

**FILE NUMBER:** Z245-101(TB)

**DATE FILED:** October 1, 2024

**LOCATION:** North of Lake June Road, west of North Saint Augustine Road

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** 1,500 SF

**CENSUS TRACT:** 48113011901

**REPRESENTATIVE:** Ramon Aranda, Aranda Planning Consultants

**OWNER/APPLICANT:** Esteban Gomez

**REQUEST:** An application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to rezone the rear portion of lot 1.1 of Block 3/6698 to allow for commercial uses on the property.

**CPC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned R-7.5(A) and undeveloped.
- The request is located on Lot 1.1 of block 3/6698. Currently, approximately 25 feet of the north portion of the lot is zoned R-7.5 (A), and the remainder south portion is zoned NS(A).
- Geographically located in Southeast Dallas, approx. 11 miles from downtown.
- This lot has frontage only on Lake June Road.
- The purpose of the request is to rezone the north portion of the lot, so the entire lot is NS(A) Neighborhood Service District to allow for the construction of commercial uses.

**Zoning History:**

There has been 1 zoning case 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.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Lake June Road	PA - Principal Arterial	100' ROW Bike Plan

**Traffic:**

The Engineering Division of Planning & Development has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will review engineering plans submitted at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy.

ForwardDallas is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

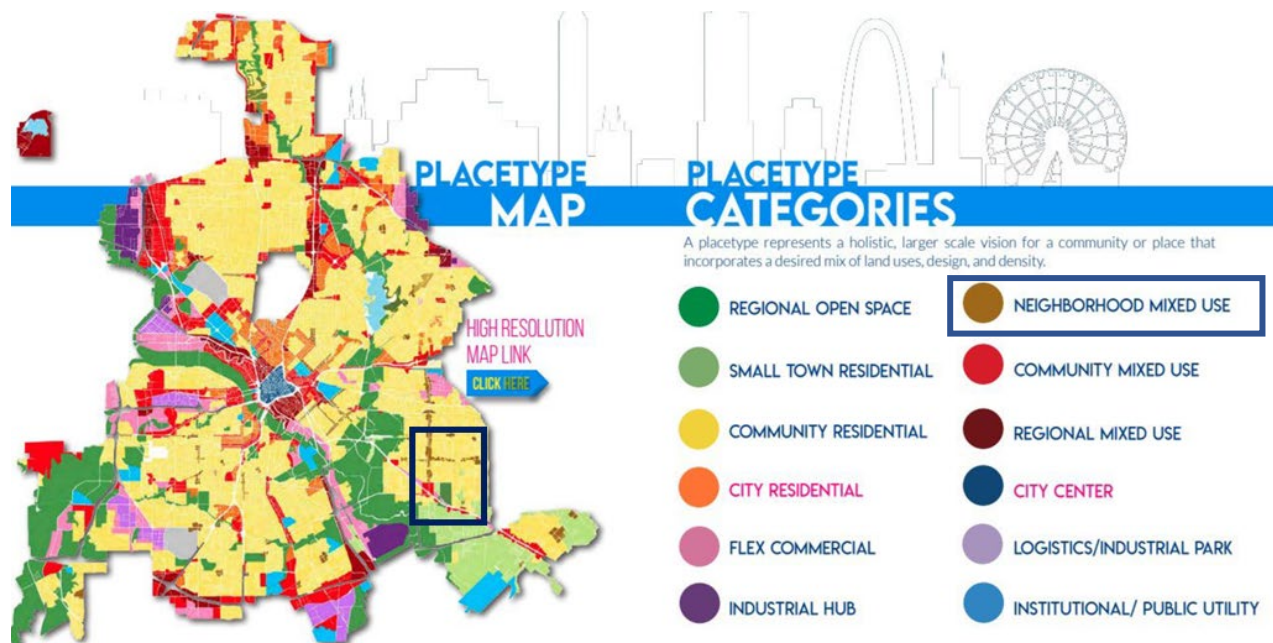
The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is located in the Neighborhood Mixed-Use Placetype. This placetype allows for primary land uses like: Multi-Family Apartments, Retail & Personal Service, Lodging, Office; in conjunction with supporting land uses like:

The primary focus of the Neighborhood Mixed-Use Placetype areas is to blend residential, retail, and small-scale commercial uses to meet local needs. These areas are typically located at key intersections in nodes or along corridors where small commercial shopping centers and corner stores provide access to daily needs for residents. It can include vertical mixed-use development as well as horizontally mixed-use centers that are compatibly scaled with surrounding neighborhoods.

The request to rezone the rear portion of the lot to align with the existing NS(A) Neighborhood Service District for which the remaining lot is zoned will allow for the construction of commercial land uses recommended by the Neighborhood Mixed-Use Placetype and mirror the emphasis that commercial and social activities are the anchors for the surrounding neighborhoods in this placetype.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype.



**Land Use:**

	Zoning	Land Use
<b>Site</b>	R-7.5(A) Single Family District	Undeveloped Land
<b>North</b>	R-7.5(A) Single Family District	Undeveloped Land
<b>East</b>	NS(A) Neighborhood Service	Restaurant without drive-in or drive-through service
<b>South</b>	CR Community Retail District	Mini-warehouse
<b>West</b>	R-7.5(A) Single Family District	Undeveloped Land

**Land Use Compatibility:**

The area of request is currently zoned R-7.5(A) and undeveloped. The request sits on the rear portion of Lot 1.1 of block 3/6698 (approx. 2,500 SF in total size) and is located on the north line of Lake June Road, west of N. St. Augustine Road.

To the north and west of the property are single family uses. To the south and east of the property are commercial retail uses. Since this property is located in a Neighborhood Mixed-Use Placetype which promotes commercial retail, office, personal service uses at major roads and intersections, staff finds the applicant’s requested zoning change to an NS(A) Neighborhood Service District to be appropriate and compatible with the surrounding area.

Staff supports the applicant’s request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

**Development Standards:**

The following is a comparison chart of the development standards for the current R-7.5(A) Single Family District and the proposed NS(A) Neighborhood Service District.

District	Setbacks		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5' single family OTHER- SY- 10' RY-15'	No Max Min lot area - 7,500 sf	30'	45% Residential 25% nonresidential		Single Family
Proposed: NS(A)	15'	No Min 20' where adjacent to or directly across an alley from a residential district	No Max	35' for gable, hip, or gambrel roof. 30' for any other	40%	Residential Proximity Slope	Retail & personal service, office

**Land Use Comparison**

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

**LEGEND**

	Use prohibited, highlighted row = use prohibited by deed restrictions
•	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, 51A-4.213

	Existing	Proposed
Use	R-7.5(A)	NS(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		
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

	Existing	Proposed
Use	R-7.5(A)	NS(A)
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		•
Cemetery or mausoleum	S	S
Child-care facility	«	•
Church	•	•
College, university, or seminary	S	S
Community service center	S	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 or private school	S	R
<b>LODGING USES</b>		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		
<b>MISCELLANEOUS USES</b>		
Attached non-premise sign		S
Carnival or circus (temporary)	«	«
Hazardous waste management facility		
Placement of fill material		

	Existing	Proposed
Use	R-7.5(A)	NS(A)
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		
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		
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		

	Existing	Proposed
Use	R-7.5(A)	NS(A)
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		S
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		
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	S, «
<b>UTILITY AND PUBLIC SERVICE USES</b>		



	Existing	Proposed
Use	R-7.5(A)	NS(A)
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	S, R,«	S, R,«
Police or fire station	S	S
Post office		S
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		
<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	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		
<b>Accessory Use</b>	<b>R-7.5(A)</b>	<b>NS(A)</b>
Warehouse		
Community center (private)	S	
Day home		
Game court (private)		
General waste incinerator		
Helistop		

	Existing	Proposed
Use	R-7.5(A)	NS(A)
Home occupation		
Medical/infectious waste incinerator		
Outside display of merchandise		
Outside sales		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

**Landscaping:**

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

**Parking:**

The applicant will be required to comply with minimum off-street parking ratios for all uses in accordance with Chapter 51A.

**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 target intervention strategies more precisely 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 in an “H” MVA area. The site is surrounded by the “H” MVA area in all directions immediately adjacent to the site.

Z245-101(TB)

**List of Officers**

Gomez Esteban, Property owner

Z245-101(TB)

**CPC ACTION**  
**February 20, 2025**

**Z245-101(TB)**

Planner: Teaseia Blue

**Motion:** It was moved to recommend **approval** of an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District, on the north line of Lake June Road, west of North St. Augustine Road.

Maker: Herbert  
Second: Rubin  
Result: Carried: 15 to 0

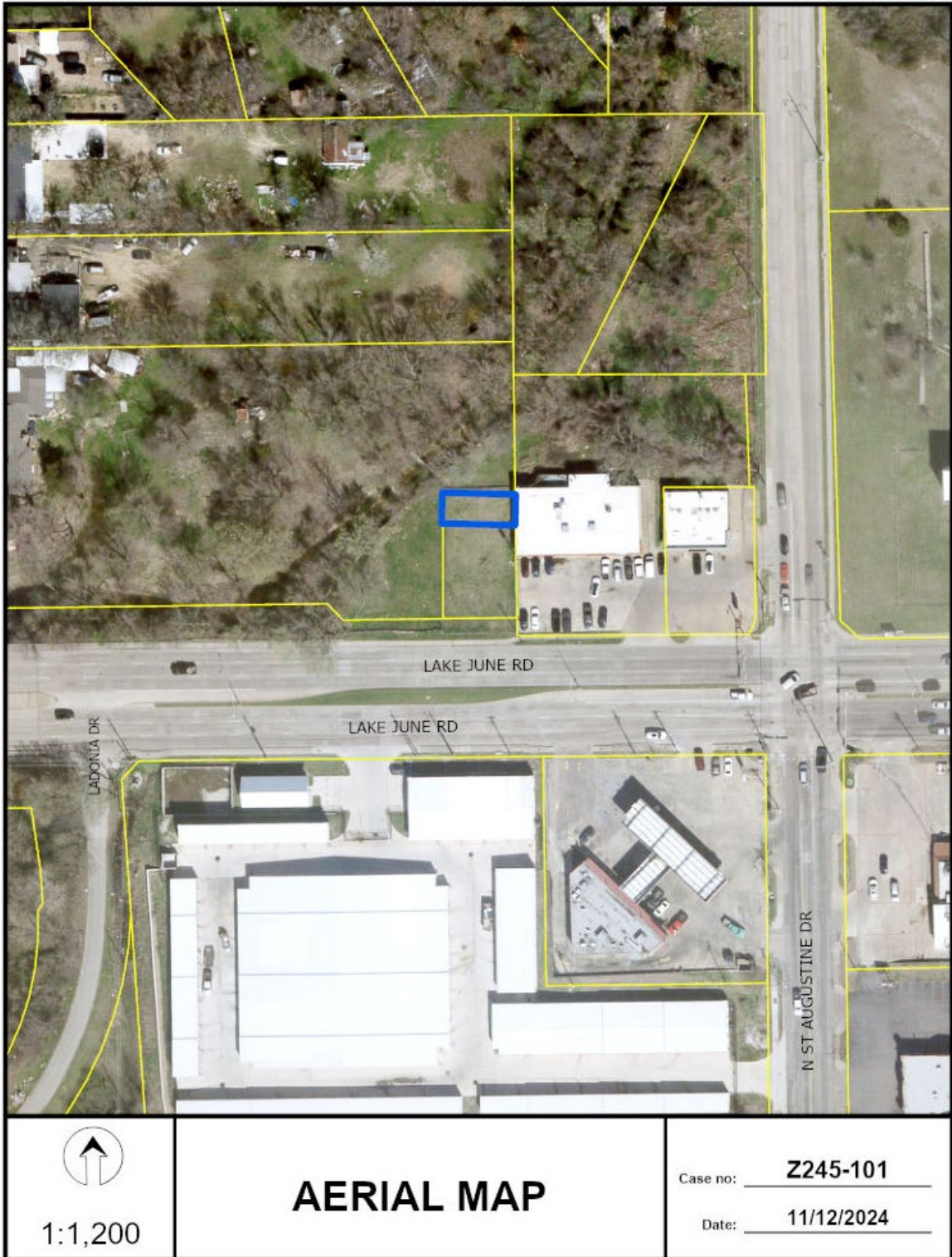
For: 15 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan,  
Franklin, Sleeper, Housewright,  
Nightengale, Haqq, Hall, Kingston, Rubin

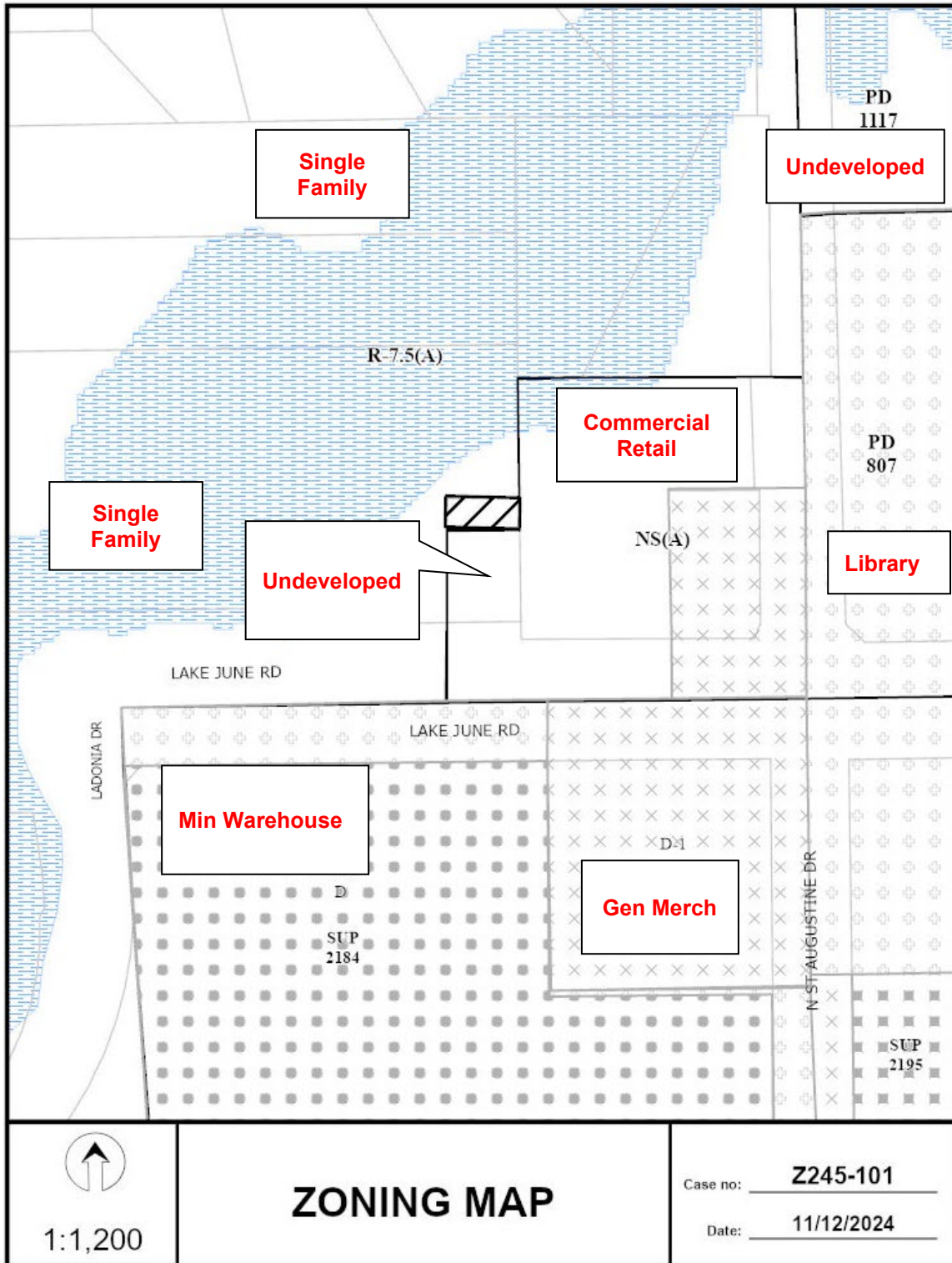
Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 200                      Mailed: 8  
**Replies:** For: 0                         Against: 0

**Speakers:** None



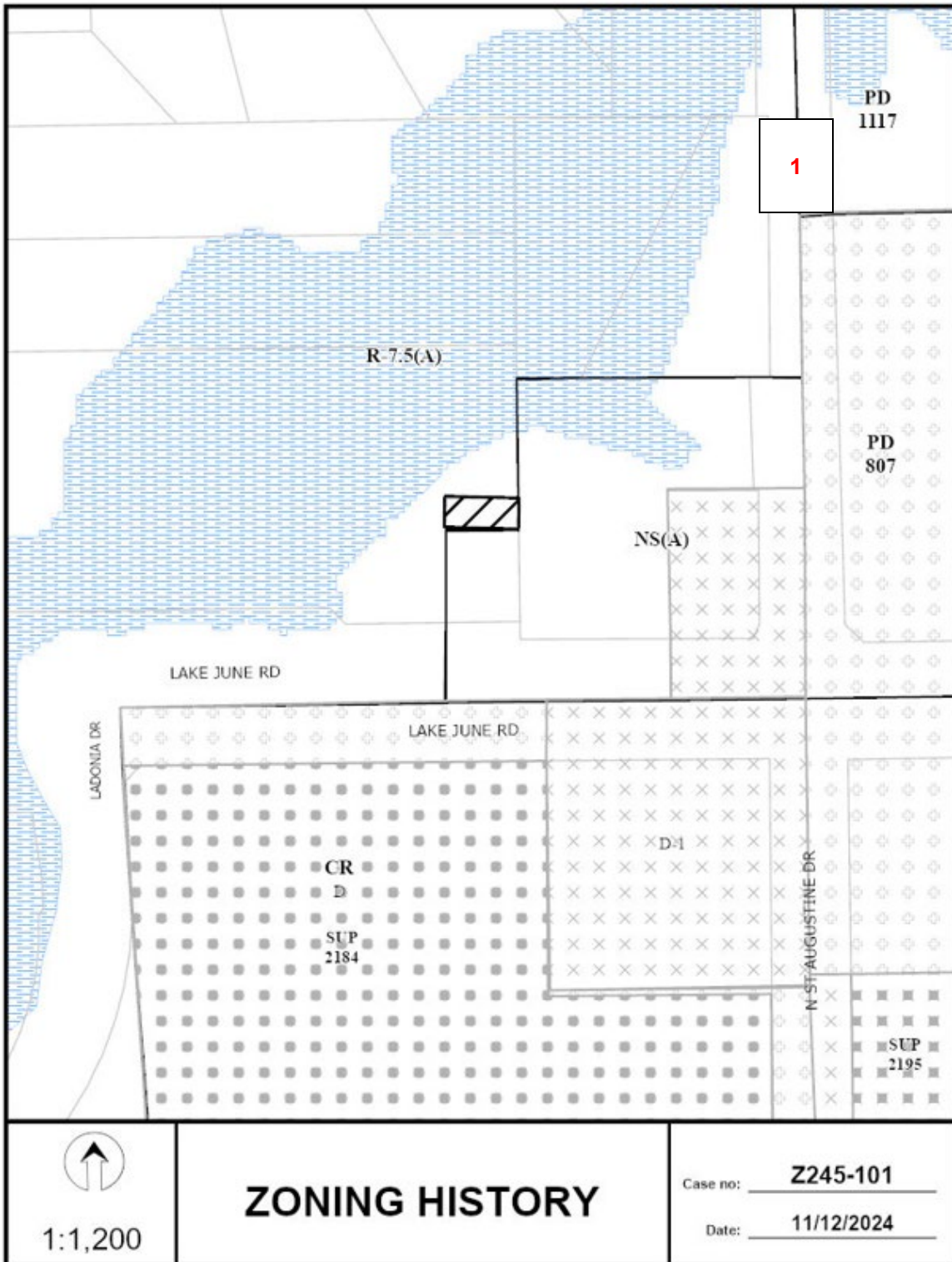




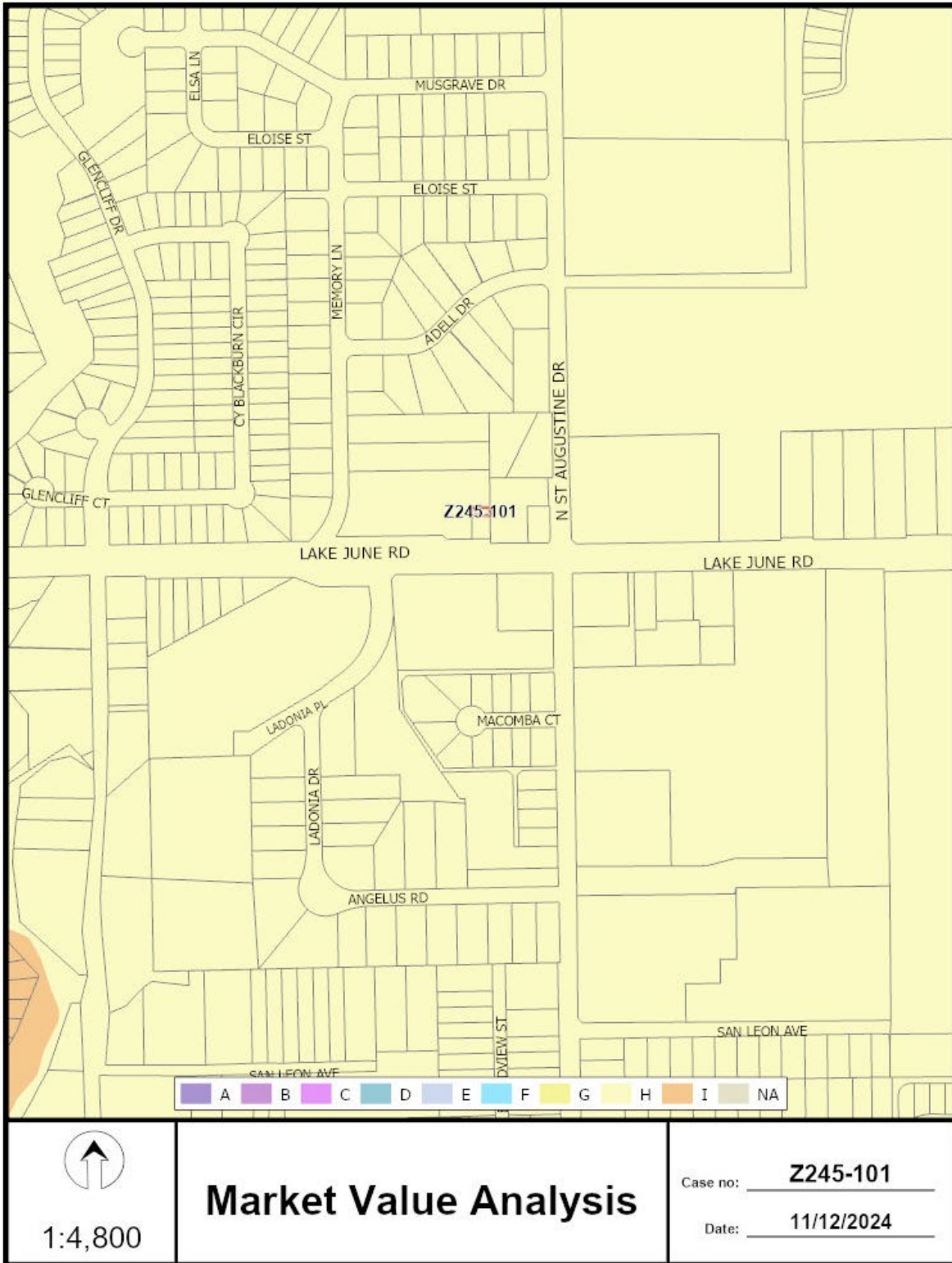
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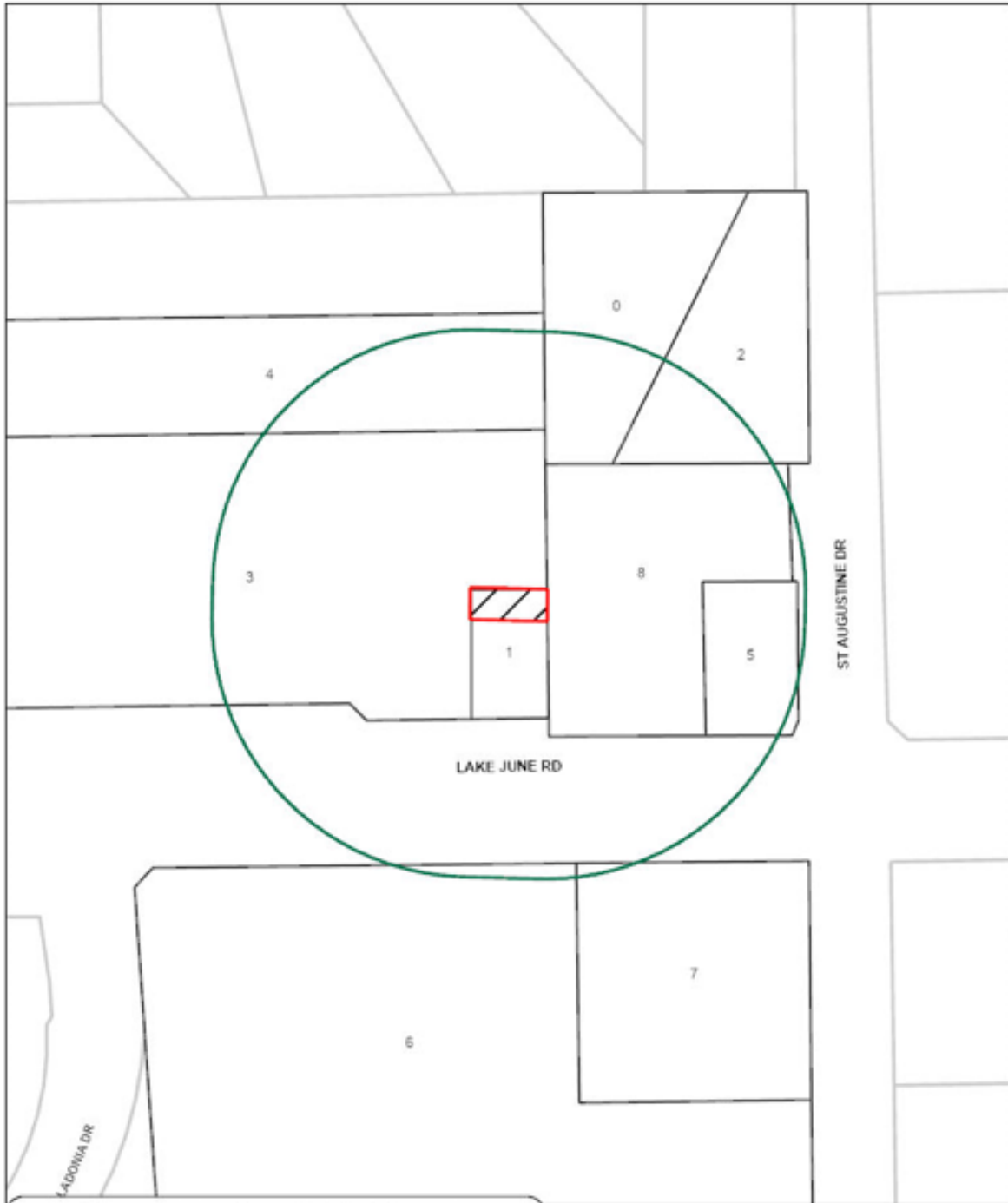
# ZONING MAP

Case no: Z245-101  
Date: 11/12/2024









<b>8</b>	Property Owners Notified (9 parcels)
<b>0</b>	Replies in Favor (0 parcels)
<b>0</b>	Replies in Opposition (0 parcels)
<b>200'</b>	Area of Notification
<b>2/20/2025</b>	Date

**Z245-101**  
**CPC**



1:1,200

Z245-101(TB)

02/19/2025

## ***Reply List of Property Owners***

***Z245-101***

***8 Property Owners Notified***

***0 Property Owners in Favor***

***0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	9501 LAKE JUNE RD	GOMEZ ESTEBAN
	2	1313 ST AUGUSTINE RD	REDD JOE
	3	1310 MEMORY LN	WINN KENNETH B
	4	1324 MEMORY LN	MARTINEZ JUAN ANTONIO &
	5	9545 LAKE JUNE RD	SWEETWATER ASSOCIATES
	6	9500 LAKE JUNE RD	EXTRA SPACE PROPERTIES TWO LLC
	7	1200 ST AUGUSTINE RD	EVEREST FINANCIAL CORP
	8	9543 LAKE JUNE RD	LEE CHY D