

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 13, 2025

ACM: Robin Bentley

FILE NUMBER: Z-25-000043

DATE FILED April 21, 2025

LOCATION: Southwest corner of June Drive and South Westmoreland Road

COUNCIL DISTRICT: 1

SIZE OF REQUEST: 12,632 sq. ft.

CENSUS TRACT: 48113006402

REPRESENTATIVE: Sandy Jimenez

OWNER/APPLICANT: Linda Mosquera

REQUEST: An application for an R-5(A) Single Family District on property zoned a P(A) Parking District.

SUMMARY: The purpose of the request is to permit residential uses.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned as a P(A) Parking District. The property contains two lots.
- The properties in question have frontage along June Drive and South Westmoreland Road, with an alley along the rear.
- The lots are currently developed as surface parking lots.
- The applicant proposes to rezone to develop single family residential uses on each lot.
- To accomplish this, they request an R-5(A) Single Family District.

Zoning History:

The area of notification has had zero zoning cases in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
June Drive	Local Street	50'
South Westmoreland 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 traffic.

STAFF ANALYSIS:

Active Area Plans:

None

Comprehensive Plan:

ForwardDallas 2.0, adopted by the Dallas City Council in September 2024, is the city's updated comprehensive plan for guiding future land use and development. It establishes

a long-term vision for how the City should grow, including a future land use map and broad policy goals, but it does not set zoning boundaries or impose legal land use restrictions. Instead, it serves as a high-level framework to inform decisions about rezoning and development, providing guidance, not regulation, for evaluating proposals.

The plan has five main themes: environmental justice and sustainability, transit-oriented development and connectivity, housing choice and access, economic development and revitalization, and community and urban design. ForwardDallas 2.0 is not a zoning document and does not address site-specific issues or Specific Use Permits; it is intended as a strategic guide for shaping the city's future growth and land use policies. This Comprehensive Plan outlines several goals and policies that can serve as a framework for evaluating the applicant's request.

The City Council adopted the new ForwardDallas 2.0 Comprehensive Plan in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our city has evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

Consistency Review Recommendation

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, open spaces, employment, and industry centers. 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.

Subject Property Placetype(s)

The area of request is situated within the Community Mixed-Use Placetype.

Community Mixed-Use: This placetype is 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 activity nodes. 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.

These areas are often located along DART bus and rail routes to maximize transit connections to retail and job centers and provide multiple mobility options for residents and employees. Vehicular access is generally easily accessible, given that buildings are often located on separate parcels with their own parking areas.

For Community Mixed-Use areas closer to Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Buildings in these urban areas are generally developed vertically (multiple uses in a single building), offer more housing options, and are along fixed transit and transportation nodes, hubs, and corridors. 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.

Primary Use(s): A more prevalent and prominent land use that plays a pivotal role in characterizing a placetype.

- Multiplex
- Apartments
- Mixed-Use
- Lodging
- Commercial
- Office

Secondary Use(s): A less prevalent use that may support or complement the primary land use in a place type, but it often requires justification, higher scrutiny, and adherence to the locational strategy.

- Agricultural
- Public Open Space
- Private Open Space
- Single Family Detached
- Single Family Attached
- Civic/Public Institutional
- Utility
- Light Industry/Distribution

Proposed Future Land Use Classification Recommendation

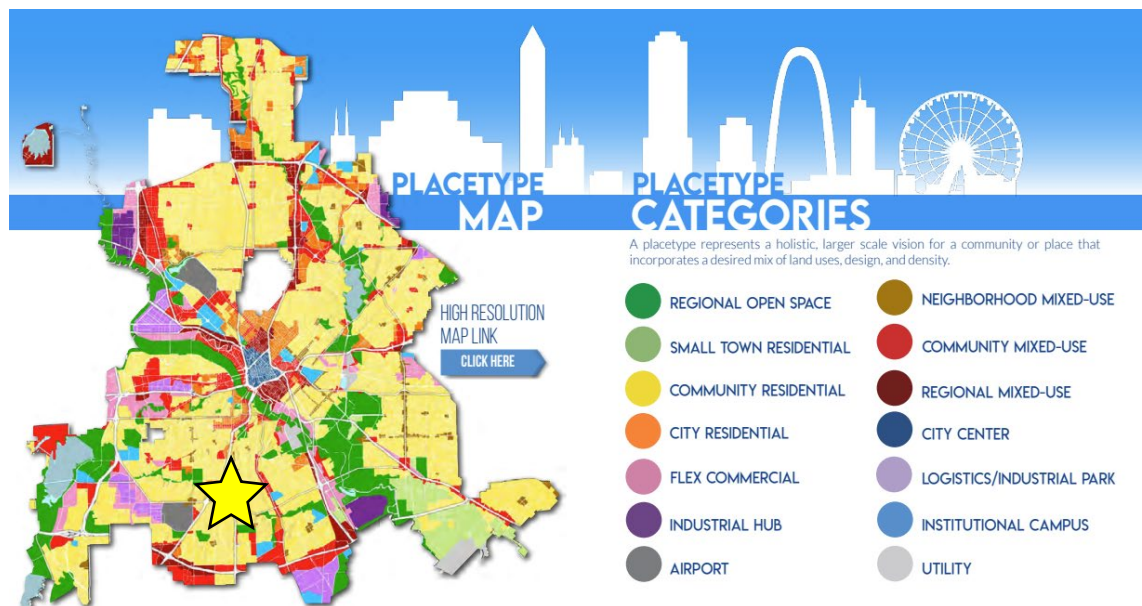
The request would specifically consider the single family secondary land use, and would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

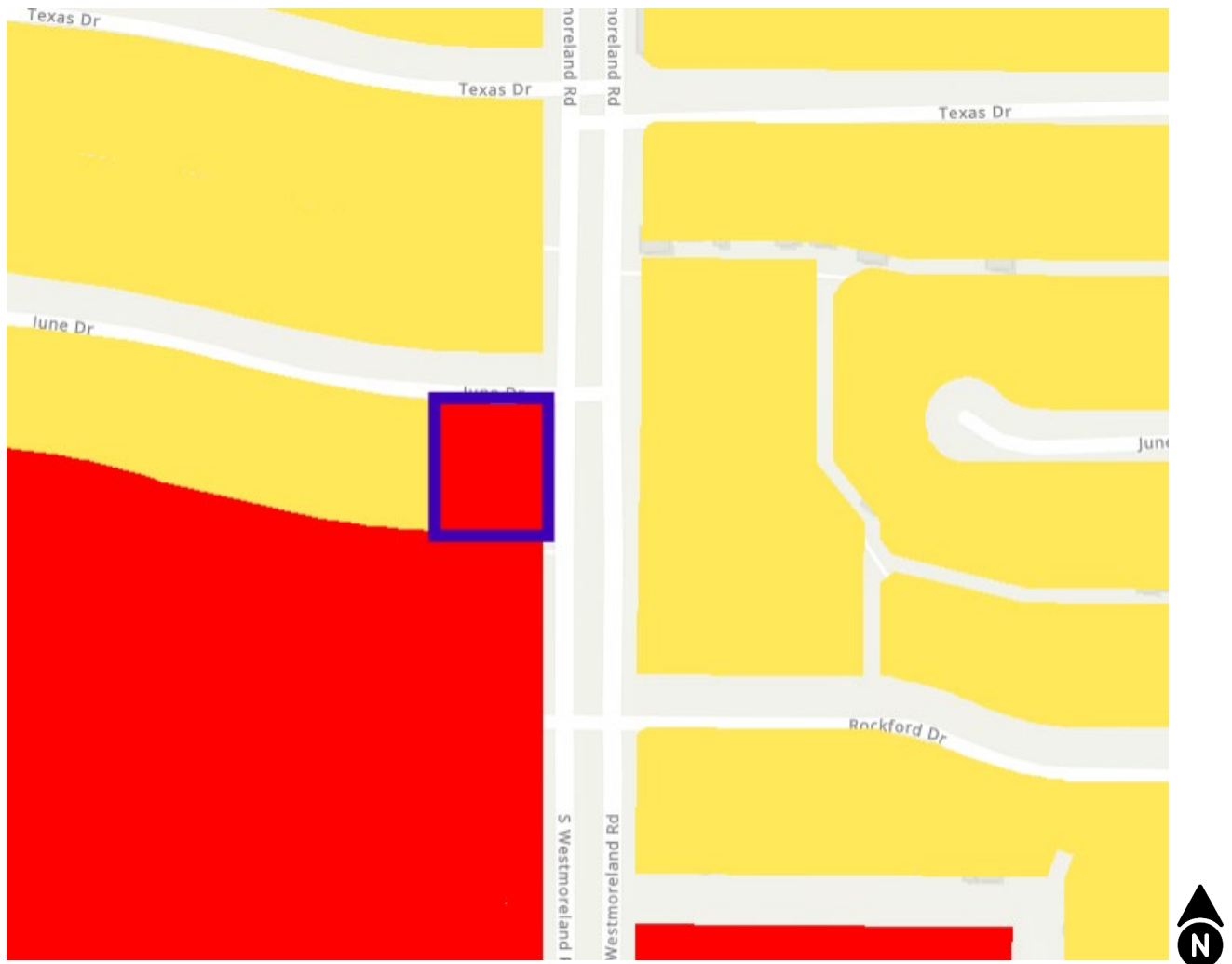
The Community Mixed-Use placetype remains applicable in this context, allowing for a balanced integration of residential, retail, and community spaces. By transitioning from surface parking, in a single use zoning district, to a more compatible land use, the proposal supports both the city's long-term planning objectives and the immediate needs of the neighborhood, fostering a vibrant, connected, and resilient community.

The area under consideration is an existing surface parking lot at the edge of a well-established single-family residential neighborhood. To the south, the site is bordered by community-oriented retail uses.

Any new development within this place type must be thoughtfully integrated into the natural landscape. Special attention should be given to connectivity strategies that preserve and enhance the existing fabric of the neighborhood, ensuring that new construction complements both the built and natural environments.

This request aligns with the goals outlined in Forward Dallas 2.0, supporting the vision of providing a broader range of housing options for the community. While the future land use plan calls for increased residential density, repurposing the surface parking lot for a use that better reflects the character of the surrounding area offers a more sustainable and context-sensitive solution. This approach not only addresses the demand for additional housing but also mitigates the negative impacts associated with large expanses of impervious surfaces—such as exacerbating the urban heat island effect—by reducing the amount of land dedicated solely to parking.





Land Use:

	Zoning	Land Use
Site	P(A) Parking	Surface Parking
North	R-5(A) Single Family	Single Family
South	CR Community Retail	Bank

East	TH-3(A)	Institutional / Utilities
West	R-5(A) Single Family	Single Family

Land Use Compatibility:

Site Context and Existing Conditions

The subject property is currently developed as a surface parking lot. It occupies a transitional position within the neighborhood fabric and with Forward Dallas, as it lies on the border between CM Community Mixed-Use and CR Community Residential place types. The site's immediate context reflects a diverse mix of residential, commercial, and institutional uses that create distinct character zones radiating outward from the property.

To the north and west, the site adjoins well-established single family residential neighborhoods zoned R-5(A) Single Family District. These areas maintain the traditional residential character typical of mature neighborhoods, with homes contributing to the area's established streetscape and community identity.

The southern boundary presents a different character, with the site separated from a commercial banking facility by an intervening alleyway. This configuration creates a natural buffer between the site's proposed residential-scale development and the more intensive commercial use to the south.

The eastern boundary interfaces with property zoned TH-3(A) Townhouse district, accommodating a mix of uses, including an older institutional facility serving utility companies and other public and private functions. The remainder of the transition district maintains single family residential uses.

Current Zoning and Proposed Change

The site currently carries a P(A) Parking District designation, a zoning classification specifically intended to accommodate surface parking facilities. While this zoning serves the immediate functional need for parking, it represents an underutilization of the property's development potential given its location within an established residential area.

The applicant seeks rezoning to R-5(A) Single Family District to enable the construction of two single-family dwelling units. This proposed use is currently prohibited under the existing P(A) Parking District regulations, necessitating the zoning change to realize the intended residential development.

Compatibility Analysis and Staff Recommendation

Staff analysis indicates that the requested zoning district and proposed residential development demonstrate strong compatibility with surrounding land use patterns and neighborhood character.

Several factors support this conclusion:

- **Contextual Compatibility:** The predominant single-family character to the north and west creates a natural residential context that would be reinforced and extended by the proposed development. The R-5(A) zoning would establish consistency with adjacent residential zoning districts and support the area's overall residential identity.
- **Transitional Appropriateness:** The site's location represents an appropriate transition zone between the established residential areas and the mixed-use character found to the south and east. The proposed single-family development would serve as a compatible bridge between these different land use intensities.
- **Land Use Efficiency:** Converting the surface parking lot to residential use represents a more efficient utilization of urban land, contributing to neighborhood housing stock while maintaining compatibility with existing development patterns.
- **Zoning Consistency:** The R-5(A) designation would create zoning consistency with the established residential areas, eliminating the current parking district as an anomaly within the predominantly residential context.

The requested rezoning to R-5(A) Single Family District is appropriate and well-suited to the site's specific locational context. The proposed change would enhance neighborhood compatibility while providing a logical extension of the existing residential fabric. Staff finds the request consistent with sound planning principles and recommends approval of the zoning change

Development Standards

Following is a comparison of the development standards of the current P(A) Parking District and the proposed R-5(A) Single Family District.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: P(A)	-	-	-	-	-	-	Surface parking
Proposed: R-5(A)	20'	5'	1 Dwelling Unit / 5,000 square feet	30'	45%	Proximity Slope	Single family

Land Use Comparison

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	P(A)	R-5(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 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		
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
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	P(A)	R-5(A)
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
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		
Cemetery or mausoleum		S
Child-care facility		
Church		•
College, university, or seminary		S
Community service center		S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		S
Foster home		S
Halfway house		
Hospital		
Library, art gallery, or museum		S
Open-enrollment charter school or private school		S
Public school other than an open-enrollment charter school		S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		
MISCELLANEOUS USES		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office		•
OFFICE USES		
Alternative financial establishment		

	Existing	Proposed
Use	P(A)	R-5(A)
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
Public park, playground, or golf course		•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		
Group residential facility		
Handicapped group dwelling unit		S
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
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		
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		

	Existing	Proposed
Use	P(A)	R-5(A)
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		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
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

	Existing	Proposed
Use	P(A)	R-5(A)
Local utilities		S
Police or fire station		S
Post office		
Radio, television, or microwave tower		S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication		
Utility or government installation other than listed		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		

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, as updated May 14, 2025 the off-street parking requirement for a single family dwelling in an R-5(A) Single Family District is one space per dwelling unit. Due to the transit proximity of the site, there is no required parking for the site. The applicant would be required to comply with standard parking minimums at permitting.

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 Reinvestment Fund prepared the analysis for the City of Dallas. Public officials and private actors can use the MVA to target intervention strategies in weak markets more precisely and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a residential market strength or weakness spectrum. 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.

Draft CPC ACTION
June 26, 2025

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a P(A) Parking District, on the southwest corner of June Drive and S. Westmoreland Road.

Maker: Drobinski
Second: Housewright
Result: Carried: 15 to 0

For: 15 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Haqq,
Hall, Kingston, Rubin

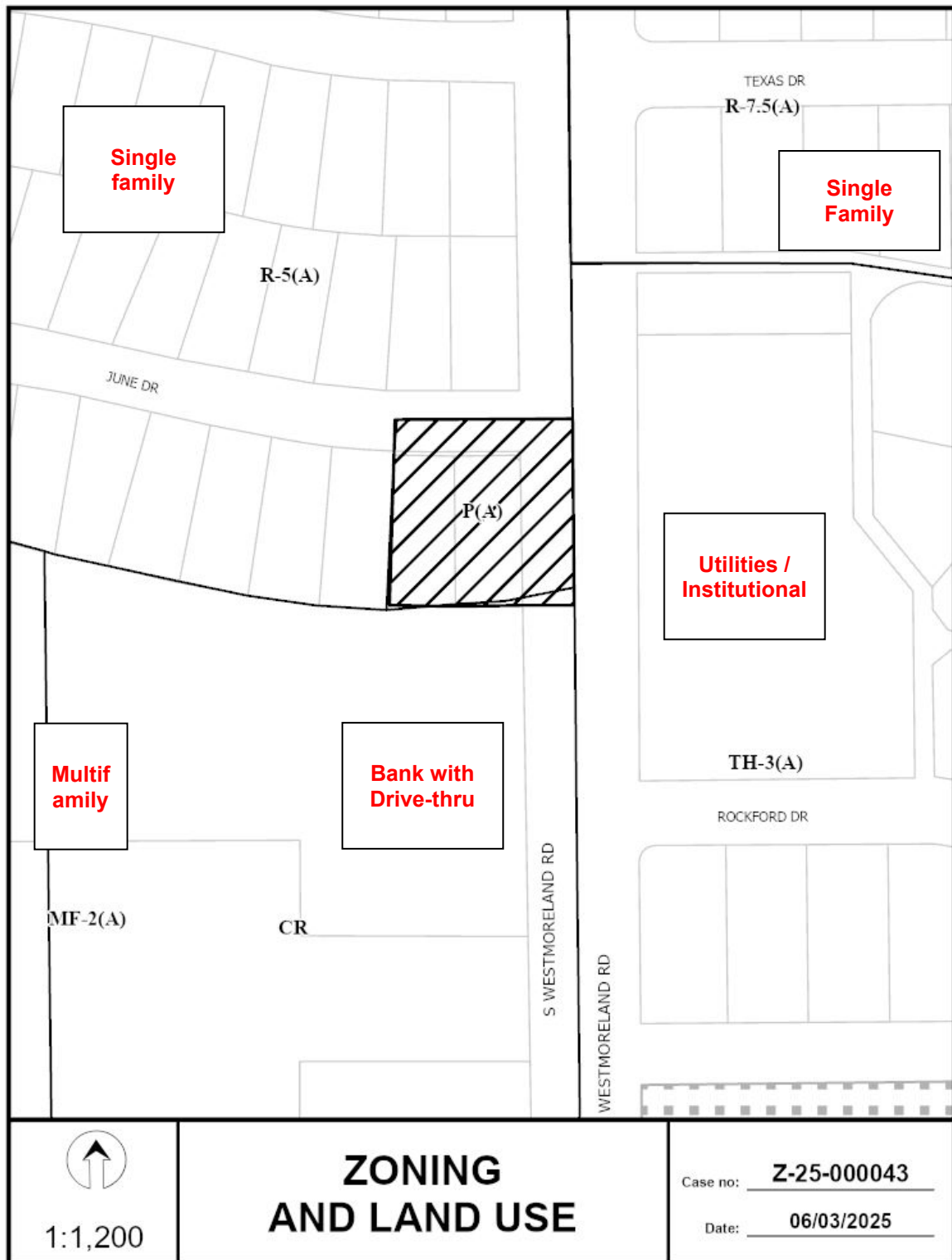
Against: 0
Absent: 0
Vacancy: 0

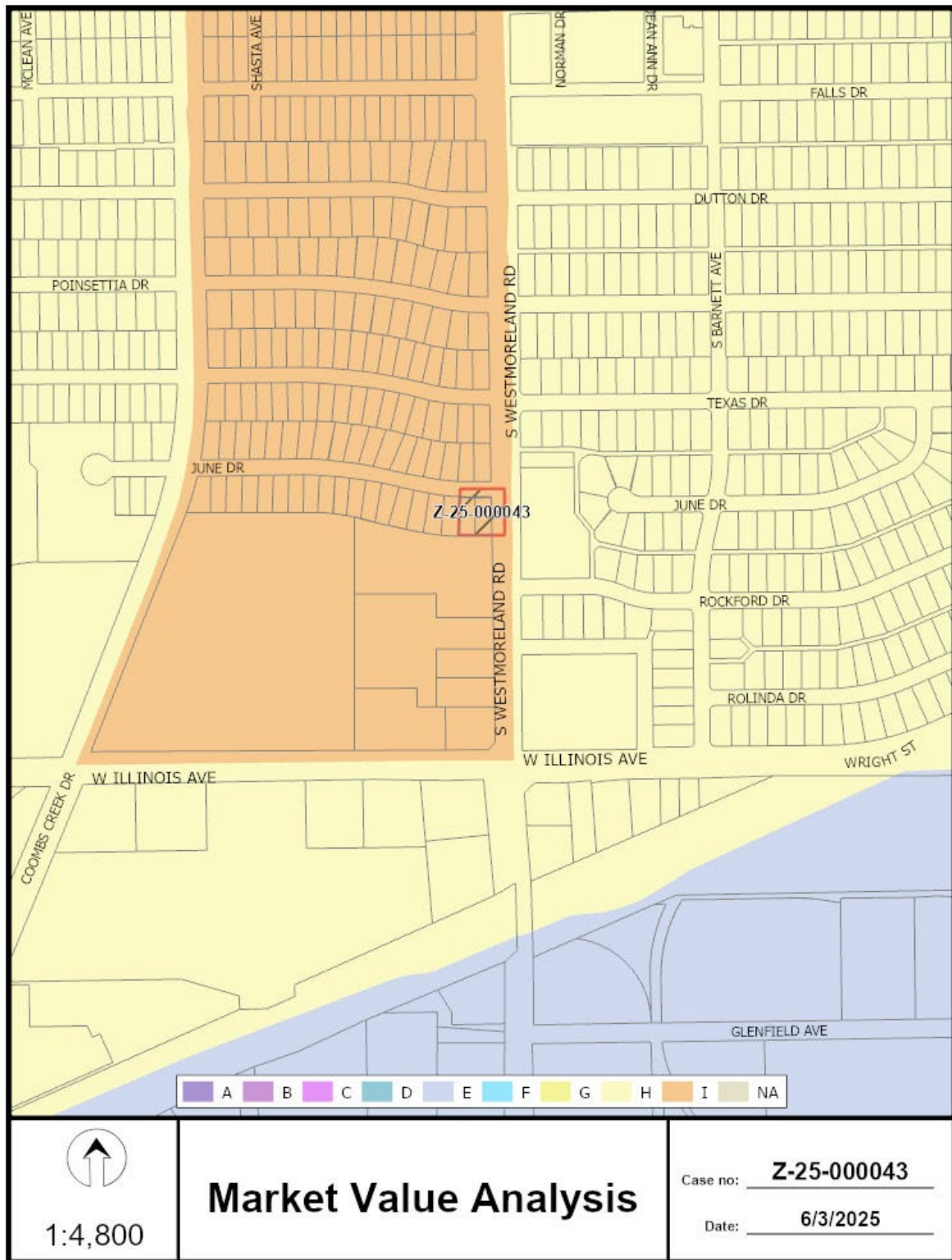
Notices:	Area: 200	Mailed: 21
Replies:	For: 0	Against: 1

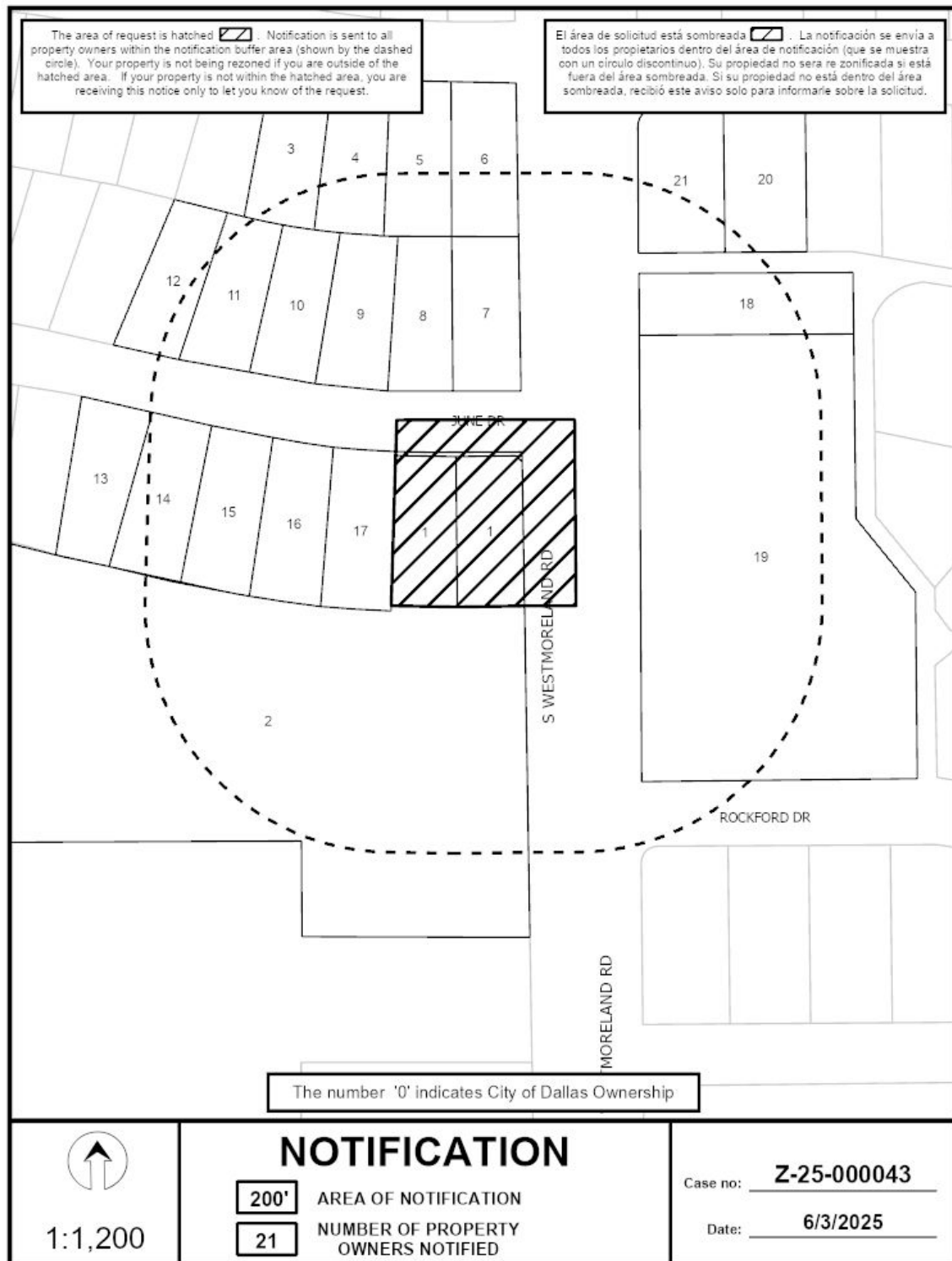
Speakers: For: Linda Mosquera, 23 SW Easton St., Oak Harbor, WA, 98277
Against: None











06/25/2025

Reply List of Property Owners***Z-25-000043******21 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1 3308	JUNE DR	MOSQUERA LINDA STEPHANIE
	2 2415	S WESTMORELAND RD	PROSPERITY BANK
	3 3314	TEXAS DR	BARRIENTOS JOSE M & CELIA
	4 3310	TEXAS DR	Taxpayer at
	5 3306	TEXAS DR	GONZALES ANDRES
	6 3302	TEXAS DR	GONZALES JIMMY & LULA M
	7 3303	JUNE DR	LULE JOSE N & TAMMY C
X	8 3307	JUNE DR	Taxpayer at
	9 3311	JUNE DR	COLEMAN CHARLES NORMAN
	10 3315	JUNE DR	AVILA JUAN PABLO
	11 3319	JUNE DR	MATA ROBERTO REYES &
	12 3323	JUNE DR	RUIZ JUAN & MARIA A
	13 3326	JUNE DR	MARTINEZ EMILIO
	14 3322	JUNE DR	JASSO EMANUEL &
	15 3318	JUNE DR	GARCIA ANGELINA PATRICIA R
	16 3314	JUNE DR	ALVARADO JUAN
	17 3310	JUNE DR	ZARATESERVIN DANIELA
	18 2212	S WESTMORELAND RD	LOPEZ GUADALUPE & MARIA
	19 2400	S WESTMORELAND RD	REIGN CO1 PROPCO LLC
	20 3218	TEXAS DR	BANUELOS ROGELIO &
	21 3222	TEXAS DR	GARCIA JESUS