

FILE NUMBER: Z-25-000120 **DATE FILED:** February 3, 2026

LOCATION: Northeast corner of E. Kiest Boulevard and S. Lancaster Road

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 17,148 sq. ft. **CENSUS TRACT:** 481130088013

APPLICANT: Jim Lee / Crown Castle USA, Inc.

REPRESENTATIVE: Justin Robinson / MMI Titan, Inc.

OWNER: Todd Routh / Weatherford Plaza, LLC

REQUEST: An application for an amendment to SUP 1571 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 renew the existing SUP for the monopole cellular tower.

STAFF RECOMMENDATION: Approval, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District with Specific Use Permit 1571 for a tower/antenna for cellular communication limited to a monopole cellular tower and is developed with a monopole cell tower within a shopping center - Lancaster Kiest Shopping Center.
- City Council approved SUP 1571 on January 12, 2005, with an expiration date of October 14, 2025, with eligibility for autorenewals for additional 10-year periods.
- The applicant missed the deadline to be eligible for autorenewal.
- No changes to the site plan are being proposed.
- The property has frontage on both E. Kiest Boulevard and S. Lancaster Road.
- The purpose of the request is to renew the SUP for the existing monopole cellular tower on the property within the existing shopping center.
- Therefore, the applicant is requesting an amendment to SUP 1571 to continue the use of the existing monopole cellular tower on the property.

Zoning History:

There has been one recent zoning change in the area within the last five years:

1. **Z212-142:** On September 14, 2022, the City Council denied without prejudice an application for an SUP for an open-enrollment charter school on property zoned CR Community Retail District at the north corner of S. Lancaster Road and E. Kiest Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
E. Kiest Boulevard	PA – Principal Arterial	100'
S. Lancaster Road	PA – Principal Arterial	80'

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 to review engineering plans at the time of permitting

to comply with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:
Kiest Blue Line Light Rail Station

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 the 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.

• **Consistency Review Recommendation**

The proposed zoning change of SUP renewal for an existing monopole cellular tower is consistent with Forward Dallas 2.0 as the site is completely within the Community Mixed-Use placetype which is primarily areas 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. Within more suburban areas of Dallas, these areas consist of larger complexes, often with fewer stories while offering a large amount of retail, restaurant, and personal services that are generally separated by large parking areas or open spaces along the perimeter.

• **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

The site is within the Lancaster Corridor Station Area Plan area. The plan area features a concentration of commercial, retail, office, service, and public and

institutional facilities along Lancaster Rd and the DART Blue Line, with the Kiest and VA Medical Center Stations anchoring the north and south ends of the corridor.

The Lancaster Corridor area is envisioned as a thriving, walkable mixed-use corridor that provides a range of high-quality, neighborhood-serving retail, employment opportunities, and housing options with safe multi-modal access between key destinations.

The Lancaster Corridor Station Area Plan details specific initiatives to create a better future for the Lancaster Corridor area, with attention to improving safety and multi-modal connectivity, and establishing strategies to create a thriving transit-oriented neighborhood over the long term.

The plan outlines a development action plan, adaptive re-use action plan, adaptive re-use guidelines and implementation actions. Key strategies related to financing, education, zoning, and transportation will help advance the strategic opportunities outlined in this Plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR / SUP 1571	monopole tower/tower antenna
North	CR	Retail / tower/tower antenna
East	CS	Retail
South	CS / PD 426	Retail / Transit Station
West	CS / PD 902	Retail / Multifamily uses

Land Use Compatibility:

Community serving retail uses adjoin the request site on all sides with another cellular tower also located in the retail development – Lancaster Kiest Shopping Center to the northeast.

The existing CR Community Retail zoning allows a tower/antenna for cellular communication to be constructed up to a height of 65 feet by right; however, if the tower/antenna for cellular communication exceeds 65 feet in height, an SUP is required for the remaining 25 feet. The existing site plan and conditions will not change.

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.

Landscaping:

The site is developed with a monopole cellular tower and equipment within the existing Lancaster Kiest Shopping Center. The proposed amendment to existing SUP 1571 is for the renewal of the SUP with no changes proposed to the site plan.

Parking:

Under the requested SUP renewal, the applicant is not proposing any changes to the site with the monopole cellular tower and equipment within the existing Lancaster Kiest Shopping Center.

Staff is recommending that the parking comply with Chapter 51A in lieu of the parking ratio of one parking space as specified in the SUP Conditions. At permitting, the applicant would be required to comply with the current standard parking ratio of no required minimum parking spaces for the specified use for a tower/antenna.

The shopping center has parking spaces available directly across from the cell tower and equipment location and a large space immediately adjacent to the cell tower that could be used to park a vehicle to service the cell tower equipment.

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 and the area to the north and northeast is in an “H” MVA area. The area to south and southeast is in a “G” MVA area and the area in the west and southwest is in an “F” MVA area

**Proposed Conditions
SUP 1571**

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 does not expires on (10 years from date of passage), but is eligible for automatic renewal for additional 10-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 monopole cellular tower authorized by this specific use permit may not exceed 90 feet in height.
5. ~~OFF-STREET PARKING: Off street parking must be provided as shown on the attached site plan, with one space designated for this use.~~
- 5.[6.] SHARED USE WITH OTHER CARRIERS: Any tower/antenna for cellular communication over 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers, and the tower/antenna for cellular communication must be made available to other carriers

upon reasonable terms.

6.[7.] MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

7.[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.

EXISTING SITE PLAN (No Changes Proposed)

86867

151895

<p>ZONING MAP</p> <p>ZONING DISTRICT LEGEND</p> <ul style="list-style-type: none"> CR Commercial MF Multi-Family RD Single-Family Detached RS Single-Family Residence 	<p>ZONING SITE PLAN</p> <p>PROJECT TYPE: EXISTING TOWER SITE GENERAL SUP - #011</p> <p>DATE: MARCH 30, 2015</p> <p>SITE NAME: BU825306 LANCASTER /CROWN CASTLE-JON DORH</p> <p>CONTRACT INFORMATION: HALEY PECK CARPENTER PWR. 1715 S. CAPITAL OF TEXAS SUITE 300 IRVING, TEXAS 75062 PHONE: (972) 374-4261 EMAIL: haley@hpc@crowncastle.com</p> <p>LEGAL DESCRIPTION: LORRENZO VAN CLEAVE SURVEY, ABSTRACT NO. 1514 DALLAS PARCEL ID: 0083750000000000 DEED REF: D.D. 85190, PG. 875 7,886.67 SQ. FT. TOWER LEASE AREA</p> <p>CONSULTANTS: VINCENT GERARD & ASSOCIATES 1715 S. CAPITAL OF TEXAS SUITE 300 IRVING, TEXAS 75062 PHONE: (972) 333-2883 VINCE REBERNER</p> <p>ZONING SITE PLAN APPROVED AS SHOWN ON THIS DRAWING. WITH THE EXCEPTS OF THE PERMITTED ZONING REGULATIONS AND THE CITY OF DALLAS ZONING ORDINANCE, NO OTHER REGULATIONS OR ORDINANCES SHALL APPLY TO THIS PROJECT. THE CITY OF DALLAS ZONING DEPARTMENT IS NOT PROVIDING ANY WARRANTY, REPRESENTATION OR OPINION AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED HEREON.</p>	<p>VICINITY MAP</p> <p>AERIAL IMAGERY</p> <p>DETAIL SITE PLAN</p> <p>APPROVAL BOX</p> <p>ORIGINAL SUBMITTAL DATE: _____</p> <p>ACCEPTED FOR APPROVAL: Z145-125 (OTH) CITY OF DALLAS, TEXAS</p>	<p>VINCENT GERARD & ASSOCIATES LAND PLANNING & CONSULTANTS 1715 CAPITAL OF TEXAS HWY SOUTH, SUITE 300 IRVING, TEXAS 75062 972.333.2883 - vgerard@vga.com</p> <p>ZONING SITE PLAN BU825306 LANCASTER 1527 EAST KIEST BOULEVARD DALLAS, TEXAS 75216</p>
<p>SITE INFORMATION: ADDRESS: CITY OF DALLAS, TEXAS 75216 LOT: 1715 S. CAPITAL OF TEXAS OCCUPANCY: N/A (UNIMPROVED)</p> <p>USE: TELECOMMUNICATIONS FACILITY ZONING FILE NO. Z145-125 (OTH)</p>	<p>LEGAL DESCRIPTION: LORRENZO VAN CLEAVE SURVEY, ABSTRACT NO. 1514 DALLAS PARCEL ID: 0083750000000000 DEED REF: D.D. 85190, PG. 875 7,886.67 SQ. FT. TOWER LEASE AREA</p> <p>CONTRACT INFORMATION: HALEY PECK CARPENTER PWR. 1715 S. CAPITAL OF TEXAS SUITE 300 IRVING, TEXAS 75062 PHONE: (972) 374-4261 EMAIL: haley@hpc@crowncastle.com</p> <p>CARRIER INFORMATION: EXISTING T-MOBILE COMMUNICATIONS CROCKET COMMUNICATIONS CLEARWIRE</p>	<p>SITE PLAN</p> <p>UTILITY EASEMENT</p> <p>PARKING SPACE</p> <p>ACCESS EASEMENT</p> <p>Wendy's</p> <p>S. LANCASTER ROAD (VARIABLE WIDTH PUBLIC R.O.W.)</p> <p>E. KIEST BOULEVARD (VARIABLE WIDTH PUBLIC R.O.W.)</p> <p>TOWER LEASE DALLAS CAD APN: 0083750000000000 DEED REF: VOL. 85190, PG. 875 D.D. 85190</p> <p>SCALE 1" = 60'-0"</p>	<p>ZONING SITE PLAN BU825306 LANCASTER /CROWN CASTLE-JON DORH</p> <p>DATE: MARCH 30, 2015</p> <p>CONTRACT INFORMATION: HALEY PECK CARPENTER PWR. 1715 S. CAPITAL OF TEXAS SUITE 300 IRVING, TEXAS 75062 PHONE: (972) 374-4261 EMAIL: haley@hpc@crowncastle.com</p> <p>LEGAL DESCRIPTION: LORRENZO VAN CLEAVE SURVEY, ABSTRACT NO. 1514 DALLAS PARCEL ID: 0083750000000000 DEED REF: D.D. 85190, PG. 875 7,886.67 SQ. FT. TOWER LEASE AREA</p> <p>CONSULTANTS: VINCENT GERARD & ASSOCIATES 1715 S. CAPITAL OF TEXAS SUITE 300 IRVING, TEXAS 75062 PHONE: (972) 333-2883 VINCE REBERNER</p> <p>ZONING SITE PLAN APPROVED AS SHOWN ON THIS DRAWING. WITH THE EXCEPTS OF THE PERMITTED ZONING REGULATIONS AND THE CITY OF DALLAS ZONING ORDINANCE, NO OTHER REGULATIONS OR ORDINANCES SHALL APPLY TO THIS PROJECT. THE CITY OF DALLAS ZONING DEPARTMENT IS NOT PROVIDING ANY WARRANTY, REPRESENTATION OR OPINION AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED HEREON.</p>
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Approved
City Plan Commission
September 3, 2015

Site Plan (Revised)
Specific Use Permit
No. 1571

List of Officers

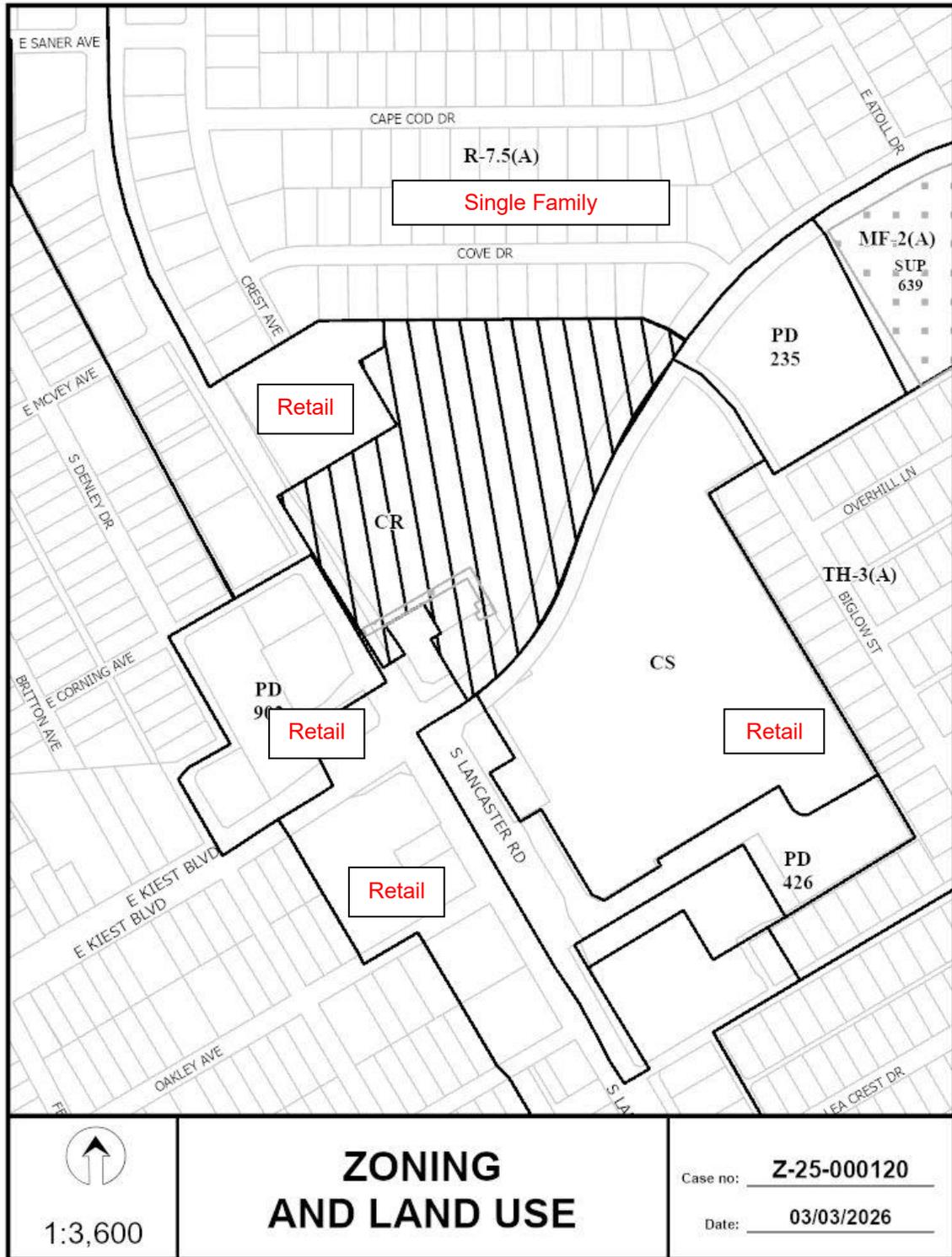
Crown Castle USA, Inc:

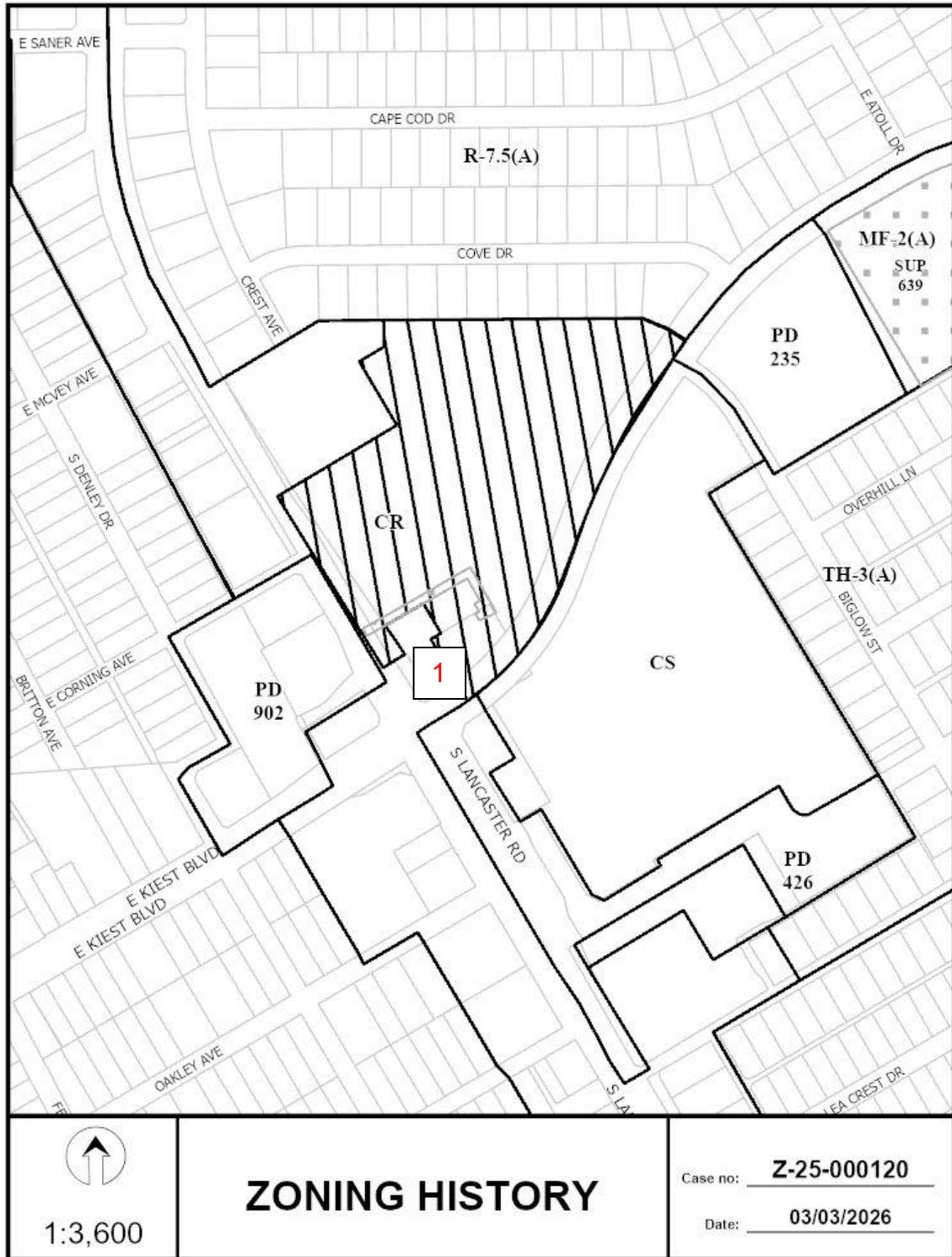
Chris Hillabrand	President and Chief Executive Officer
Teddy Adams	Executive Vice President and General Counsel
Jeff Baker	SVP, Fiber Sales and Marketing
Tim Grace	Executive Vice President and Chief Human Resources Officer
Chris Levendos	Executive Vice President and Chief Operating Officer – Fiber
Sunit Patel	Executive Vice President and Chief Financial Officer
Cathy Piche	Executive Vice President and Chief Operating Officer – Towers
Karen Rohrkemper	SVP, Implementation and Operations
Daniel K. Schlanger	Executive Vice President and Chief Transformation Officer

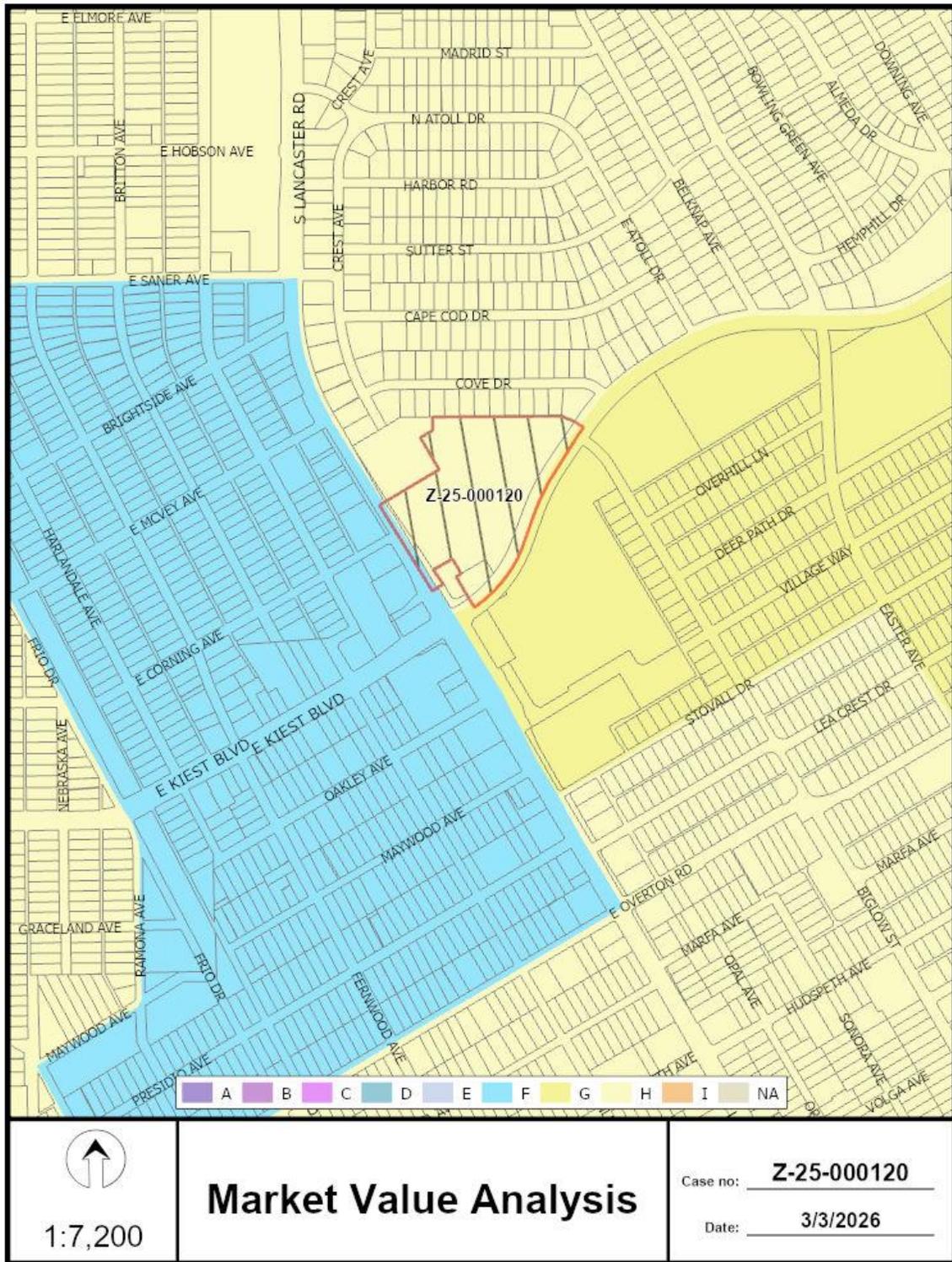
Subject Property:

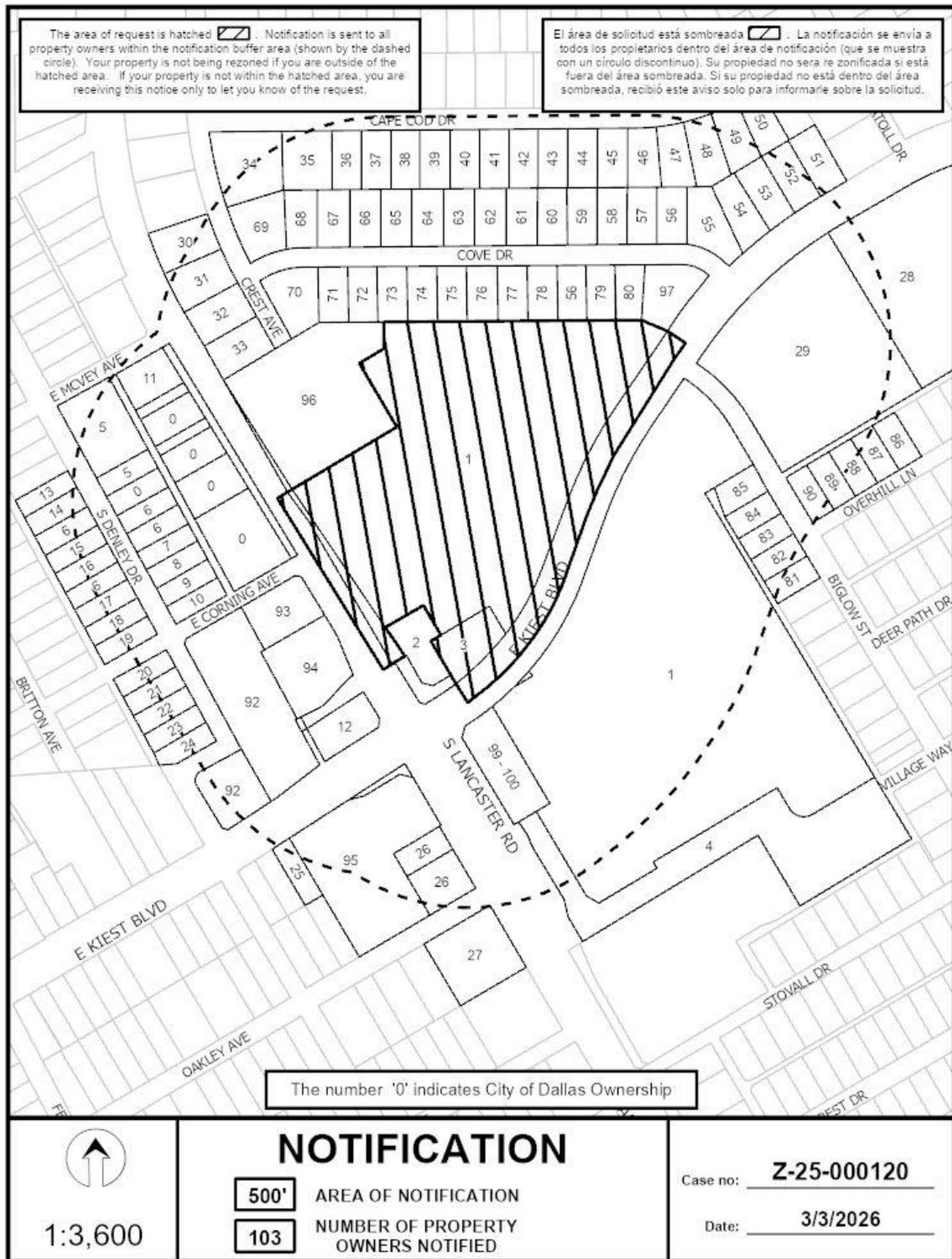
Todd Routh	Owner, Sole and Separate Property
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03/03/2026

*Notification List of Property Owners**Z-25-000120**103 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3050 S LANCASTER RD	WEATHERFORD PLAZA LLC
2	1507 E KIEST BLVD	WENDYS PROPERTIES LLC
3	1515 E KIEST BLVD	DENTON ESTA
4	3304 S LANCASTER RD	DALLAS AREA RAPID TRANSIT
5	3018 S DENLEY DR	GREATER SOUTH CENTRAL
6	3026 S DENLEY DR	WORKS GEORGE W JR ET AL
7	3034 S DENLEY DR	GUZMAN SARA &
8	3038 S DENLEY DR	RAMIREZ ERIC E
9	3042 S DENLEY DR	ANDRADE JEFERSON ARMANDO M &
10	3046 S DENLEY DR	CRUZ BERNARDO MENDEZ
11	3005 S LANCASTER RD	539 MOORESTREET LLC &
12	1441 E KIEST BLVD	DOJO LP
13	3015 S DENLEY DR	HERBST JESS H
14	3019 S DENLEY DR	BROWN CLIFTON ANTONIO &
15	3027 S DENLEY DR	CANTU LEONEL
16	3031 S DENLEY DR	GONZALEZ NOE & ERIKA
17	3039 S DENLEY DR	NAVARRO SARA KARINA GUZMAN &
18	3043 S DENLEY DR	RIGOBERTO MACHADO PORTILLO
19	3047 S DENLEY DR	PORTILLO RIGOBERTO MACHADO & MARIA NELA MARTINEZ
20	3103 S DENLEY DR	ESPINOZA MARIA MAGDALENA
21	3107 S DENLEY DR	RICO MARIA
22	3111 S DENLEY DR	REDIC SCOTT
23	3115 S DENLEY DR	GARDUNO JERARDO JOSE
24	3119 S DENLEY DR	FRANKLIN REAL ESTATE CONSTRUCTION
25	1410 E KIEST BLVD	Taxpayer at
26	3231 S LANCASTER RD	REALTY INCOME PROPERTIES 25 LLC

03/03/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3311 S LANCASTER RD	HOPPENSTEIN PROPERTIES
28	3119 EASTER AVE	STEELE SAINT JAMES PEOPLES LLC
29	1500 E Kiest BLVD	U S POSTAL SERVICE
30	2923 CREST AVE	SMITH KIRTLEY C
31	2931 CREST AVE	JAMES ZACHARY
32	3007 CREST AVE	MORALES CABRERA JOSEFA
33	3011 CREST AVE	HERNANDEZ LUIS DANIEL
34	1410 CAPE COD DR	DELEON OLIVIA DIAZ &
35	1422 CAPE COD DR	ELSTON RUSSELL JR
36	1426 CAPE COD DR	CR PROPERTYWISE LLC
37	1432 CAPE COD DR	WILLIAMS JACQUELINE
38	1438 CAPE COD DR	JOHNSON JIMMY
39	1444 CAPE COD DR	JOHNSON AARON B
40	1450 CAPE COD DR	Taxpayer at
41	1456 CAPE COD DR	GUY VELMA JEAN
42	1462 CAPE COD DR	TODD MICHAEL J &
43	1502 CAPE COD DR	FOSTER ADA L
44	1510 CAPE COD DR	DCS BUILDERS
45	1514 CAPE COD DR	MARTINEZ DAVID EST OF
46	1520 CAPE COD DR	TURNER SHARLENE
47	1526 CAPE COD DR	LACY HERMAN & HETTIE
48	1532 CAPE COD DR	RAND VIOLET M
49	1538 CAPE COD DR	ESPINOSA ROBERTO & MARIA
50	1542 CAPE COD DR	ORTIZ PATRICIA SMITH &
51	1593 E Kiest BLVD	STEWART VERNA L
52	1589 E Kiest BLVD	TURNER DONDI
53	1585 E Kiest BLVD	Taxpayer at
54	1581 E Kiest BLVD	MCGRIFF CHARLES E
55	1531 COVE DR	Taxpayer at

03/03/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
56	1527 COVE DR	HENDERSON CHESTER R &
57	1523 COVE DR	JOHNSON DOROTHY L
58	1517 COVE DR	CRUZ FAMILY TRUST
59	1511 COVE DR	LOREDO MARTIN
60	1505 COVE DR	BAKER JAMES
61	1455 COVE DR	GUEL ENRIQUE ESQUIVEL
62	1451 COVE DR	LOPEZ OVIDIO &
63	1445 COVE DR	MONREAL MAURO OZIEL RINCON
64	1439 COVE DR	LOPEZ OVIDIO G & AIDE I
65	1433 COVE DR	NELSON CARRIE
66	1427 COVE DR	CROWDER STEVEN
67	1421 COVE DR	BRYANT DON WINSTON &
68	1415 COVE DR	HICKS SONDRAG
69	1407 COVE DR	DELEON BIANCA DIAZ
70	1410 COVE DR	ALVELAIS BILLIE J
71	1416 COVE DR	THOMAS CHEMEANA LANEICE &
72	1422 COVE DR	CASTANEDA SORAYA &
73	1428 COVE DR	HOLT OWEDA
74	1434 COVE DR	MUNIZ IRVING
75	1440 COVE DR	MCMILLAN TRACI BALDWIN &
76	1446 COVE DR	LOPEZ OVIDIO G & AIDE IVON
77	1450 COVE DR	ALVELAIS VICTOR TELLO
78	1504 COVE DR	PALOMEQUE ROBERTO G &
79	1516 COVE DR	FRANCIS DANIELLE N
80	1522 COVE DR	GARCIA CARLOS DE JESUS ARAGON
81	3201 BIGLOW ST	FLORES PEDRO VAZQUEZ
82	3121 BIGLOW ST	KNOX LAURA MAY
83	3117 BIGLOW ST	MALAGON AZUSENA & ERIC MAY CHAN
84	3113 BIGLOW ST	FRIAS JOE DAVID &
85	3107 BIGLOW ST	Taxpayer at
86	1721 OVERHILL LN	DELGADO VICENTE

03/03/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
87	1717 OVERHILL LN	WASHINGTON PEGGIE M
88	1715 OVERHILL LN	JAMES SARA L EST OF
89	1707 OVERHILL LN	CLANTON LAKEL
90	1701 OVERHILL LN	Taxpayer at
91	3107 S LANCASTER RD	CITY WIDE COMMUNITY DEVELOPMENT CORPORATION
92	3124 S DENLEY DR	CITY WIDE SERENITY PLACE APARTMENTS LP
93	3107 S LANCASTER RD	EDWARDS RUDOLPH
94	3155 S LANCASTER RD	CITY WIDE COMMUNITY DEVELOPMENT CORP
95	3211 LANCASTER RD	MCMWAGS TX 1 LLC
96	3030 S LANCASTER RD	REALTY INCOME US CORE PLUS
97	1526 COVE DR	DABBS ROY EST OF
98	1507 E Kiest BLVD	DART
99	3200 S LANCASTER RD	BRANCH BANKING & TRUST CO
100	3202 S LANCASTER RD	WEATHERFORD PLAZA LLC
101	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
102	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
103	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT