

CITY PLAN COMMISSION

THURSDAY, JUNE 26, 2025

Planner: Martin Bate

FILE NUMBER: Z245-203(MB)/Z-25-000006(MB)
April 14, 2025

DATE FILED:

LOCATION: West line of Algonquin Drive, between Lake June Road and
San Leon Avenue

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 22 ac

CENSUS TRACT: 48113011802

REPRESENTATIVE: Rob Baldwin

APPLICANT/OWNER: City of Dallas

REQUEST: An application for an amendment to Specific Use Permit No. 145 for a government installation other than listed on property zoned an R-7.5(A) Single Family District and a CR Community Retail District with a D Liquor Control Overlay.

SUMMARY: The purpose of the request is to amend SUP No. 145 to allow construction of a new City water utility facility.

STAFF RECOMMENDATION: Approval, subject to an amended site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and a CR Community Retail District with a D Liquor Control Overlay. SUP No. 145 is an SUP for a government installation other than listed, specifically a Dallas Water Utilities facility.
- The applicant intends to build a new water pumping station and associated facilities. As such, they are requesting an amendment to SUP No. 145 to increase the maximum height allowed in the SUP conditions and an amendment to the site plan to show the future structures.
- SUP No. 145 was originally approved by City Council on July 20, 1959, for a permanent time period. The SUP was subsequently amended on January 24, 1990.

Zoning History:

There have been 4 zoning cases in the area in the last five years.

1. Z234-150: On September 25, 2024, City Council approved an application for a Planned Development District for TH-3(A) Townhouse District uses and LO-1 Limited Office District uses on property zoned an MF-2(A) Multifamily District and an R-7.5(A) Single Family District on the north line of Lake June Road, east of Saint Augustine Drive.
2. Z223-158: On June 26, 2024, City Council approved an application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the north line of Lake June Road, west of North Masters Drive.
3. Z223-197: On December 13, 2023, City Council approved an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property located within a CR Community Retail District with a D Liquor Control Overlay, on the south line of Lake June Road, east of North St Augustine Road.
4. Z212-330: On April 12, 2023, City Council approved an application for the renewal of Specific Use Permit No. 2398 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay at the northwest corner of Lake June Road and North Masters Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lake June Road	Principal Arterial	100 feet
Algonquin Drive	Local street	40 feet
San Leon Avenue	Local street	50 feet

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.

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 zoning change is generally **consistent** with Forward Dallas 2.0. Utilities and government installations are secondary uses within the placetype and should be located along major thoroughfares and/or with access to public transit.

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, employment and industry centers, and open spaces. 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.

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 and CR Community Retail with D Liquor Control Overlay	Government installation other than listed
North	CR Community Retail, PD No. 1117, NS(A) Neighborhood Service, R-7.5(A)	Restaurant, single family, various retail
South	R-5(A) Single Family	Single family
East	R-7.5(A) Single Family	Single family
West	MF-2(A) Multifamily, PD 959, CR Community Retail	Multifamily, school, church

Land Use Compatibility:

The request site consists of an existing government installation other than listed. The site is developed with a building for the pump station as well as a large concrete pad to the north.

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.

The proposed amendments to the SUP will be consistent with the character of the neighborhood. While the height is proposed to increase, the largest massing on the site occurs at the center of the site, rather than on the periphery closer to residential uses. The use itself is not foreseen to have a deleterious impact on the surrounding area nor be detrimental to the public health, safety, or general welfare. As such, staff finds that the proposed amendments are compatible with the surrounding land uses.

Landscaping:

Landscaping must be provided in accordance with the approved landscape plan for SUP No. 145. No changes are proposed to the landscape plan.

Parking:

The current SUP conditions require 23 off-street parking spaces. The applicant requests removing this requirement. Under Chapter 51A, for a utility or government installation other than listed, the building official may determine the appropriate parking ratio based on a use most equivalent to the proposed use in terms of function. As such, parking would be provisioned at the permitting stage. Staff supports this change as it allows flexibility in design of the site, and staff does not foresee large amounts of vehicular traffic being generated by this use.

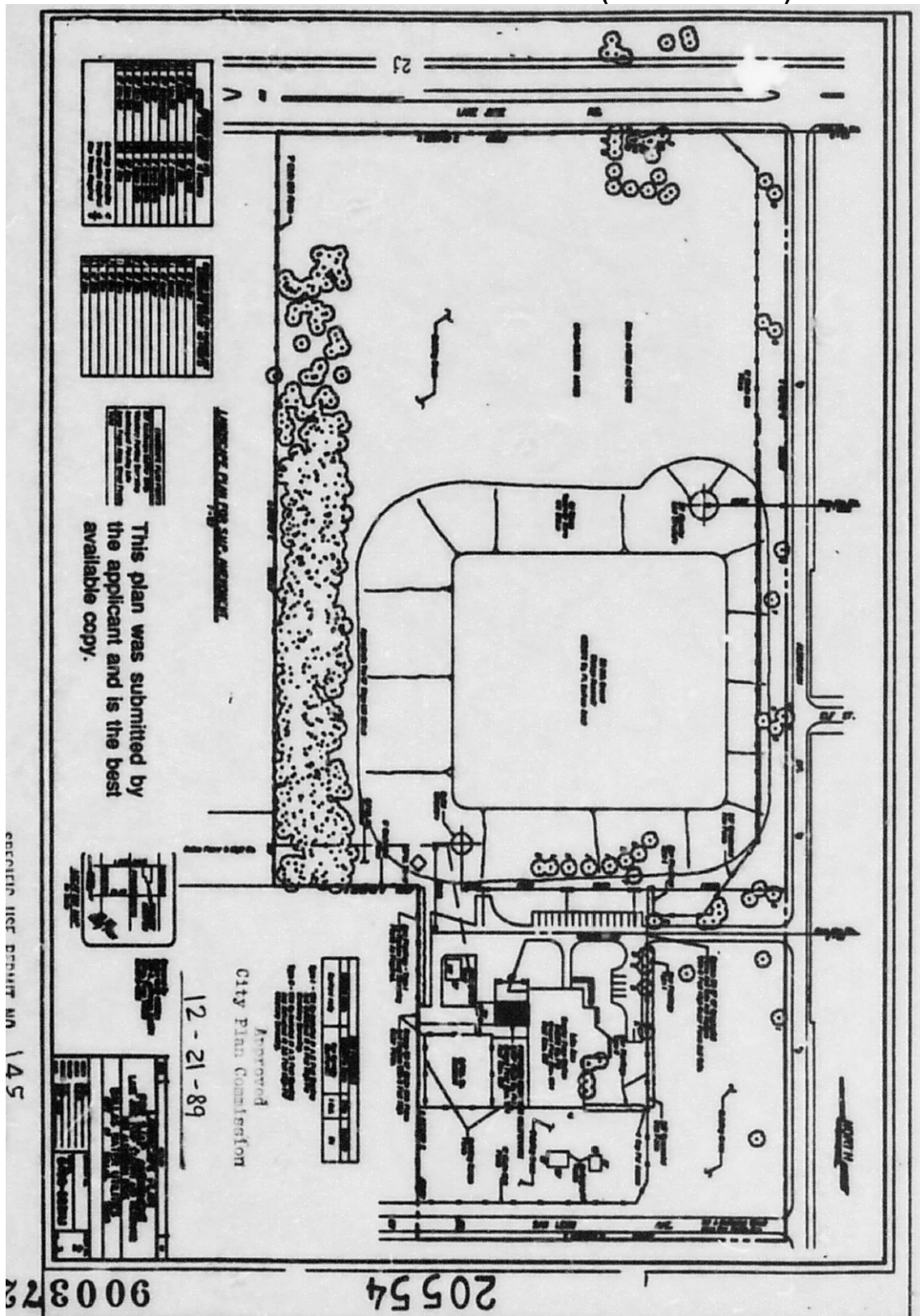
Market Value Analysis:

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 “H” MVA area.

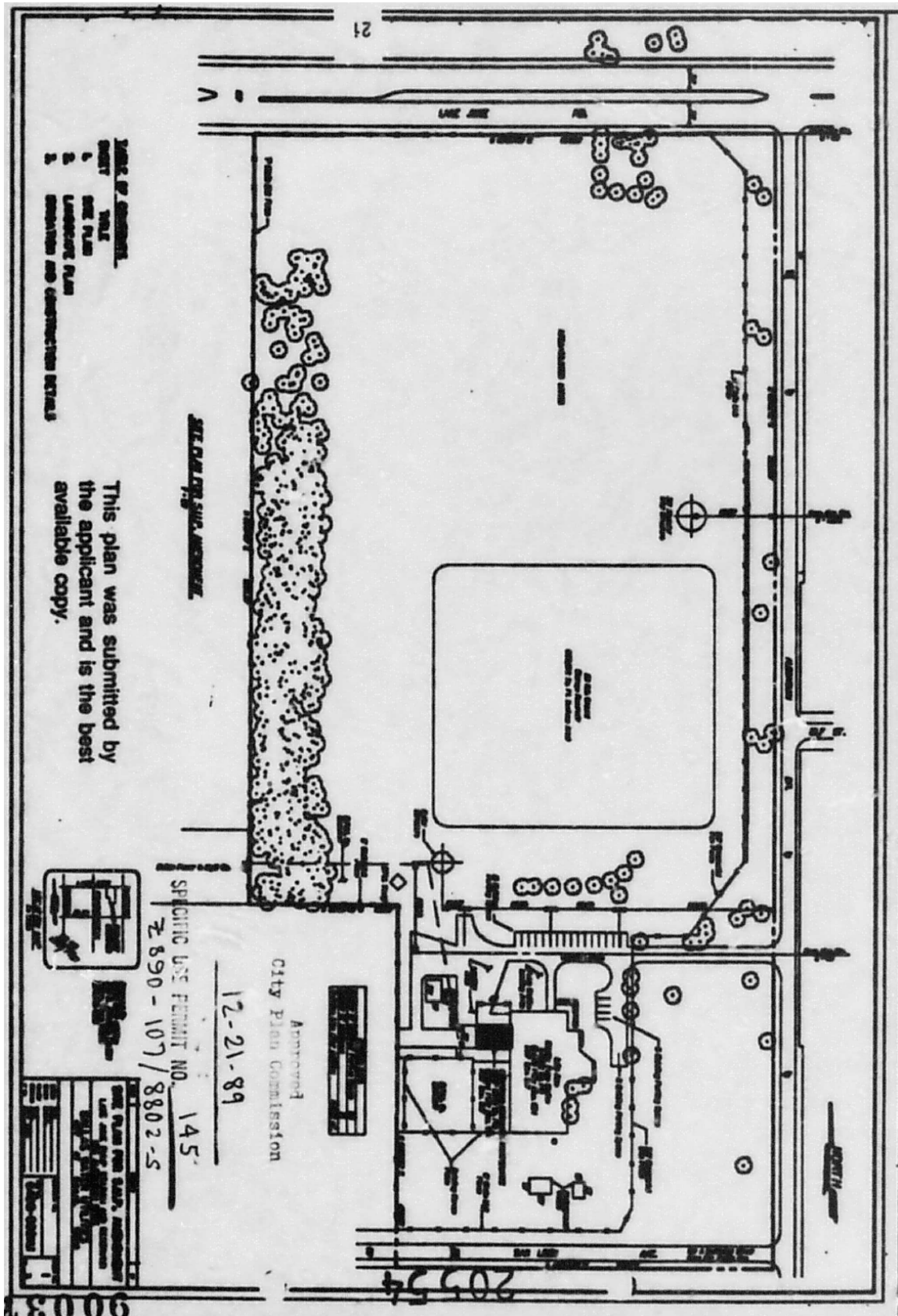
PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a government installation other than listed.
2. TIME LIMIT: This specific use permit has no expiration date.
3. SITE PLAN: Use and development [Utilization] of the Property must comply with [conform to] the attached site plan [attached to and made part of this ordinance].
- 4[2]. LANDSCAPING:
 - (A) Landscaping must be provided as shown on [conform to] the attached landscape plan [and must be installed within six months of the issuance of a certificate of occupancy for the use authorized by this specific use permit].
 - (B) [All] Landscaping must be maintained in a healthy, growing condition [at all times].
- 5[3]. HEIGHT: Maximum structure height is 66 feet. [USE: The only use authorized by this specific use permit is a government installation other than listed.]
- 6[4]. PARKING: A minimum of 23 off-street parking spaces must be provided in the locations [as] shown on the attached site plan.
- 7.[5]. HEIGHT: The maximum height for all structures on the Property is 25 feet.
6. SIGNS: All signs must comply with the provisions for non-business zoning districts [contained] in Article VII [the Dallas Development Code, as amended].
- [7. TIME PERIOD: This specific use permit has no expiration date.]
7. MAINTENANCE: The Property [entire premises] must be properly maintained in a state of good repair and neat appearance [at all times].
8. GENERAL REQUIREMENTS: Use [Utilization] of the Property must comply with [be in compliance with the requirements of] all federal and state laws [applicable codes] and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

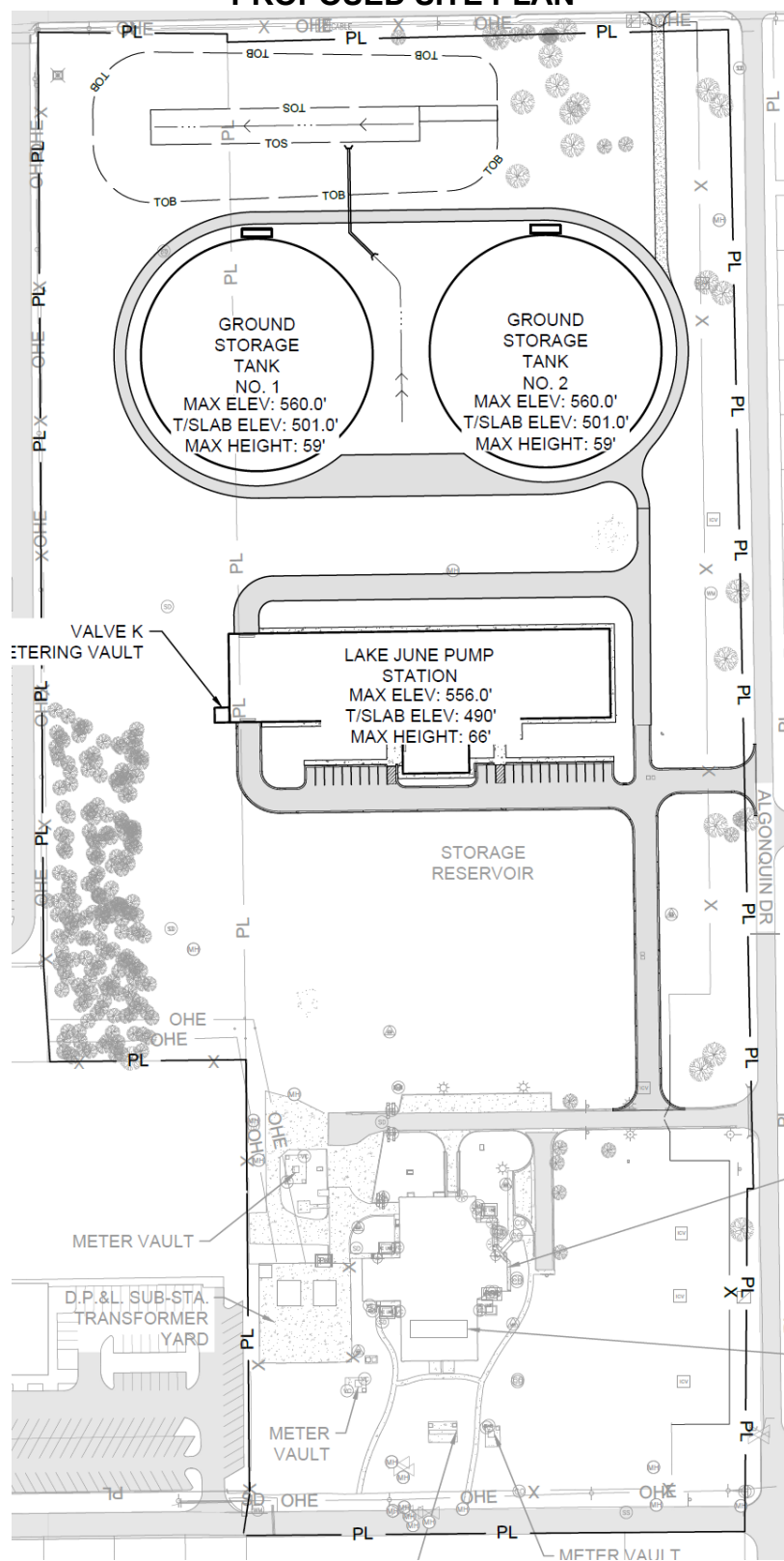
EXISTING LANDSCAPE PLAN (NO CHANGES)

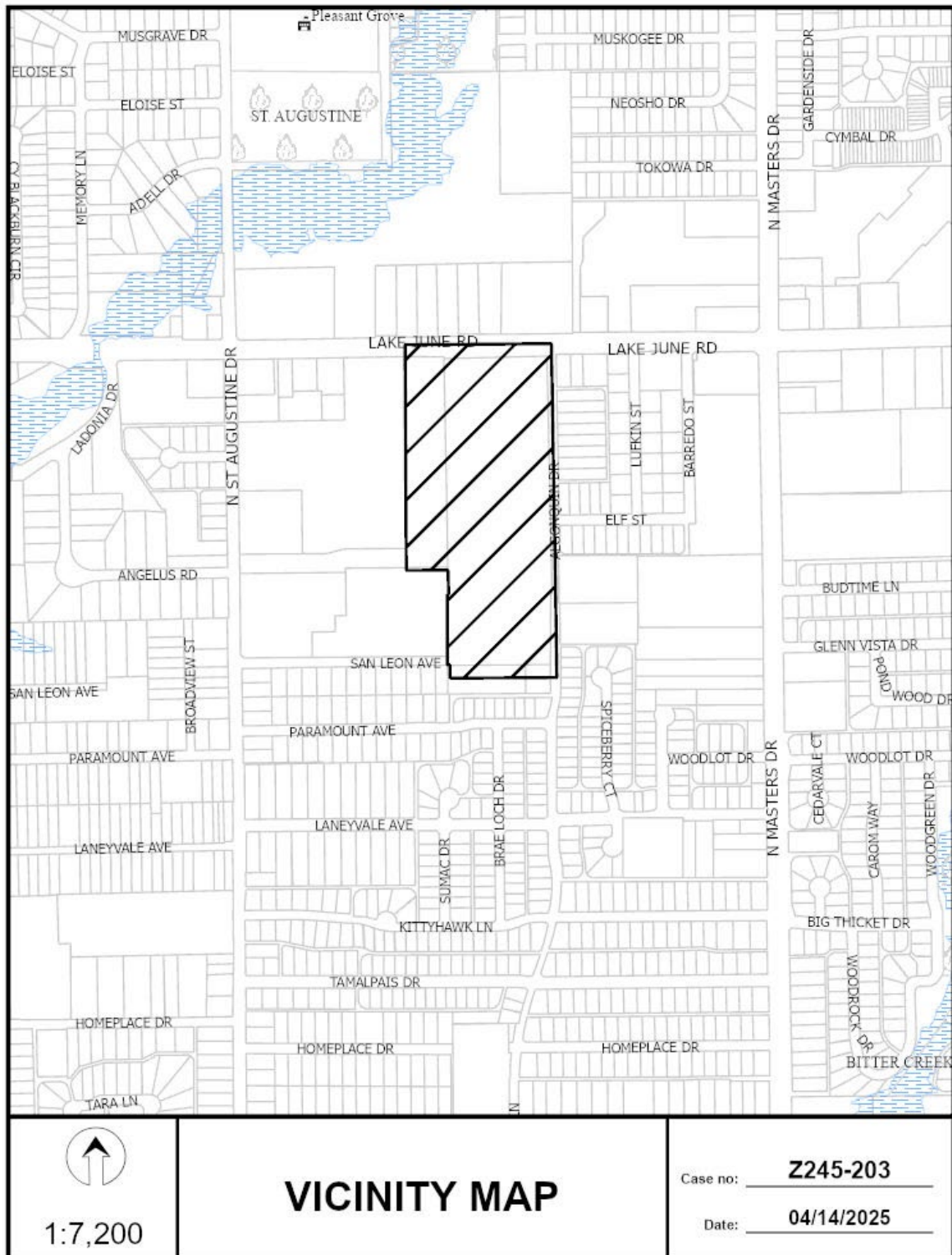


EXISTING SITE PLAN

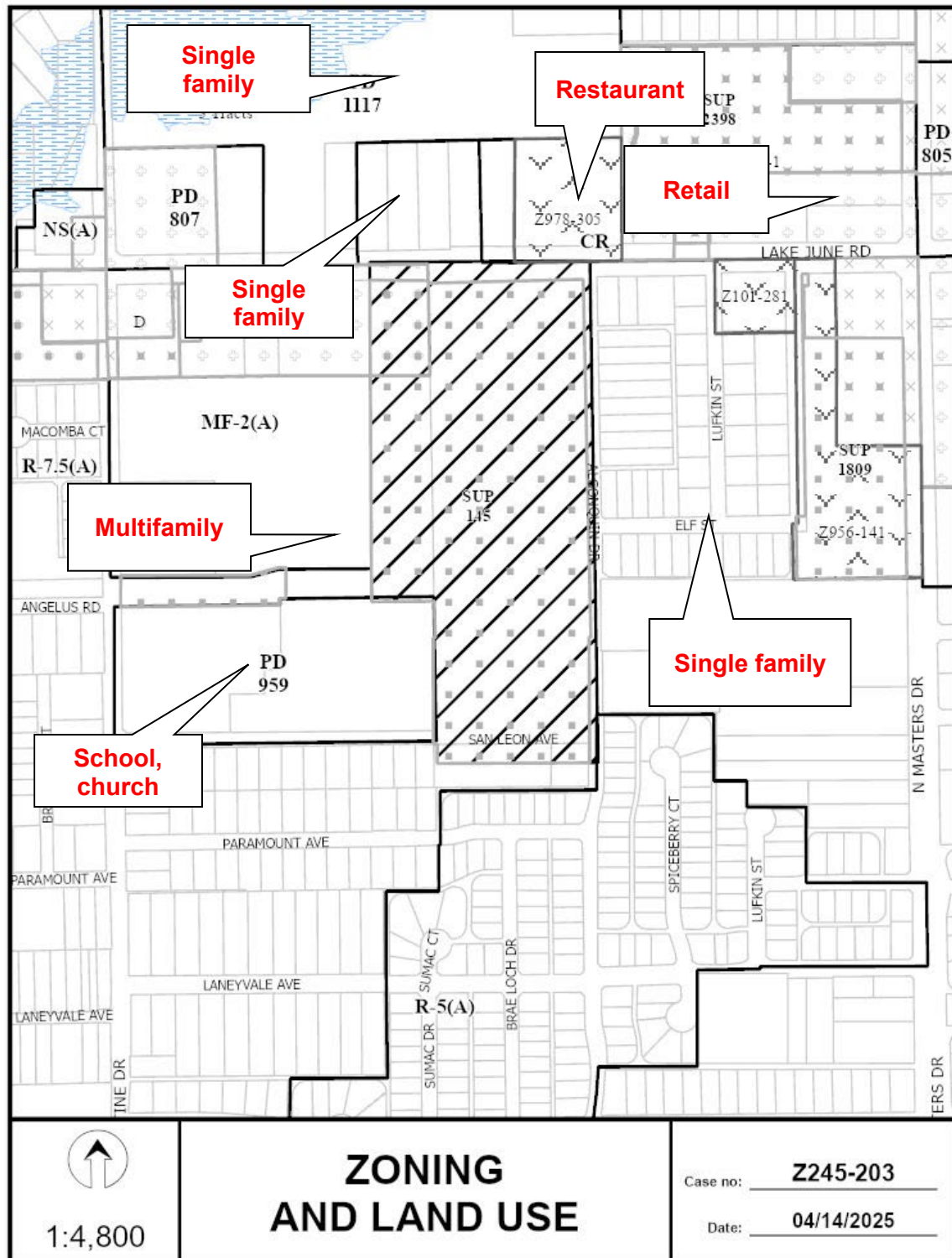


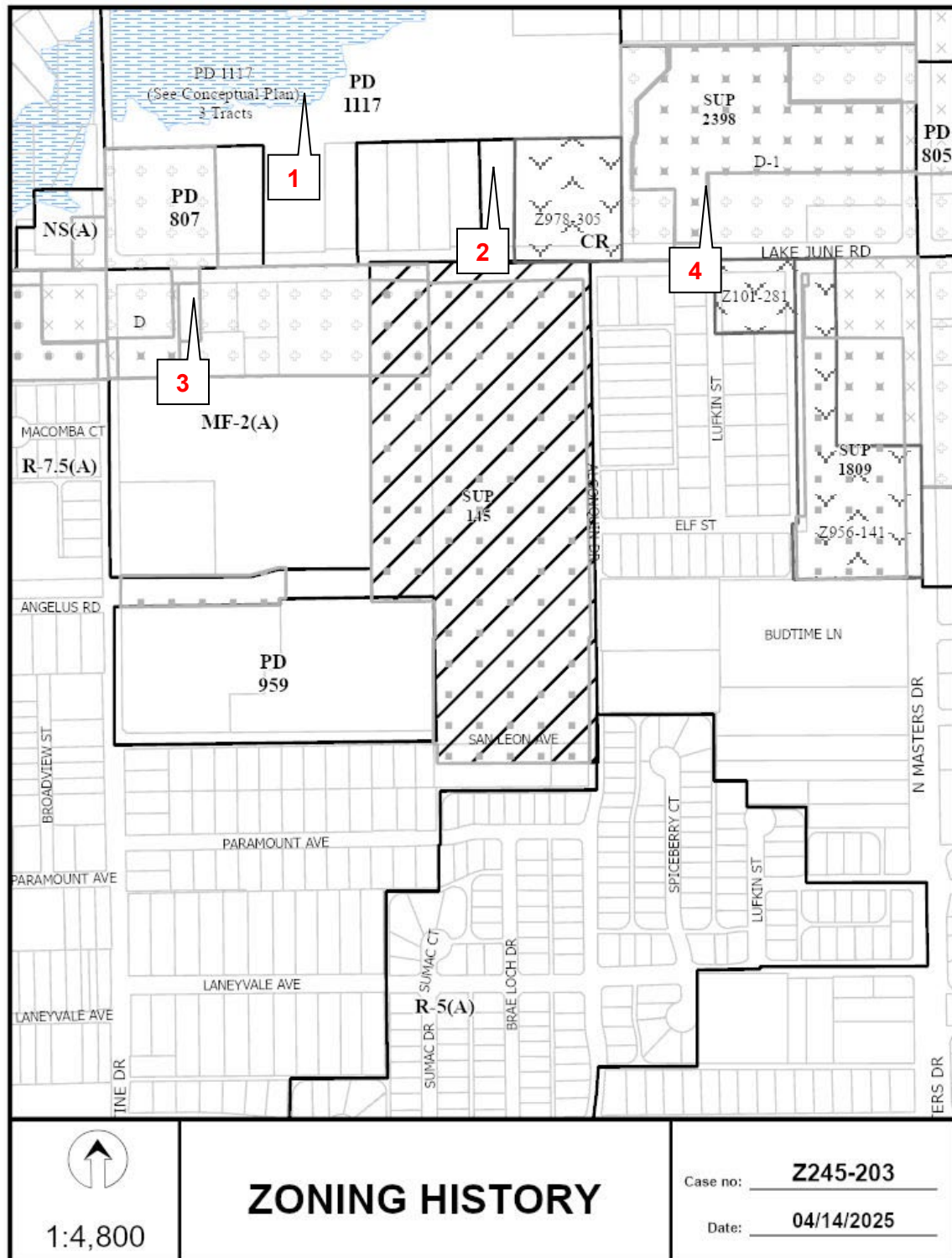
PROPOSED SITE PLAN

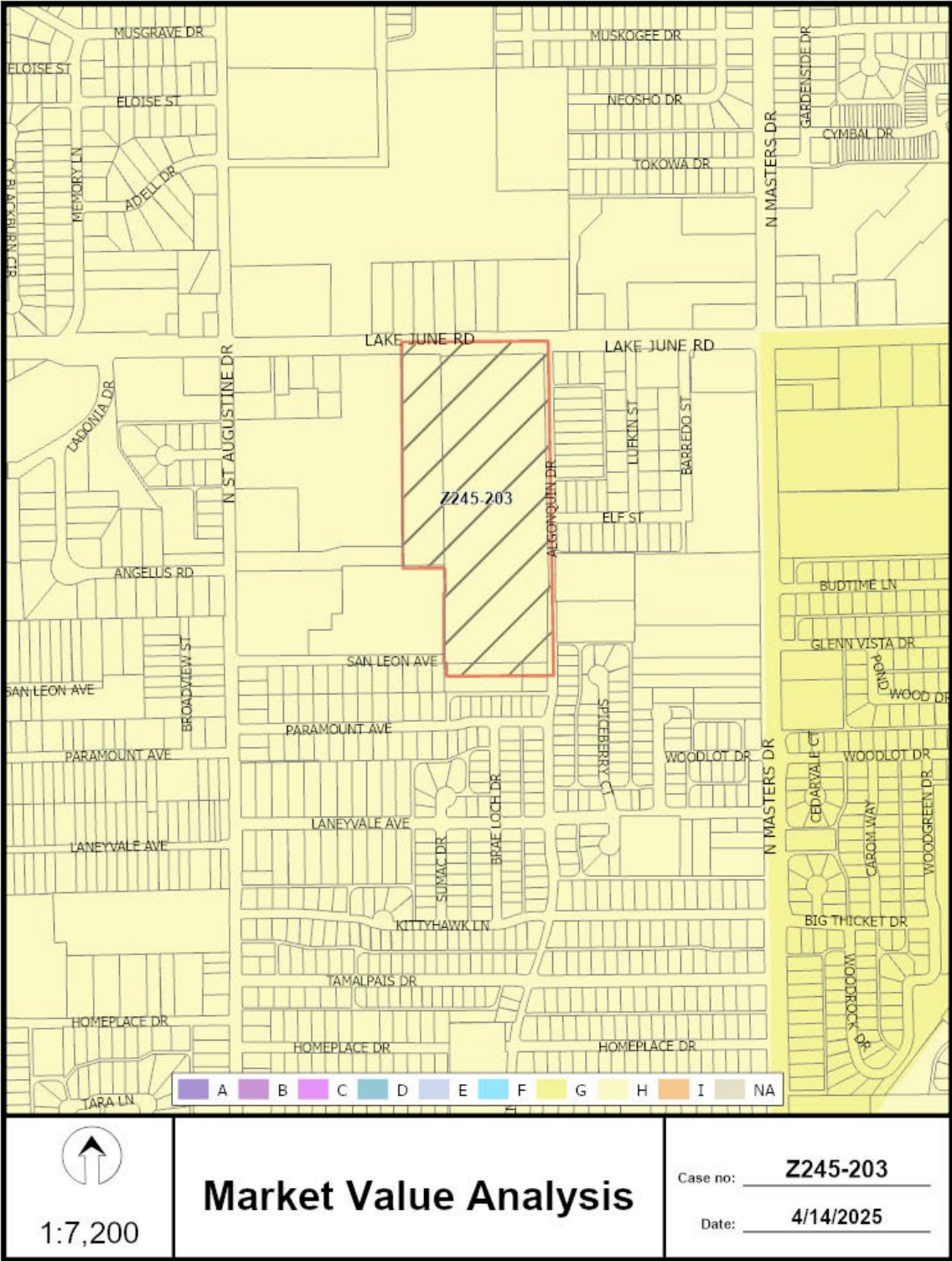


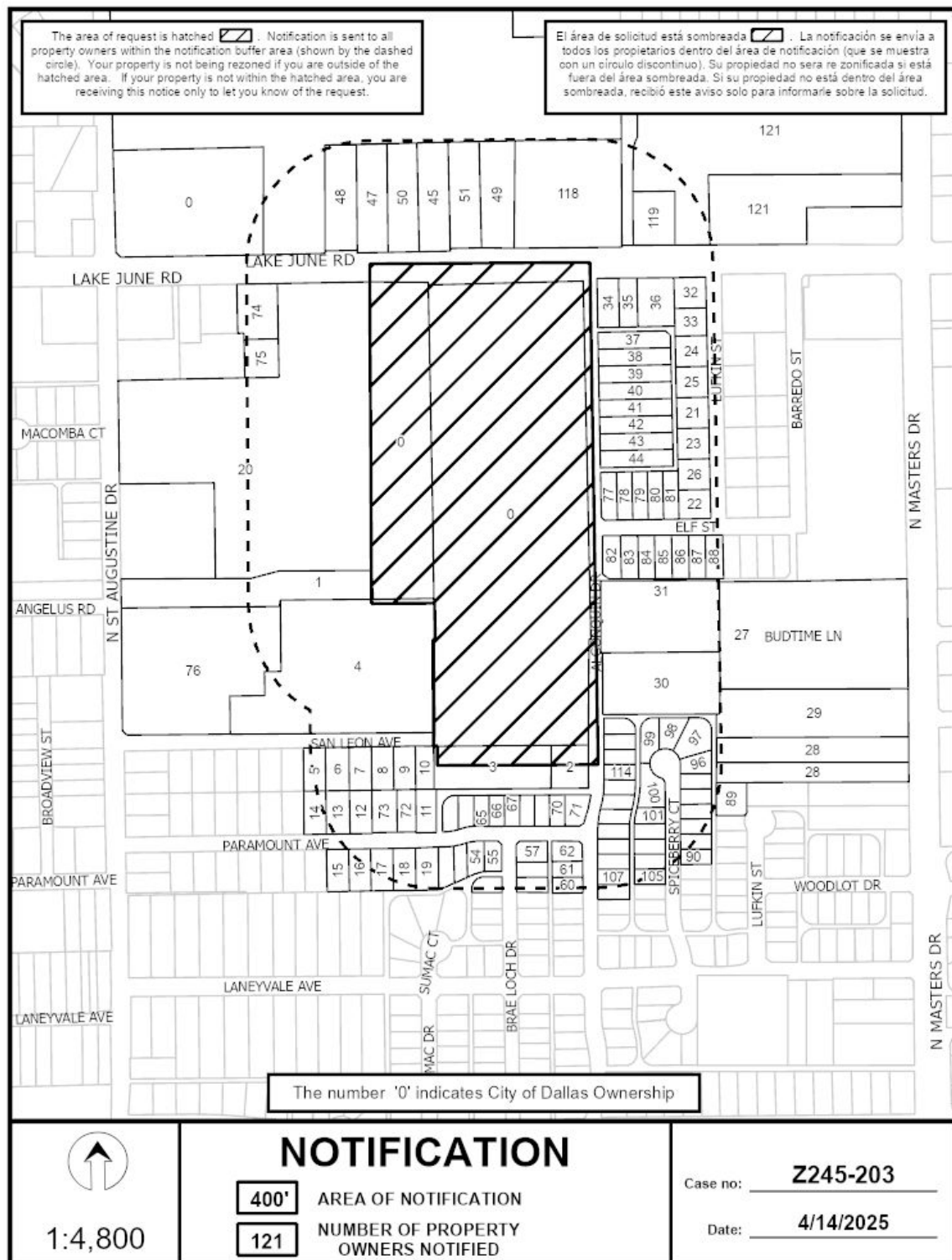












04/14/2025

Notification List of Property Owners***Z245-203******121 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1108 N ST AUGUSTINE RD	ONCOR ELECRTIC DELIVERY COMPANY
2	1013 ALGONQUIN DR	PEREZ JOSE LUIS RODRIGUEZ &
3	1013 ALGONQUIN DR	RELIABLE HOMES LLC
4	9701 SAN LEON AVE	CRISTO REY DALLAS ACADEMIC CENTER
5	9714 SAN LEON AVE	MCCORMICK SANDRA & ROBERT
6	9716 SAN LEON AVE	GUTIERREZ XOCTHIL G
7	9726 SAN LEON AVE	CARDENAS JOSE ANGEL CHAVEZ
8	9802 SAN LEON AVE	BLANCO MAYRA J F
9	9808 SAN LEON AVE	MOSQUEDA PROPERTIES LLC
10	9814 SAN LEON AVE	MENDOZA ALBERTO &
11	9815 PARAMOUNT AVE	BONILLA STEPHANIE
12	9727 PARAMOUNT AVE	Taxpayer at
13	9721 PARAMOUNT AVE	TROUTMAN GARY W SR
14	9715 PARAMOUNT AVE	WILSON GEORGE E EST OF
15	9720 PARAMOUNT AVE	GARCIA ANA E AGUIRRE &
16	9726 PARAMOUNT AVE	QUEZADA MANUEL A
17	9802 PARAMOUNT AVE	SEBASTIAN RUBEN & DIANA
18	9808 PARAMOUNT AVE	MENDEZ CARLOS
19	9814 PARAMOUNT AVE	UGARTE TERESA
20	1198 ST AUGUSTINE DR	LA HACIENDA LLC
21	1215 LUFKIN ST	SANCHEZ CARLOS H &
22	1139 LUFKIN ST	ACEVEDO RAQUEL &
23	1207 LUFKIN ST	CAPUCHINO JAVIER ARANDA &
24	1229 LUFKIN ST	MONTOYAVEGA ADELINA
25	1223 LUFKIN ST	JUAREZ MARCIAL &
26	1147 LUFKIN ST	FLORES LUPE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1031 N MASTERS DR	BUDTIME LLC
28	1013 N MASTERS DR	MIRANDA HERIBERTO MIRANDA
29	1021 N MASTERS DR	ALVARADO FRANCISCO
30	1102 ALGONQUIN DR	ESPINOZA IGNACIO
31	1046 ALGONQUIN DR	ESPINOZA JUAN GERARDO
32	10022 LAKE JUNE RD	ELIZARRARAS GUILLERMO REA &
33	1239 LUFKIN ST	HERNANDEZ ARMANDO
34	10002 LAKE JUNE RD	LITTLE BETHEL ASSEMBLY
35	10016 LAKE JUNE RD	LITTLE BETHEL ASSEMBLY
36	10020 LAKE JUNE RD	LITTLE BETHEL
37	1232 ALGONQUIN DR	SANCHEZ GUADALUPE
38	1228 ALGONQUIN DR	PEREZ HUGO CESAR &
39	1224 ALGONQUIN DR	HERNANDEZ RODOLFO &
40	1220 ALGONQUIN DR	ZARAGOZA SAID R ROJO &
41	1216 ALGONQUIN DR	CAPUCHINO JAVIER ARANDA
42	1212 ALGONQUIN DR	CHAVEZ HUGO
43	1206 ALGONQUIN DR	GONZALEZ DANIEL &
44	1202 ALGONQUIN DR	DELATORRE MAYRA &
45	9819 LAKE JUNE RD	MENDOZA ARMANDO & CONSUELO LIFE ESTATE
46	9621 LAKE JUNE RD	COUNTY OF DALLAS TEXAS
47	9805 LAKE JUNE RD	DIXSON IDA M
48	9731 LAKE JUNE RD	County of Dallas
49	9903 LAKE JUNE RD	TAPIA JACOBO A RAMOS
50	9811 LAKE JUNE RD	HARRIS MARGARET J
51	9827 LAKE JUNE RD	MITCHELL LINDA
52	9818 PARAMOUNT AVE	WILLIAMS WILMA A
53	9822 PARAMOUNT AVE	CORRAL ENRIQUE
54	9826 PARAMOUNT AVE	MILLER CANDICE L &
55	9830 PARAMOUNT AVE	LYNCH CHARLES E
56	1023 BRAE LOCH DR	TORRES JOSE E
57	1032 BRAE LOCH DR	BELTRAN ANDERSON &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1028 BRAE LOCH DR	OCHOA JOSE OVIDIO AGUILAR &
59	1024 BRAE LOCH DR	MCKINNEY PATRICIA A
60	951 ALGONQUIN DR	ENRIQUEZ SILVIA S
61	955 ALGONQUIN DR	HERNANDEZ ANA
62	959 ALGONQUIN DR	ALGONQUIN JV
63	9819 PARAMOUNT AVE	PENA ELENA
64	9823 PARAMOUNT AVE	KING FRANCES L
65	9827 PARAMOUNT AVE	JACKSON JOHN WINSTON &
66	9831 PARAMOUNT AVE	ESCAMILLA MARCELINO
67	9835 PARAMOUNT AVE	FRANCO ARMANDO
68	9839 PARAMOUNT AVE	FLORES GABRIEL &
69	9843 PARAMOUNT AVE	AGUILERA JOSE R SR
70	9847 PARAMOUNT AVE	NUNO MIRELLA
71	9851 PARAMOUNT AVE	PRICE ASHLEE
72	9811 PARAMOUNT AVE	CINDONUNEZ CINDY &
73	9805 PARAMOUNT AVE	SAVOY DEVELOPMENT &
74	9650 LAKE JUNE RD	BRIGHT STAR MISS BAPT CH
75	9650 LAKE JUNE RD	LA HACIENDA
76	9701 SAN LEON AVE	SACP-RC
77	10005 ELF ST	GALLEGOS OSCAR
78	10009 ELF ST	GALLEGOS MARTHA &
79	10013 ELF ST	NAJERA CARLOS ALBERTO &
80	10017 ELF ST	LAZO JOSE L
81	10021 ELF ST	RIVERA SERGIO
82	10004 ELF ST	ORTIZ CLAUDIA M &
83	10008 ELF ST	MENDEZ JOSE ALEJANDRO ROMO &
84	10012 ELF ST	MENDOZA JOSE R
85	10016 ELF ST	ANTERO MONICA I & MIGUEL M
86	10020 ELF ST	LOERA JAZMIN M
87	10024 ELF ST	MAGANA FRANCSICO A &
88	10028 ELF ST	HARPER MELVIN C

04/14/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	939 LUFKIN DR	WILLIAMS LEON EST OF
90	940 SPICEBERRY CT	PALOMINO MERCED L
91	944 SPICEBERRY CT	RAMIREZ MARIA
92	948 SPICEBERRY CT	ESPINOZA NURIA M
93	952 SPICEBERRY CT	GALVAN JUANA MENDEZ &
94	956 SPICEBERRY CT	GALINDO LETICIA
95	960 SPICEBERRY CT	DORADO ALEXIS RAUL
96	964 SPICEBERRY CT	SAUCEDO RUBEN &
97	968 SPICEBERRY CT	FLORES RODRIGO
98	967 SPICEBERRY CT	JUAREZ LEONARDO VALLEJO &
99	963 SPICEBERRY CT	MONTERROZA EFRAIN
100	955 SPICEBERRY CT	URIAS ROSALBA
101	951 SPICEBERRY CT	AGUILAR GILBERTO &
102	947 SPICEBERRY CT	LUNA JOSE LUIS & MARIA E
103	943 SPICEBERRY CT	AGUSTIN MORALES RUDY ELICEO &
104	939 SPICEBERRY CT	GOMEZ CARLOS CABRERA &
105	935 SPICEBERRY CT	PENATE MIGUEL D &
106	942 ALGONQUIN DR	GA INVESTMENTS LLC
107	946 ALGONQUIN DR	FELIPE PEDRO &
108	950 ALGONQUIN DR	CHAIRES RAMON
109	954 ALGONQUIN DR	MONTES JOSE A
110	958 ALGONQUIN DR	OROZCO HECTOR & GUILLERMINA VEGA
111	1004 ALGONQUIN DR	GALDAMEZ DANIEL & GLORIA
112	1008 ALGONQUIN DR	PALEMONTE TOMAS & FLORA
113	1012 ALGONQUIN DR	GARCIA NOE G
114	1016 ALGONQUIN DR	AMERSON PROPERTIES LLC
115	1020 ALGONQUIN DR	DELCID HERIBERTO A
116	1024 ALGONQUIN DR	PAZ ADELA GABARRETTE
117	1028 ALGONQUIN DR	RAMIREZ MARIO & MAUGRA A
118	9911 LAKE JUNE RD	RS PLAZA LLC
119	10025 LAKE JUNE RD	LAKEJUNE SRGM HOLDING LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	10100 LAKE JUNE RD	ELLIS DEVELOPMENT COMPANY
121	10121 LAKE JUNE RD	PINFIN PROPERTIES LP