

FILE NUMBER: Z-26-000062 **DATE FILED:** March 31, 2026

LOCATION: South line of Lake June Road and west line of North St.
Augustine Drive

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 2.86 acres **CENSUS TRACT:** 481130118004

REPRESENTATIVE: Julie Teerlink

OWNER / APPLICANT: Gwyn G. McNeal/Extra Space Properties Two LLC

REQUEST: An application for an amendment to Specific Use Permit No. 2184 for a mini warehouse on property zoned CR Community Retail District.

SUMMARY: The purpose of this request is to expand the buildings and continue to allow the use of a mini warehouse (known as a self-storage facility).

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

CPC RECOMMENDATION: Approval for a ten-year period, subject to an amended site plan and conditions.

BACKGROUND INFORMATION

- On April 13, 2016, the City Council approved SUP No. 2184 for a mini-warehouse use limited to a maximum floor area of 54,450 square feet and a 1,000 square feet accessory office for ten years.
- This property is zoned CR Community Retail District with a D Liquor Control Overlay.
- The applicant proposes to update the site plan to connect two of the buildings, remove the center drive, and continue the use of the existing mini warehouse.

Zoning History:

There have been no zoning cases within the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lake June Road	Principal Arterial	100'
St. Augustine Drive	Community Collector	60'
Ladonia Dr.	Local	

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.

Transit Access:

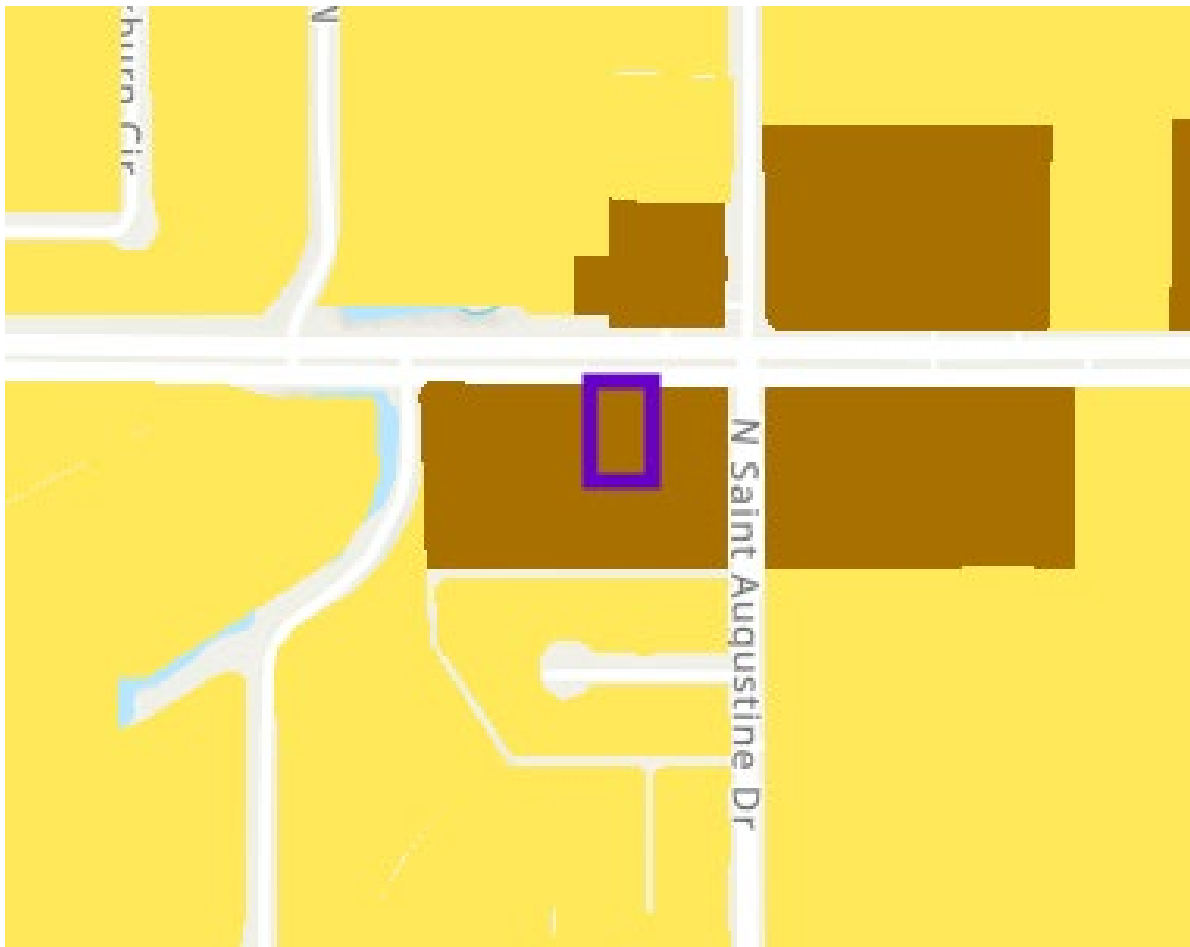
The area of request is within half a mile of the following transit services:

Bus Route
Route 30, 218

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 City decisions. According to the City of Dallas’s Development Code, the comprehensive plan serves merely as a guide for rezoning requests; it does not establish zoning boundaries or restrict the City’s authority to regulate land use.

The proposed zoning change is generally **not consistent** with the Forward Dallas 2.0 placetype. Mini-warehouse use is not identified as a primary or secondary use within the **Neighborhood Mixed-Use** placetype; in ForwardDallas 2.0, CR Community Retail District uses, such as mini-warehouse use, are not included in this land-use matrix. However, the proposed amendment to this SUP to continue allowing mini warehouse use at this site is consistent with the surrounding land uses and the existing zoning district. The current zoning district allows a mini-warehouse with an approved SUP; this site has an approved SUP for a mini-warehouse that predates ForwardDallas 2.0. Furthermore, this use is compatible with the surrounding existing uses; the uses to the west and north consist of R-7.5(A)vacant lots due to an existing ravine, and retail uses; the use to the east consist of retail, motor vehicle fueling station with car wash; and the uses to the south consist of single family residential uses with a concrete brick barrier that serves as a buffer area between the residential use and this SUP.



Furthermore, the property fronts Lake June and St. Augustine Drive, which are classified as Principal Arterial and Community Collector, respectively. Therefore, the proposed rezoning aligns with the existing land uses and surrounding characteristics.



Land Uses

	Zoning	Land Use
Site	CR Community Retail District	Mini Warehouse
North	NS(A) and NS(A) w/D Overlay on a portion, R-7.5(A)	Office, Retail, Undeveloped
East	CR-D-1 (SUP 1865) CR-D-1	General merchandise or food store
South	R-7.5(A)	Single Family
West	R-7.5(A)	Undeveloped

Land Use Compatibility

The request site fronts Lake June Road and St. Augustine Drive. The proposed amendment to this SUP to continue allowing mini warehouse use at this site is consistent with the surrounding land uses and the existing zoning district. The adjacent area is developed for single-family, retail, and personal service uses. The land to the east, which is Specific Use Permit No. 1865, is developed for a general merchandise or food store of 3,500 square feet or less. The mini warehouse use is compatible with the surrounding existing uses; the uses to the west and north consist of R-7.5(A) vacant lots due to an existing ravine, and retail uses; the use to the east consist of retail, motor vehicle fueling station with car wash; and the uses to the south consist of single family residential uses with a concrete brick barrier that serves as a buffer area between the residential use. The use is also limited in terms of elevations and hours of operation.

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 to promote the health, safety, morals, and general welfare of the city.

Staff finds that the applicant’s request is consistent with the existing zoning, the surrounding uses, and the general provisions for a Specific Use Permit. The application has complied with all requirements of Specific Use Permit 2184, supporting the conclusion that renewing this SUP will not negatively impact the surrounding properties. Therefore, the staff recommends approval to renew SUP 2184 with no expiration period, subject to a site plan and conditions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking

No minimum parking is required at this site per code, but one loading space or berth is required for 10,000 to 50,000 sq ft, two spaces for 50,000 to 100,000 sq ft, and one additional space for each additional 100,000 or fraction thereof.

Landscaping

Landscaping must be provided in accordance with the landscaping requirements in Article X, 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, to orange, representing the weakest markets. The area of request is within an “H” MVA Cluster.

CPC Action
May 21, 2026

Note: This item was heard individually

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2184 for a mini warehouse for a ten-year period, subject to an amended site plan and conditions, on property zoned CR Community Retail District, on the south line of Lake June Road and west line of North St. Augustine Drive.

Maker: Rubin
Second: Housewright
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Carpenter,
Wheeler-Reagan, Franklin Koonce,
Housewright, Kocks, Coffman, Hall,
Kingston, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 4
Conflict: 1 - Serrato**

**Out of room when voting

Notices: Area: 300 Mailed: 27
Replies: For: 0 Against: 0

Speakers: For: Robert Tyrone, 9500 Lake June Blvd., Dallas, TX, 75217
Against: None

LIST OF OFFICERS

- EXTRA SPACE PROPERTIES TWO LLC
 - Gwyn G. McNeal, Manager

- EXTRA SPACE STORAGE LLC
 - Gwyn G. McNeal, Manager

PROPOSED SUP CONDITIONS

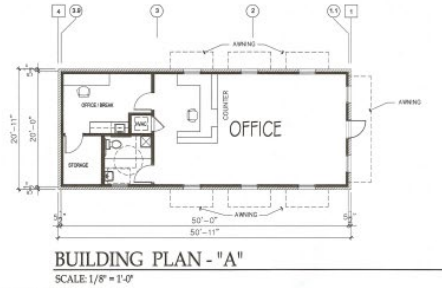
1. USE: The only use authorized by this specific use permit is a mini-warehouse.
2. SITE PLAN AND ELEVATIONS PLAN: Use and development of the Property must comply with the attached site plan and elevations plan.
3. TIME LIMIT: This specific use permit expires June 24, 2036

Staff Recommendation

3. TIME LIMIT: This specific use permit ~~expires April 13, 2026~~ has no expiration date.

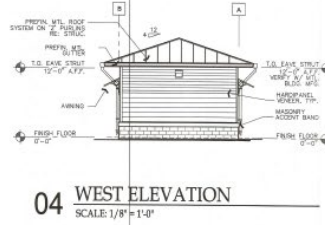
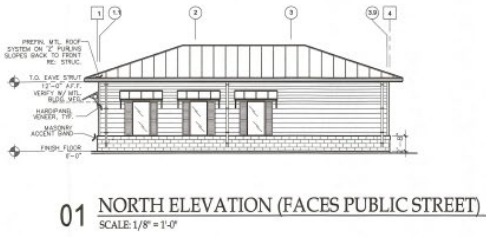
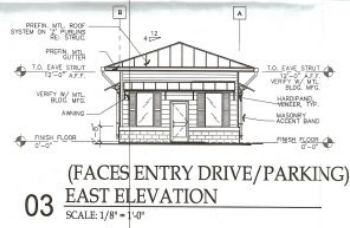
4. FLOOR AREA:
 - a. The maximum floor area is 54,450 square feet.
 - b. Maximum floor area for the accessory office is 1,000 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The mini warehouse may only operate between 6:00 a.m. and 9:00 p.m., Monday through Sunday.
7. HEIGHT: The maximum structure height is limited to 24 feet.
8. ~~MATERIALS: Excluding fenestration, the exterior facades must be a minimum of 80 percent concrete masonry unit split face, stone, or hardie cementitious siding, or a combination of these materials.~~
9. FENCING: A minimum 6-foot-tall wrought iron fence is required along the southern property line.
10. OUTSIDE STORAGE: Outside storage of vehicles, parking for rental vehicles for rent, boats, and equipment is prohibited.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

**EXISTING
ELEVATIONS**



**BLDG. A - OFFICE
1,000 SF**

HARDIPANEL

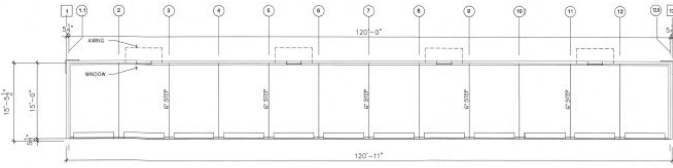


30060
APPROVED BY
CITY COUNCIL
APR 13 2008
160582

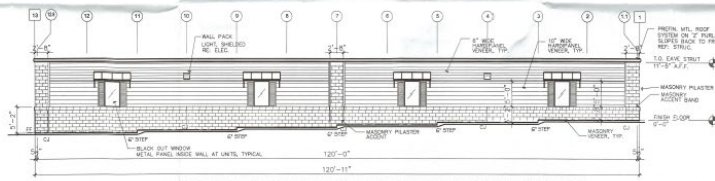
1 of 3
Elevations Plan
Specific Use Permit
No. 2184

Approved
City Plan Commission
February 18, 2018

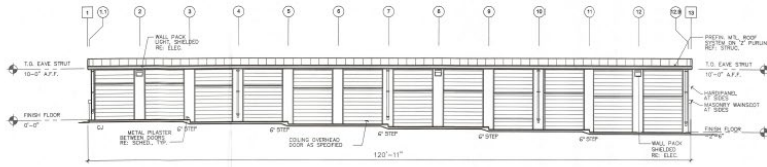
Z156-160



BUILDING PLAN - "B"
SCALE: 1/8" = 1'-0"



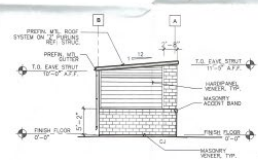
02 NORTH ELEVATION (FACES OFFICE & PUBLIC STREET)
SCALE: 1/8" = 1'-0"



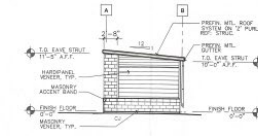
01 SOUTH ELEVATION (FACES INTERNAL DRIVE)
SCALE: 1/8" = 1'-0"

BLDG. B
1,800 SF

1,870 SF W/CMU & HARDIPANEL
PLANKS ON 3 SIDES



05 EAST ELEVATION
SCALE: 1/8" = 1'-0"

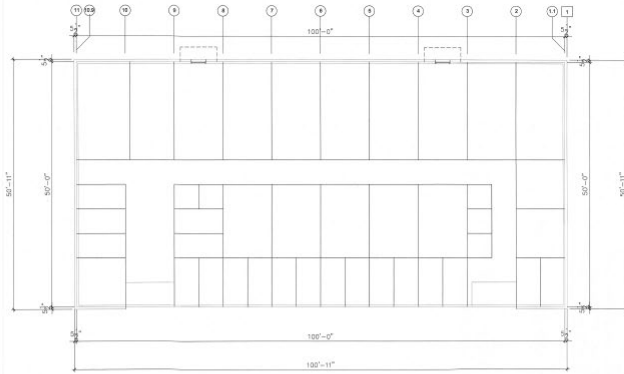


04 WEST ELEVATION
SCALE: 1/8" = 1'-0"

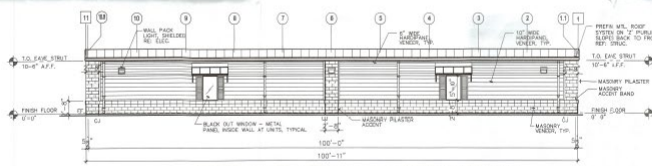
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APPROVED
APR 13 2016
16

3 of 5
Site/Use Plan
Specific Use Plans
No. 216
Approved
City Plan Commission
February 19, 2016

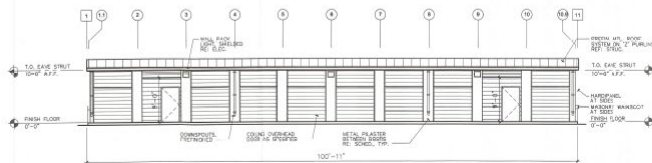
Z156-160



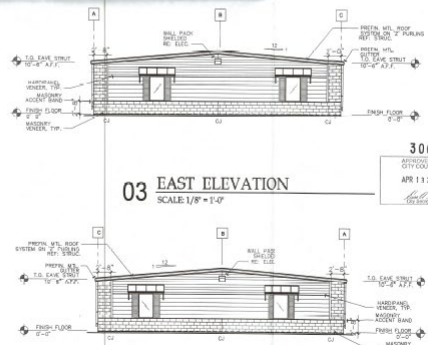
BUILDING PLAN - "C"
SCALE: 1/8" = 1'-0"



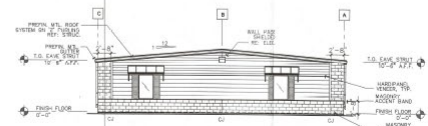
02 NORTH ELEVATION (FACES PUBLIC STREET)
SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION (FACES INTERNAL DRIVE)
SCALE: 1/8" = 1'-0"



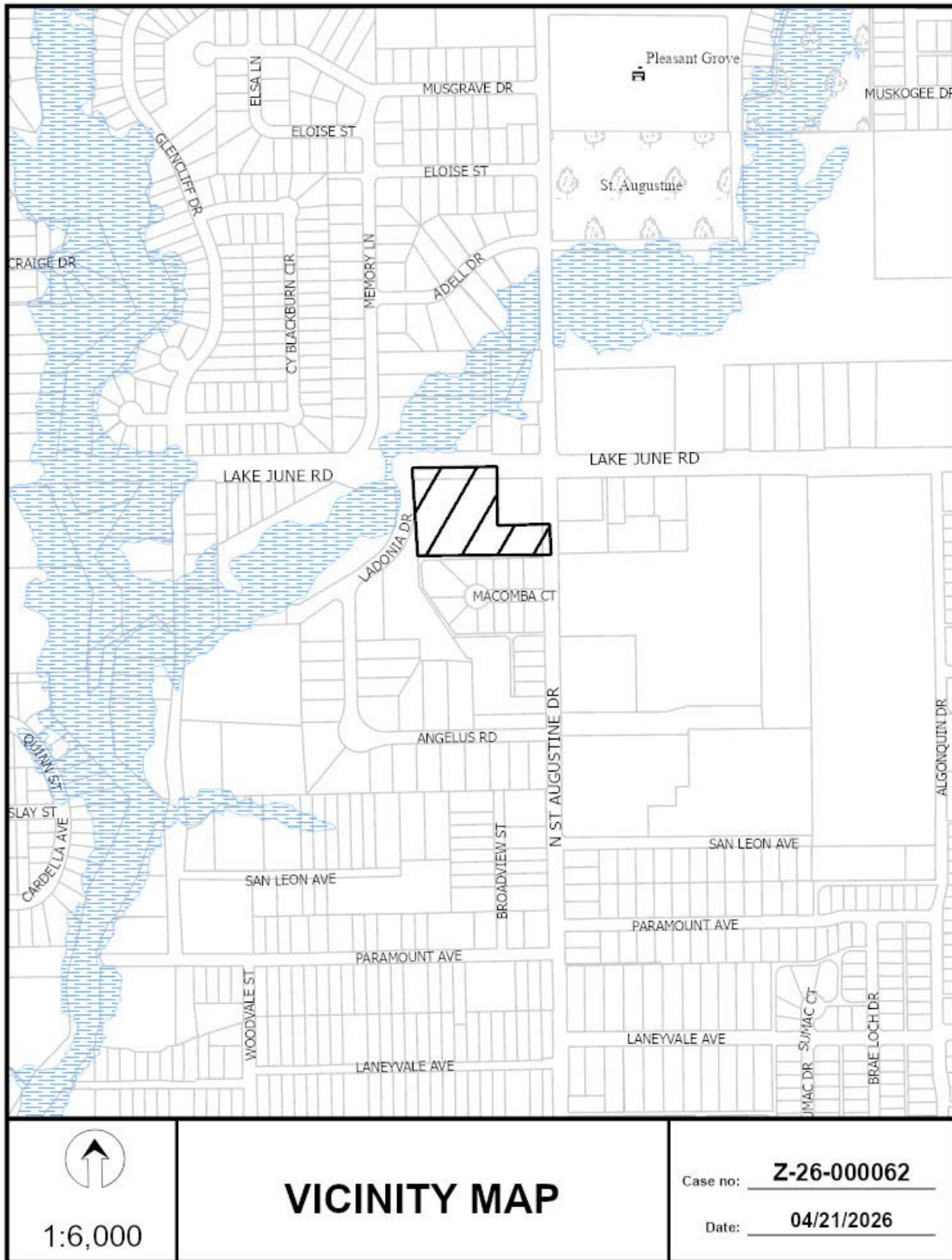
03 EAST ELEVATION
SCALE: 1/8" = 1'-0"



04 WEST ELEVATION (FACES OFFICE)
SCALE: 1/8" = 1'-0"

30060
APPROVED BY
CITY COUNCIL
APR 13 2016
[Signature]

3 of 5
Elevation Plan
Special Use Permit
No. 2164
Approved
City Plan Commission
February 18, 2016
Z156-160



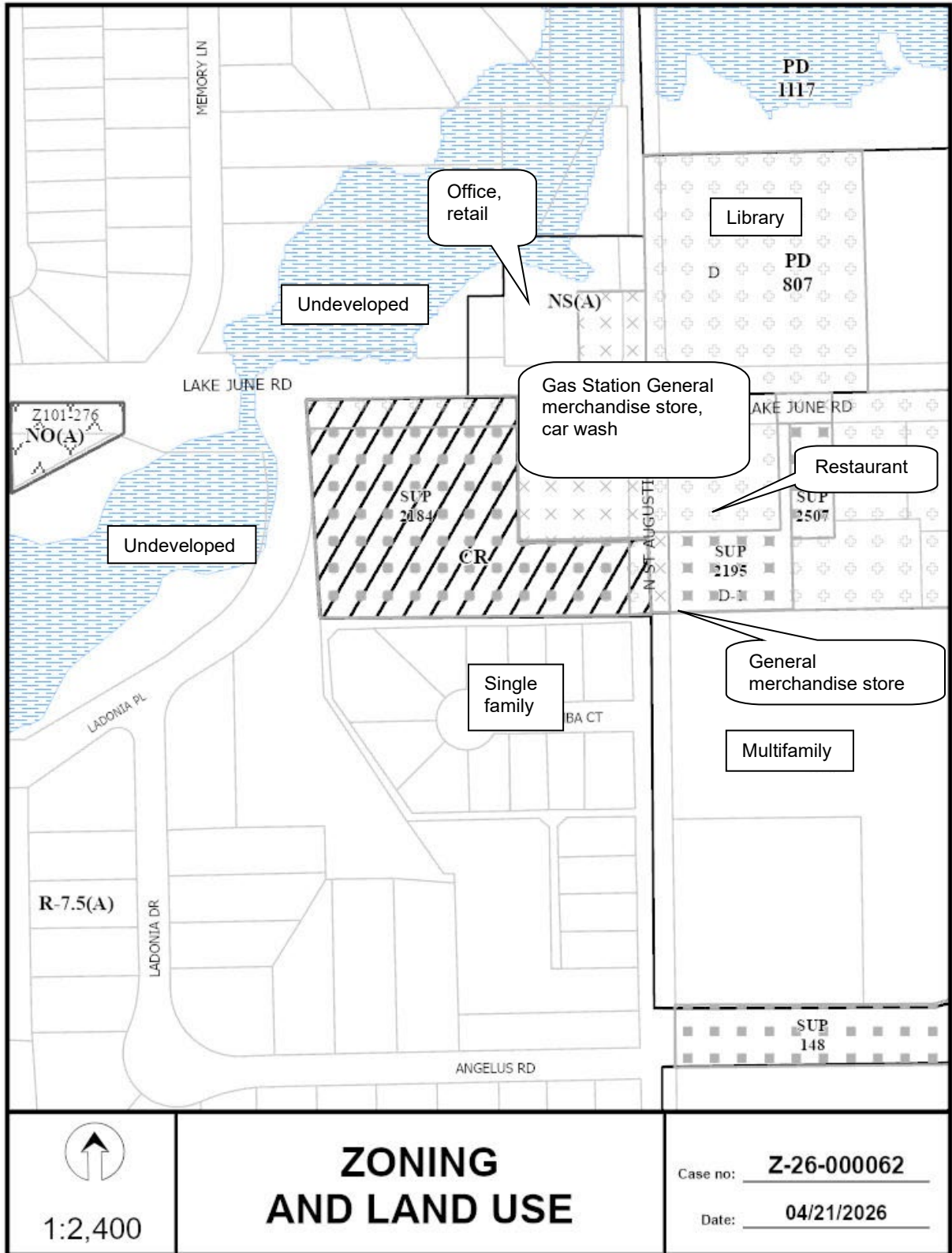


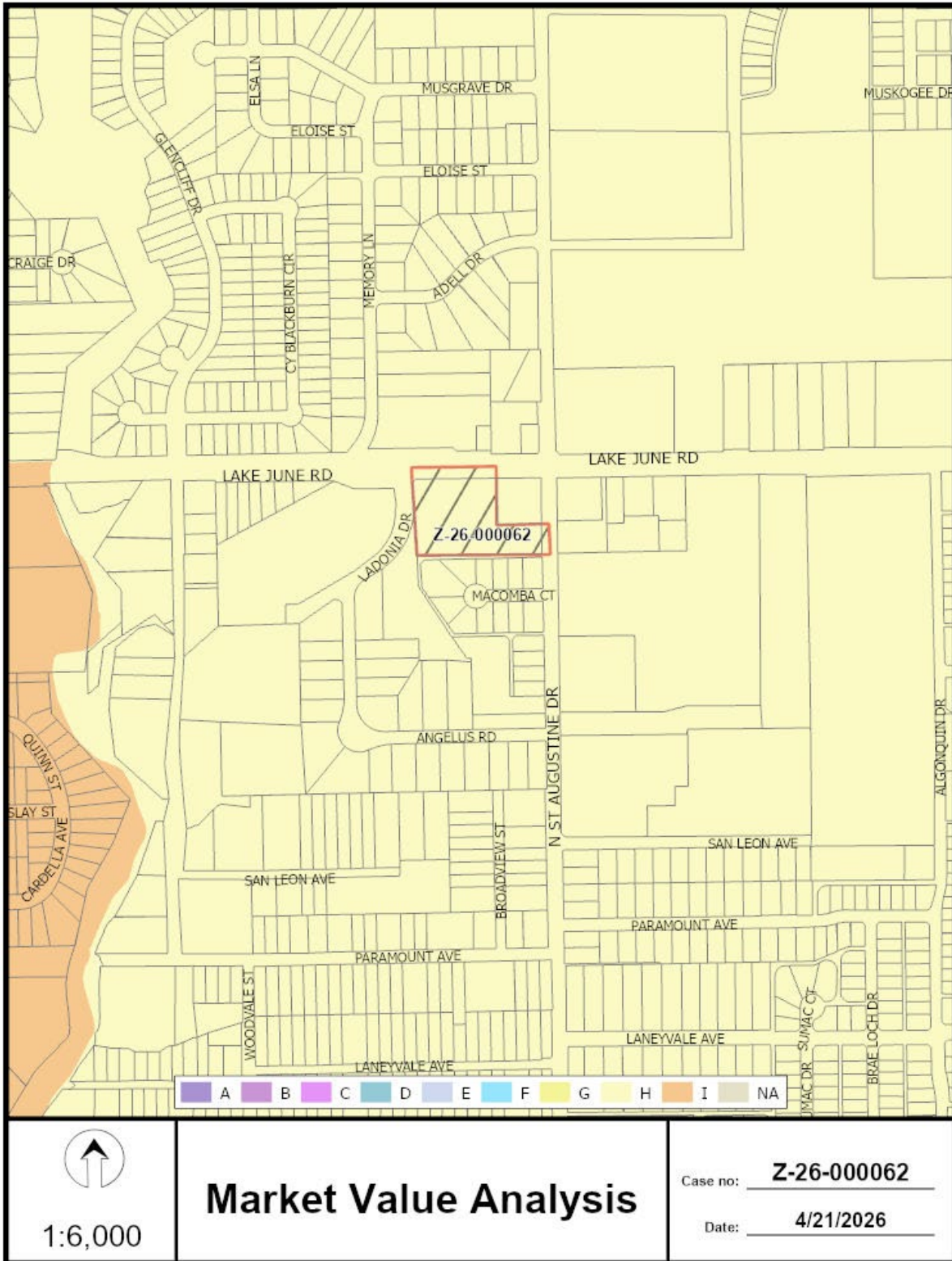
1:2,400

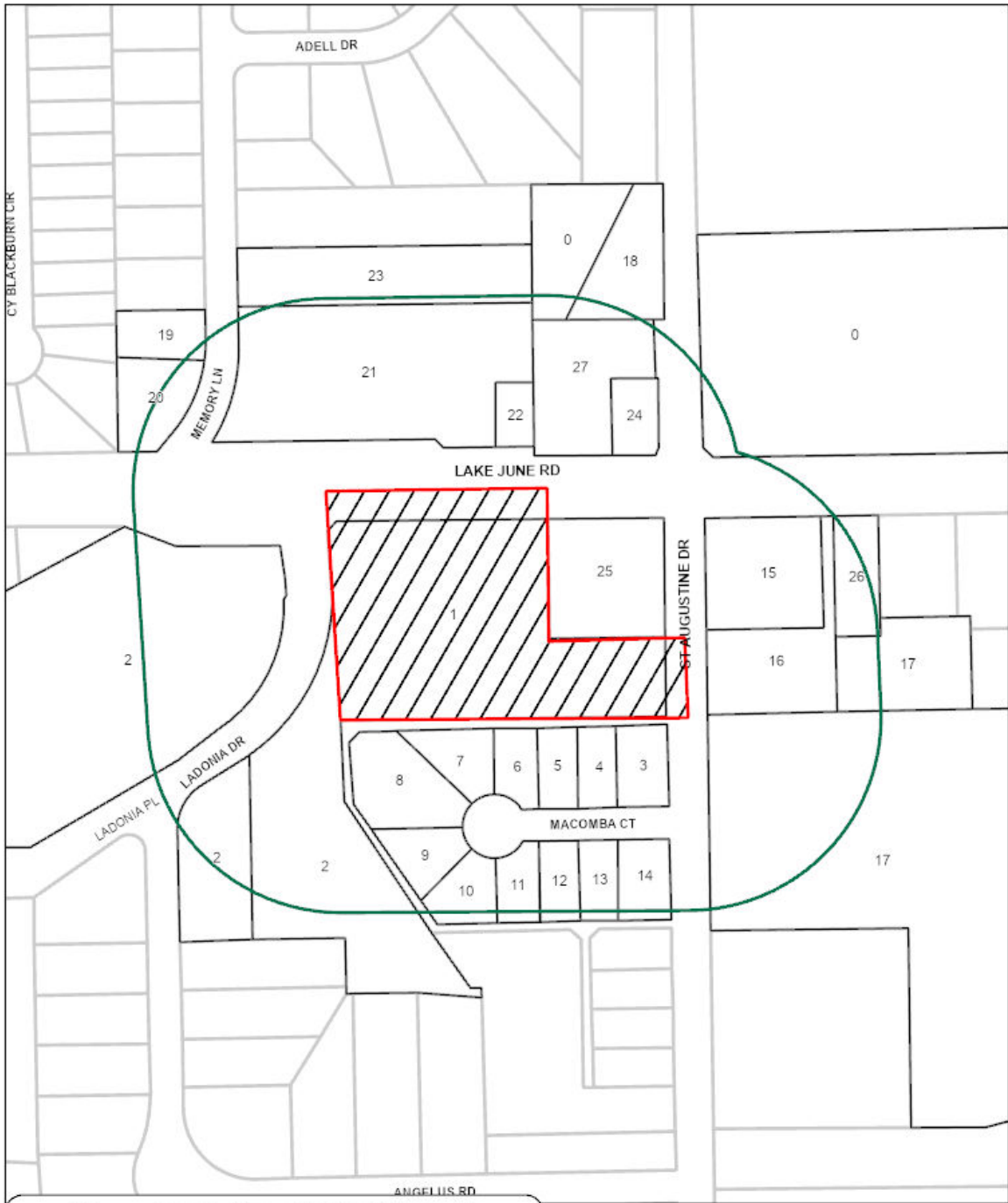
AERIAL MAP

Case no: Z-26-000062

Date: 04/21/2026







27	Property Owners Notified (32 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
300'	Area of Notification
5/21/2026	Date

Z-26-000062
CPC



1:2,400

05/20/2026

Reply List of Property Owners***Z-26-000062******27 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	9500	LAKE JUNE RD	EXTRA SPACE PROPERTIES TWO LLC
2	1204	LADONIA DR	SACP RC
3	9523	MACOMBA CR DR	RUIZ ERNESTO
4	9519	MACOMBA CR DR	AGUIRRE PORFIRIO PINEDA &
5	9515	MACOMBA CR DR	VENEGAS J GUARDALUPE MENDOZA &
6	9511	MACOMBA CR DR	COWLING JOSEPH F
7	9507	MACOMBA CR DR	PINEDA ELBA &
8	9503	MACOMBA CR DR	SANCHEZ FELIX
9	9504	MACOMBA CR DR	LEIJA ISMAEL & SYLVIA
10	9508	MACOMBA CR DR	ESPINOZA FLAVIO S &
11	9512	MACOMBA CR DR	FIGUEROA MANUEL &
12	9516	MACOMBA CR DR	BUENDIA ARMANDO BRAVO
13	9520	MACOMBA CR DR	ALLSUP MARIA S
14	9524	MACOMBA CR DR	SLVJ CAPITAL LLC
15	9600	LAKE JUNE RD	TORRES ANTONIO &
16	1230	N ST AUGUSTINE RD	REZAEIZADEH MASOUD &
17	1198	ST AUGUSTINE DR	LA HACIENDA LLC
18	1313	ST AUGUSTINE RD	REDD JOE
19	1319	MEMORY LN	MIRANDA BLANCA L
20	1305	MEMORY LN	RUIZ JOSEPFINA
21	1310	MEMORY LN	WINN KENNETH B
22	9501	LAKE JUNE RD	GOMEZ ESTEBAN
23	1324	MEMORY LN	MARTINEZ JUAN ANTONIO &
24	9545	LAKE JUNE RD	SWEETWATER ASSOCIATES
25	1200	ST AUGUSTINE RD	EVEREST FINANCIAL CORP
26	9620	LAKE JUNE RD	MR CAJUN INVESTMENTS LLC

Z-26-000062

05/20/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	9543 LAKE JUNE RD	LEE CHY D