

FILE NUMBER: Z-25-000113 **DATE FILED:** September 10, 2025
LOCATION: South line of East Clarendon Drive, east of South Beckley Avenue
COUNCIL DISTRICT: 4
SIZE OF REQUEST: Approx. 2,400 sq. ft **CENSUS TRACT:** 48113004800

REPRESENTATIVE: Dan Hoover, Faulk & Foster
OWNER: Juana Vasquez [Vasquez Surplus, LLC]
APPLICANT: Matt Kline [Hemphill, LLC]
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 RR Regional 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.
CPC RECOMMENDATION: Approval for a ten-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned RR Regional Retail District and is undeveloped.
- The applicant wishes to construct a monopole cellular tower. While an RR district allows for monopole cellular towers generally, an SUP is required for towers exceeding 80 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.
- On December 4, 2025, CPC recommended approval for a ten-year period without eligibility for automatic renewals.

Zoning History:

There have been no zoning cases in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Clarendon Drive	Community Collector	60 feet
South Beckley Avenue	Community Collector	60 feet

Transit Access:

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

DART Bus
Route 109

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 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 Regional Retail district with predominantly commercial uses supports the use.

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.

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. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

Land Use:

	Zoning	Land Use
Site	RR Regional Retail	Undeveloped
North	RR Regional Retail	Home improvement center
East	RR Regional Retail	Undeveloped
South	RR Regional Retail	Home improvement center
West	CS Commercial Service, RR Regional Retail	Vehicle / engine repair, machine / welding shop

Land Use Compatibility:

The area of request is currently undeveloped but is adjacent to various structures and buildings used for various commercial uses.

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 for a tower/antenna for cellular communication limited to a monopole cellular tower 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

Applicant: Hemphill, LLC

- Bennett, Kristen B. – Vice President/Chief Operating Officer/Assistant Secretary
- Hemphill, Audrey V. – Secretary/Treasurer
- Hemphill, John R. – Member, Manager/President
- Hemphill, Scott P. - Vice President/Chief Technical Officer
- The Kristen B. Bennett Irrevocable Trust dated as of January 3, 2023 – Member
- The Scott P. Hemphill Irrevocable Trust dated as of the January 3, 2023 – Member

Owner: Vasquez Surplus, LLC

Juana Vasquez – President and sole member

**CPC Action
December 4, 2025**

Motion: It was moved to recommend **approval** of a new Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower for a ten-year period, subject to site plan and conditions, on property zoned RR Regional Retail District on the south line of E. Clarendon Drive, east of S. Beckley Avenue.

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

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

Against: 0
Absent: 2 - Sims, Rubin
Vacancy: 0

Notices: Area: 500 Mailed: 52
Replies: For: 2 Against: 0

Speakers: None

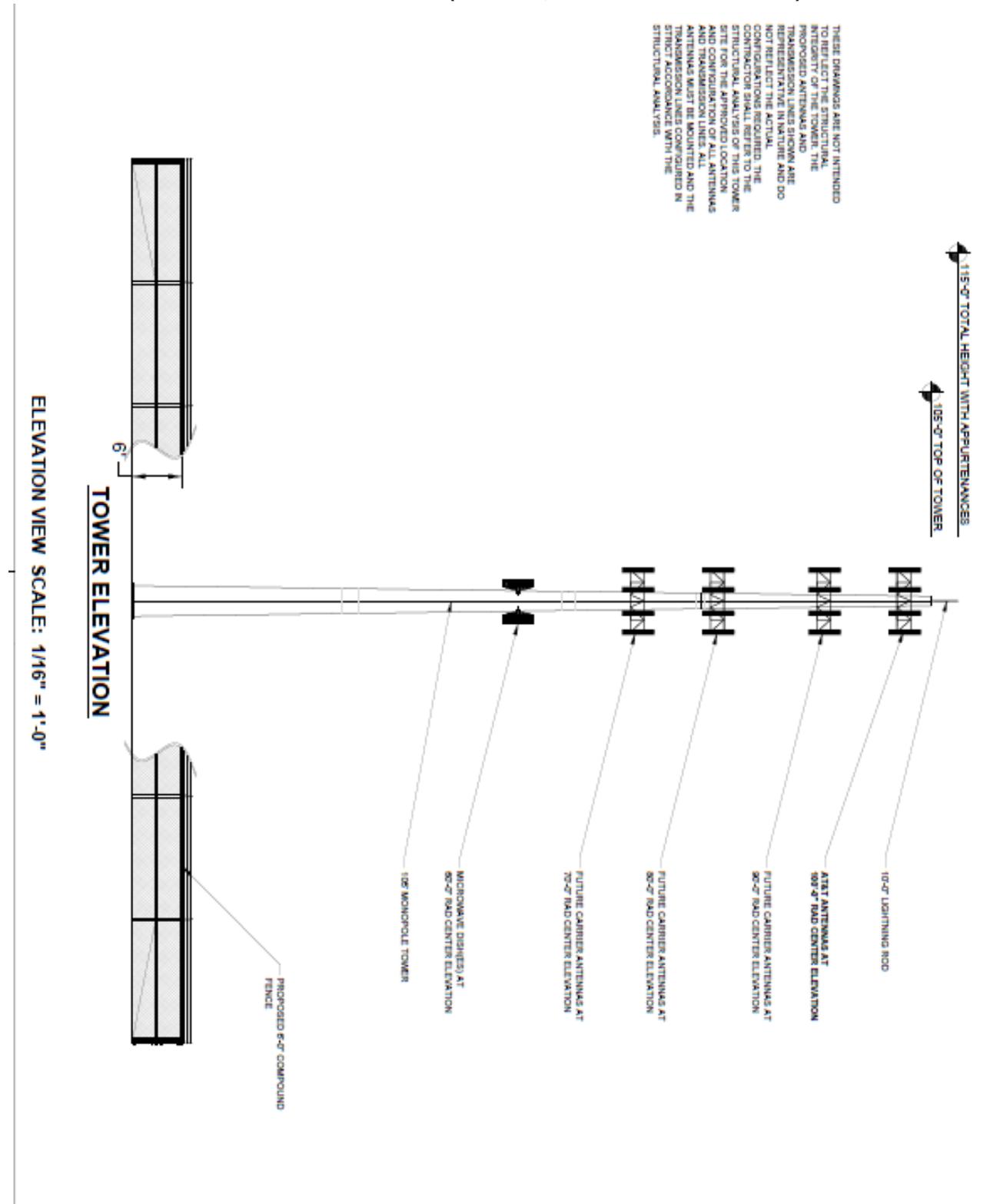
PROPOSED CONDITIONS

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 after approval].

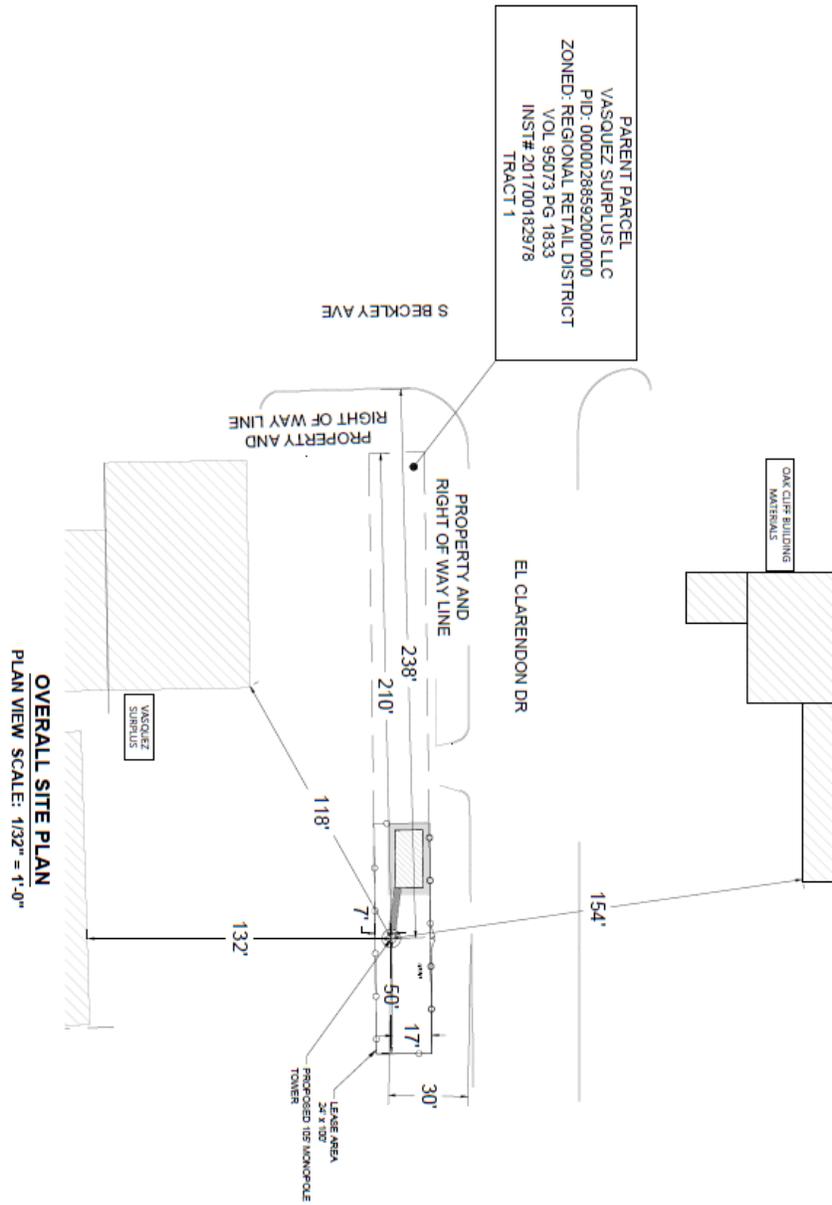
STAFF RECOMMENDED CONDITION

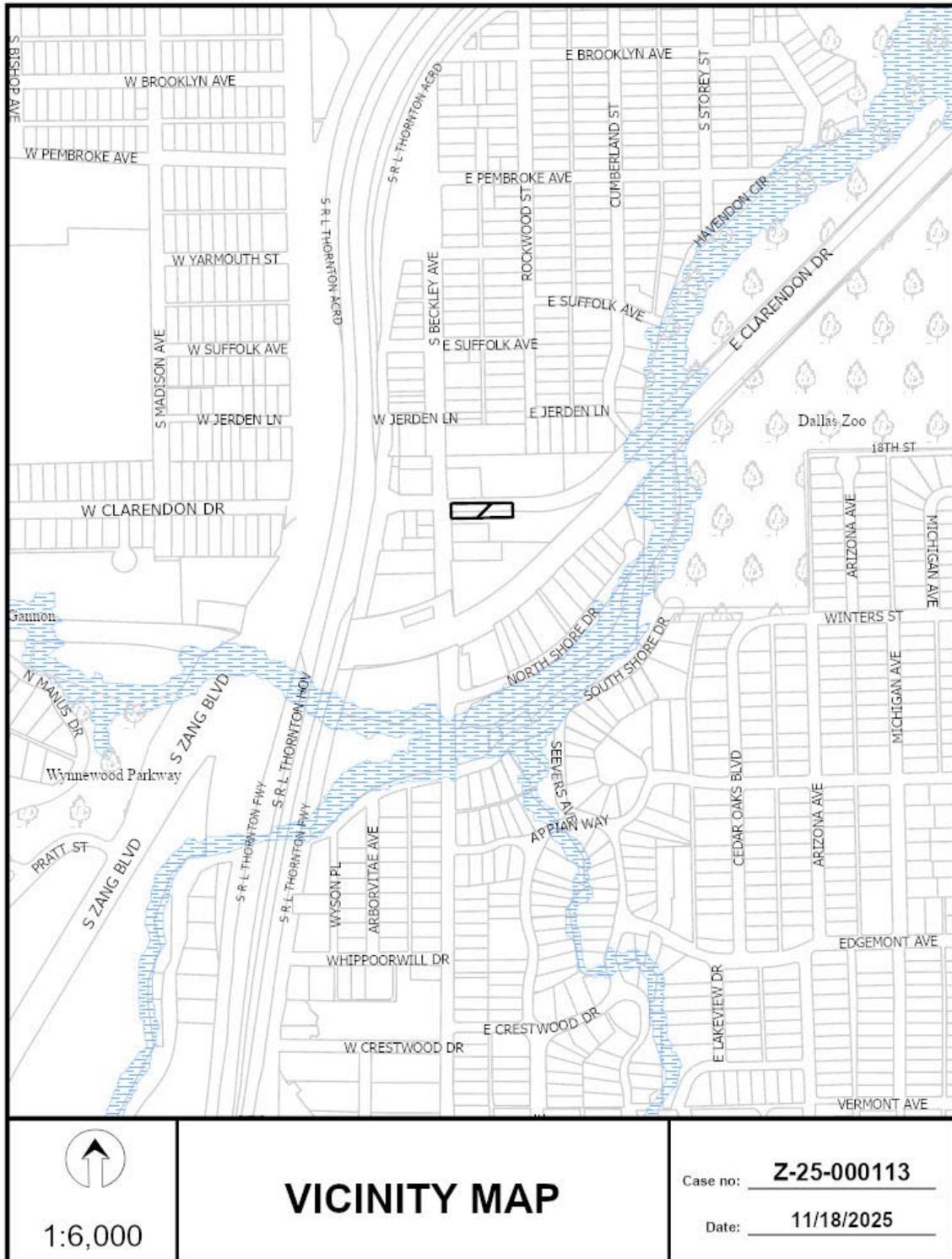
3. TIME LIMIT: This specific use permit expires on _____[10 years after approval], but is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application 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 limited to a monopole cellular tower may not exceed 115 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. MAINTENANCE: The Property must be properly maintained in a state of good appearance.
8. 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.

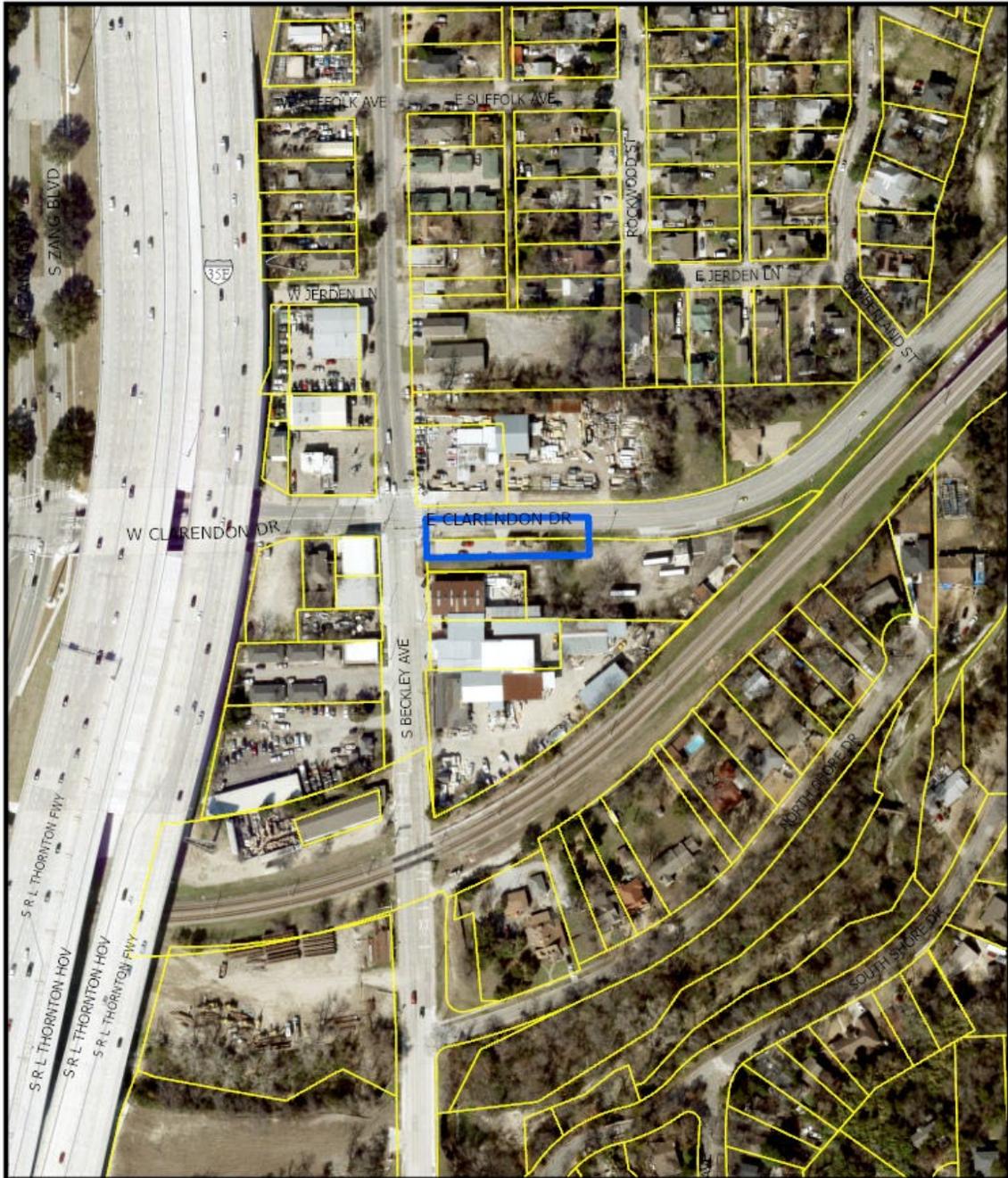
PROPOSED SITE PLAN (DETAIL, TOWER ELEVATION)



PROPOSED SITE PLAN (DETAIL, OVERALL SITE)





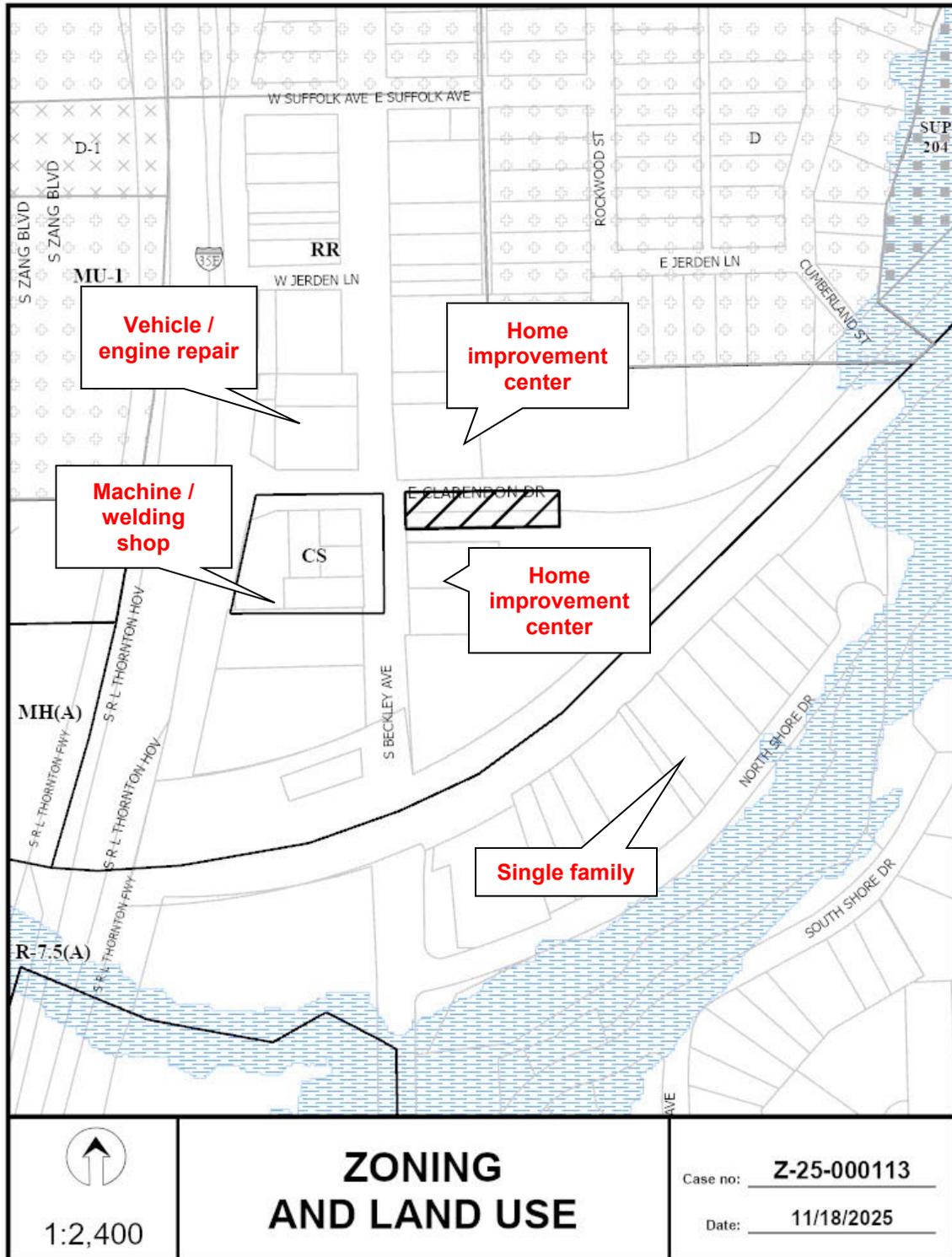


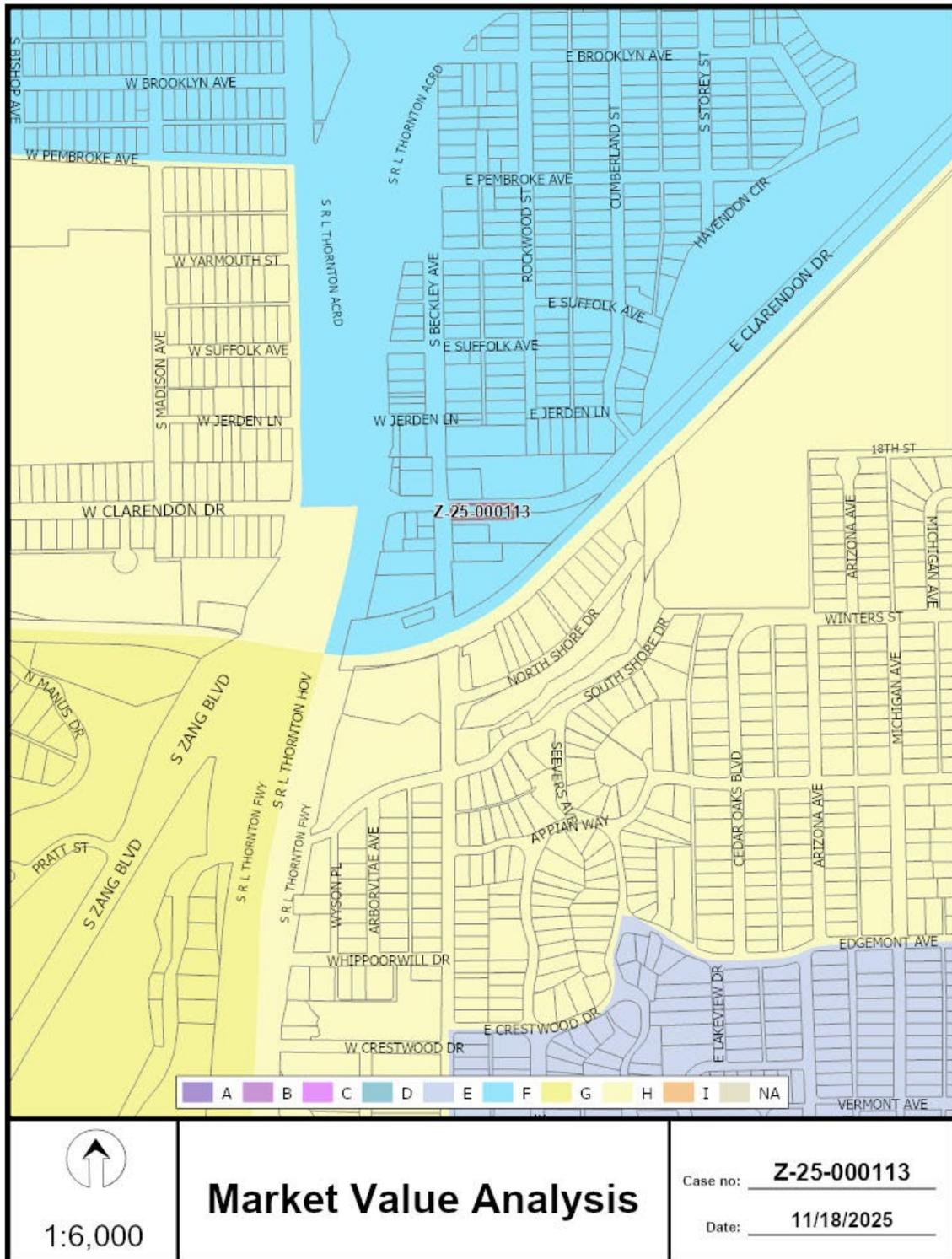
1:2,400

AERIAL MAP

Case no: Z-25-000113

Date: 11/18/2025







52	Property Owners Notified (61 parcels)
2	Replies in Favor (2 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
12/4/2025	Date

Z-25-000113
CPC



1:2,400

12/03/2025

Reply List of Property Owners***Z-25-000113******52 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	200 E CLARENDON DR	FJM I LLC
	2	106 E CLARENDON DR	VASQUEZ SURPLUS LLC
	3	202 E JERDEN LN	ROSAS MARIA D &
	4	206 E JERDEN LN	Taxpayer at
	5	210 E JERDEN LN	FRAUSTO EFRAIN &
	6	214 E JERDEN LN	LEIJA LUIS
	7	218 E JERDEN LN	MILLER BRADLEY J
	8	226 E JERDEN LN	Taxpayer at
	9	1036 CUMBERLAND ST	EAST JERDEN LLC
	10	1026 ROCKWOOD ST	Taxpayer at
	11	1030 ROCKWOOD ST	MUNOZ CYNTHIA RUBY
	12	1031 CUMBERLAND ST	CASTILLO JORGE LUIS &
	13	1010 S BECKLEY AVE	JMP & JJP FAMILY LP
	14	1014 S BECKLEY AVE	Taxpayer at
	15	1016 S BECKLEY AVE	RYCHLIK BEN D
	16	1024 S BECKLEY AVE	RYCHLIK INC
O	17	1033 ROCKWOOD ST	ESTRADA ARMANDO & KAREN ROSE
	18	1031 ROCKWOOD ST	LOPEZ DELFINO S
	19	1029 ROCKWOOD ST	MONSIVAIS ELICENA &
	20	1027 ROCKWOOD ST	MONCIVAIS VALENTE &
	21	1013 S BECKLEY AVE	CONTRERAS RAFAEL
	22	1015 S BECKLEY AVE	ACUENTECO RAUL & SALUSTIA FLORES
	23	1009 S BECKLEY AVE	PEREZ RICARDO &
	24	1017 S BECKLEY AVE	Taxpayer at
	25	110 W JERDEN LN	ARLENE INCORPORATED
	26	247 NORTH SHORE DR	VELIZ JUANA

12/03/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	239 NORTH SHORE DR	WEST DONNA
	28	235 NORTH SHORE DR	ABREGO HILARIO
O	29	231 NORTH SHORE DR	DAVIS PAUL & ALBERTA
	30	227 NORTH SHORE DR	QUINTANS JOEL & ALICIA
	31	223 NORTH SHORE DR	MORGAN JEFFREY DALE &
	32	215 NORTH SHORE DR	HOWARD JAMES B SR & BONNIE L
	33	211 NORTH SHORE DR	HOWARD JAMES B SR & BONNIE L
	34	131 NORTH SHORE DR	GIBBENS M.S
	35	125 NORTH SHORE DR	SVENSSONHALL CHAD
	36	123 NORTH SHORE DR	KING ERIN
	37	119 NORTH SHORE DR	MARQUEZ ROBERTO
	38	115 NORTH SHORE DR	MARQUEZ ROBERTO & YOLANDA
	39	1040 S BECKLEY AVE	ARLENES INC
	40	211 E CLARENDON DR	TAYLOR GREG D ET AL
	41	1125 S BECKLEY AVE	TORRES PABLO
	42	110 W CLARENDON DR	DIAZ MARIA E
	43	1115 S BECKLEY AVE	1115 SOUTH BECKLEY LLC
	44	1127 S BECKLEY AVE	SCOTT B MILLER
	45	1103 S BECKLEY AVE	CRAVER THEODORE R &
	46	112 W CLARENDON DR	ELIZONDO MERCED
	47	1111 S BECKLEY AVE	ARLENE INC
	48	1039 S BECKLEY AVE	BATAINEH MOHAMMAD &
	49	1037 S BECKLEY AVE	ELIZONDO II MERCED
	50	111 W CLARENDON DR	ELIZONDO LETICIA A
	51	1026 S BECKLEY AVE	NEW HORIZON BIBLE BELIEVERS
	52	401 S BUCKNER BLVD	DART