

**CITY PLAN COMMISSION**

**THURSDAY, JULY 10, 2025**

**Planner: Jordan Gregory**

**FILE NUMBER:** Z245-185(JG)/Z-25-000065

**DATE FILED:** March 17, 2025

**LOCATION:** North line of Lake June Road, west of Hillburn Drive

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** Approx. 7,287 sqft

**CENSUS TRACT:** 48113009105

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**APPLICANT/OWNER:** Diana Bautista Lara

**REQUEST:** An application for an NO(A) Neighborhood Office District on property zoned R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow the use of the existing structure as an office.

**STAFF**

**RECOMMENDATION:** Denial.

**PRIOR CPC ACTION:** At the June 26, 2025 hearing, the City Plan Commission moved to hold the case until July 10, 2025.

**BACKGROUND INFORMATION:**

- The area of the request is within a R-7.5(A) Single Family District.
- The site is currently developed with a single-story home, built in 1952. It is presently being used as a single-family residence. If approved, the applicant does plan on renovating the front yard to add parking and handicap access.
- The applicant provided the following list as potential office related uses: notary office, insurance agency, real estate office, tax filing agency, or legal office
- The lot has frontage on Lake June Road.
- This item was held by request of the applicant at the June 26, 2025, City Plan Commission meeting; no updates or changes have been proposed.

**Zoning History:**

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

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type               | Existing/Proposed ROW |
|---------------------|--------------------|-----------------------|
| Lake June Road      | Principal Arterial | 100'                  |

**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:**

The *forwardDallas!* Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and outlines several goals and policies which can serve as a framework for assisting in evaluating an applicant's request.

### **Placetypes:**

#### Community Residential

This placetype designates primary land uses as: Single Family Detached, Single Family Attached. These primary land uses are in conjunction with supporting land uses: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, **Office**, Civic/Public Institutional, and Utility.

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.

The applicant's request for a NO(A) Neighborhood Office District is inconsistent with the following Community Residential placetype goals and policies:

#### **CR A-2**

Key intersections, local commercial areas, and areas within ½ mile of transit stations may represent the most appropriate opportunities for redevelopment with supporting land uses.

#### **Adjacencies**

CR B-1      Commercial areas, including retail mixed-use development, should be located at key intersections and along major roadways.

#### **Urban Design Elements + Strategies**

## Green + Open Space

- 6 Increased side and rear yards can serve as transitions between different housing types and commercial developments.

## Streetscape + Parking

- 12 When feasible, place surface parking at the rear or interior of the lot to enhance the pedestrian experience.

## Building Form + Character

- 14 Anchor neighborhoods with local-serving commercial nodes.
- 22 Provide visual buffers between single family uses and other more intense adjoining uses.



Image: Primary/Secondary Land Uses, Chapter 3: Placetypes

## Land Use:

|              | Zoning                          | Land Use  |
|--------------|---------------------------------|---|
| <b>Site</b>  | R-7.5(A) Single Family District | Single Family   |
| <b>North</b> | R-7.5(A)                        | Single Family   |
| <b>West</b>  | R-7.5(A)                        | Single Family   |
| <b>South</b> | PD 366, Subarea 2, Tract 3      | Medical Clinic, Automotive Repair, Funeral and Crematory Services |
| <b>East</b>  | R-7.5(A)                        | Single Family   |

## Land Use Compatibility:

The request site is currently developed with a single-story home built in 1952, which is presently used as a single-family residence. The applicant is requesting to rezone the

property to an NO(A) Neighborhood Office District in order to convert the existing structure into an office. According to the applicant, there is no specific development plan at this time; however, they have expressed interest in various office-related uses, such as a notary office, insurance agency, real estate office, tax filing agency, or legal office. Additionally, the applicant has indicated interest in using the structure for a personal service use, such as a beauty salon.

It is important to note that while the NO(A) District permits “Office” uses by right, personal service uses are limited to a maximum of 1,000 square feet of floor area. This limitation should not pose a concern, as the Dallas Central Appraisal District lists the livable area of the structure at 1,080 square feet.

Properties surrounding the site to the north, east, and west are developed with single-family homes. To the south, across Lake June Road, there are a variety of non-residential uses, including a medical clinic, auto service center, funeral and crematory services, and a general merchandise or food store under 3,500 square feet. These uses are located on property zoned PD 366: the Buckner Boulevard Special Purpose District. The applicant’s proposal is intended to complement the surrounding commercial development, particularly by providing services that support the nearby Dallas County Juvenile Department Office located to the east.

While there are several non-residential uses in the vicinity, the applicant’s request does not align with the locational strategy outlined in the Community Residential Placetype, which emphasizes the following principles:

- Incompatible rezoning of individual single-family lots, especially mid-block, is generally discouraged.
- Existing housing stock should be preserved and retained whenever possible to maintain stable neighborhoods and minimize the displacement of existing residents, particularly in areas identified as high risk for displacement.

The subject site is located mid-block and is surrounded on three sides by single-family homes. While Section 51A-4.121(a)(1) states that the NO(A) District is intended to serve neighborhood and community needs and is compatible with locations adjacent to single-family neighborhoods, staff does not believe this site is the most appropriate location for such a use. ForwardDallas 2.0, through the Community Residential Placetype, emphasizes locating commercial development at key intersections. Although the site is situated along a major roadway, it is not located at or directly adjacent to an intersection.

Given this context—along with the increased development standards associated with the proposed zoning district and the potential for commercial encroachment into an established residential neighborhood—staff finds the location unsuitable for the proposed zoning change and therefore recommends denial.

### **Land Use Comparison:**

The following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts:

#### **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   | R-7.5(A) | NO(A)    |
| <b>AGRICULTURAL USES</b>                                    |          |          |
| Animal production   |          |          |
| Commercial stable   |          |          |
| Crop production   | •        | •        |
| Private stable  |          |          |
| <b>COMMERCIAL AND BUSINESS SERVICE USES</b>                 |          |          |
| Building repair and maintenance shop                        |          |          |
| Bus or rail transit vehicle maintenance or storage facility |          |          |
| Catering service  |          |          |
| Commercial bus station and terminal                         |          |          |
| Commercial cleaning or laundry plant                        |          |          |
| Custom business services                                    |          |          |
| Custom woodworking, furniture construction, or repair       |          |          |
| Electronics service center                                  |          |          |
| Job or lithographic printing                                |          |          |
| Labor hall  |          |          |
| Machine or welding shop                                     |          |          |

|  | Existing                | Proposed |
|--|-------------------------|----------|
| Use  | R-7.5(A)                | NO(A)    |
| Machinery, heavy equipment, or truck sales and services                |                         |          |
| Medical or scientific laboratory                                       |                         |          |
| Technical school   |                         |          |
| Tool or equipment rental   |                         |          |
| Vehicle or engine repair or maintenance                                |                         |          |
| <b>INDUSTRIAL USES</b>   |                         |          |
| Alcoholic beverage manufacturing                                       |                         |          |
| 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   |                         |          |
| Municipal waste incinerator  |                         |          |
| Organic compost recycling facility                                     |                         |          |
| 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  | See Sec. 51(A)-4.204(3) | S        |
| Cemetery or mausoleum  | S                       | S        |
| Child-care facility  | See Sec. 51(A)-4.204(3) | •        |
| Church   | •                       | •        |
| College, university, or seminary                                       | S                       | S        |
| Community service center   | S                       | S        |
| Convalescent and nursing homes, hospice care, and related institutions |                         |          |
| Convent or monastery   |                         | •        |
| Foster home  | S                       | S        |
| Halfway house  |                         |          |

|  | Existing  | Proposed |
|--|---|----------|
| Use  | R-7.5(A)  | NO(A)    |
| Hospital   |   |          |
| Library, art gallery, or museum                                      | S   | •        |
| Open-enrollment charter school or private school                     | S   | R        |
| Public school other than an open-enrollment charter school           | S   | S        |
| <b>LODGING USES</b>  |   |          |
| Extended stay hotel or motel   |   |          |
| Hotel or motel   |   |          |
| Lodging or boarding house  |   |          |
| Overnight general purpose shelter                                    |   |          |
| <b>MISCELLANEOUS USES</b>  |   |          |
| Attached non-premise sign.   |   | S        |
| Carnival or circus (temporary)                                       | By special authorization of the building official |          |
| Hazardous waste management facility                                  |   |          |
| Placement of fill material   | ★   | ★        |
| Temporary construction or sales office                               | •   | •        |
| <b>OFFICE USES</b>   |   |          |
| Alternative financial establishment                                  |   |          |
| Financial institution without drive-in window                        |   | •        |
| Financial institution with drive-in window                           |   |          |
| Medical clinic or ambulatory surgical center                         |   | •        |
| Office   |   | •        |
| <b>RECREATION USES</b>   |   |          |
| Country club with private membership                                 | S   | •        |
| Private recreation center, club, or area                             | S   | S        |
| Public park, playground, or golf course                              | •   | •        |
| <b>RESIDENTIAL USES</b>  |   |          |
| College dormitory, fraternity, or sorority house                     |   | S        |
| Duplex   |   |          |
| Group residential facility   |   |          |
| Handicapped group dwelling unit                                      | ★   |          |
| Manufactured home park, manufactured home subdivision, or campground |   |          |
| Multifamily  |   |          |



|   | Existing | Proposed |
|---|----------|----------|
| Use   | R-7.5(A) | NO(A)    |
| 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                              |          |          |
| Auto service center   |          |          |
| Business school   |          | S        |
| Car wash  |          |          |
| Commercial amusement (inside)   |          |          |
| Commercial amusement (outside)  |          |          |
| Commercial motor vehicle parking  |          |          |
| Commercial parking lot or garage  |          |          |
| Convenience store with drive-through                                    |          |          |
| Drive-In theater  |          |          |
| 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                                |          |          |
| Liquefied natural gas fueling station                                   |          |          |
| Liquor store  |          |          |
| Mortuary, funeral home, or commercial wedding chapel                    |          |          |
| Motor vehicle fueling station   |          |          |
| Nursery, garden shop, or plant sales                                    |          |          |
| Outside sales   |          |          |

|  | Existing | Proposed       |
|--|----------|----------------|
| Use  | R-7.5(A) | NO(A)          |
| Paraphernalia shop                                   |          |                |
| Pawn shop  |          |                |
| Personal service use                                 |          | ★<br>(Limited) |
| Restaurant without drive-in or drive-through service |          | S              |
| Restaurant with drive-in or drive-through service    |          |                |
| Surface parking                                      |          |                |
| Swap or buy shop                                     |          |                |
| Taxidermist  |          |                |
| Temporary retail use                                 |          |                |
| Theater  |          |                |
| Truck stop   |          |                |
| Vehicle display, sales, and service                  |          |                |
| <b>TRANSPORTATION USES</b>                           |          |                |
| Airport or landing field                             |          |                |
| Commercial bus station and terminal                  |          |                |
| Heliport   |          |                |
| Helistop   |          |                |
| Private street or alley                              | S        |                |
| Railroad passenger station                           |          |                |
| Railroad yard, roundhouse, or shops                  |          |                |
| STOL (short take-off or landing port)                |          |                |
| Transit passenger shelter                            | ★        | ★              |
| Transit passenger station or transfer center         | S        | ★              |
| <b>UTILITY AND PUBLIC SERVICE USES</b>               |          |                |
| Commercial radio or television transmitting station  |          |                |
| Electrical generating plant                          |          |                |
| Electrical substation                                | S        | S              |
| Local utilities                                      | ★        | ★              |
| Police or fire station                               | S        | S              |
| Post office  |          |                |
| Radio, television, or microwave tower                | S        | S              |
| Refuse transfer station                              |          |                |
| Sanitary landfill                                    |          |                |

|  | Existing | Proposed |
|--|----------|----------|
| Use  | R-7.5(A) | NO(A)    |
| Sewage treatment plant                               |          |          |
| Tower/antenna for cellular communication             | ★        | ★        |
| Utility or government installation other than listed | S        | S        |
| Water treatment plant                                |          |          |
| <b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>     |          |          |
| Auto auction   |          |          |
| Building mover's temporary storage yard              |          |          |
| Contractor's maintenance yard                        |          |          |
| Freight terminal                                     |          |          |
| Livestock auction pens or sheds                      |          |          |
| Manufactured building sales lot                      |          |          |
| Mini-warehouse                                       |          |          |
| Office showroom/warehouse                            |          |          |
| Outside storage                                      |          |          |
| 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  |          |          |

**Development Standards:**

| District          | Setbacks |      |      | Height | Lot Cvrg.           | Density    | Special Standards |
|-------------------|----------|------|------|--------|---------------------|------------|-------------------|
|                   | Front    | Side | Rear |        |                     |            |                   |
| Existing R-7.5(A) | 25'      | 5'   | 5'   | 30'    | 45% for residential | No Maximum | None              |
| Proposed NO(A)    | 15'      | 20'  | 20'  | 26'    | 50%                 | No Maximum | See below         |

Note: Side and Rear Yard is 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district.

**Special off-street loading provisions:**

- In this district, off-street loading spaces may not be located in the required front yard.
- In this district, off-street loading spaces may be located in the front yard behind the setback line if they are screened from the street. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3).

**Garbage collection and mechanical equipment areas:**

- Garbage collection and mechanical equipment areas. Garbage collection and mechanical equipment areas may not be located closer than 20 feet to the nearest building site in an R, R(A), D, D(A), TH, TH(A), or CH district, or that portion of a planned development district restricted to single family and/or duplex uses.

**Screening:**

- Screening surface parking lots from street. In this district, all off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.
- Screening side and rear yards from residential districts. In this district, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across an adjoining alley from an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district, any portion of the building site directly across from that district must be screened from that district.

**Landscaping:**

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

**Parking:**

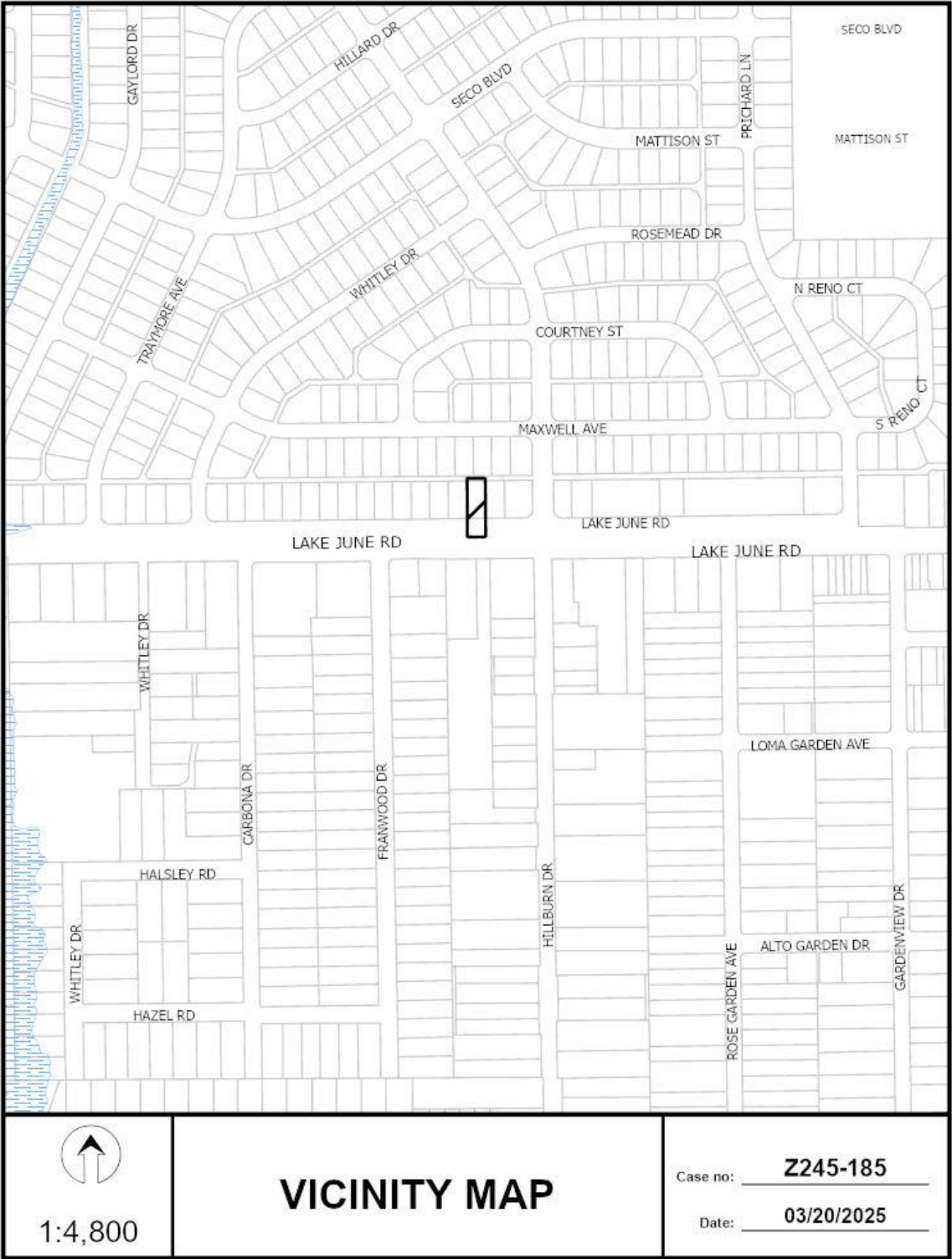
Parking is required in accordance with the Development Code as amended May 14, 2025. For office uses, no parking is required.

**Market Value Analysis:**

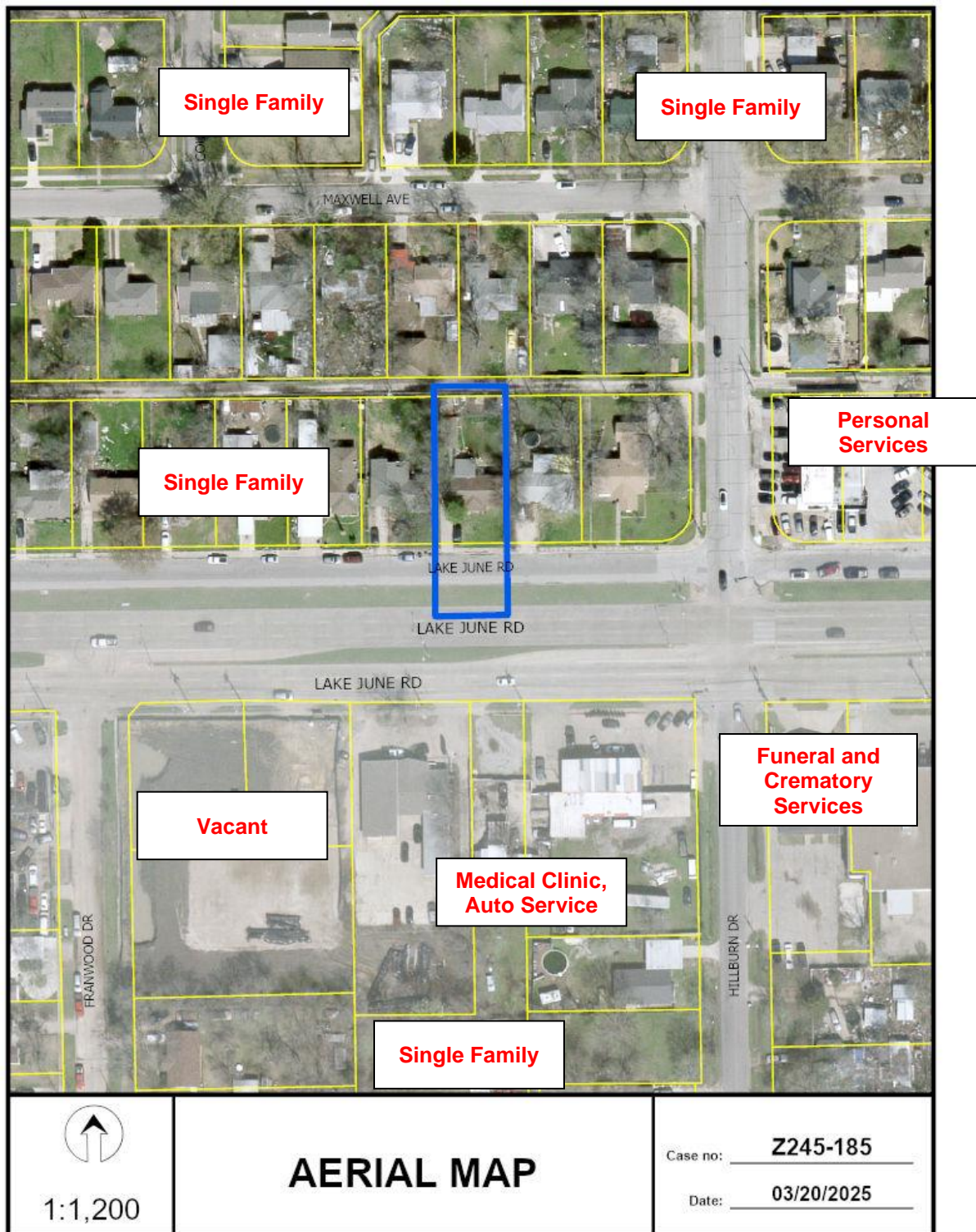
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 and the areas surrounding the north, south, east, and west are currently in a “H” MVA area.

**List of Officers**

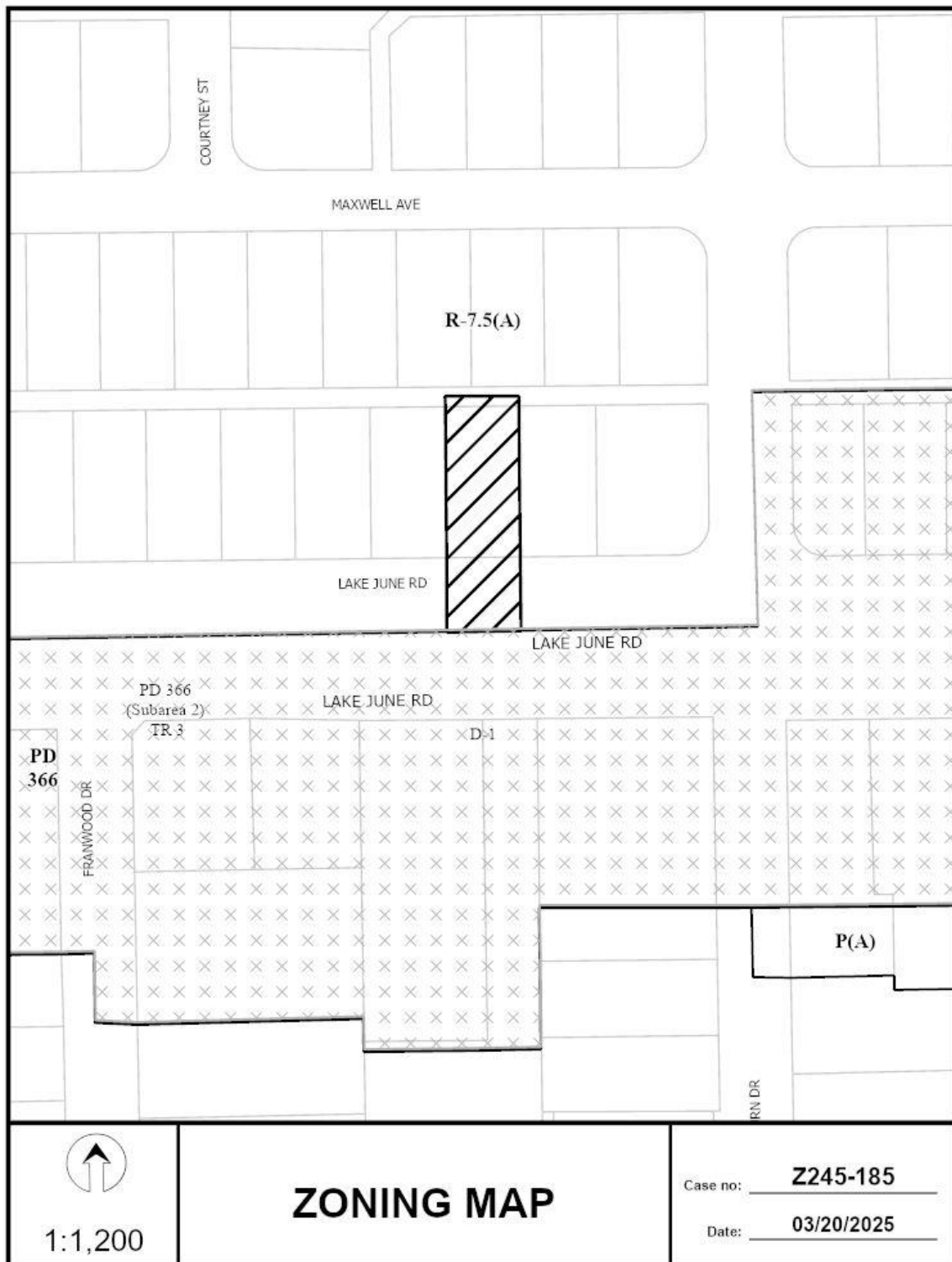
Diana Bautista Lara - Owner

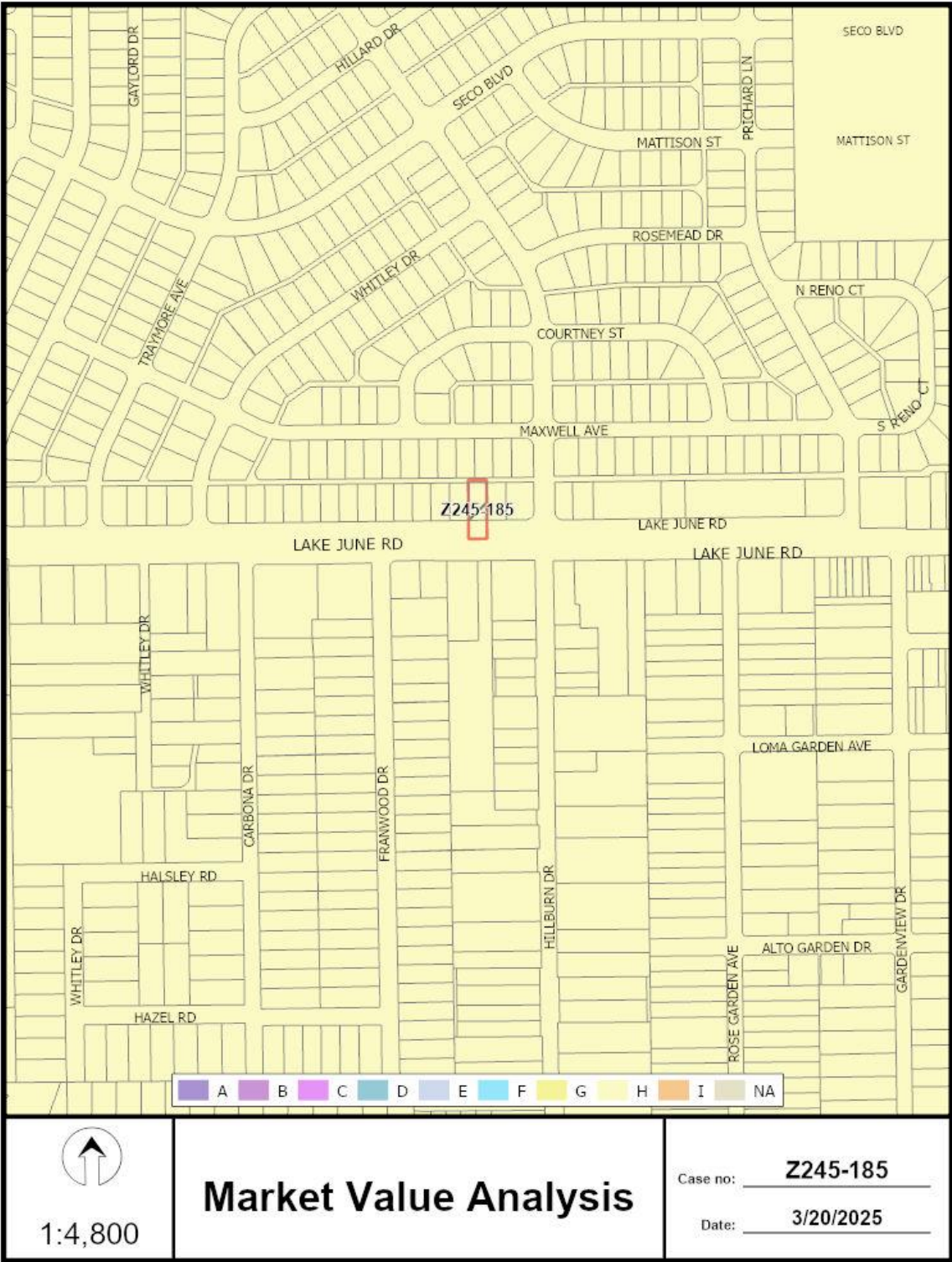


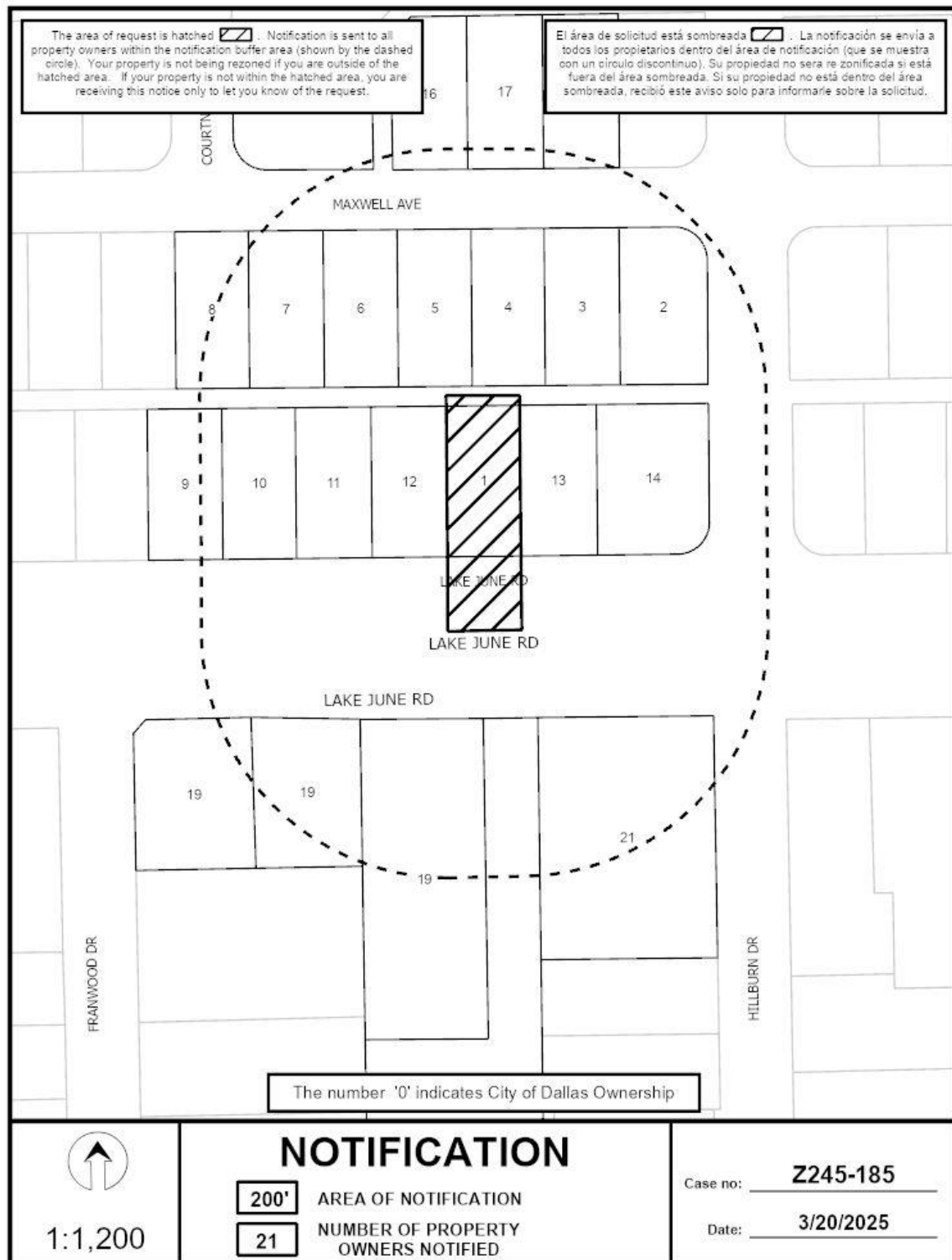












03/20/2025

***Notification List of Property Owners******Z245-185******21 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>       |
|-----------------------|-----------------------|---------------------------|
| 1                     | 7725 LAKE JUNE RD     | LARABAUTISTA DIANA        |
| 2                     | 7730 MAXWELL AVE      | MORENO JOSE CRUZ &        |
| 3                     | 7726 MAXWELL AVE      | LOPEZ PORFIRIO &          |
| 4                     | 7722 MAXWELL AVE      | Taxpayer at               |
| 5                     | 7718 MAXWELL AVE      | SOLIS SABINO              |
| 6                     | 7712 MAXWELL AVE      | GRANFORS ROBERT           |
| 7                     | 7708 MAXWELL AVE      | GUEVARA FLORENTINO &      |
| 8                     | 7702 MAXWELL AVE      | GRACIANO MARIA L          |
| 9                     | 7703 LAKE JUNE RD     | SMITH MICHAEL             |
| 10                    | 7709 LAKE JUNE RD     | GUTIERREZ JUAN & MARIA E  |
| 11                    | 7715 LAKE JUNE RD     | MORALES JOAQUIN & MARIA   |
| 12                    | 7719 LAKE JUNE RD     | GAMEZ MARIA               |
| 13                    | 7729 LAKE JUNE RD     | GARCIA AURELIO HERNANDEZ  |
| 14                    | 7735 LAKE JUNE RD     | CHAVEZ BENITO &           |
| 15                    | 7730 COURTNEY ST      | HERNANDEZ HIPOLITO &      |
| 16                    | 7715 MAXWELL AVE      | HERNANDEZ JUAN C          |
| 17                    | 7719 MAXWELL AVE      | NORIEGA JESUS J & MANUELA |
| 18                    | 7723 MAXWELL AVE      | BADILLO LISNELY           |
| 19                    | 7714 LAKE JUNE RD     | LAKE JUNE ALIGNED REI LP  |
| 20                    | 7720 LAKE JUNE RD     | MONTGOMERY MARIE          |
| 21                    | 7738 LAKE JUNE RD     | MONTGOMERY JOHN HENRY     |