

FILE NUMBER: Z-25-000203 **DATE FILED:** November 18, 2025

LOCATION: On the northeast line of North Carroll Avenue, between Swiss Avenue and Gaston Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 15,999.58 sq. ft. **CENSUS TRACT:** 481130015043

REPRESENTATIVE: Rob Baldwin

APPLICANT / OWNER: New Wabe Real Estate Investors LLC/ Caster Dickerson

REQUEST: An application for **(1)** R-7.5(A) Single Family District and **(2)** the termination of existing deed restrictions [Z789-237 Tract 2], on property zoned P(A) Parking District with H/72, Peak's Suburban Addition Neighborhood Historic District.

SUMMARY: The purpose of the request is to rezone the property to R-7.5(A) Single Family District and to terminate the existing deed restrictions to allow single family uses.

STAFF RECOMMENDATION: Approval of **(1)** R-7.5(A) Single Family District; and approval of **(2)** the termination of existing deed restrictions [Z789-237 Tract 2].

CPC RECOMMENDATION: Approval of **(1)** R-7.5(A) Single Family District; and approval of **(2)** the termination of existing deed restrictions [Z789-237 Tract 2].

BACKGROUND INFORMATION:

- The area of request is currently zoned P(A) Parking District. The site is 15,999.58 sq ft, located in part on Lot 5 and in part on Lot 6 of the City of Dallas, Block 8/768, and in part on Lot 3 of the City of Dallas, Block 1/769; it is currently vacant.
- The site has a deed restriction, [Z789-237 Tract 2] that was volunteered in conjunction with a request for a Light Commercial District on Tract I and a Parking District on Tract 2, which was approved by the City Council on August 29, 1979, on Zoning Case# Z789-237/4818 on property generally located on Carroll Avenue between Gaston Avenue and Swiss Avenue.
- As such, the applicant requests rezoning to R-7.5(A) Single Family District. The Deed Restriction will also have to be terminated to allow the development of single family structure(s).

Zoning History:

There has been no zoning case in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
N Carroll Avenue	Local Street	--
Swiss Avenue	Local Street	--

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 will continue reviewing engineering plans at permitting to ensure compliance with city standards.

STAFF ANALYSIS:

Transit Access:

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

Bus Routes
Route 9, 23 & 227

Comprehensive Plan:

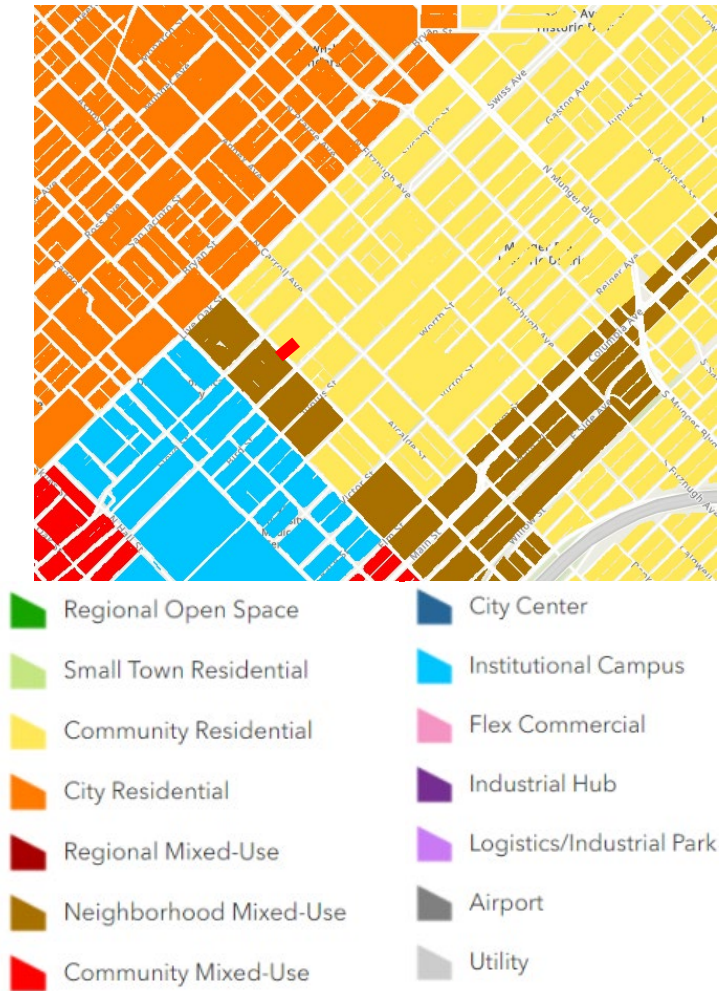
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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. Single-family is identified as a primary use within the Community Residential placetype; in Forward Dallas 2.0, single-family is allowed in this land-use matrix. The site is adjacent to the R-7.5(A) single-family district to the northwest, northeast, and southeast, PD 362 and to PD 298, which serves as the physicians' medical office and previously housed a private school that established restrictions Z789-237 for Tract 2, the proposed site. The property fronts N Carroll Avenue, which is classified as a local street per the major thoroughfare plan and is within a mile of the Bus Routes, 9, 23 & 227. The proposed rezoning aligns with the vision and recommendations of Forward Dallas 2.0.

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 single-family homes, duplexes, and smaller-scale multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found along main streets and at intersections. These locations offer convenient access to goods and services, promote a greater mix of uses, and support active, walkable environments.



Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Vacant
Northeast	R-7.5(A) Single Family	Single-family structures, duplex
Southeast	LI Light Industrial District	Vacant Lot, Single-family structures
Northwest	Plan Development 298 Subdistrict 9, CR	Doctors' Office, multifamily,
Southwest	Plan Development 362 Subarea 1	restaurant, hair salon

Land Use Compatibility:

The site is zoned subdistrict P(A) Parking. It is currently undeveloped and restricted to parking only in connection with a private school for the instruction and training of

apprentice electricians, and for any other use permitted in an office 1 district as described in Chapter 51 of the Dallas Code. The private electrician school is no longer on Z789-237 Tract 1, which is located directly across the street from the proposed site, which was replaced by the doctor’s office. The doctor’s office parked their vehicles in the lot immediately to the southeast of their office and no longer uses Z789-237 Tract 2, as stipulated by the deed restrictions. Furthermore, a recent amendment to §51A-4.204 of the Dallas Development Code parking requirements makes this requirement obsolete and prevents the applicant from developing the single-family structure (s), which R-7.5 (A) single-family district is compatible with the surrounding and future land uses.

When considering the suitability of a R-7.5 (A) Single Family within an existing neighborhood, staff consider the context of the request and the surrounding uses and zoning. In this case, the site is undeveloped and is bordered on three sides by R-7.5 (A) single-family district. R-7.5 (A) single-family districts are most appropriate when adjacent to or close to other R-7.5 (A) single-family districts. While multifamily districts are present within the PD 298 district, this plan development district requires uses within it to be compatible with single-family use. Additionally, the proximity of DART bus routes supports removing the deed restriction on parking. The proposed zoning change is expected to contribute to the creation of a well-defined residential subdistrict by integrating the existing residential district surrounding the subject site and providing additional housing opportunities in the area.

As such, staff finds that the requested R-7.5 (A) single-family district and termination of deed restrictions Z789-237 are compatible with the surrounding area.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Size	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side /Rear						
<i>Existing:</i> P(A)	10' when contiguous to a res district	-	-	-		-	Screening from adjoining residential properties	Parking
<i>Proposed</i> R-7.5 (A) single-family district	25'	S: 5' R: 5' Other Permitted structures S:10'/R15	none	30'	7,500 sq. ft.	45% residential Structures 25% non-residential	none	Single Family

Landscaping:

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

Parking:

Per the Dallas Development Code, there is no minimum parking required for this site because it is located within a Historic District, H/72 Peak's.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 a "C" MVA area.

**CPC Action
February 5, 2026**

Motion: It was moved to recommend **approval** of (1) R-7.5(A) Single Family District and **approval** of (2) the termination of existing deed restrictions [Z789-237 Tract 2], on property zoned P(A) Parking District with H/72 Peak's Suburban Addition Neighborhood Historic District, on the northeast line of North Carroll Avenue, between Swiss Avenue and Gaston Avenue.

Maker: Hampton

Second: Herbert

Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Serrato, Carpenter,
Wheeler-Reagan, Franklin Koonce,
*Housewright, Kocks, Coffman, Hall, Kingston,
Rubin

Against: 0

Absent: 1 - Forsyth****

Vacancy: 0

*Out of room, shown voting in favor

****Unable to attend and was excused due to bereavement in his immediate family.

Notices: Area: 200 Mailed: 20

Replies: For: 0 Against: 0

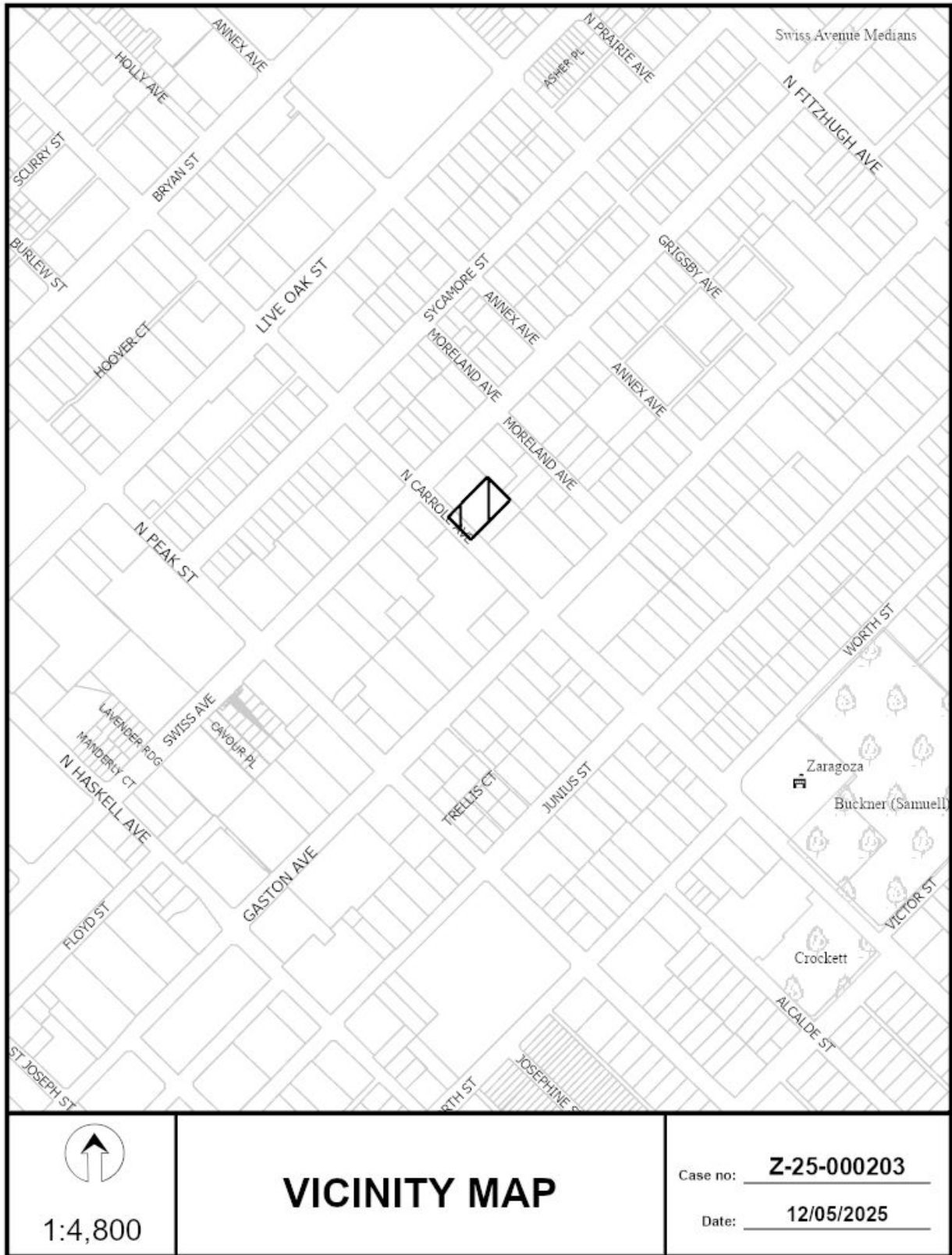
Speakers: None

List of Officers

E3 Rentals LLC

David B. Elliot, Manager

David B. Elliot, Director



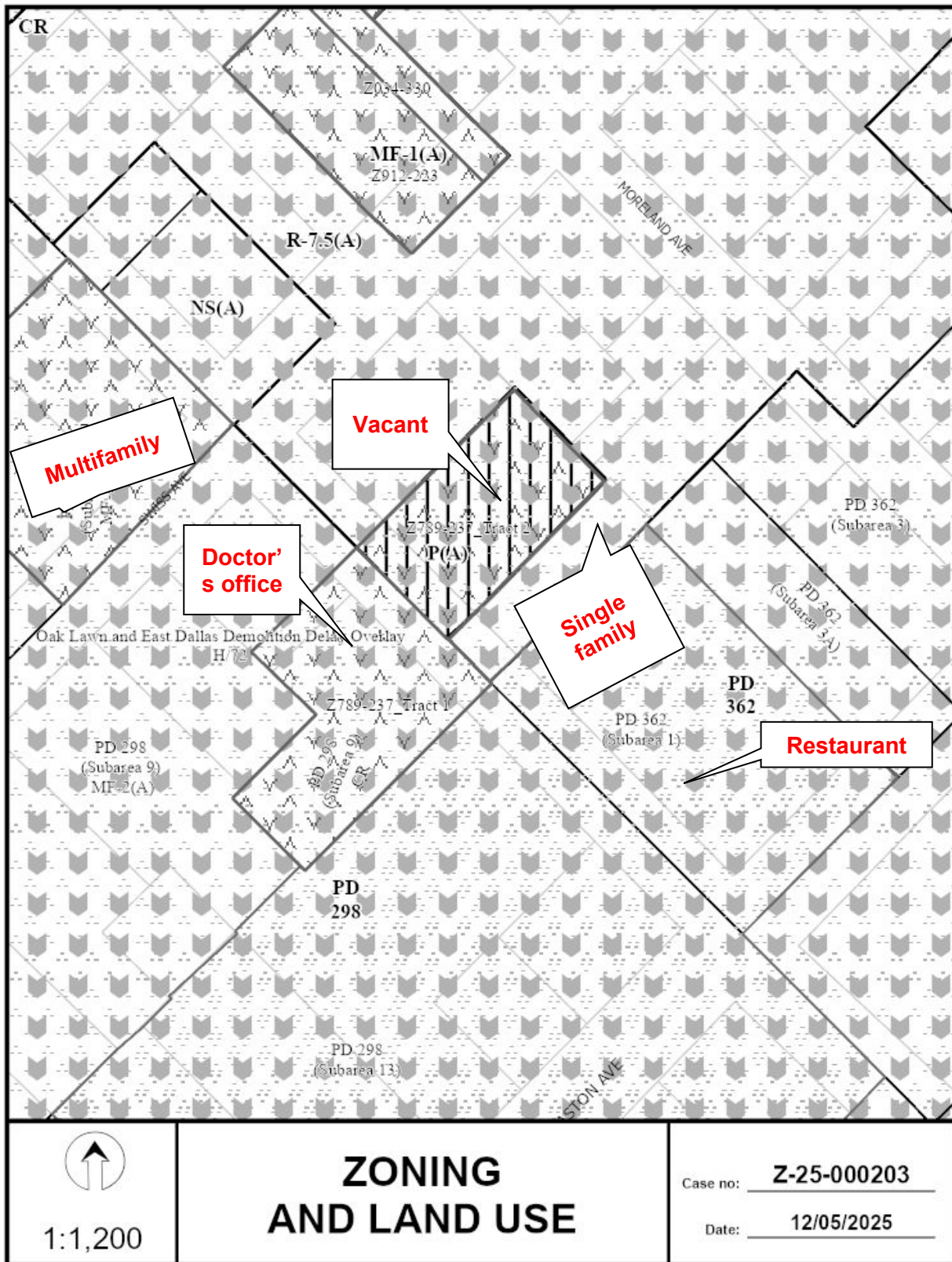


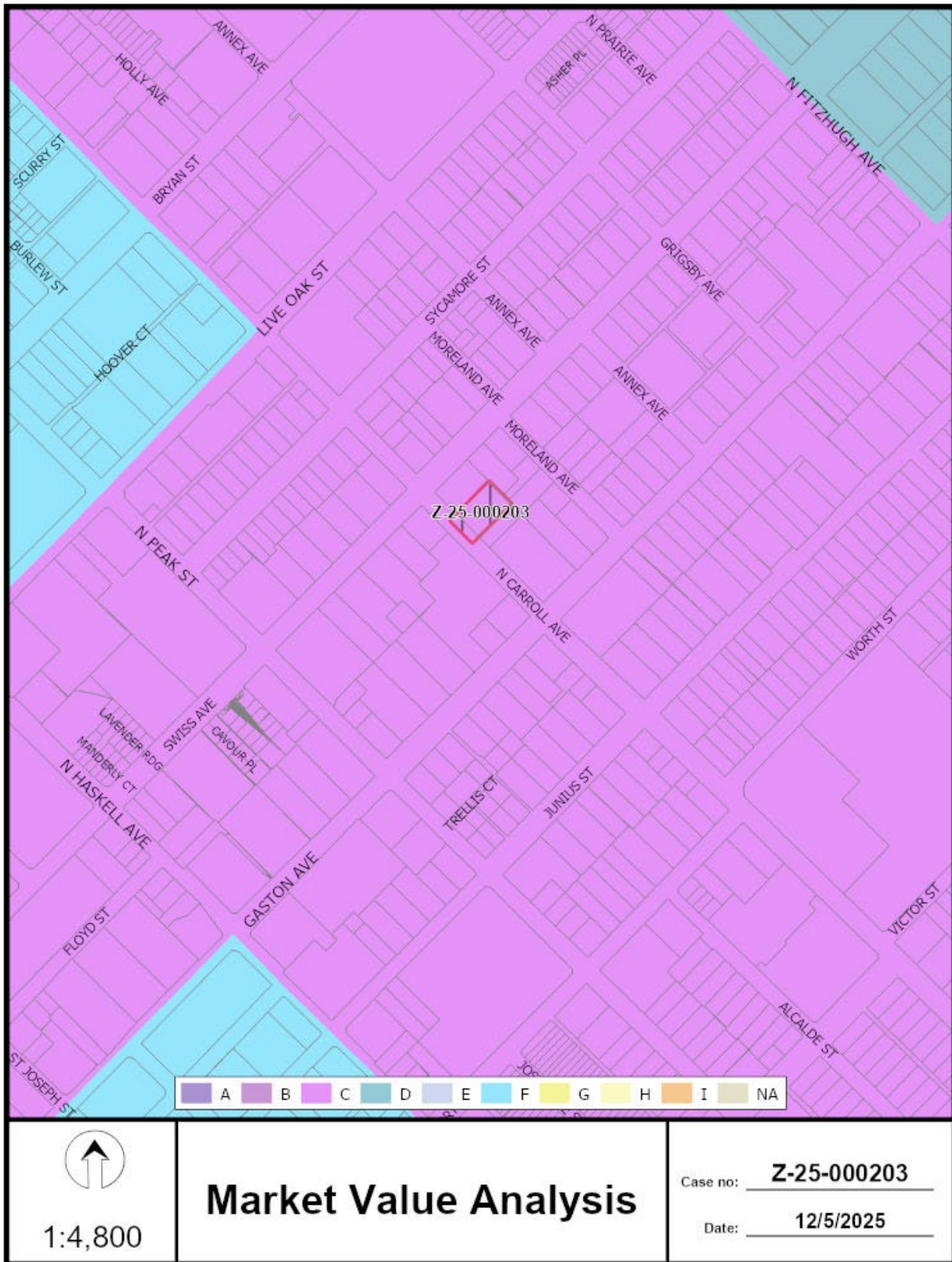
1:1,200

AERIAL MAP

Case no: Z-25-000203

Date: 12/05/2025







<u>20</u>	Property Owners Notified (21 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>2/5/2026</u>	Date

Z-25-000203
CPC



1:1,200

02/04/2026

Reply List of Property Owners

Z-25-000203

20 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	4500	SWISS AVE	E3 RENTAL PROERTIES LLC
2	1007	MORELAND AVE	STATON SHANNON MICHELLE &
3	1003	MORELAND AVE	MCGEE JAMES R & FRANCES O
4	4512	SWISS AVE	TILSOLN YAIR
5	4509	SWISS AVE	HAPPY PUPPY INC
6	4501	SWISS AVE	TUA LP
7	4515	SWISS AVE	180 MF CAP EAST DALLAS 2 LLC
8	4425	SWISS AVE	4425 SWISS DALLAS HOLDINGS LLC
9	4417	SWISS AVE	BRP 5X5 TRUST
10	4414	SWISS AVE	SWISS HAMPTONS DALLAS LLC
11	1015	N CARROLL AVE	CARROLL AVENUE MOB LP
12	1015	N CARROLL AVE	STALLION TEXAS REAL ESTATE
13	1000	N CARROLL AVE	BLUE MOUNTAIN PROPERTY
14	4505	GASTON AVE	LOLP GASTON LLC
15	4513	GASTON AVE	MAGDALEN HOUSE THE
16	917	MORELAND AVE	SIMCOE LLC
17	4519	GASTON AVE	COLLINS KYLE & PATRICIA SIMON
18	4520	SWISS AVE	BIGGS JOE G & SANDRA KAY
19	4602	SWISS AVE	CUTCHINE PROPERTIES LLC
20	1004	MORELAND AVE	DEE MOLLY &