

FILE NUMBER: Z-26-000078 **DATE FILED:** April 14, 2026
LOCATION: Pleasant Drive and Baywood Drive, north of Lake June Road
COUNCIL DISTRICT: 5
SIZE OF REQUEST: Approx. 2.60 ac **CENSUS TRACT:** 48113009203

REPRESENTATIVE: MMI Titan, Inc. – Justin Robinson

OWNER: Pleasant Grove Christian Church – Ben Graves

APPLICANT: Crown Castle USA, Inc. – Jim Lee

REQUEST: An application for an amendment to Specific Use Permit No. 2424 for a tower/antenna for cellular communication on property zoned R-7.5(A) Single Family District and CR Community Retail District.

SUMMARY: The purpose of the request is to allow the continued operation of an existing tower/antenna for cellular communication.

STAFF RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions.

CPC RECOMMENDATION: **Approval** for a ten-year period, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and is developed with a church with a cell tower in the rear of the property.
- The surrounding area is predominantly single family, with commercial uses along Lake June Road.
- The applicant wishes to continue to use the site for a cell tower. As such, they request renewal of their a Specific Use Permit.
- The SUP was originally approved by City Council on August 11, 2021 for a period of five years.
- No changes are proposed to the site plan or the conditions aside from the time period.

Zoning History:

There has been one (1) zoning case in the area within the last five years:

1. **Z212-158:** On June 22, 2022, the City Council approved an application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open enrollment charter school use on property zoned an R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lake June Rd	Principal Arterial	100 feet
Pleasant Dr	Local Street	-
Baywood Dr	Local Street	-

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: Routes 15 and 30

STAFF ANALYSIS:

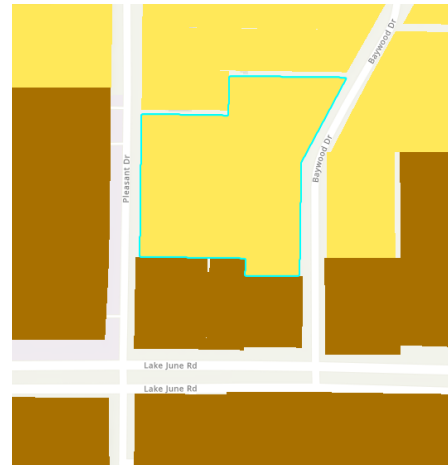
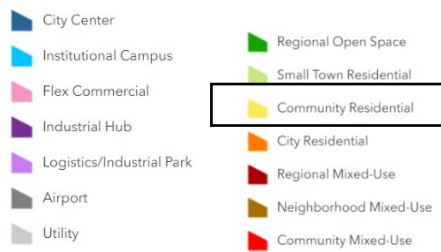
Comprehensive Plan:

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 specific use permit is generally **consistent** with Forward Dallas 2.0. Telecommunication towers as utility uses are a secondary land use in the **Community Residential** placetype. The subject property is located on a local street, Pleasant Drive. It is located in the mid-block but adjacent to an existing single family residential and commercial, and across the street from an elementary school. The property appears to be currently used as a church.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this specific use permit 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

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Church
North	R-7.5(A) Single Family	Single family
East	R-7.5(A) Single Family	Single family
South	RR Regional Retail / CR Community Retail	Used car dealership / Daycare
West	PD 1087, John Q. Adams Elementary School	School

Land Use Compatibility:

The request site is currently developed with a church, with a cell tower in the rear of the property. The applicant proposes utilizing the existing site as a cell tower in addition to a church. The immediate surroundings of the site are predominantly single-family houses, with a commercial site immediately south of the site.

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 supports the requested specific use permit as the applicant's request is consistent with the existing zoning and the general provisions for a Specific Use Permit, and is not expected to have a negative impact on the surrounding properties. The tower is appropriately sited within the property, on the commercial side rather than the residential to the north. The request also aligns with the policies set forth in ForwardDallas 2.0.

Development Standards

Following is a table showing the development standards of the current R-7.5(A) Single Family District.

District	Setback		Density/Lot Size	Height	Lot Cvrgr.
	Front	Side/Rear			
Current: R-7.5(A)	25'	Single family: 5'	None; min. lot size is 7,500 sqft	30'	45% residential 25% nonresidential

Landscaping:

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

Parking:

Parking must be provided in accordance with the Dallas Development Code.

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 "I" MVA area.

CPC Action

June 11, 2026

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2424 for a tower/antenna for cellular communication for a ten-year period, subject to a site plan and conditions, on property zoned R-7.5(A) Single Family District and CR Community Retail District, between Pleasant Drive and Baywood Drive, north of Lake June Road.

Maker: Serrato
Second: Sims
Result: Carried: 10 to 0

For: 10 - Sims, Hampton, Herbert, Serrato,
Carpenter, Housewright, Kocks, Coffman,
Hall, Kingston

Against: 0
Absent: 4 - Wheeler-Reagan, Franklin, Koonce, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with
Section 8-20(e) of the Dallas City Code.

Notices:	Area: 500	Mailed: 85
Replies:	For: 1	Against: 1

Speakers: For: None

For (Did not speak): Justin Robinson, 3132 Saint Albans Dr., Rossmor, CA, 90720
Against: None

List of Officers

Crown Castle

831689 – Lake June
1337 Baywood Street
1324 Pleasant Drive
Dallas, TX 75217
00000566474000000

**Crown Castle USA Inc.
List of Officers**

Chris Hillabrant	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

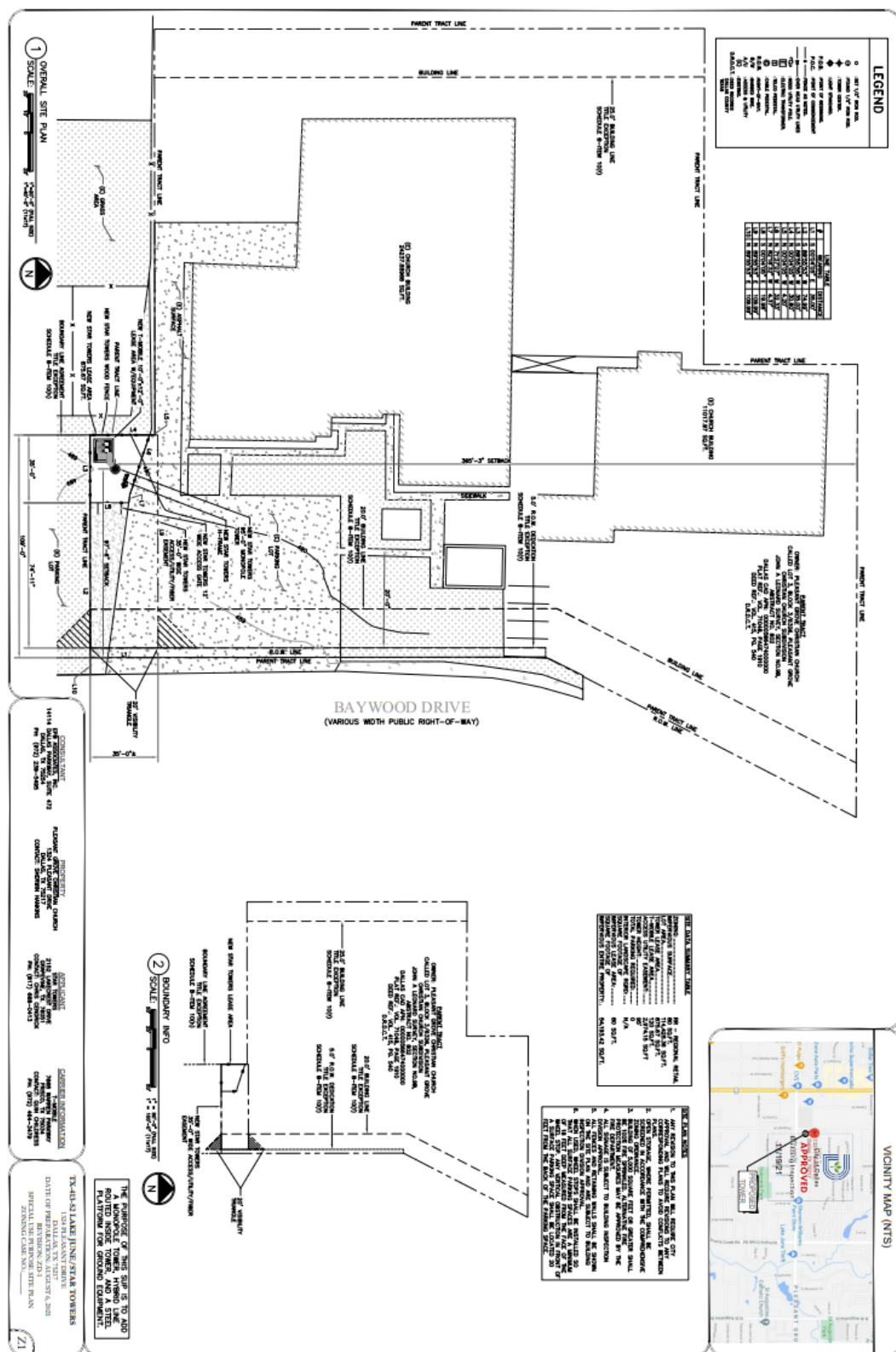
**Crown Castle USA Inc.
Project Specific Contacts**

Jim Lee	Justin Robinson
Program Manager	Project Manager
Crown Castle USA	MMI Titan Inc.
8020 Katy Freeway	3132 Saint Albans Drive
Houston, TX, 77025	Rossmoor, CA. 90720
(949) 930-4360	(714) 863-4366
Jim.Lee@CrownCastle.com	justin.robinson@mmititan.com

Subject Property

Pleasant Grove Christian Church	Ben Graves
	Michelle Pinetta

Existing Site Plan



Proposed Conditions

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.
3. TIME LIMIT: This specific use permit expires (ten years from the passage of the ordinance), 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.) [August 11, 2026.]

Staff Recommendation:

This specific use permit expires (ten years from the passage of the ordinance), 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.)[August 11, 2026.]

4. COLOCATION: Any tower/antenna support structure must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.

5. COMMUNICATION TOWER: The tower/antenna for cellular communication must be a stealth monopole (cables, antennas, and other similar equipment must be located within the structure) and must be painted or finished in a neutral color.

6. HEIGHT: The tower/antenna for cellular communication may not exceed 100 feet in height, including the five-foot lightning rod.

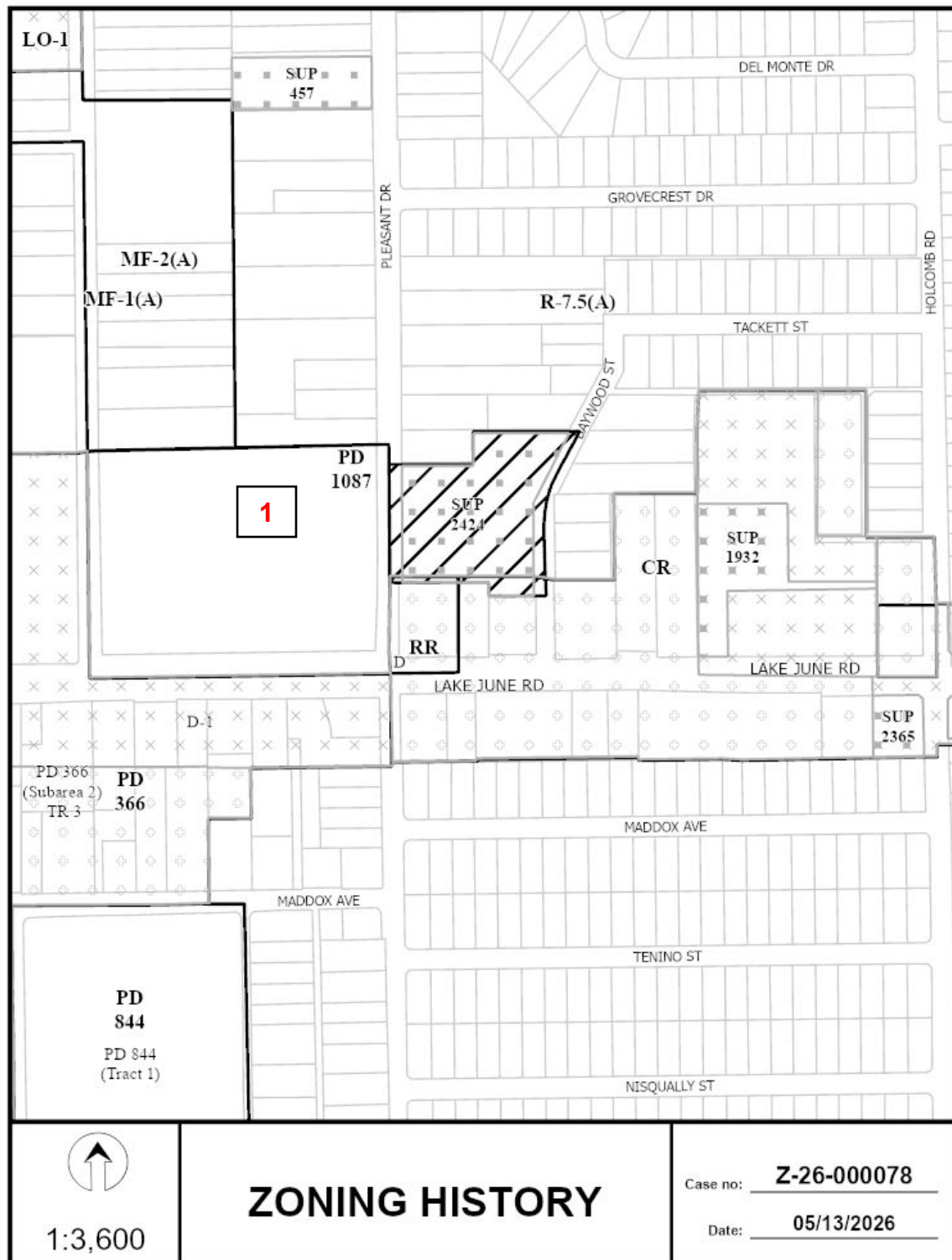
7. SCREENING: The lease area must be screened by an eight-foot-tall solid fence and secured by a 16-foot-wide access gate in the location shown on the attached site plan and elevation.

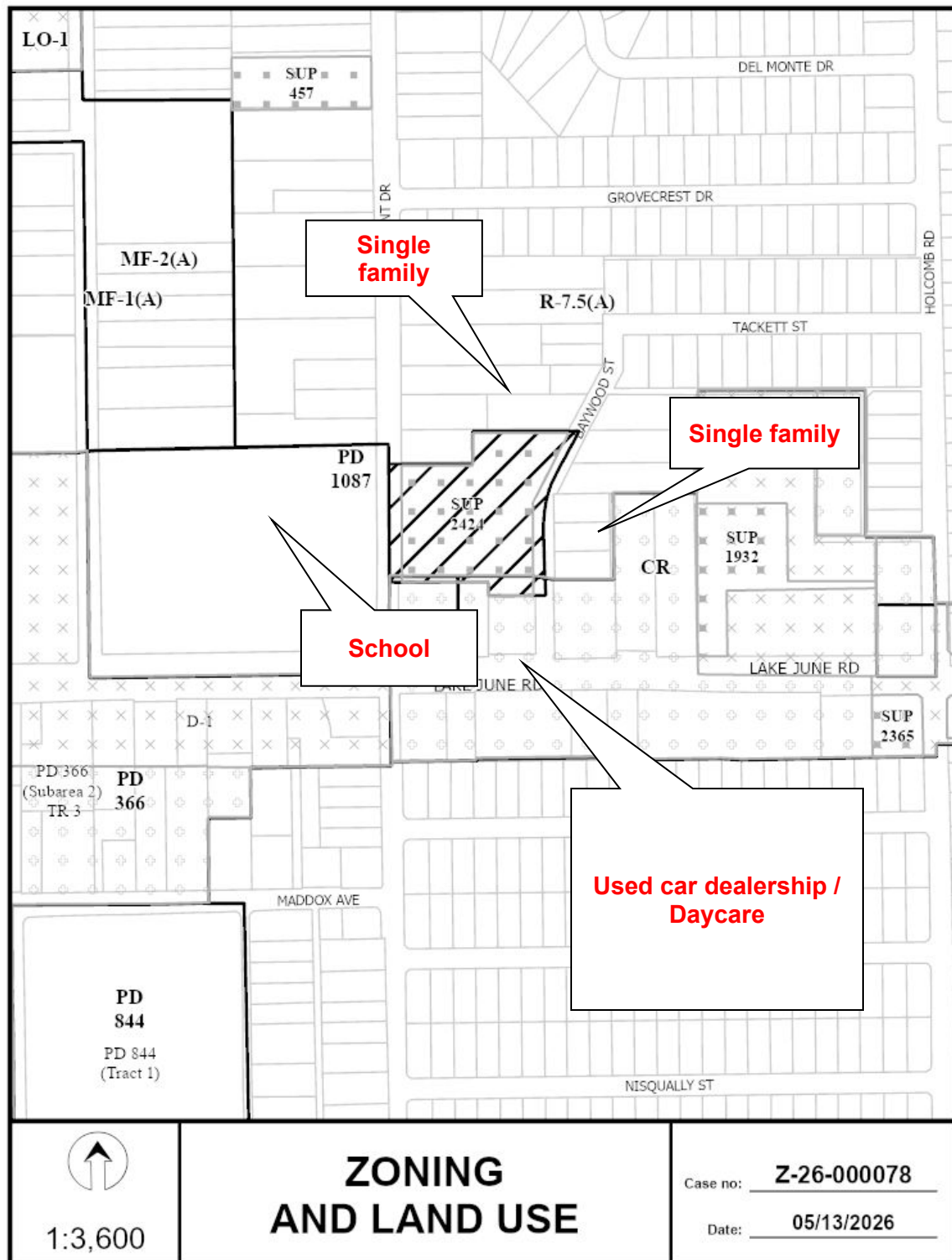
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

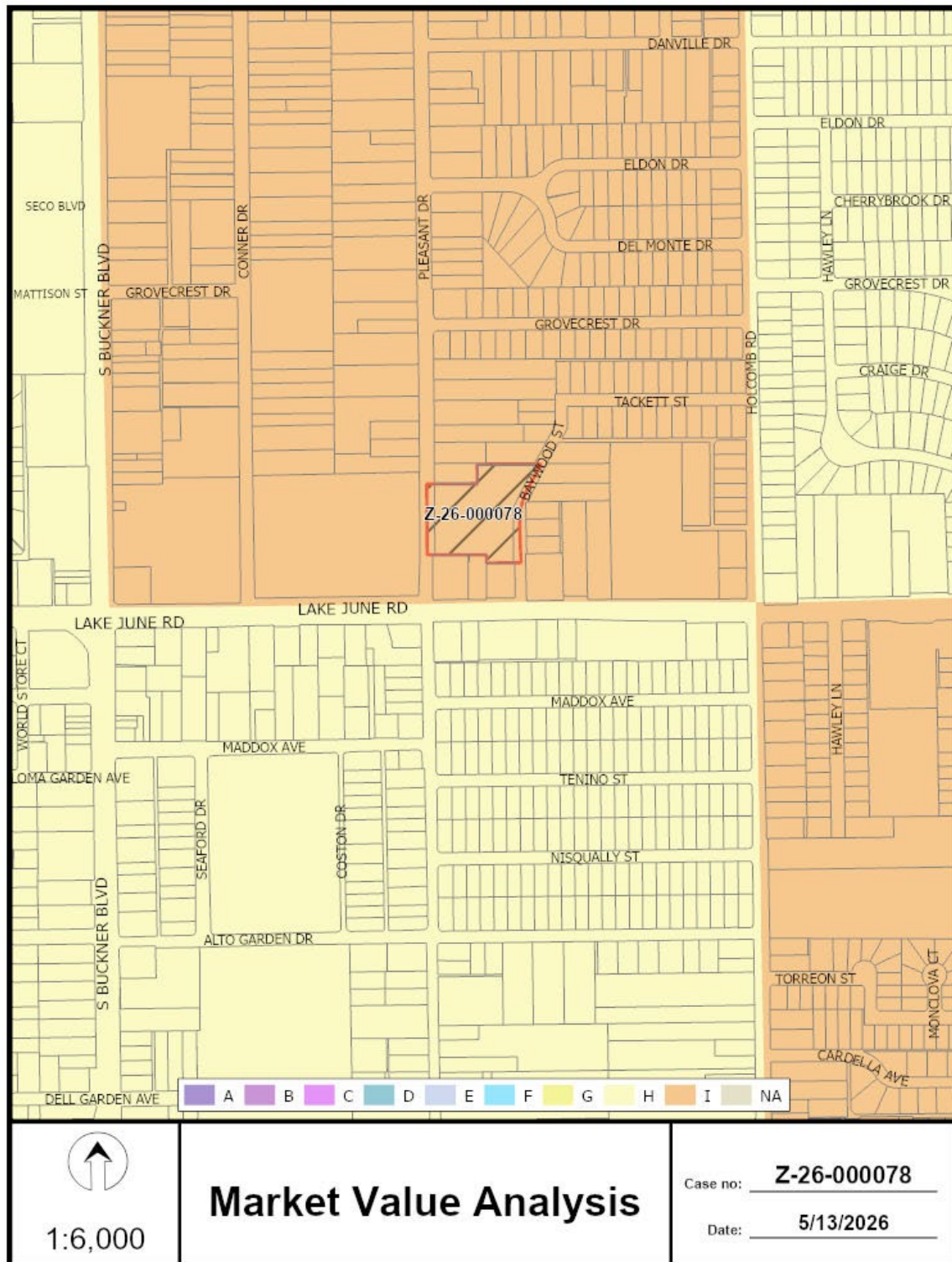
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.













06/10/2026

Reply List of Property Owners***Z-26-000078******85 Property Owners Notified 1 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	1324 PLEASANT DR	PLEASANT GROVE CHRISTIAN CHURCH
	2	8239 LAKE JUNE RD	Dallas ISD
	3	1411 PLEASANT DR	RUIZ MICHELE
	4	1441 PLEASANT DR	BELTRAN ARMANDO A &
	5	1403 PLEASANT DR	RODRIGUEZ GILBERTO
	6	1415 PLEASANT DR	AGUILAR MARIA M &
	7	1417 PLEASANT DR	QUEVEDO GLORIA
	8	1431 PLEASANT DR	PONCIANO JUANA
	9	1408 CONNER DR	ZAPATA ANNETTE
	10	1400 CONNER DR	SALCEDO MANUEL BECERRA &
	11	8302 GROVECREST DR	SANCHEZ MACRINO
	12	8306 GROVECREST DR	PEREZ ELVIA V &
	13	8310 GROVECREST DR	SANCHEZROMERO JUAN A &
	14	8314 GROVECREST DR	Taxpayer at
	15	8318 GROVECREST DR	CABRERA CATARINO &
	16	8322 GROVECREST DR	RUBIO RAUL SERRANO &
	17	8326 GROVECREST DR	HERNANDEZ RAFAELA &
	18	8330 GROVECREST DR	FLORES MARIA D
	19	8334 GROVECREST DR	NEGRETE VIDAL
	20	8338 GROVECREST DR	HERNANDEZ NICOLAS
	21	8402 GROVECREST DR	YANEZ OSCAR EDUARDO
	22	8315 LAKE JUNE RD	LEWIS ROMEO N JR
	23	1415 BAYWOOD ST	HERNANDEZ MARIA CECILIA
X	24	8323 LAKE JUNE RD	SUN WEN TSAI & CHING JEN
	25	8353 LAKE JUNE RD	METANOYA CHURCH OF DALLAS
	26	8407 LAKE JUNE RD	MARTINEZ RUBEN

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	8301 LAKE JUNE RD	DIAZ ROBERTO H &
	28	1432 PLEASANT DR	DELGADO IGNACIO & PAULINA ACOSTA
	29	1426 PLEASANT DR	Taxpayer at
	30	1414 PLEASANT DR	RAMIREZ JOSE ALFREDO &
	31	8341 LAKE JUNE RD	MENDOZA JUAN & MONICA
	32	8333 LAKE JUNE RD	ALVARADO LIMBER
	33	1320 BAYWOOD ST	SIERRA LUIS & CLARITA
	34	1326 BAYWOOD ST	ANDRADE ALFREDO
	35	1332 BAYWOOD ST	CARRANZA OLIVERIO & ROSBELIA ORTIZ
	36	8436 TACKETT ST	ROMAN RODOLFO JR & SONIA
	37	8430 TACKETT ST	ZAMUDIO ARMANDO R
	38	8426 TACKETT ST	GONZALEZ JAVIER ALVARADO & OLIMPIA GARCIA
	39	8422 TACKETT ST	MONTER HERMINIO
	40	8416 TACKETT ST	OJEDA JOSE A
	41	8412 TACKETT ST	MUNOZ JOSE GUADALUPE &
	42	8406 TACKETT ST	OVALLE CRYSTAL
	43	8427 TACKETT ST	FERNANDEZ JESUS ALFREDO
	44	8423 TACKETT ST	VELIZ GRACIELA
	45	8417 TACKETT ST	ZAMBRANO DELIA
	46	8413 TACKETT ST	ESQUIVEL PEDRO &
	47	8407 TACKETT ST	PINON LETICIA
	48	8403 TACKETT ST	WIN WIN HOME BUYERS LLC
	49	1338 BAYWOOD ST	RUIZ LUISA GOMEZ
	50	1338 PLEASANT DR	FLORES PEDRO &
	51	1404 BAYWOOD ST	LUVIANO CRUZ PATRICIA
	52	1406 PLEASANT DR	RAMIREZ CELSO &
	53	1409 BAYWOOD ST	MORENO ASCENCION CHAVEZ
	54	1410 BAYWOOD ST	LUVIANO CRUZ P &
	55	1418 PLEASANT DR	GONZALES ELEAZAR ALVAREZ
	56	1419 BAYWOOD ST	OVALLE NICOLAS &
	57	1423 BAYWOOD ST	GRAHAM JOCOBE D

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8252	LAKE JUNE RD	GONZALEZ LARRY
59	8240	LAKE JUNE RD	GAMEZ JOSE A
60	8240	LAKE JUNE RD	HERITAGE GROUP LLC THE
61	8233	MADDOX AVE	VEGA LUIS & SAN JUANA VEGA
62	8224	LAKE JUNE RD	PEREZ GRACIELA
63	1221	PLEASANT DR	VEGA LUIS & SAN JUANA
64	8325	MADDOX AVE	RAMIREZ GERARDO
65	8317	MADDOX AVE	ZAMORA GUADALUPE H &
66	8347	MADDOX AVE	TORRES WALTER A GONZALEZ
67	8321	MADDOX AVE	PANIAGUA ELEAZAR
68	8336	LAKE JUNE RD	FROSSARD T V JR
69	8318	LAKE JUNE RD	FROSSARD T E JR
70	8339	MADDOX AVE	RUIZ CLAUDIA
71	8329	MADDOX AVE	STILWELL TOM BILL
72	8403	MADDOX AVE	CASTILLO NOEMY
73	8307	MADDOX AVE	VELAZQUEZ HECTOR
74	8335	MADDOX AVE	ALVIZO CAMILO
75	8311	MADDOX AVE	CANELA LEONEL &
76	8301	MADDOX AVE	MARTINEZ LUIS & LUZ
77	8343	MADDOX AVE	Taxpayer at
78	8306	LAKE JUNE RD	LI LUNA
79	8302	LAKE JUNE RD	HB & AA LLC
80	1416	CONNER DR	MARES MERCED
81	1420	CONNER DR	VEGA JUAN JORGE & SHALBE BERMUDEZ
82	1217	PLEASANT DR	SILVA MIGUEL NAVA &
83	1221	PLEASANT DR	SIAS HOMERO CARRIZALES &
84	8416	LAKE JUNE RD	MHY PLAZA LLC
85	8388	LAKE JUNE RD	DIAZ JUAN