

CITY PLAN COMMISSION

THURSDAY, MAY 2, 2024

Planner: Liliana Garza

FILE NUMBER: Z223-158(LG) **DATE FILED:** December 20, 2022

LOCATION: North line of Lake June Road, west of North Masters Drive

COUNCIL DISTRICT: 5

SIZE OF REQUEST: 38,610 square feet **CENSUS TRACT:** 48113011901

REPRESENTATIVE: Jose Garcia

OWNER/APPLICANT: Jacobo A. Ramos Tapia

REQUEST: An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a personal service business on the property.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and there is an existing building on site.
- The applicant requests a CR Community Retail District to allow a personal service use (hair salon) on the property.
- Other property immediately to the west and along the south line of Lake June Road are zoned R-7.5(A) Single Family District, to the north is zoned MF-2(A) Multifamily District, and to the east is zoned CR District.

Zoning History:

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

1. **Z190-307:** On December, 2020, the City Council approved a request for a 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-D-1 Community Retail District with a D-1 Liquor Control Overlay, for a two-year period, on the northwest corner of Lake June Road and North Masters Drive.
2. **Z212-330:** On April 12, 2023, City Council approved the renewal of SUP No. 2398 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility for automatic renewals for additional five-year period on the northwest corner of Lake June Road and North Masters Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Lake June Road	Principal Arterial	100 feet Bike Plan

Traffic:

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

STAFF ANALYSIS:
Comprehensive Plan:

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

The request is not consistent 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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

Comprehensive Environment and Climate Action Plan (CECAP):

GOAL 8: All Dallas' communities breath clean air.

AQ4 Ensure new industries are an appropriate distance away from neighborhoods.

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms or appropriate development. It also does not further the environmental justice goals of CECAP by expanding commercial intensity toward residential neighborhoods.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single-Family District	Single-family
North	MF-2(A) Multifamily District	Undeveloped

East	CR Community Retail District w/DR Z978-305	Undeveloped, retail, and personal services
South	R-7.5(A) Single-Family District	Dallas Water Utilities
West	R-7.5(A) Single-Family District	Single-family

Land Use Compatibility:

The area of request contains 38,610 square feet and is currently developed as a single family home with two structures on the property fronting Lake June Road. The applicant is requesting to rezone the area of request to a CR Community Retail District to allow for a hair salon, which is considered to be a personal service use. The surrounding properties to the west and south are currently zoned an R-7.5(A) Single family District. East of the property is currently zoned CR Community Retail District with Deed Restrictions [Z978-305]. The property to the north is currently zoned a MF-2(A) Multifamily District and is undeveloped.

The proposed use may be considered compatible within the surrounding neighborhood since the site is located along a principal arterial and there are also retail and personal services uses along Lake June Road. However, the 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 personal service uses and are better compatible with the surrounding areas, for example, an NS(A) Neighborhood Service District. Therefore, staff recommends an NS(A) District in lieu of the CR District request. NS(A) could serve as a more appropriate buffer between commercial uses to the east and residential to the west.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) District and the proposed CR District and recommended NS(A) District.

District	Setback		Density	Height	Lot Cvrgr.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5' Other: 10'	1 Dwelling Unit/ 7,500 Sq. ft.	30'	45%		Single-Family
Proposed: CR	15'	20' adj. to Res. Other: No min.	0.75 FAR overall 0.5 offices	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service & office
Recom.: NS(A)	15'	20' adj. to Res. Other: No min.	0.5 FAR	35' w/gable, hip, or gambrel roof Other: 30' 2 stories	40%0	Proximity Slope Visual Intrusion	Retail & personal service & office

Although the applicant proposes to utilize an existing structure, a CR Community Retail districts allows for higher heights and lot coverage, which may not be compatible with the surrounding residential uses. Per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. There are lots along Lake June Road that are zoned an R-7.5(A) District; therefore, the 25-foot front yard of this district would be imposed on the proposed CR District lot.

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	Recommendation
Use	R-7.5(A)	CR	NS(A)
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop		R	
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		•	

	Existing	Proposed	Recommendation
Use	R-7.5(A)	CR	NS(A)
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			
Tool or equipment rental		•	
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	S	•	•
Cemetery or mausoleum	S	S	S
Child-care facility	S	•	•
Church	•	•	•
College, university, or seminary	S	•	S
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery	S	•	•
Foster home	S		
Halfway house			
Hospital		S	

	Existing	Proposed	Recommendation
Use	R-7.5(A)	CR	NS(A)
Library, art gallery, or museum	S	•	•
Open-enrollment charter school or private school	S	S	S
Public school other than an open-enrollment charter school	S	R	R
LODGING USES			
Extended stay hotel or motel			
Hotel or motel		S	
Lodging or boarding house		S	
Overnight general purpose shelter		★	
MISCELLANEOUS USES			
Attached non-premise sign.		S	S
Carnival or circus (temporary)	★	★	★
Hazardous waste management facility			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment		S	
Financial institution without drive-in window		•	•
Financial institution with drive-in window		D	
Medical clinic or ambulatory surgical center		•	•
Office		•	•
RECREATION USES			
Country club with private membership	S	•	•
Private recreation center, club, or area	S	•	S
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
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	•		

	Existing	Proposed	Recommendation
Use	R-7.5(A)	CR	NS(A)
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		•	
Car wash		D	
Commercial amusement (inside)		S, ★	
Commercial amusement (outside)		S	
Commercial motor vehicle parking			
Commercial parking lot or garage		R	
Convenience store with drive-through		S	
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	
Home improvement center, lumber, brick or building materials sales yard		D	
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		S	
Pawn shop		•	
Personal service use		•	•

	Existing	Proposed	Recommendation
Use	R-7.5(A)	CR	NS(A)
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		•	
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, ★	S, ★
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station		•	
Electrical generating plant			
Electrical substation	S	•	S
Local utilities	S, R, ★	S, R, ★	S, R, ★
Police or fire station	S	•	S
Post office		•	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			

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

Landscaping:

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

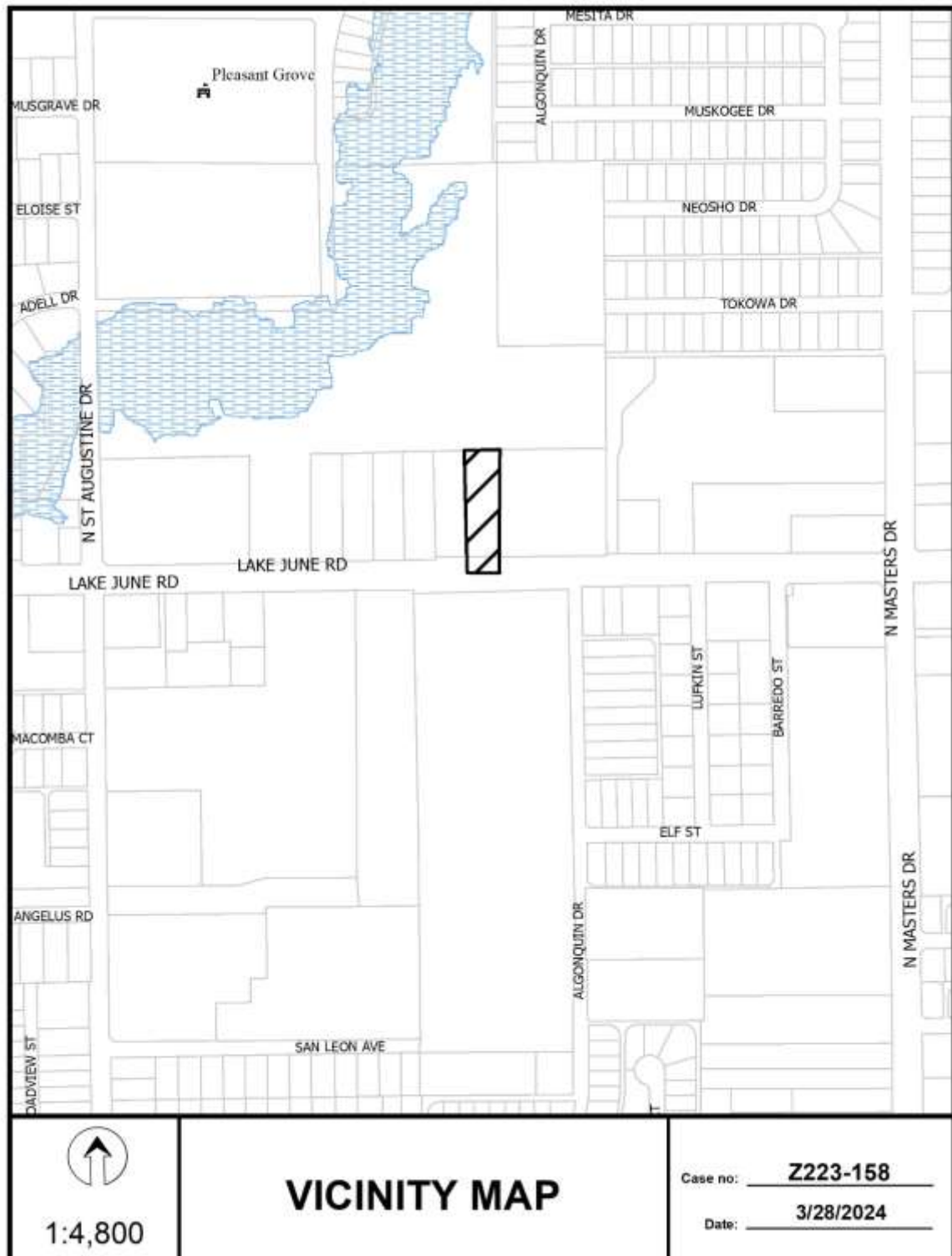
Parking:

Pursuant to the Dallas Development Code, off-street parking requirement for a personal service use is one space per 200 square feet of floor area. The applicant will be required to comply with standard parking ratios at permitting.

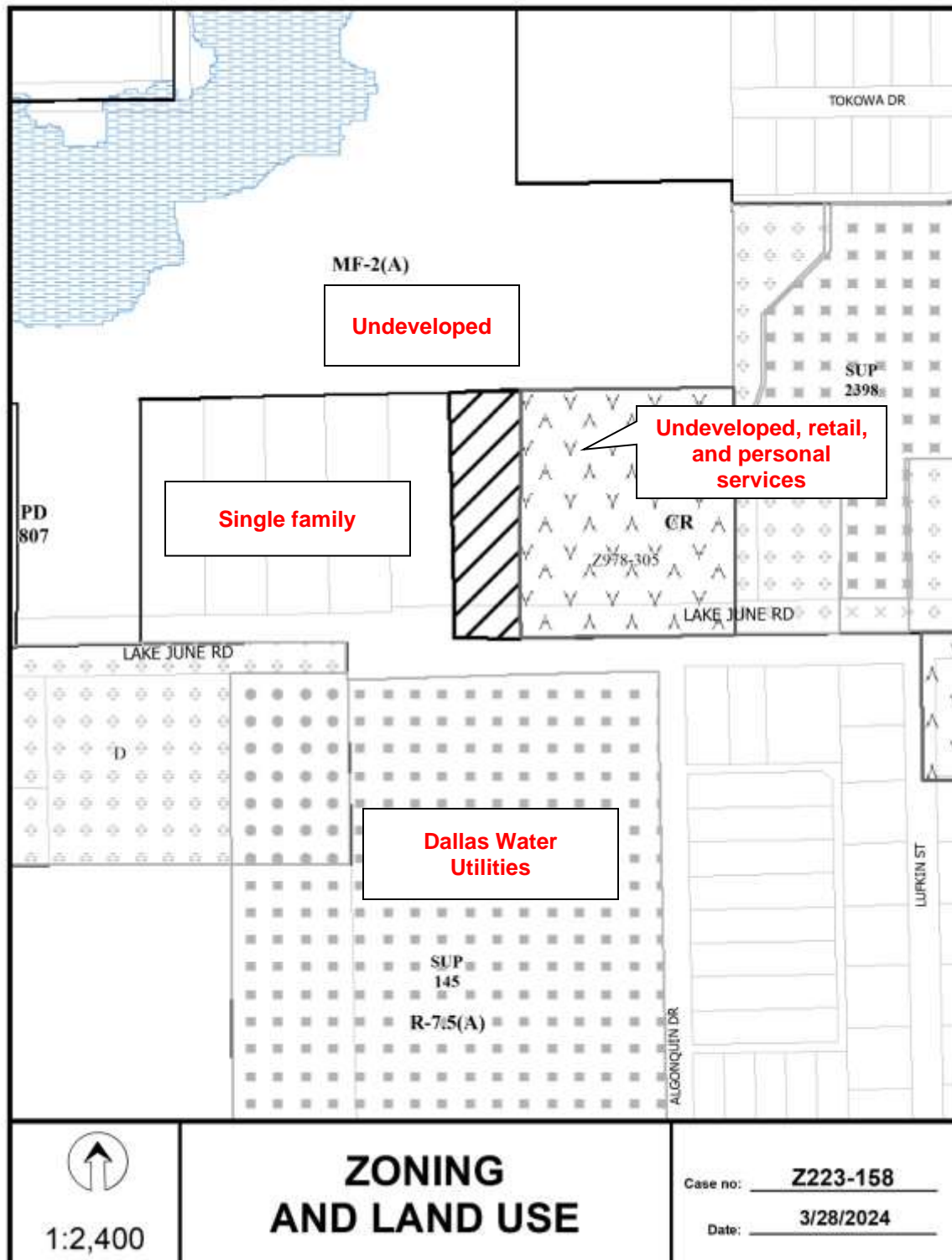
Market Value Analysis:

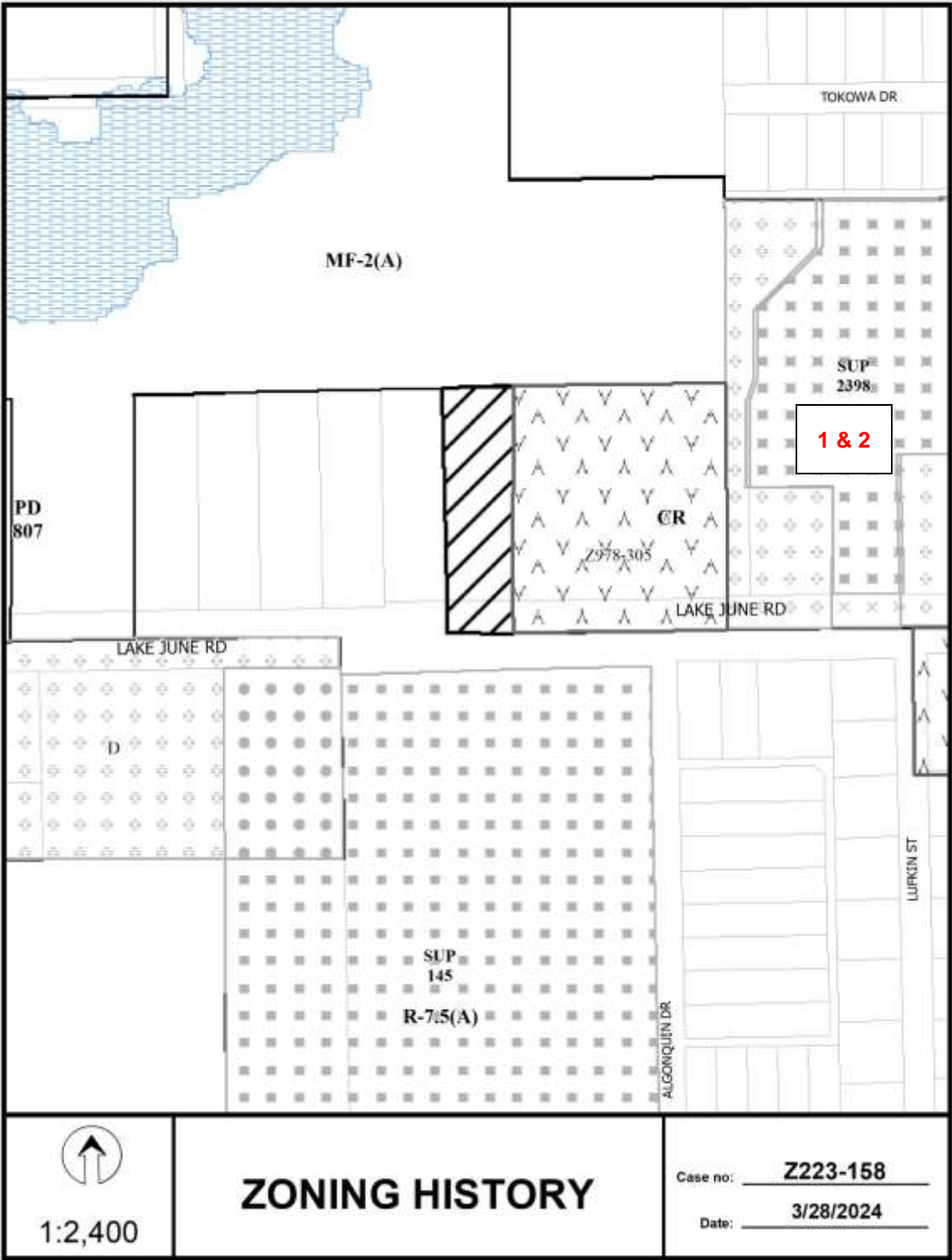
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials

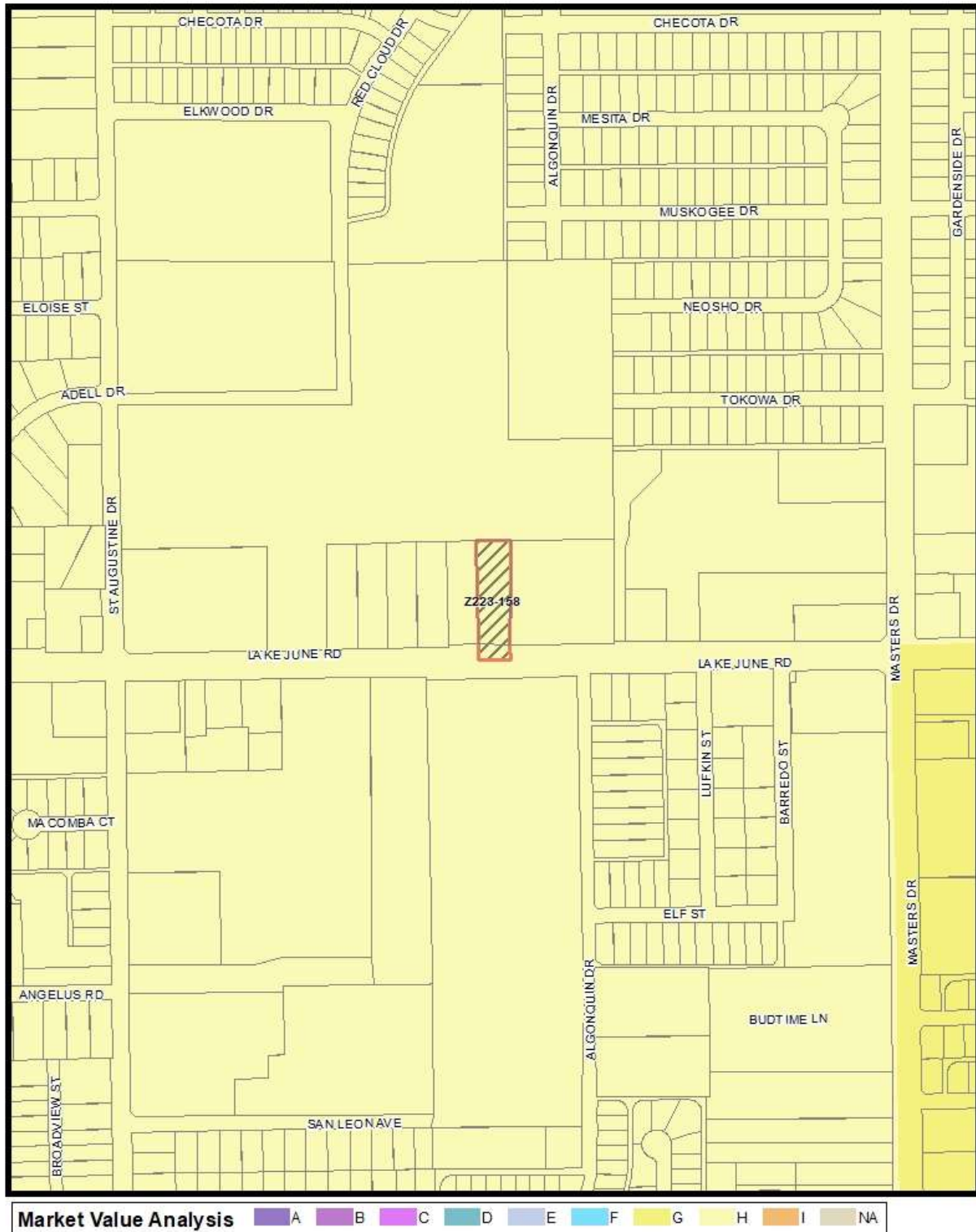
and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, 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 “H” MVA area.







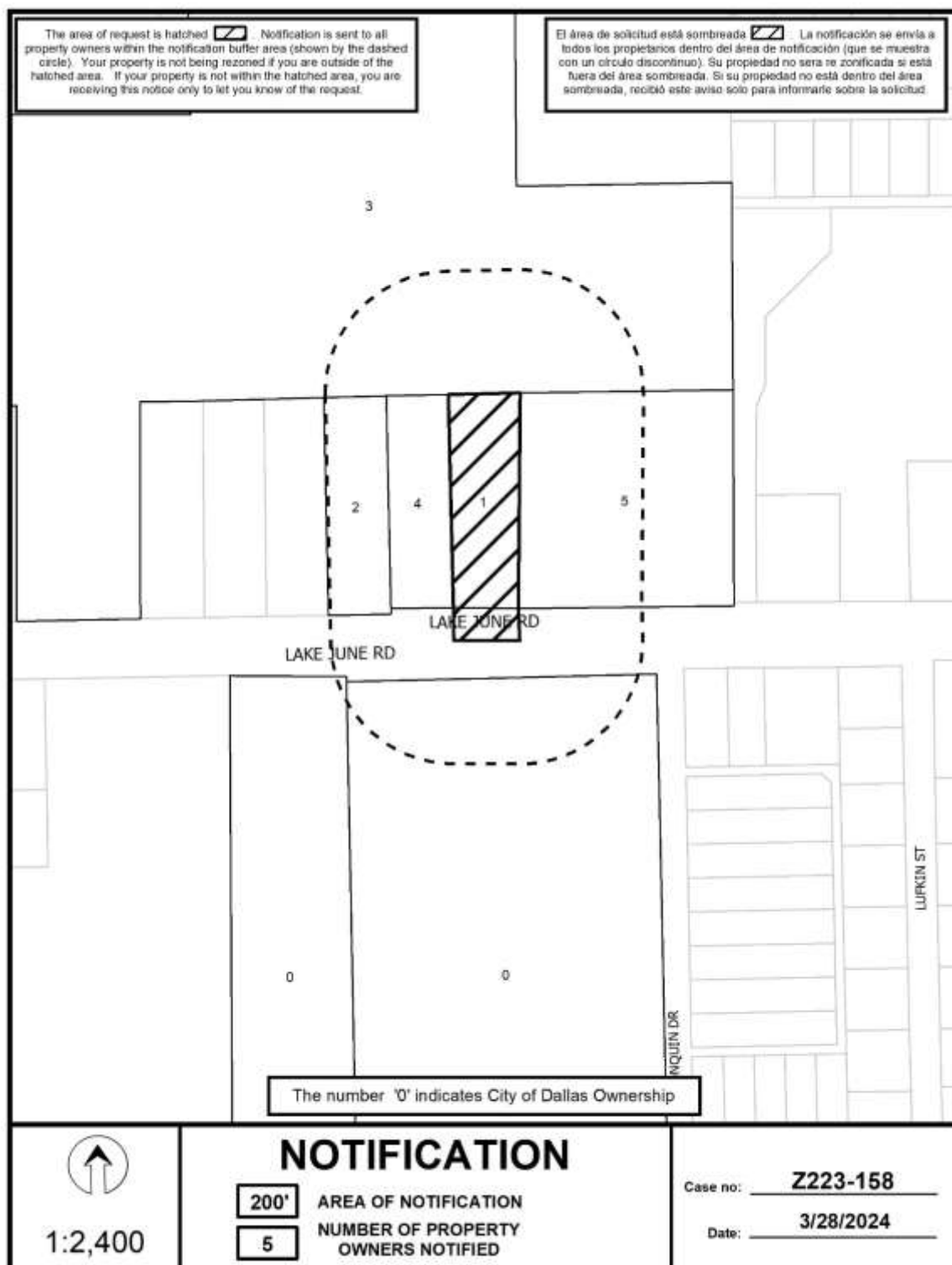




1:4,800

Market Value Analysis

Printed Date: 3/28/2024



Z223-158(LG)

03/28/2024

Notification List of Property Owners

Z223-158

5 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9903 LAKE JUNE RD	TAPIA JACOBO A RAMOS
2	9819 LAKE JUNE RD	MENDOZA ARMANDO & CONSUELO LIFE ESTATE
3	9621 LAKE JUNE RD	PLEASANT GROVE PARTNERS L
4	9827 LAKE JUNE RD	MITCHELL LINDA
5	9911 LAKE JUNE RD	Taxpayer at