
FILE NUMBER:	Z201-270(NN)	DATE FILED:	June 1, 2021
LOCATION:	South line of Lake June Road, between Houghton Road and Whitley Drive		
COUNCIL DISTRICT:	5	MAPSCO:	58 K
SIZE OF REQUEST:	± 1.16 acres	CENSUS TRACT:	93.01

REPRESENTATIVE: Aleks Omega, Weaver Consulting Group

APPLICANT/OWNER: Eva Sixto Hernandez

REQUEST: An application for a CR Community Retail District with consideration for a NS(A) Neighborhood Service District on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for a personal service use on the site.

CPC RECOMMENDATION: Approval of a NS(A) Neighborhood Service District [in lieu of a CR Community Retail District].

STAFF RECOMMENDATION: Approval of a NS(A) Neighborhood Service District [in lieu of a CR Community Retail District].

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently developed as a single family home with three structures.
- The purpose of the request is to allow for a barber or beauty shop to operate on the site within the existing structure, which is considered a personal service use per Dallas Development Code.
- According to the Dallas Development Code, a personal service use is defined as a facility for the sale of personal services. Typical personal service uses include a barber/beauty shop, shoe repair, a tailor, an instructional arts studio, a photography studio, a laundry or cleaning pickup and receiving station, a handcrafted art work studio, safe deposit boxes, a travel bureau, and a custom printing or duplicating shop. A personal service use is permitted by right in GO(A)*, retail, CS, industrial, central area, mixed use, multiple commercial, and urban corridor districts; and permitted by right as a limited use only in MF-3(A), MF-4(A), NO(A), LO(A), and MO(A) districts.
- Since the initial CPC meeting, the applicant requested to consider a NS(A) Neighborhood Service district in lieu of the originally requested CR Community Retail district. Since NS(A) is a less intensive retail district than CR, the change in request did not generate a requirement for re-noticing.

Zoning History:

There has been no zoning change requests within the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lake June Road	Principal Arterial	100 feet
Houghton Road	Local Street	--
Whitley Drive	Local Street	--

Traffic:

The Transportation Development Services Department has reviewed the request and determined that the request will not significantly impact the surrounding roadway system.

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is not consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Single Family
Northwest	R-7.5(A) Single Family	Undeveloped Land
North/Northeast	R-7.5(A) Single Family	Single Family
East	R-7.5(A) Single Family	Single Family
South	R-7.5(A) Single Family	Single Family
West	R-7.5(A) Single Family with SUP No.1710	Library

Land Use Compatibility:

The area of request is currently developed as a single family home with three structures on the premises. North, northeast, east and south of the site are also developed with single family homes. Northwest of the area of request is undeveloped land. A library is also located west of the area of request.

The applicant proposes to use the existing structure for the home for a beauty salon, which is considered a personal service use. The applicant has clarified and confirmed that the single-family use will not remain on the site, supported by a site plan for illustrative purposes. The existing two accessory structure on the site will remain as is.

The proposed use is considered compatible within the surrounding neighborhood since the site is located along a principal arterial and there are also retail and personal service uses along Lake June Road. However, the initially proposed CR Community Retail district allows a wide variety of uses, a lot of which are not compatible within a single-family neighborhood.

There are much less intensive zoning districts that allow for a personal service use and is better compatible with the surrounding areas, for example, an NS(A) Neighborhood Service District. The applicant had updated their request to an NS(A) Neighborhood Service District and staff is supportive of it as this zoning district is appropriate for this location and can serve the surrounding residents with the desired neighborhood scale. CPC also recommended approval of the NS(A) district.

Development Standards:

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5'	1 DU/ 7,500 SF	30'	45%	Residential Proximity Slope	Single Family
Proposed: CR (Original)	15'	20' adj to res Other: No min	0.75 FAR overall 0.5 office (Max)	54' 4 stories	60%	Residential Proximity Slope	community- serving retail, personal service, and office uses
Proposed: NS(A) (Revised)	15'	20' adj to res Other: No min	0.5 FAR (Max)	30' 35' with gable, hip, or gambrel roof	40%	Residential Proximity Slope	convenience retail shopping, services, and professional offices

Although the applicant proposes to utilize an existing structure and not increase the structure height or lot coverage, a CR Community Retail districts allows for higher height and lot coverage, which may not be compatible with the surrounding residential uses. On the other hand, the development standards for an NS(A) are considered to be appropriate in this location.

Land Use Comparison Chart

Following is a comparison table showing differences in the 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	Proposed
Use	R-7.5	CR	NS(A)
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	X	X	X
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop		X	
Bus or rail transit vehicle maintenance or storage facility			
Catering service		X	
Commercial cleaning or laundry plant			
Custom business services		X	
Custom woodworking, furniture construction, or repair			
Electronics service center		X	
Job or lithographic printing			
Labor hall			
Machine or welding shop			
Machinery, heavy equipment, or truck sales and services			
Medical or scientific laboratory		S	
Technical school			

	Existing	Proposed	Proposed
Use	R-7.5	CR	NS(A)
Tool or equipment rental		X	
Vehicle or engine repair or maintenance			
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production	S	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	★	★	
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility			X
Cemetery or mausoleum	S	S	S
Child-care facility	S	X	X
Church	X	X	X
College, university, or seminary	S	X	S
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery	S	X	X
Foster home	S		
Halfway house			
Hospital		S	
Library, art gallery, or museum	S	X	X
Open-enrollment charter school or private school		S	S
Public or private school	S		
Public school other than an open-enrollment charter school		R	R
LODGING USES			
Extended stay hotel or motel			
Hotel or motel		S	
Lodging or boarding house		S	
Overnight general purpose shelter		★	

	Existing	Proposed	Proposed
Use	R-7.5	CR	NS(A)
MISCELLANEOUS USES			
Attached Non-premise sign		S	S
Carnival or circus (temporary)	X, ★	X, ★	X, ★
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	X	X	X
OFFICE USES			
Alternative financial establishment		S	
Financial institution without drive-in window		X	X
Financial institution with drive-in window		D	
Medical clinic or ambulatory surgical center		X	X
Office		X	X
RECREATION USES			
Country club with private membership	S	X	X
Private recreation center, club, or area	S	X	S
Public park, playground, or golf course	X	X	X
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house		X	S
Duplex			
Group residential facility			
Handicapped group dwelling unit	★		
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing			
Single family	X		
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments.		★	
Ambulance service		R	
Animal shelter or clinic without outside runs		R	
Animal shelter or clinic with outside runs			
Auto service center		R	
Business school		S	
Car wash		D	
Commercial amusement (inside)		S, ★	
Commercial amusement (outside)		S	
Commercial motor vehicle parking			
Commercial parking lot or garage		R	

	Existing	Proposed	Proposed
Use	R-7.5	CR	NS(A)
Convenience store with drive-through		S	
Dry cleaning or laundry store		X	X
Furniture store		X	
General merchandise or food store 3,500 square feet or less		X	X
General merchandise or food store greater than 3,500 square feet		X	
General merchandise or food store 100,000 square feet or more		S	
Home improvement center, lumber, brick or building materials sales yard		D	
Household equipment and appliance repair		X	
Liquefied natural gas fueling station			
Liquor Store		X	
Mortuary, funeral home, or commercial wedding chapel		X	
Motor vehicle fueling station		X	S
Nursery, garden shop, or plant sales		X	
Outside sales			
Paraphernalia shop		S	
Pawn shop			
Personal service use		X	X
Restaurant without drive-in or drive-through service		R	R
Restaurant with drive-in or drive-through service		D	
Surface parking			
Swap or buy shop		S	
Taxidermist			
Temporary retail use		X	
Theater		X	
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)			

	Existing	Proposed	Proposed
Use	R-7.5	CR	NS(A)
Transit passenger shelter	★	X	X
Transit passenger station or transfer center	S	S, ★	S, ★
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station		X	
Electrical generating plant			
Electrical substation	S	X	S
Local utilities	S, R, ★	S, R, ★	S, R, ★
Police or fire station	S	X	S
Post office		X	S
Radio, television, or microwave tower	S	S	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	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			

R-7.5(A) Single Family Districts permit crop production; church; public park; playground or golf course; and single family uses by right. All other uses require an SUP or have specific requirements that require consultation with the code. CR Community Retail

Districts permit mostly commercial and business service; institutional and commercial service; office; recreation; retail and personal service; and utility and public service uses. Neither district allow for both a single family use and a personal service use. On the other hand, the NS(A) Neighborhood Service District can provide for retail and personal service uses in an appropriate neighborhood scale.

Landscaping:

Landscaping will be in accordance with Article X, as amended.

Parking:

Parking will be required in accordance with the Dallas Development Code, as amended. One space per 200 square feet is required for the personal service use. The applicant will have to meet the parking requirements at the time of 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 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 to orange, representing the weakest markets. The area of request is within MVA Category "H". MVA Clusters to the north, south, and east are also with in Category "H" but the properties to the west are uncategorized within an MVA Category.

Z201-270(NN)

LIST OF OFFICERS

Eva Sixto Hernandez (Sole Owner)

CPC action
December 16, 2021

Motion: It was moved to recommend **approval** of a NS(A) Neighborhood Service District on property zoned R-7.5(A) Single Family District, on the south line of Lake June Road, between Houghton Road and Whitley Drive.

Maker: Shidid
Second: Anderson
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 29

Replies: For: 1 Against: 2

Speakers: None

CPC action
November 18, 2021

Motion: In considering an application for a CR Community Retail District with consideration for NS(A) Neighborhood Service District on property zoned R-7.5(A) Single Family District, on the south line of Lake June Road, between Houghton Road and Whitley Drive, it was moved to **hold** this case under advisement until December 16, 2021.

Maker: Shidid
Second: Jackson
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

Notices:	Area: 300	Mailed: 29
Replies:	For: 1	Against: 2

Speakers: None

Z201-270(NN)

CPC action

October 21, 2022

Motion: In considering an application for a CR Community Retail District on property zoned R-7.5(A) Single Family District, on the south line of Lake June Road, between Houghton Road and Whitley Drive, it was moved to **hold** this case under advisement until November 18, 2021.

Maker: Shidid
Second: Stanard
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

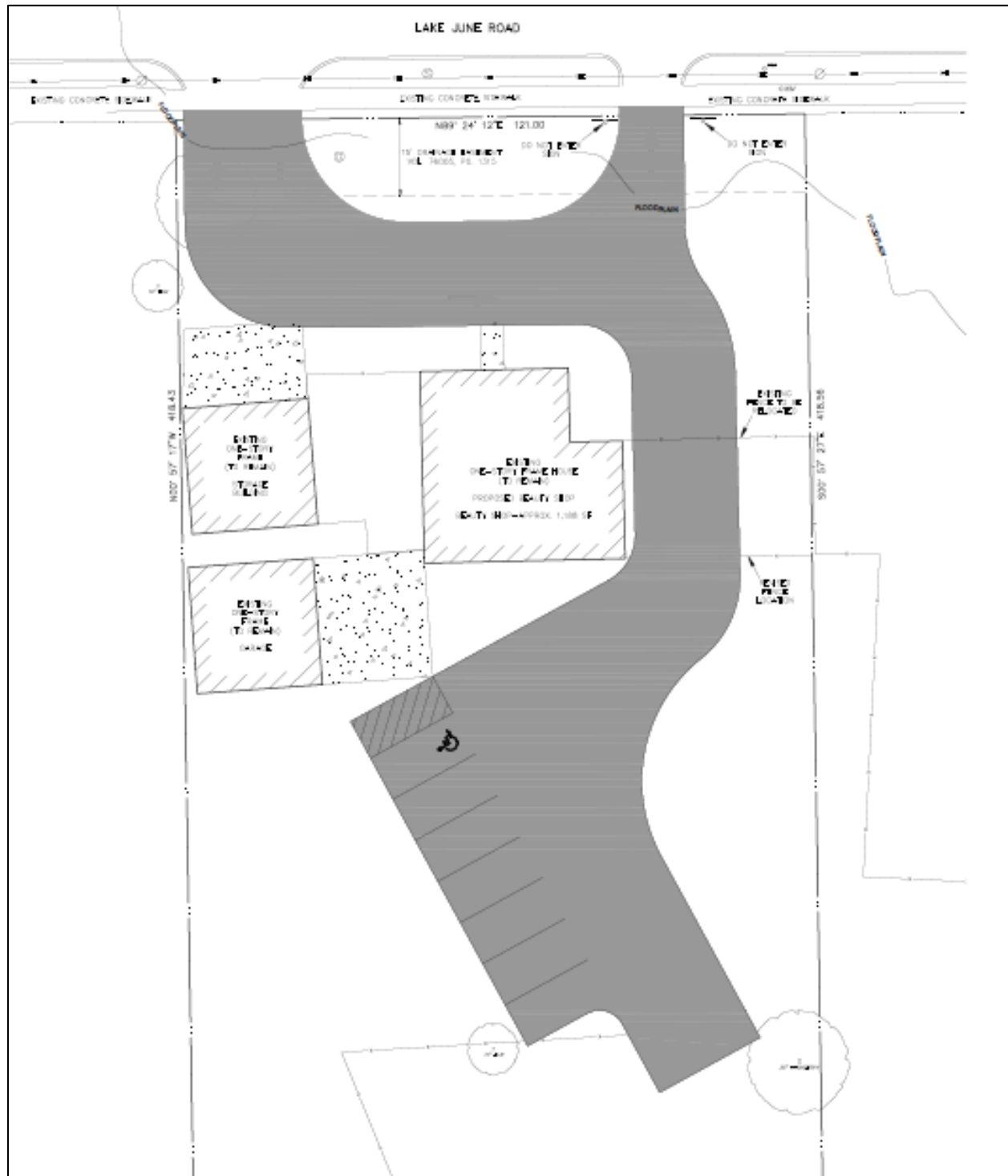
Notices: Area: 300 Mailed: 29
Replies: For: 1 Against: 2

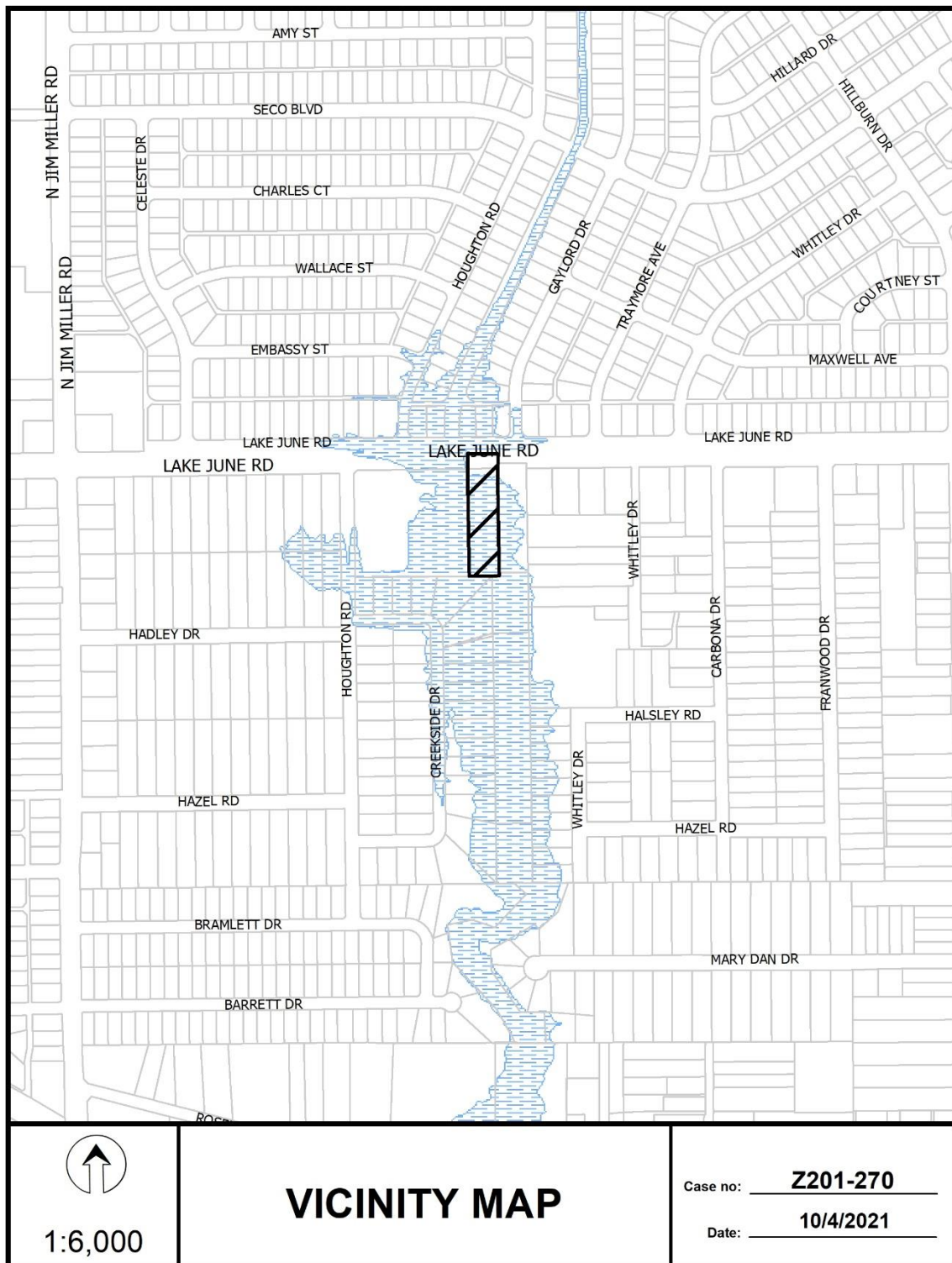
Speakers: For: None

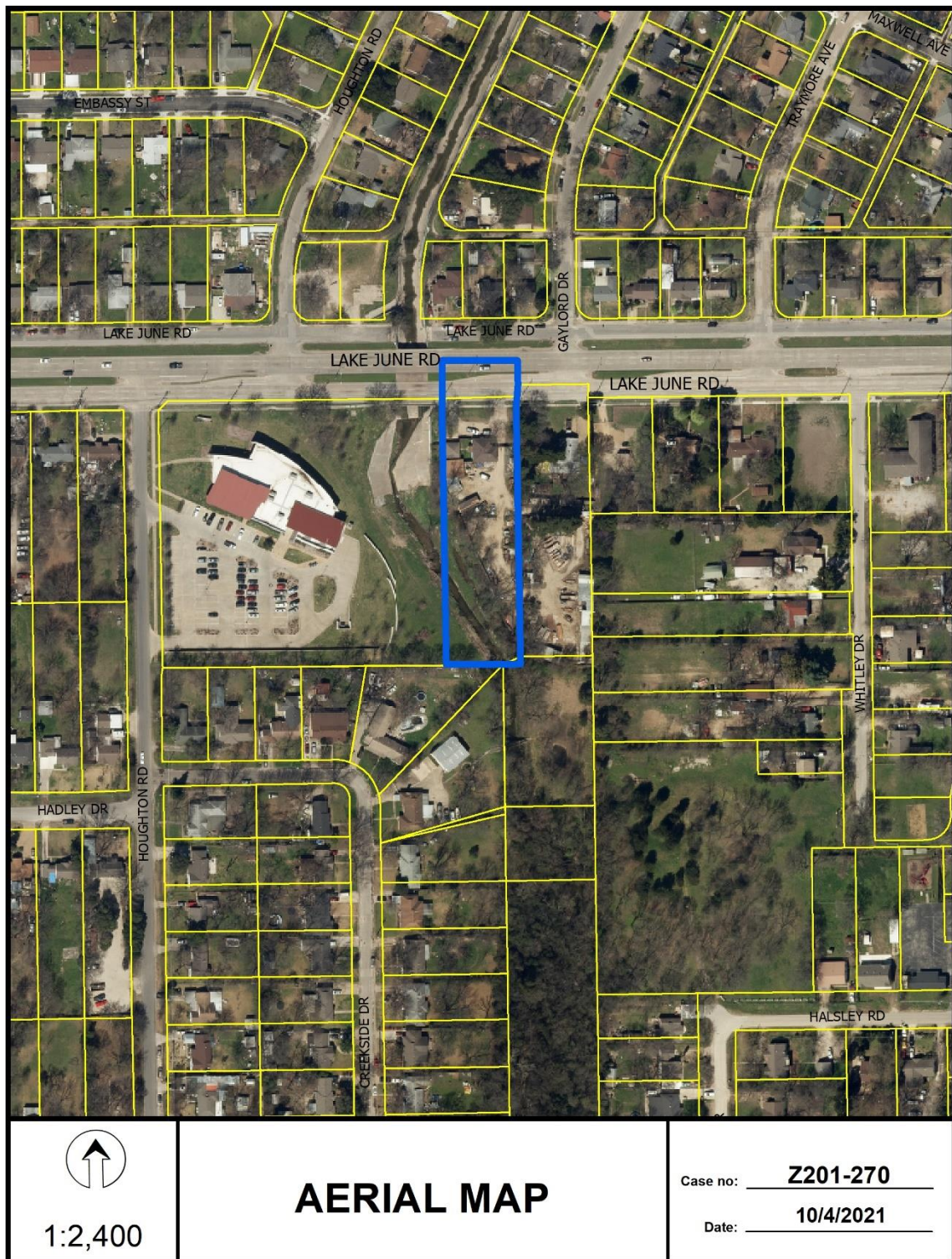
For (Did not Speak): Chris Trevino, 1878 W. Belt Line Rd., Cedar Hill, TX, 75104
Albert Perez, 709 Southgate Ln., Dallas, TX, 75217

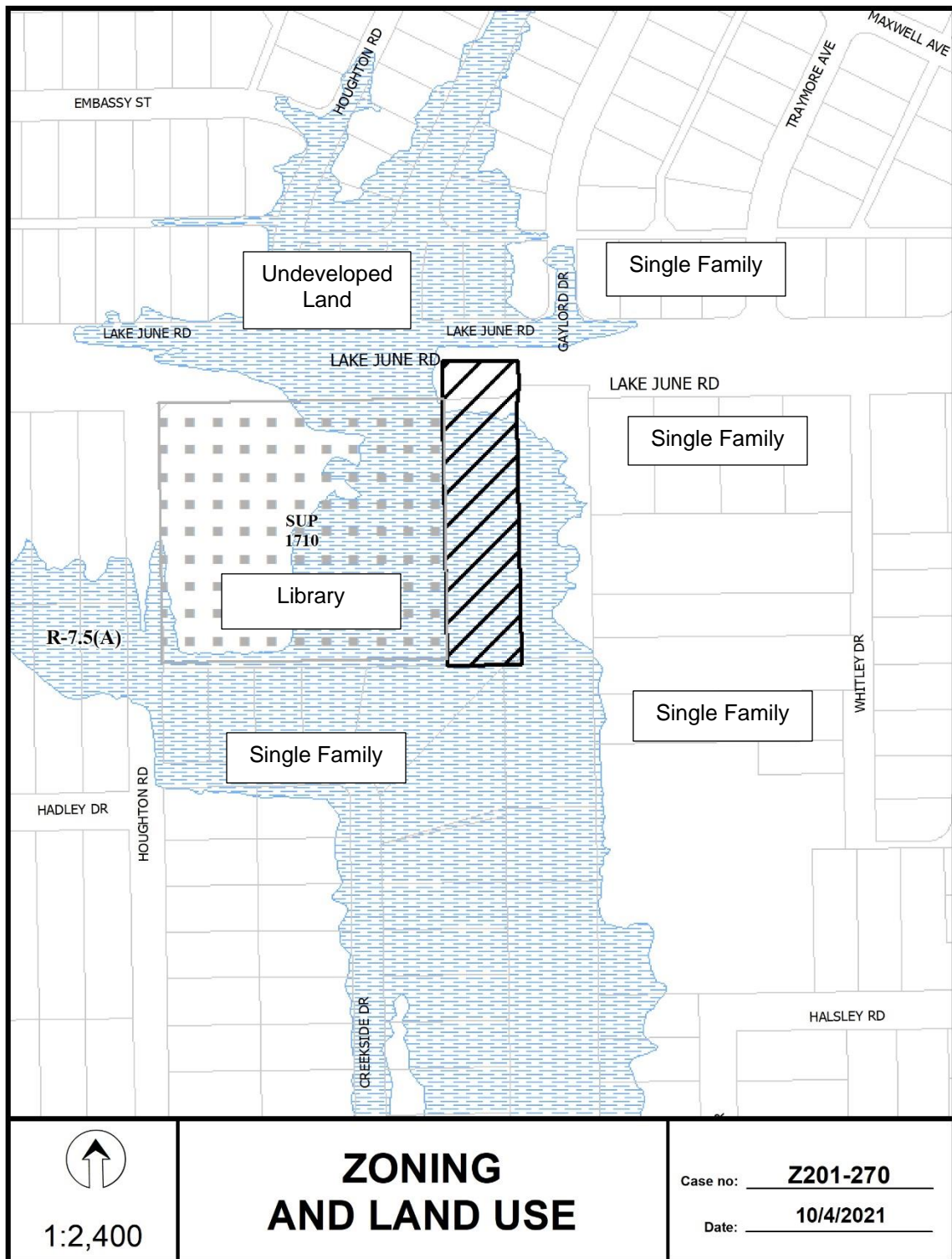
Against: None

APPLICANT'S SITE PLAN (FOR ILLUSTRATIVE PURPOSES)

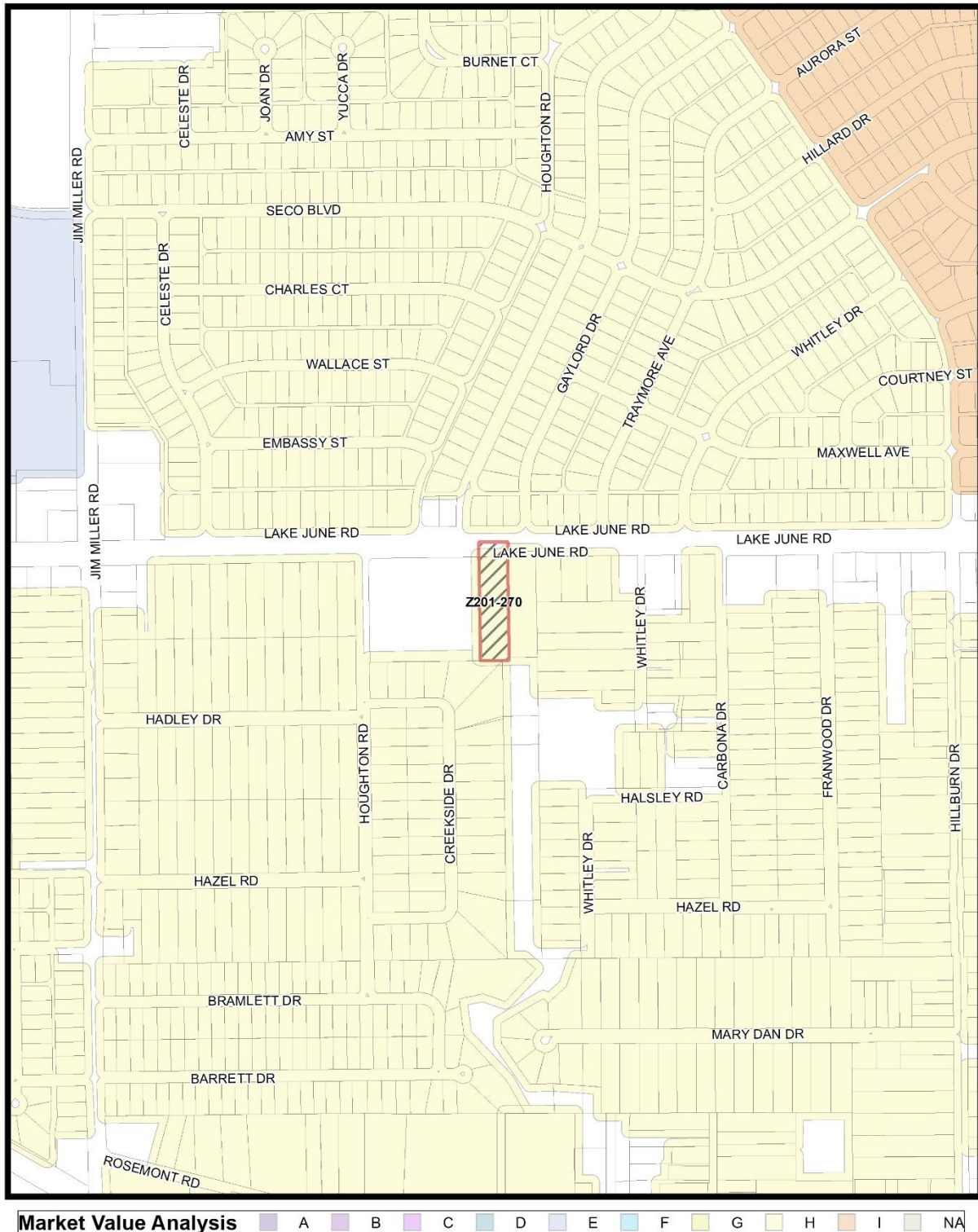








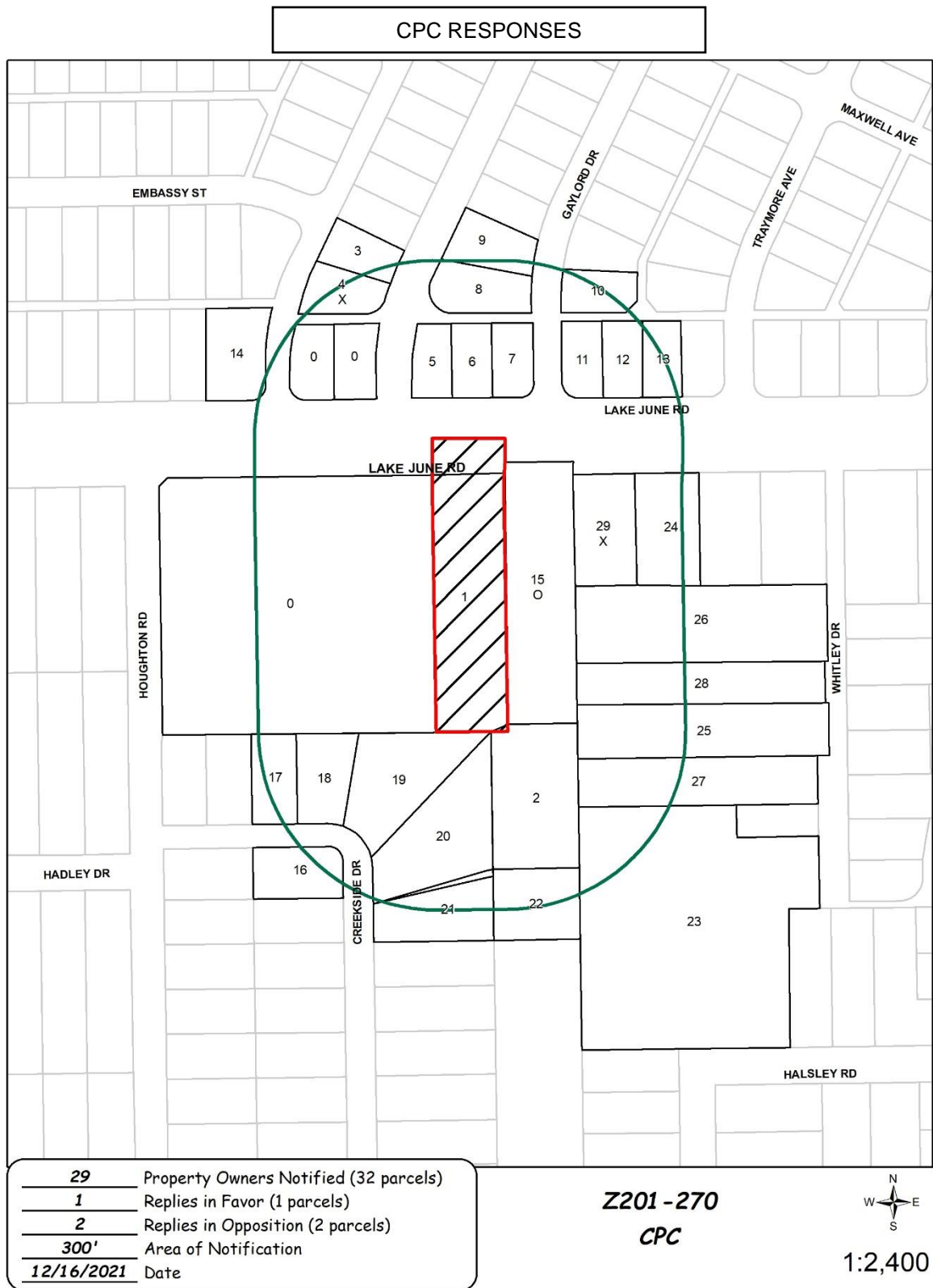
Z201-270(NN)



1:6,000

Market Value Analysis

Printed Date: 10/4/2021



12/15/2021

Reply List of Property Owners***Z201-270******29 Property Owners Notified******1 Property Owners in Favor******2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	7330 LAKE JUNE RD	HERNANDEZ EVA SIXTOS
	2	1126 CREEKSIDE DR	CORNEJO RIGOBERTO
	3	1322 HOUGHTON RD	CARDONA JAIME L
X	4	1318 HOUGHTON RD	IBARRA BERTHA ALICIA
	5	7337 LAKE JUNE RD	DAVILA RAFAEL &
	6	7343 LAKE JUNE RD	ANDABLO NORMA E & VIRGILIO NINO
	7	7347 LAKE JUNE RD	GONZALEZ MANUEL
	8	1315 GAYLORD DR	MERCADO MARIBEL
	9	1319 GAYLORD DR	DELGADO VICENTE & ANTONIO
	10	1314 GAYLORD DR	SISK WILLIAM LEE
	11	7403 LAKE JUNE RD	EVANS ROGER
	12	7409 LAKE JUNE RD	VILLA MELISSA
	13	7415 LAKE JUNE RD	LEIJA BERTHA S
	14	7263 LAKE JUNE RD	RAND RAQUEL
O	15	7354 LAKE JUNE RD	DEWEERD HAROLD
	16	1129 CREEKSIDE DR	HERNANDEZ MIGUEL
	17	1144 CREEKSIDE DR	ABILA JOSE R
	18	1138 CREEKSIDE DR	VALLES ANDRES &
	19	1134 CREEKSIDE DR	VAZQUEZ YAZENIA
	20	1128 CREEKSIDE DR	B&H SFR LLC
	21	1122 CREEKSIDE DR	FLORES JUDY V & JOSE F
	22	1120 CREEKSIDE DR	Taxpayer at
	23	7515 HALSLEY RD	DIAZ DAVID &
	24	7412 LAKE JUNE RD	KING SHARON
	25	1215 WHITLEY DR	DIAZ DANIEL
	26	1227 WHITLEY DR	RODRIGUEZ JUAN CARLOS

Z201-270(NN)

12/15/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1207 WHITLEY DR	ECHEVERRIA JOSE
	28	1221 WHITLEY DR	VASQUEZ JOSEFINA
X	29	7408 LAKE JUNE RD	GUERRERO RODOLFO