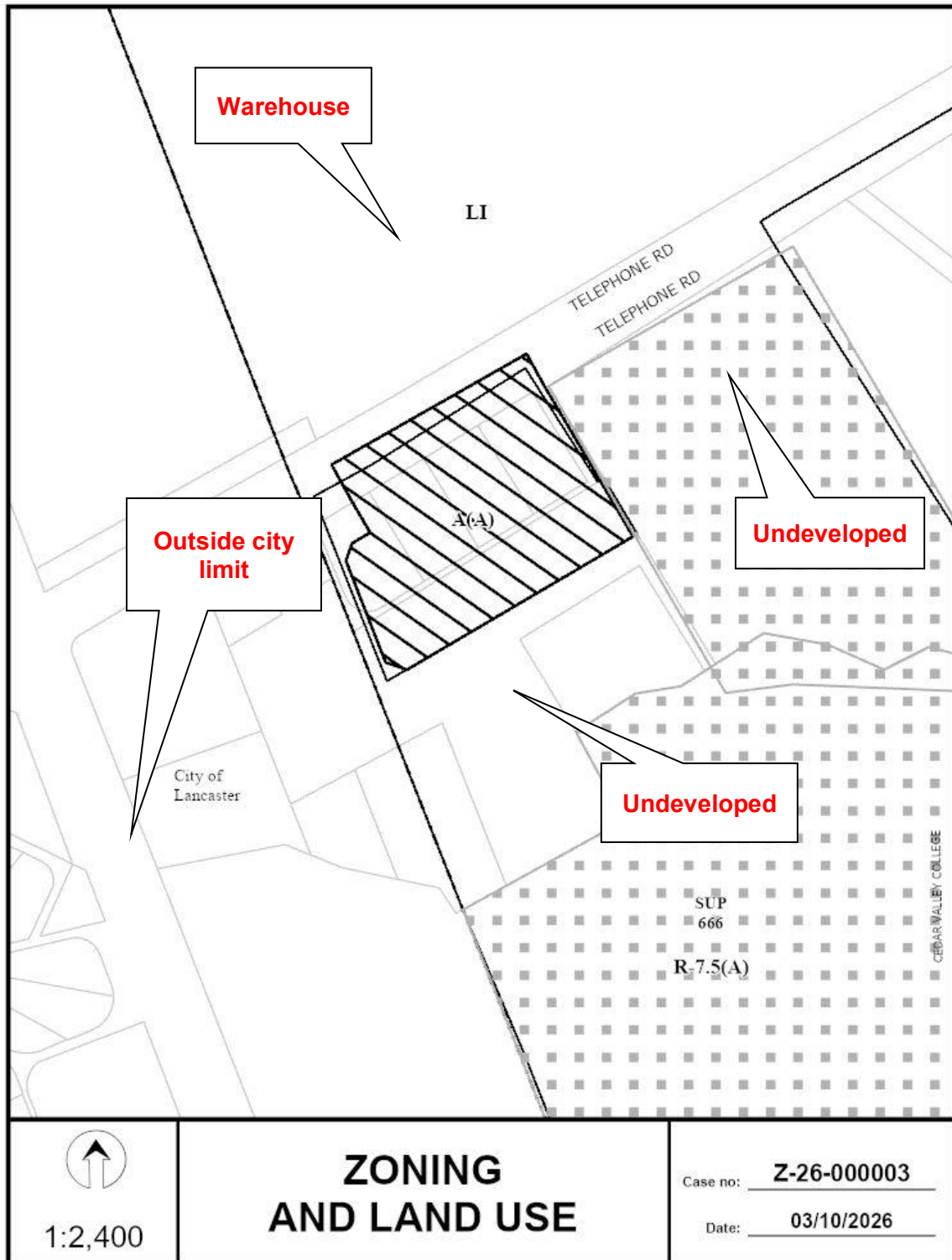


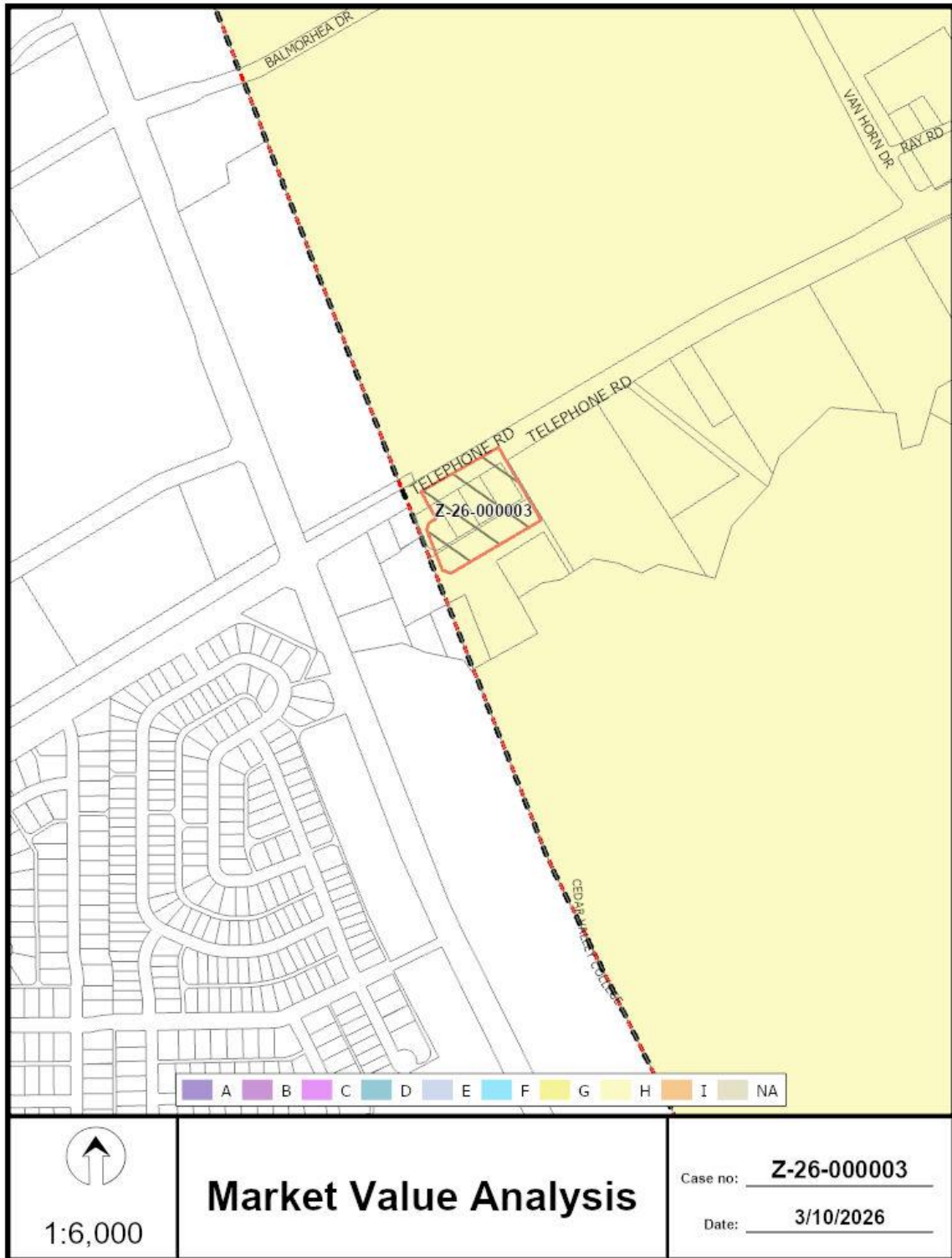
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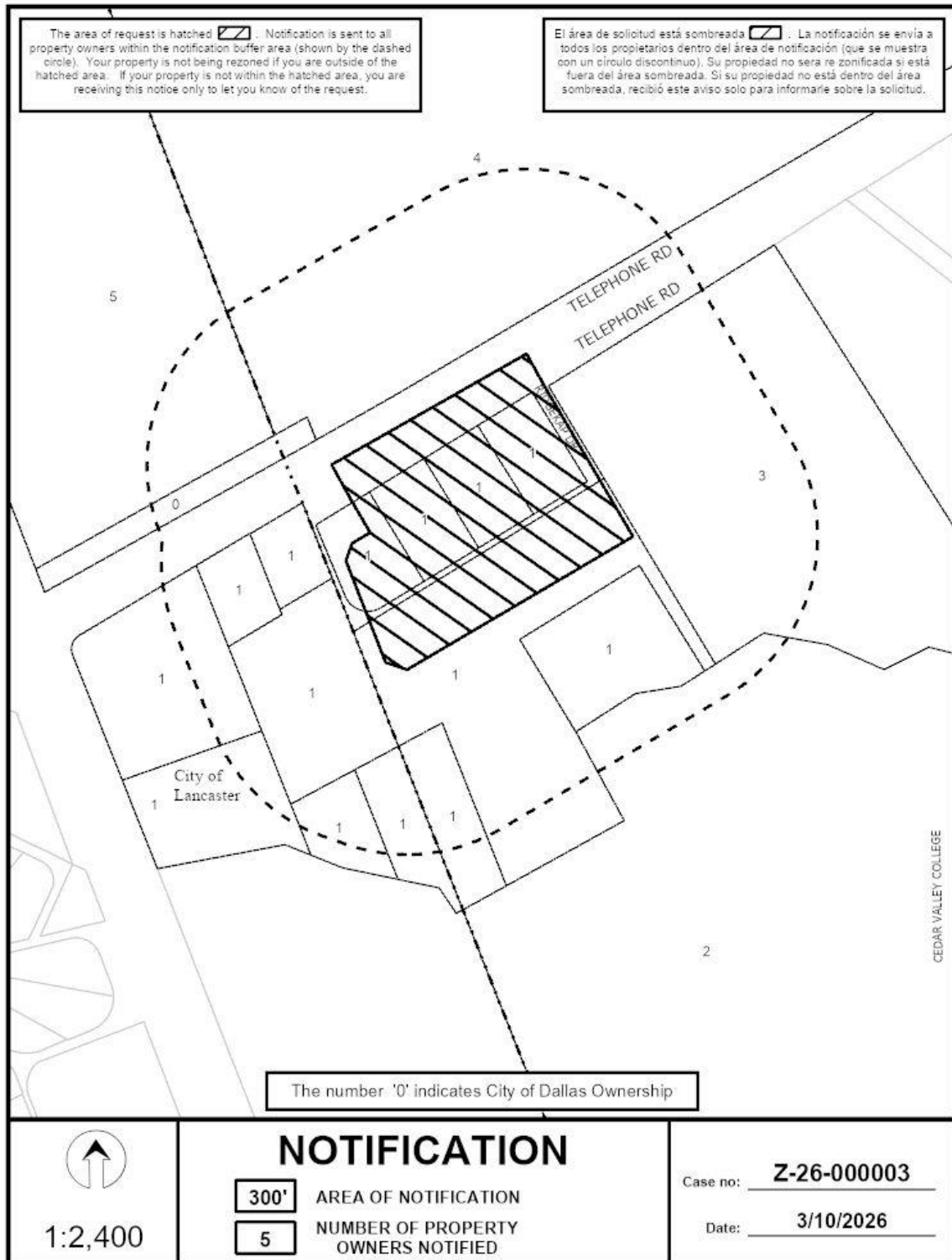
### AERIAL MAP

Case no: Z-26-000003  
Date: 03/10/2026









Z-26-000003

03/10/2026

***Notification List of Property Owners***

***Z-26-000003***

***5 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1001 RIDGEKAP DR	HSM HWY 342 & TELEPHONE RD LP
2	10300 S LANCASTER RD	DALLAS COLLEGE
3	3242 TELEPHONE RD	DALLAS TELEPHONE ROAD
4	3199 TELEPHONE RD	PROPERTY RESERVE INC
5	3500 N DALLAS AVE	DALPARC I20 LOGISTICS