

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

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.

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.

Zoning History:

There have been no zoning cases in the area of notification 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.

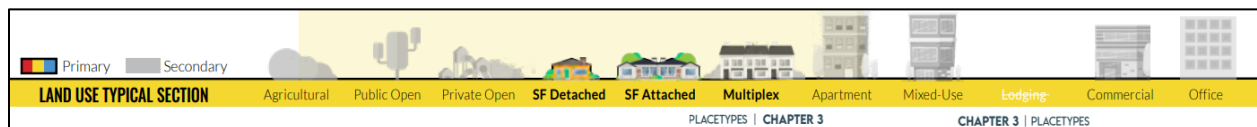


Image: Primary/Secondary Land Uses, Chapter 3: Placetypes

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Single Family
North	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family
South	PD 366, Subarea 2, Tract 3	Medical Clinic, Automotive Repair, Funeral and Crematory Services
East	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)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
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		
INDUSTRIAL USES		
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
INSTITUTIONAL AND COMMUNITY SERVICE USES		
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
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
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	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		•
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
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	•	
RETAIL AND PERSONAL SERVICE USES		
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		★ (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		
TRANSPORTATION USES		
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	★
UTILITY AND PUBLIC SERVICE USES		
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		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
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.

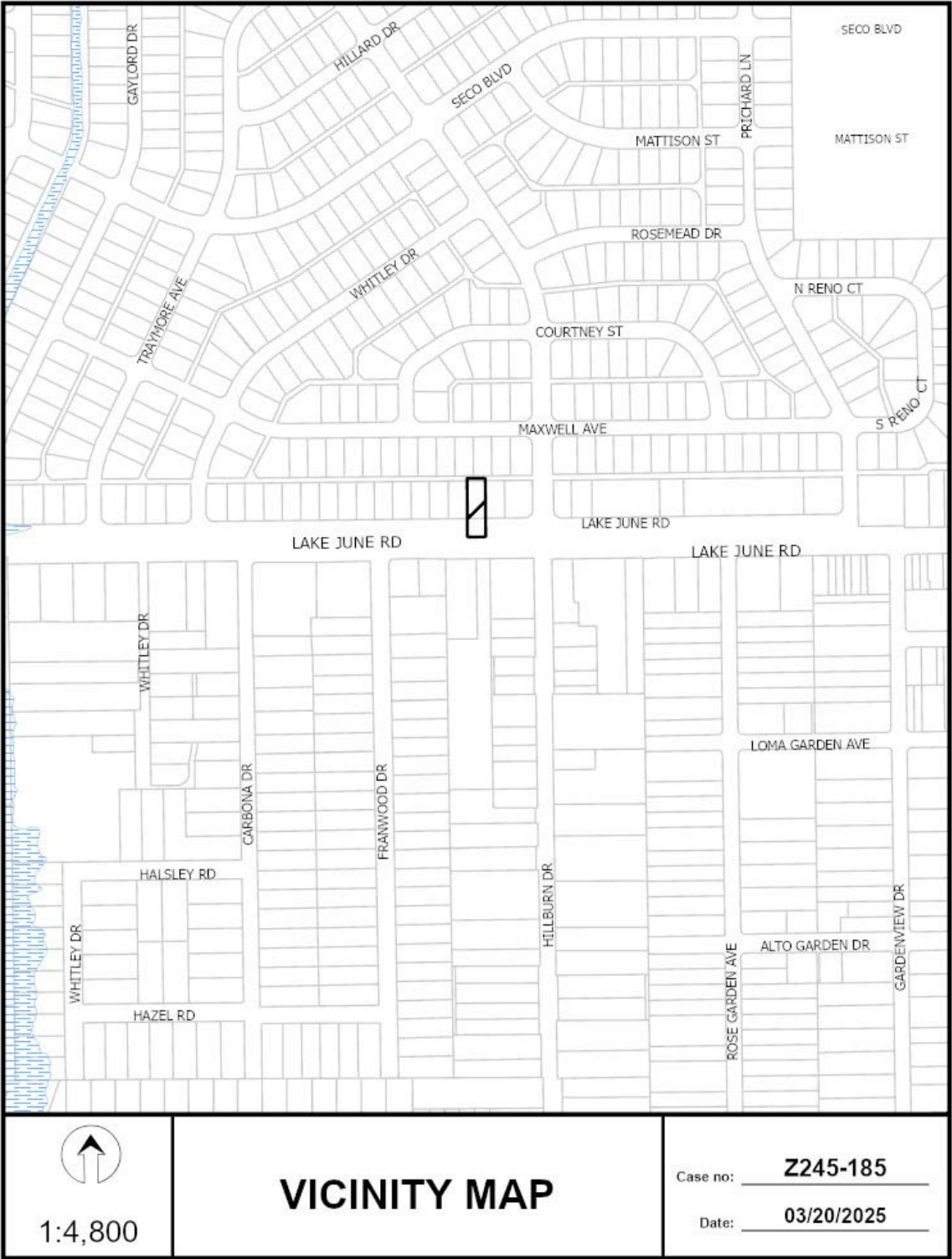
Market Value Analysis:

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.

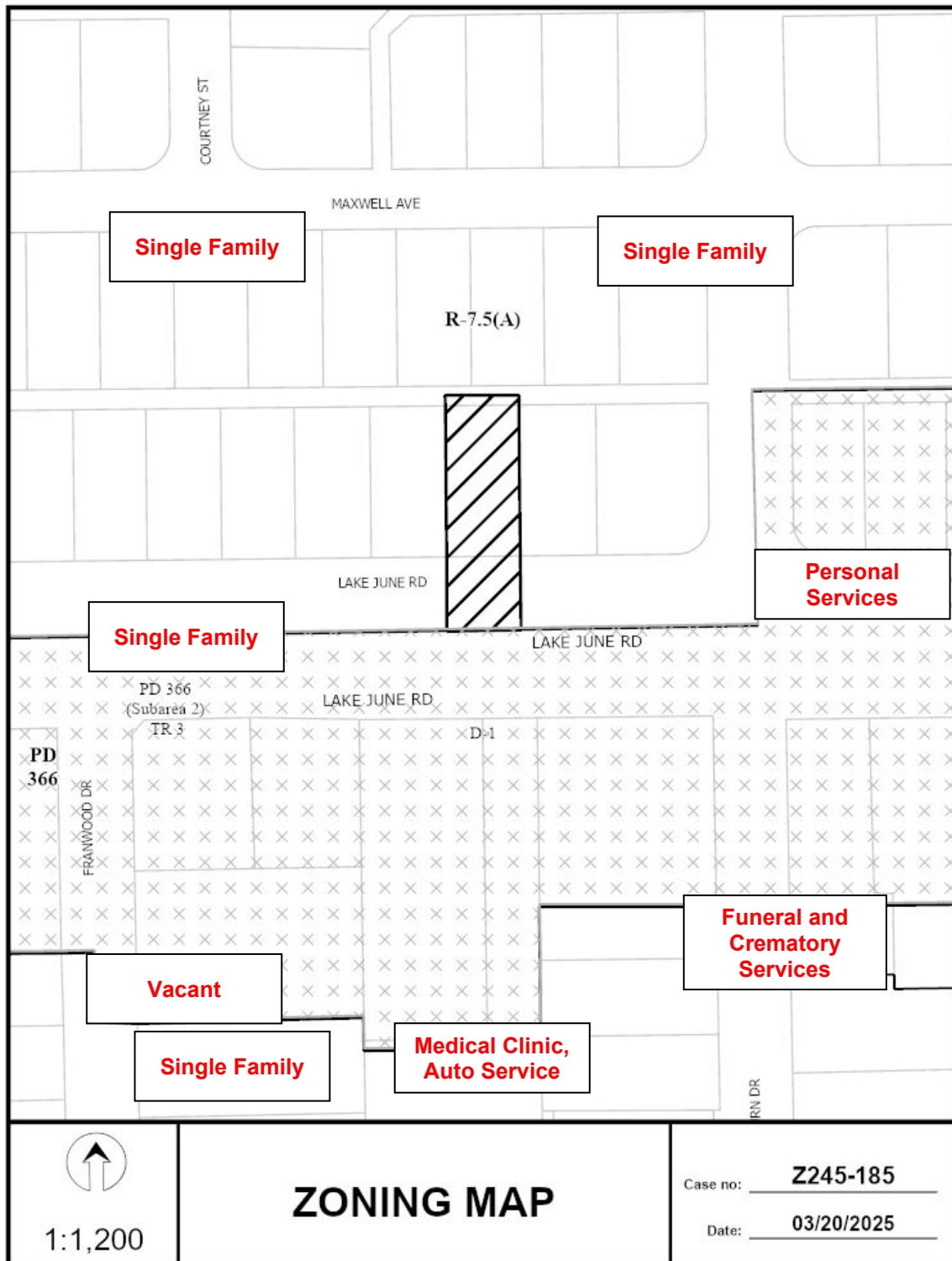
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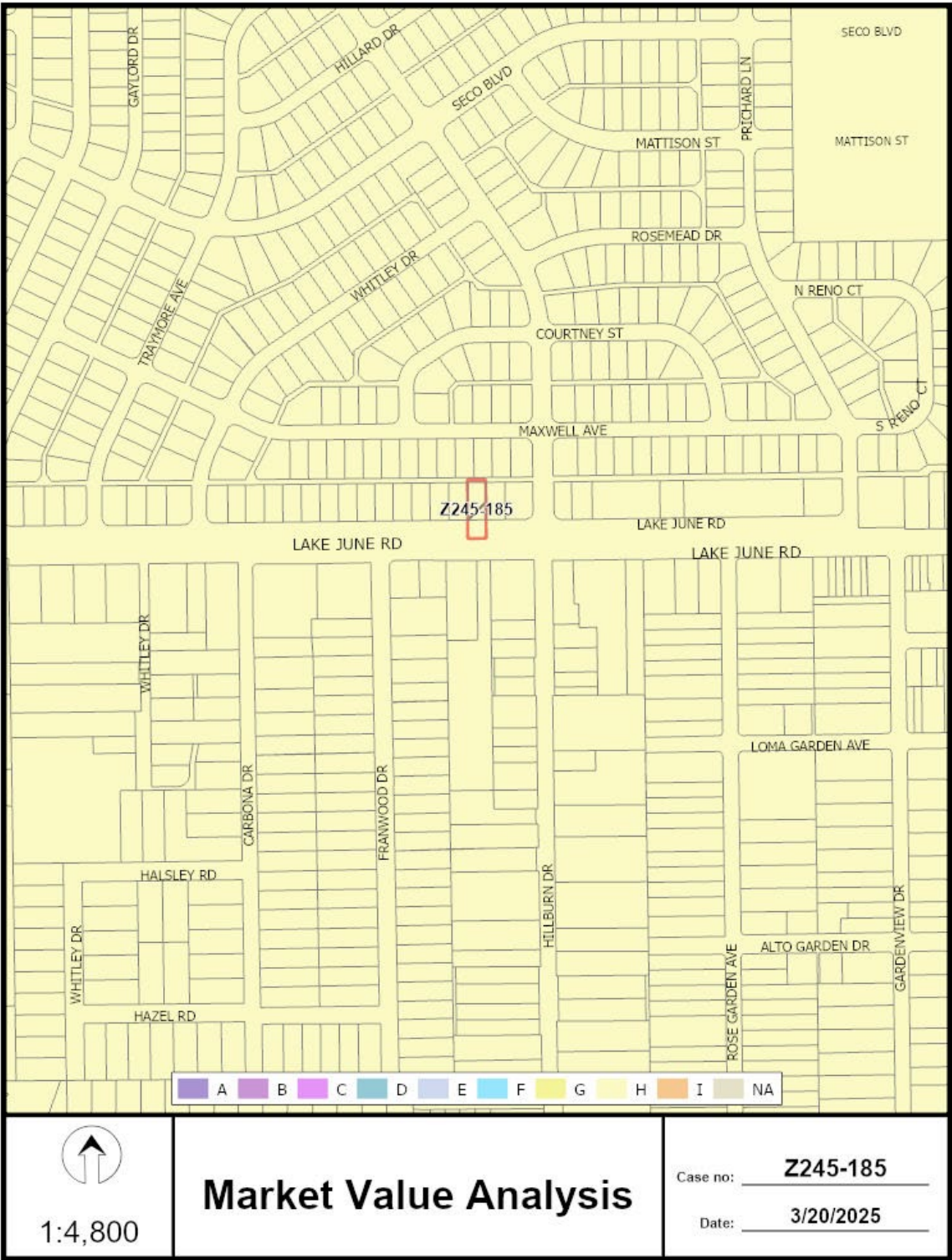
List of Officers

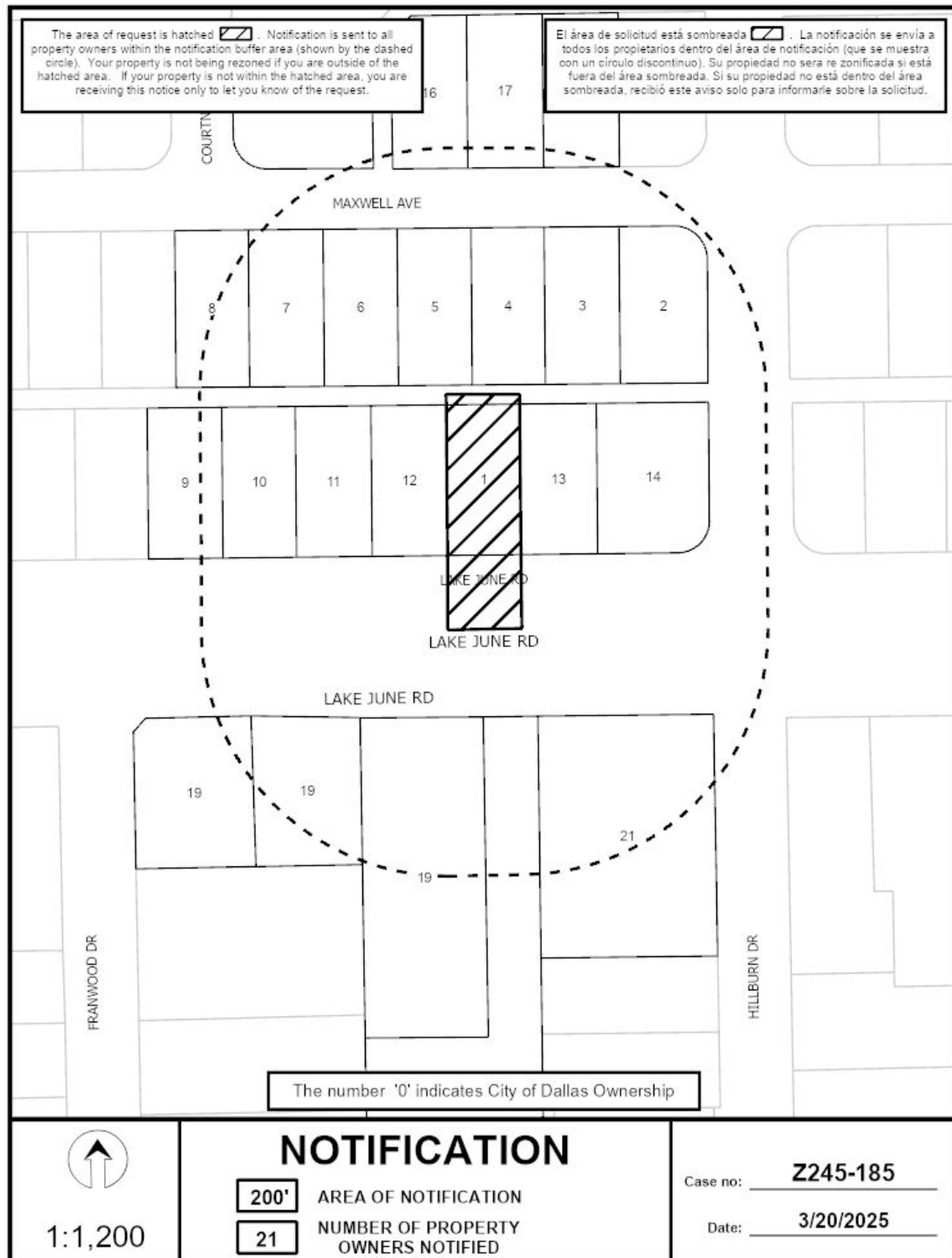
Diana Bautista Lara - Owner











03/20/2025

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

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
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