

FILE NUMBER: Z223-244(LG) **DATE FILED:** April 4, 2023
LOCATION: North line of Grovecrest Drive, west of Conner Drive
COUNCIL DISTRICT: 5
SIZE OF REQUEST: Approx. 26,250 sq. ft. **CENSUS TRACT:** 48113009203

OWNER: Reagan Newcomer

APPLICANT: Bank of America

REPRESENTATIVE: Mark Thornsburg, Jones Lang LaSalle Americas, Inc. and Robert Reeves, Robert Reeves & Associates, Inc.

REQUEST: An application for an MU-1 Mixed Use District on property zoned an R-7.5(A) Single family District.

SUMMARY: The purpose of the request is to allow a parking lot on a property currently developed as a parking lot.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently developed with a surface parking lot that is utilized by the bank across the alley to the east.
- The purpose of the request is to make the existing parking lot compliant with zoning and to continue to serve as additional parking for the bank on the west side of the site across the alley.

Zoning History:

There has been one zoning case in the area in 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 on property zoned an R-7.5(A) Single Family District on the north line of Lake June Road, between Conner Drive and Pleasant Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Grovecrest Drive	Local Street	40 ft.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (1.0) was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting

in evaluating the applicant's request, since the application was filed prior to September 26, 2024.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) District	Parking lot
North	MF-2(A)	Single family
East	LO-1 District and MF-2(A)	Single family, financial institution with drive-through
South	CR District and MF-1(A)	Undeveloped, multifamily
West	PD No. 366	Financial institution without drive-in window, general merchandise or food store > 3500 sq. ft

Land Use Compatibility:

The area of request is developed with surface parking and is zoned an R-7.5(A) District. This zoning district appears to have been in effect prior to the transition from Chapter 51 to Chapter 51A in the late 1980s. However, based on the historic aerial maps dating back 1957, the area of request has been utilized as a surface parking lot since then.

Property to the north is developed with a single family use. Properties to the east are currently developed with single family use and a financial institution with drive-thorough. There is a multifamily complex to the south across Grovecrest Drive.

The purpose of the request is to make the existing parking lot compliant with zoning and to continue to serve as additional parking for the bank on the west side of the site across the alley. The proposed MU-1 District would serve as a more appropriate buffer between the residential uses to the north and east and the more intense uses allowed under Planned Development No. 366 to the west. Staff recommends approval and finds that the proposed district is complementary with surrounding uses and zoning districts.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the current R-7.5(A) District and the proposed MU-1 District.

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)	MU-1
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		

	Existing	Proposed
Use	R-7.5(A)	MU-1
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		S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		S
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	★	★

	Existing	Proposed
Use	R-7.5(A)	MU-1
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	•
Cemetery or mausoleum	S	S
Child-care facility	S	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school		S
Public school other than an open-enrollment charter school		R
Public or private school	S	
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		R,S,★
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Attached non-premise sign.		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		

	Existing	Proposed
Use	R-7.5(A)	MU-1
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	★	★
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		R
Animal shelter or clinic with outside runs		
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S, ★
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
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		S

	Existing	Proposed
Use	R-7.5(A)	MU-1
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		R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
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	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•

	Existing	Proposed
Use	R-7.5(A)	MU-1
Electrical generating plant		
Electrical substation	S	•
Local utilities	S,R,★	S,R,★
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
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		S
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:

The following is a comparison chart of the development standards for the current R-7.5(A) District and the proposed MU-1 District.

District	Setback		Min. Lot Area & Density	Height	Lot Cov.	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	5' SF Other: 10' Side 15' Rear	7,500 s. ft.	30'	45% Res. 25% Nonres	Single family
Proposed: MU-1	15' 20' UF	20' adj. to Res. Other: No min.	15 du/ac (Base No MUP) 20 du/ac (MUP=2) 25 du/ac (MUP=3) 0.4 FAR Retail & Personal Service 0.8 FAR Lodging, Office, & Residential 0.8 FAR Overall (Base No MUP)	80' (No MUP) 90' (MUP=2) 120' (MUP=3)	80%	Office, retail & personal service, lodging, residential

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended.

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 currently within an “I” MVA area.

Bank of America Board Members

Brian Moynihan, Chair of the Board and Chief Executive Officer
Raul Anaya, President of Business Banking; President - Greater Los Angeles
Dean Athanasia, President, Regional Banking
Catherine P. Bessant, Vice Chair
Aditya Bhasin, Chief Technology and Information Officer
D. Steve Boland, Chief Administrative Officer
Alastair Borthwich, Chief Financial Officer
Sheri B. Bronstein, Chief Human Resources Officer

Bank of America Executives

Brian Moynihan, Chair of the Board and Chief Executive Officer
Raul Anaya, President of Business Banking; President - Greater Los Angeles
Dean Athanasia, President, Regional Banking
Catherine P. Bessant, Vice Chair
Aditya Bhasin, Chief Technology and Information Officer
D. Steve Boland, Chief Administrative Officer
Alastair Borthwich, Chief Financial Officer
Sheri B. Bronstein, Chief Human Resources Officer
James P. DeMare, President, Global Markets
Paul Donofrio, Vice Chairman
Geoffrey S. Greener, Chief Risk Officer
Christine P. Katziff, Chief Audit Executive
Katy Knox, President, Bank of America Private Bank
Matthew M. Koder, President, Global Corporate and Investment Banking
Aron Levine, President, Preferred Banking
Bernard Mensah, President of International, Bank of America Chief Executive Officer, MLI
Lauren Mogensen, Global General Counsel
Thong M. Nguyen, Vice Chairman
Holly O'Neill, President, Retail Banking
Tom Scrivener, Chief Operations Executive
Andy Sieg, President, Merrill Lynch Wealth Management
Wendy Stewart, President, Global Commercial Banking
Bruce R. Thompson, Vice Chair, Head of Enterprise Credit

Z223-244(LG)

CPC Action
April 24, 2025

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District on property zoned R-7.5(A) Single Family District, on the north line of Grovecrest Drive, west of Conner Drive.

Maker: Chernock
Second: Sleeper
Result: Carried: 8 to 2

For: 8 - Chernock, Hampton, Herbert, Wheeler-Reagan, Franklin, Sleeper, Housewright, Hall

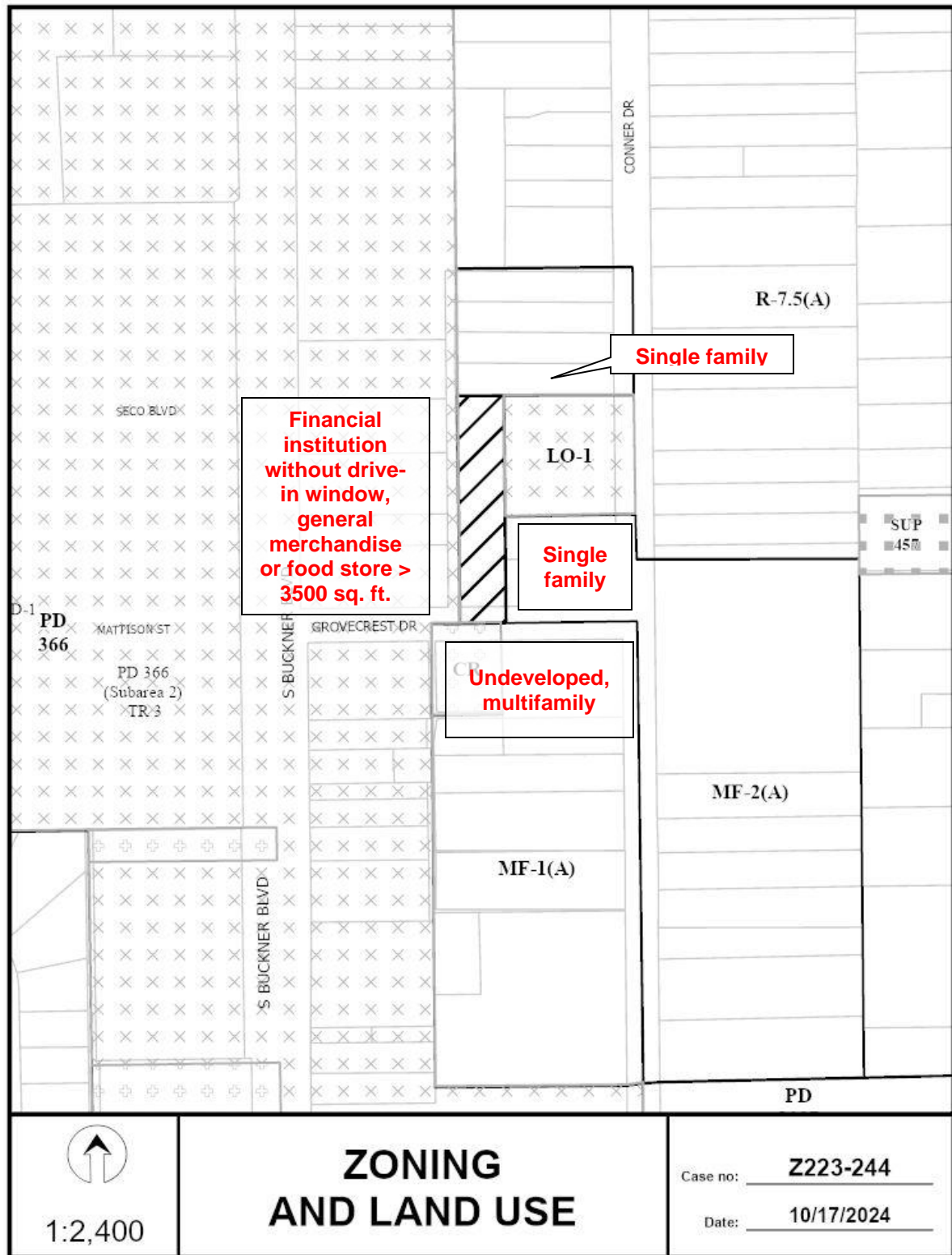
Against: 2 - Forsyth, Carpenter
Absent: 4 - Shidid, Haqq, Kingston, Rubin
Vacancy: 0
Observed: 1 - District 11***

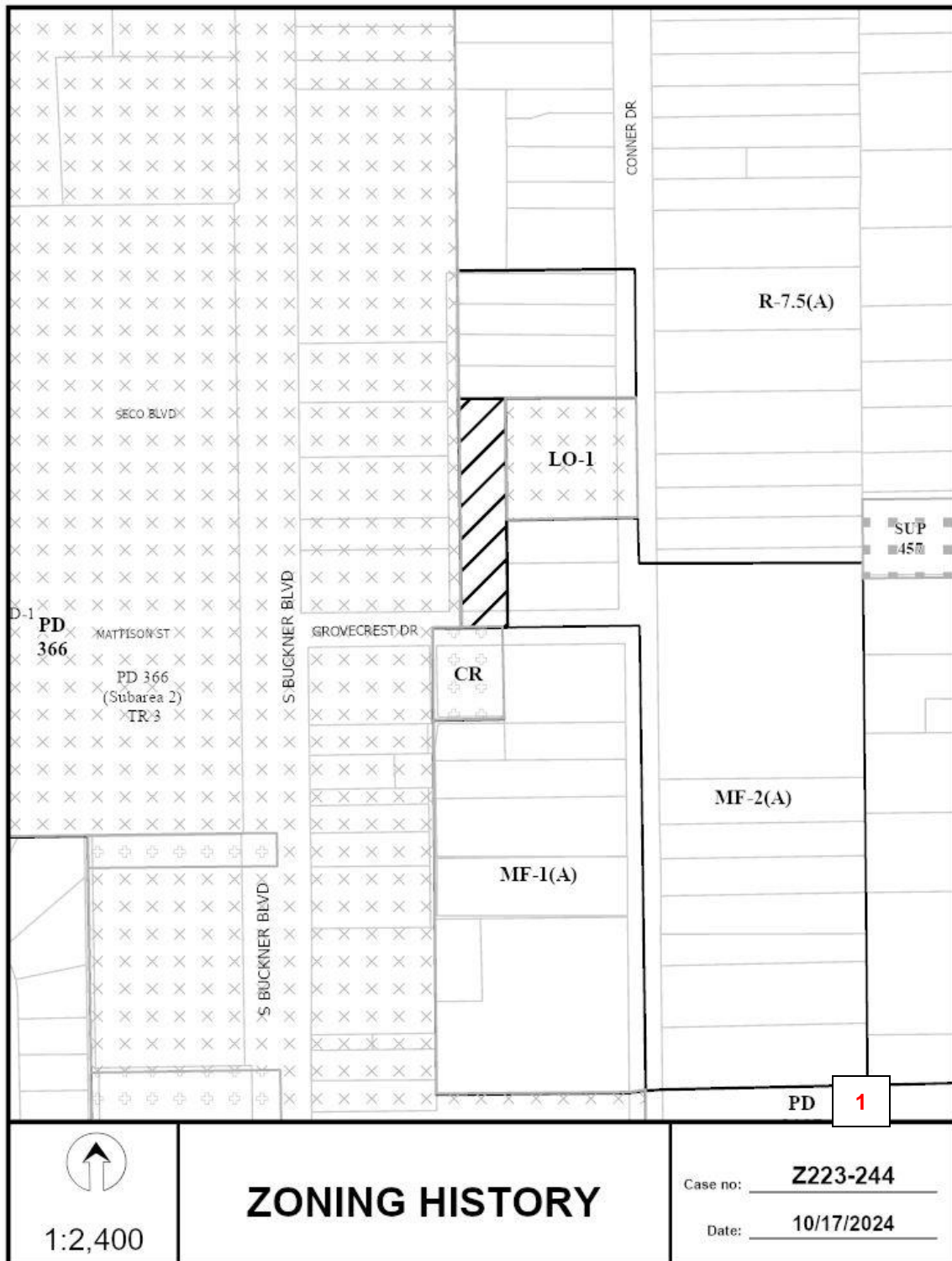
*** Appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

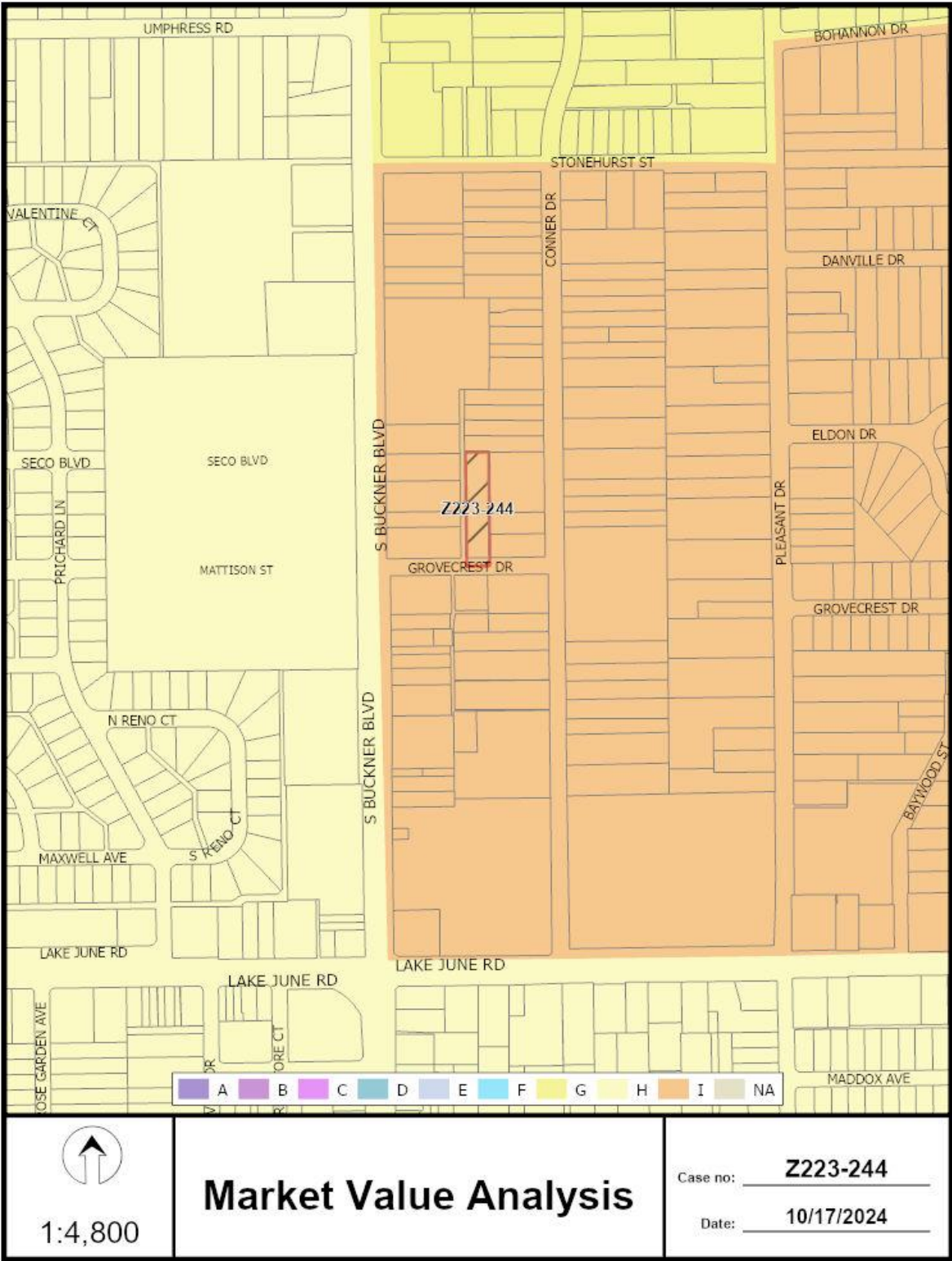
Notices:	Area: 200	Mailed: 14
Replies:	For: 0	Against: 0

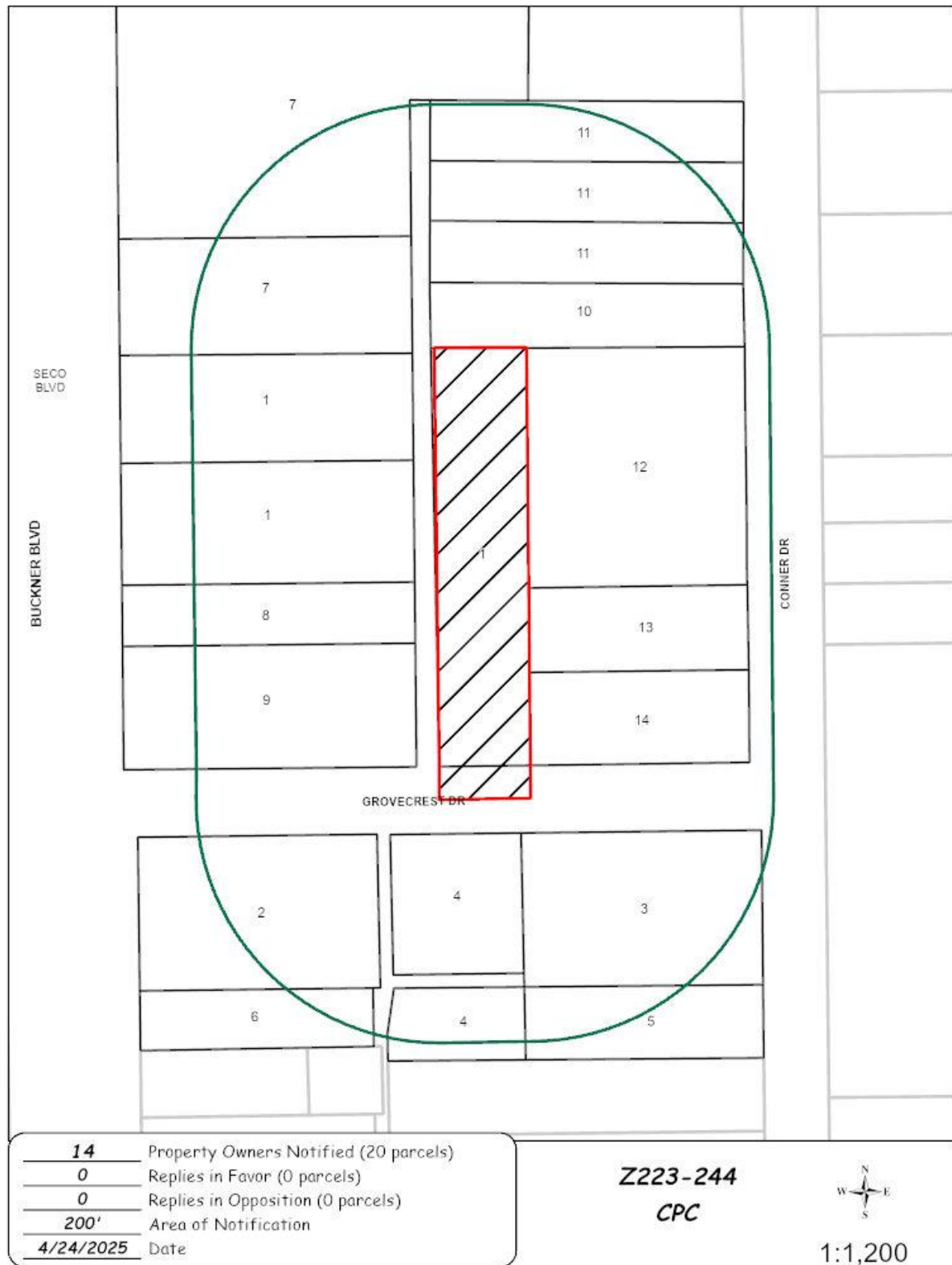
Speakers: For: Robert Reeves, 3807 Vinecrest Dr., Dallas, TX, 75229
Against: None











04/23/2025

Reply List of Property Owners***Z223-244******14 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1520	S BUCKNER BLVD	GROVE STATE BANK
2	1442	S BUCKNER BLVD	JDBM TEXAS LLC
3	1451	CONNER DR	LUKA APARTMENTS LLC
4	1447	CONNER DR	RUVALCABA LAURA ANGELICA
5	1447	CONNER DR	AGUIRRE ESGARDO JAIMES &
6	1438	S BUCKNER BLVD	QADRI CHILDRENS TRUST
7	1536	S BUCKNER BLVD	NEWTEX REALTY LP
8	1508	S BUCKNER BLVD	ORTEGA RAFAEL
9	1500	S BUCKNER BLVD	ORTEGA RAFAEL
10	1529	CONNER DR	PIEDRA ANTONIO &
11	1535	CONNER DR	MAG CONNER LLC
12	1521	CONNER DR	MOBH HASIB
13	1507	CONNER DR	MARQUEZ HUGO C ORTIZ
14	1501	CONNER DR	HINOJOSA BENITO B &