HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 23, 2026
ACM: Robin Bentley

FILE NUMBER: Z-26-000138 **DATE FILED:** July 2, 2026

LOCATION: Southeast corner of Elam Road and North Masters Drive

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 5,771 sq. ft. **CENSUS TRACT:** 48113011702

OWNER/APPLICANT: Antonio Medinaveitia

REPRESENTATIVE: Ricardo Caracena

REQUEST: An application for R-5(A) Single Family District on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a single-family home.

STAFF RECOMMENDATION: **Approval**.

CPC RECOMMENDATION: **Approval**.

BACKGROUND INFORMATION:

- The subject property is in the R-7.5(A) Single-Family District and is currently undeveloped.

- The property is not platted and does not meet the minimum lot size requirement of 7,500 square feet for the R-7.5(A) Single-Family District.

- The proposed site meets the 5,000-square-foot minimum lot area required for the R-5(A) Single-Family District; therefore, the applicant is requesting a zoning change. The parcel likely became undersized when Elam Road and Masters Drive were expanded.

- Rezoning the property to R-5(A) Single-Family District will allow the applicant to plat the site and proceed with the construction of a single-family home.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
N Masters Drive	Minor Arterial	100’ ROW
Elam Road	Principal Arterial	100’ ROW

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

The area of request is within a half-mile of the following services:
DART Routes: 30

STAFF ANALYSIS:

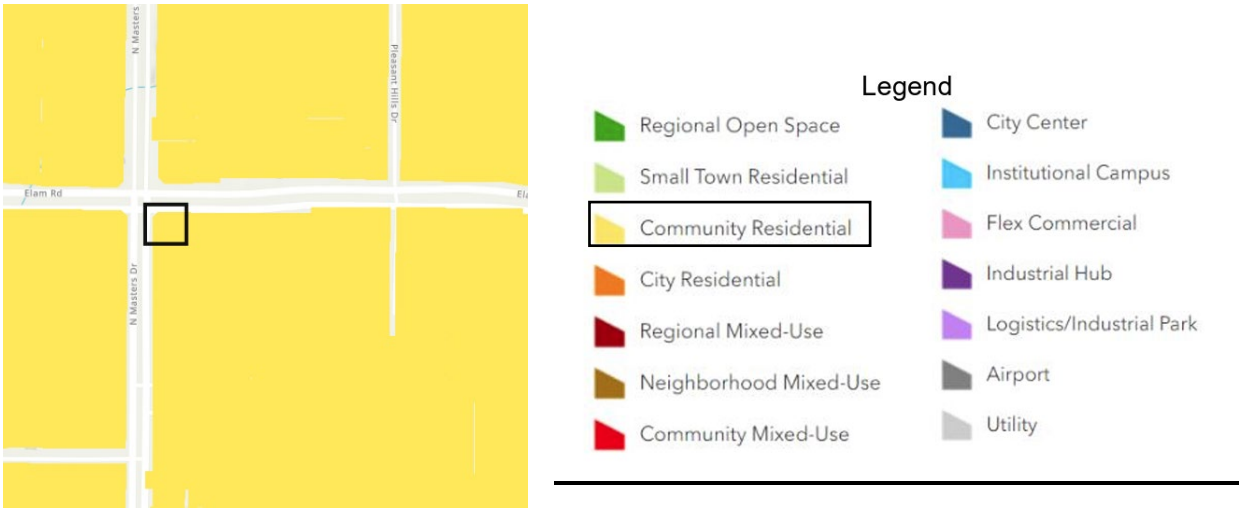
Comprehensive Plan:

The ForwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. This updated plan reflects how Dallas has grown and changed over the past twenty years, and it helps us look ahead supporting our city's continued economic success and long-term community vibrancy. It's important to note that ForwardDallas is a guidance document, not a zoning document. Its goals and policies provide a framework that helps us thoughtfully evaluate development requests and make decisions that align with our shared vision for Dallas' future.

The subject site is located within the **Community Residential placetype**, which supports Single Family Detached, Single Family Attached homes as primary uses.

Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. These areas support a suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments. Single Family Detached and Single Family Attached residential uses are identified as primary supported uses within this placetype. The proposed request aligns with these intended development patterns and is consistent with the envisioned urban form, density, and character outlined in ForwardDallas 2.0. Therefore, the proposal is consistent with the ForwardDallas 2.0 Comprehensive Plan.

The map below illustrates the site's location within the ForwardDallas 2.0 placetype.



Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped
North	R-7.5(A) Single Family District	Undeveloped, Single Family
East	R-7.5(A) Single Family District	Undeveloped, Church
South	R-7.5(A) Single Family District	Undeveloped
West	R-7.5(A) Single Family District	Single Family

Land Use Compatibility:

The property is located within the R-7.5(A) Single Family District, which primarily permits single-family residential development. While the subject site remains undeveloped, the surrounding area reflects a mix of residential intensities that collectively support a stable neighborhood pattern. The applicant intends to develop a single-family home; however, the lot does not meet the minimum 7,500-square-foot lot area requirement of the R-7.5(A) Single-Family District. However, the lot does meet the minimum 5,000-square-foot lot area requirement of the R-5(A) Single Family District.

The requested zoning change is justifiable because it allows development that is compatible with the existing residential character and enables an appropriately scaled single-family home on a lot that otherwise could not be developed under current zoning standards. The change to R-5(A) facilitates a reasonable development while remaining consistent with the surrounding residential pattern.

Furthermore, the request is consistent with the intended development pattern within the Community Residential placetype, accommodates the applicant’s needs, and reinforces the urban form, density, and character envisioned in ForwardDallas 2.0.

Development Standards:

District	Setbacks		FAR/ Dwelling Unit Density/Lot Size	Height	Lot Coverage	Primary Uses
	Front	Side/ Rear				
Existing: R-7.5(A)	25 feet[1]	5 feet	FAR/Dwelling Unit Density: None Lot Size: Min 7,500 sf.	30 feet	45%	Single Family
Proposed: R-5(A)	20 feet[1]	5 feet	FAR/Dwelling Unit Density: None Lot Size: Min 5,000 sf.	30 feet	45%	Single Family

1: Blockface continuity applies

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. (*note: permitted uses are same*)

R-7.5(A) Single Family District	**R-5(A) Single Family District**
Agricultural uses	**Agricultural uses**
Crop production	Crop production
Commercial and business service uses	**Commercial and business service uses**
None permitted	None permitted
Industrial uses	**Industrial uses**
Gas drilling and production. *[SUP]*	Gas drilling and production. *[SUP]*
Temporary concrete or asphalt batching plant. *[SUP]*	Temporary concrete or asphalt batching plant. *[SUP]*
Institutional and community service uses	**Institutional and community service uses**
Cemetery or mausoleum. *[SUP]*	Cemetery or mausoleum. *[SUP]*
Child or adult care facility. *[See Section 51A-4.204(3)]*	Child or adult care facility. *[See Section 51A-4.204(3)]*
Church.	Church.
College, university or seminary. *[SUP]*	College, university or seminary. *[SUP]*
Community service center. *[SUP]*	Community service center. *[SUP]*
Convent or monastery. *[SUP]*	Convent or monastery. *[SUP]*
Convent or monastery	Convent or monastery
Foster home. *[SUP]*	Foster home. *[SUP]*

Library, art gallery, or museum. *[SUP]*	Library, art gallery, or museum. *[SUP]*
Public or private school. *[SUP]*	Public or private school. *[SUP]*
Lodging uses	**Lodging uses**
None permitted	None permitted
Miscellaneous uses	**Miscellaneous uses**
Carnival or circus (temporary). *[By special authorization of the building official.]*	Carnival or circus (temporary). *[By special authorization of the building official.]*
Temporary construction or sales office.	Temporary construction or sales office.
Office uses	**Office uses**
None permitted	None permitted
Recreation uses	**Recreation uses**
Country club with private membership. *[SUP]*	Country club with private membership. *[SUP]*
Private recreation center, club, or area. *[SUP]*	Private recreation center, club, or area. *[SUP]*
Public park, playground, or golf course.	Public park, playground, or golf course.
Residential uses	**Residential uses**
Handicapped group dwelling unit. *[See Section 51A-4.209(3.1).]*	Handicapped group dwelling unit. *[See Section 51A-4.209(3.1).]*
Single family.	Single family.
Retail and personal service uses.	**Retail and personal service uses.**
None permitted	None permitted
Transportation uses.	**Transportation uses.**
Private street or alley. *[SUP]*	Private street or alley. *[SUP]*
Transit passenger shelter. *[See Section 51A-4.211.]*	Transit passenger shelter. *[See Section 51A-4.211.]*
Transit passenger station or transfer center. *[SUP]*	Transit passenger station or transfer center. *[SUP]*
Utility and public service uses.	**Utility and public service uses.**
Electrical substation. *[SUP]*	Electrical substation. *[SUP]*
Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*	Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
Police or fire station. *[SUP]*	Police or fire station. *[SUP]*
Radio, television, or microwave tower. *[SUP]*	Radio, television, or microwave tower. *[SUP]*
Tower/antenna for cellular communication. *[See Section 51A-4.212 (10.1).]*	Tower/antenna for cellular communication. *[See Section 51A-4.212 (10.1).]*

Utility or government installation other than listed. *[SUP]*	Utility or government installation other than listed. *[SUP]*
Wholesale, distribution, & storage uses.	**Wholesale, distribution, & storage uses.**
Recycling drop-off container. *[See Section 51A-4.213 (11.2).]*	Recycling drop-off container. *[See Section 51A-4.213 (11.2).]*
Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*	Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*

Landscaping:

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

Parking:

Parking must be provided in accordance with Chapter 51A, as updated May 14, 2025. Additional information on use-specific ratios can be found here: Parking Reform Summary

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 currently within a “H” MVA area. To the north a smaller portion is a “F” MVA area.

List of officers

Antonio Medinaveitia
MALO SERIES LLC

CPC Action
August 20, 2026

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned R-7.5(A) Single Family District, on the southeast corner of Elam Road at North Masters Drive.

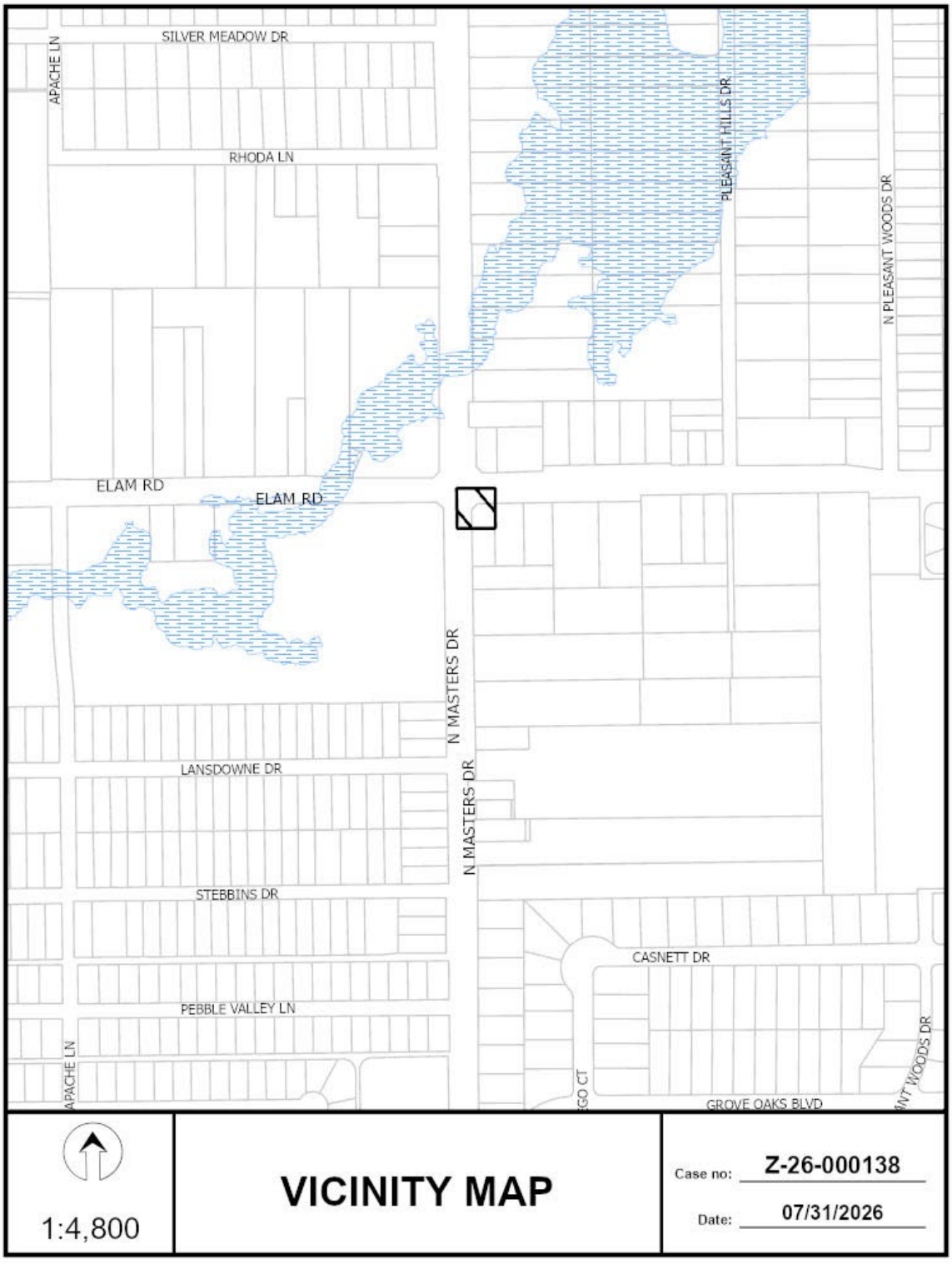
Maker: Hampton
Second: Coffman
Result: Carried: 15 to 0

For: 15 - Sims, Hampton, Herbert, Gilbert-Smith, Serrato, Carpenter, Wheeler-Reagan, Franklin, Koonce, Housewright, Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 13
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not speak): Robert Averett, 503 N. Masters Dr., Dallas, TX, 75217
Against: None

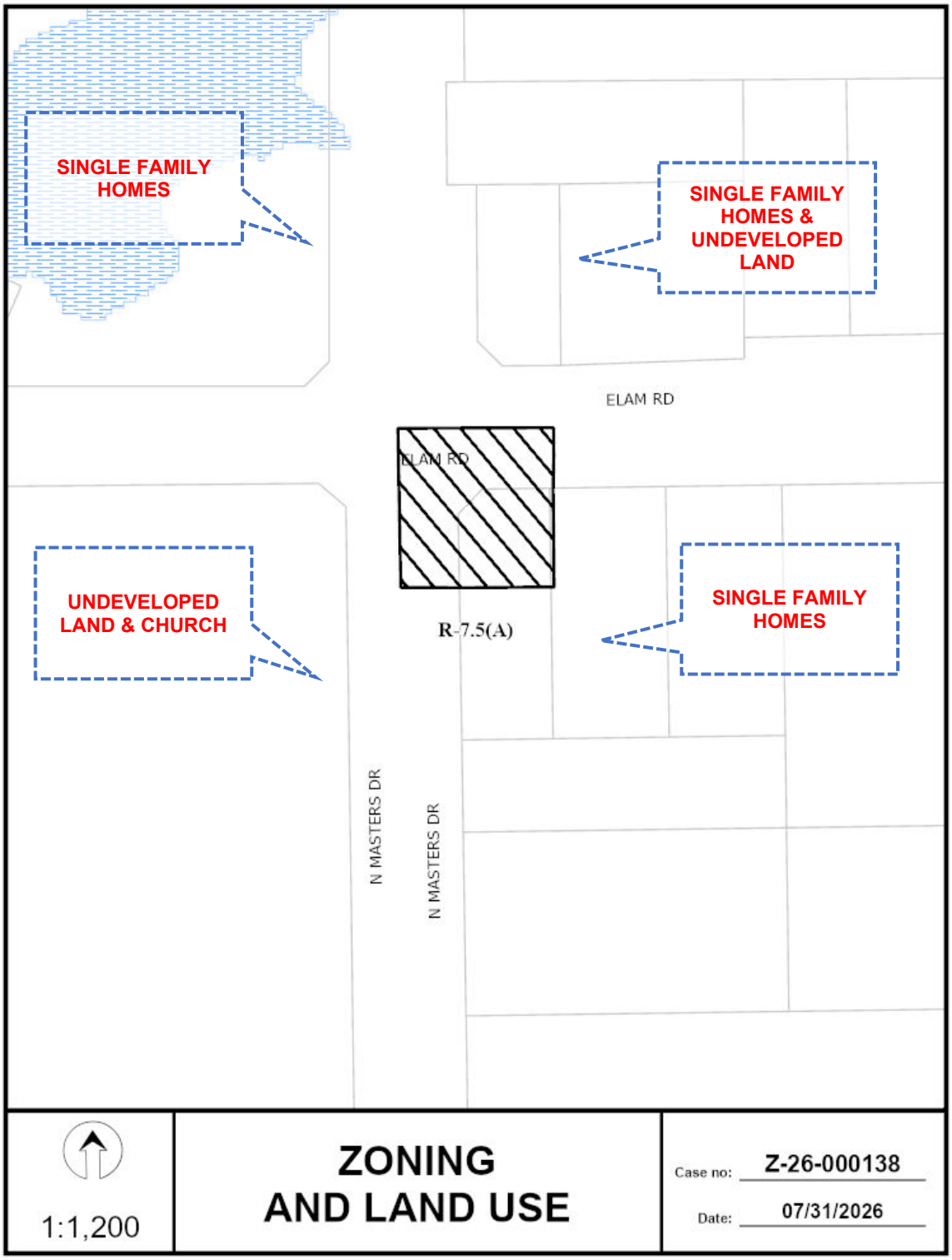

SILVER MEADOW DR
APACHE LN
RHODA LN
PLEASANT HILLS DR
N PLEASANT WOODS DR
ELAM RD
ELAM RD
N MASTERS DR
N MASTERS DR
LANSDOWNE DR
STEBBINS DR
CASNETT DR
PEBBLE VALLEY LN
APACHE LN
GROVE OAKS BLVD
1:4,800
VICINITY MAP
Case no: Z-26-000138
Date: 07/31/2026

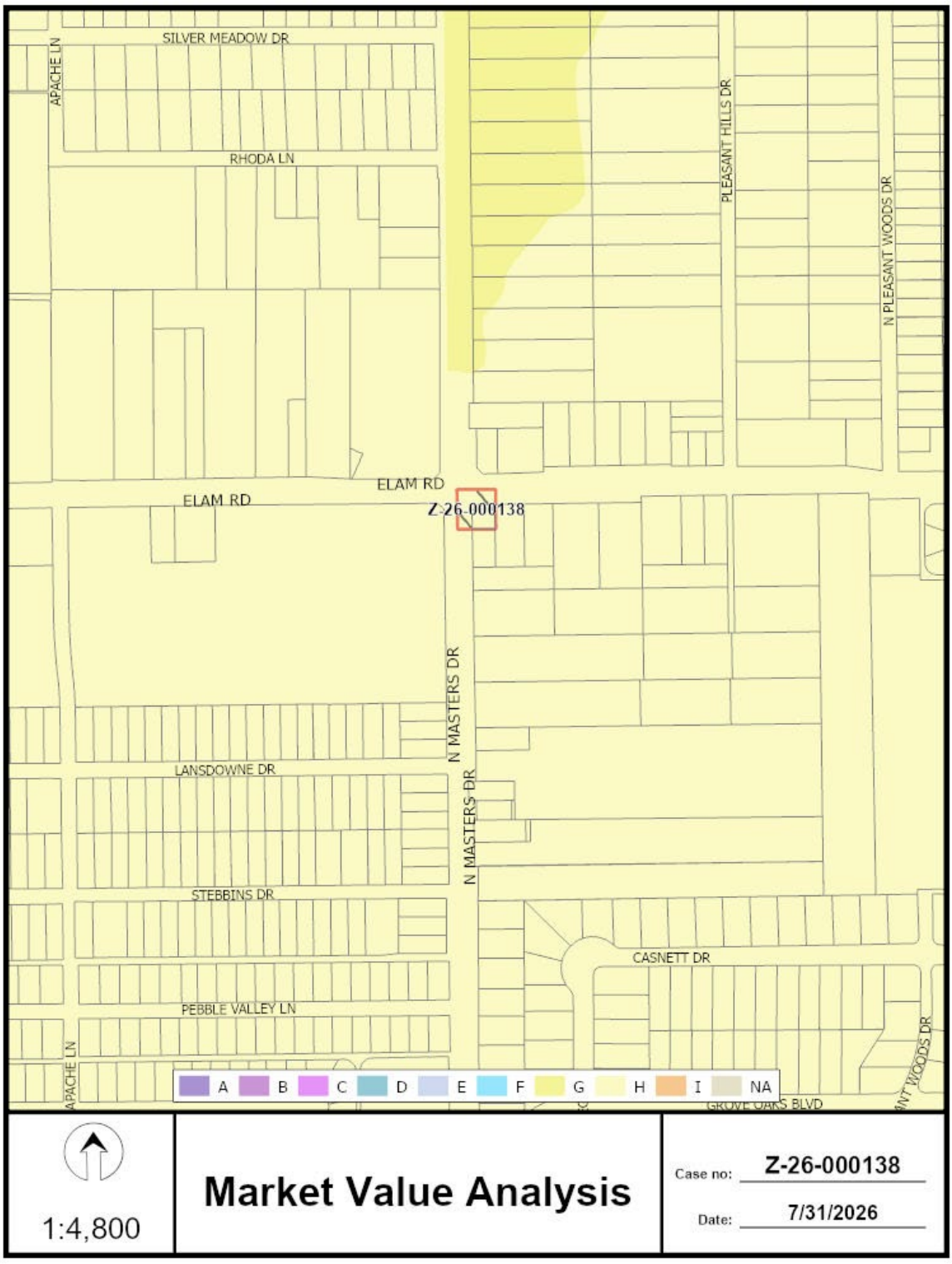
1:1,200

AERIAL MAP

Case no: Z-26-000138

Date: 07/31/2026


SINGLE FAMILY HOMES
SINGLE FAMILY HOMES & UNDEVELOPED LAND
ELAM RD
ELAM RD
R-7.5(A)
UNDEVELOPED LAND & CHURCH
SINGLE FAMILY HOMES
N MASTERS DR
N MASTERS DR
1:1,200
ZONING AND LAND USE
Case no: Z-26-000138
Date: 07/31/2026


SILVER MEADOW DR
APACHE LN
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N PLEASANT WOODS DR
ELAM RD
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Z-26-000138
N MASTERS DR
N MASTERS DR
LANSDOWNE DR
STEBBINS DR
CASNETT DR
PEBBLE VALLEY LN
APACHE LN
A
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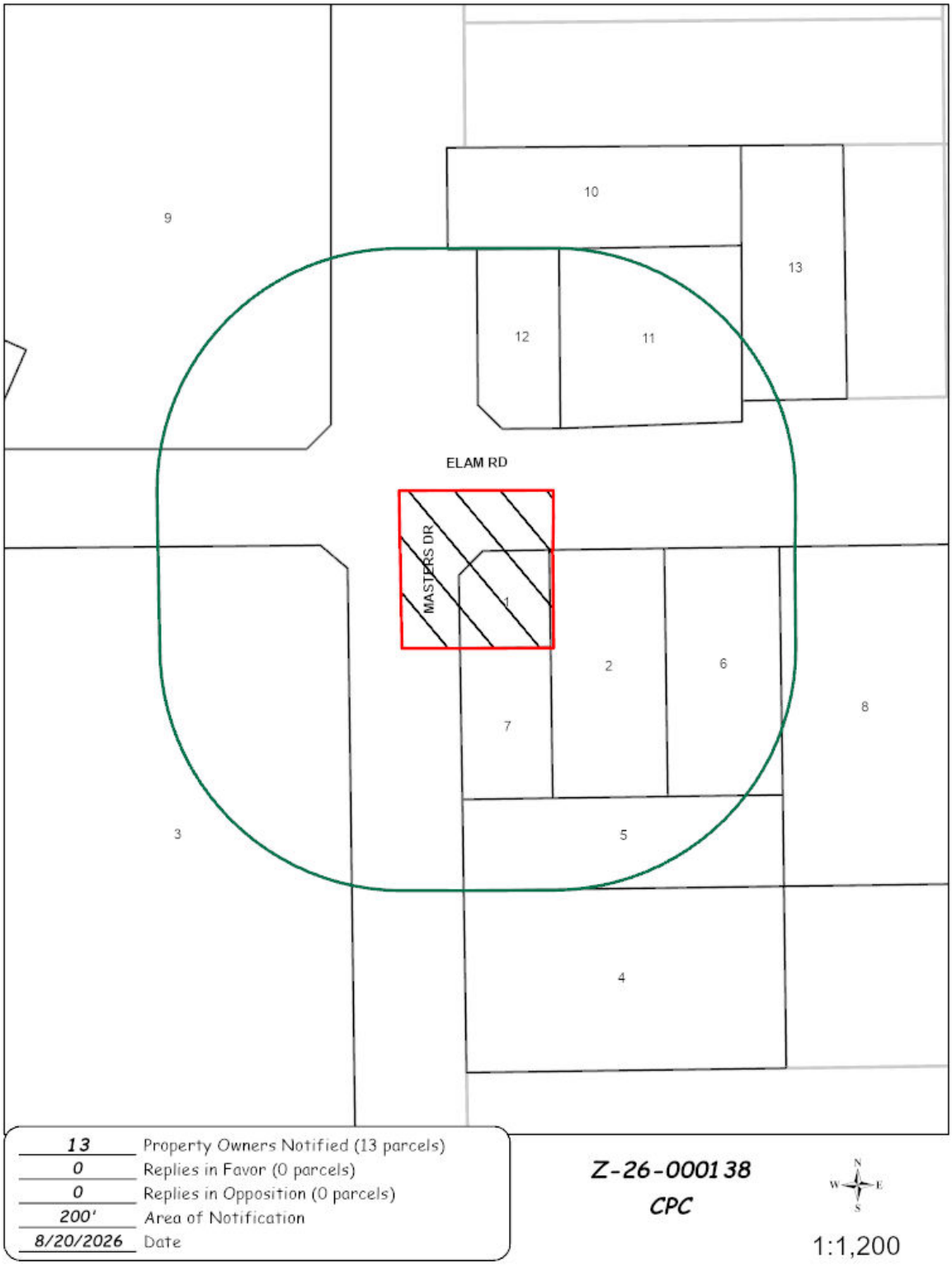
GROVE OAKS BLVD
1:4,800
Market Value Analysis
Case no: Z-26-000138
Date: 7/31/2026


9
10
13
12
11
ELAM RD
MASTERS DR
1
2
6
8
7
3
5
4
13 Property Owners Notified (13 parcels)
0 Replies in Favor (0 parcels)
0 Replies in Opposition (0 parcels)
200' Area of Notification
8/20/2026 Date
Z-26-000138
CPC
N
W
E
S
1:1,200

08/19/2026

Reply List of Property Owners

Z-26-000138

13 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	10202	ELAM RD	MALO SERIES LLC
	2	10208	ELAM RD	FLORES JOSE NIEVES &
	3	465	N MASTERS DR	MILTON BUSH LLC
	4	438	N MASTERS DR	LAZCANO JUAN A &
	5	446	N MASTERS DR	OLIVARES GILBERTO R
	6	10218	ELAM RD	FLORES JOSE & SARA
	7	450	N MASTERS DR	FRAZIER BARBARA
	8	10306	ELAM RD	GONZALEZ BENITO & ANGELA
	9	503	N MASTERS DR	FAIR HAVEN APOSTOLIC CHURCH
	10	516	N MASTERS DR	ALBA JOSE &
	11	10209	ELAM RD	ALVARADO REFAEL &
	12	10203	ELAM RD	FROSSARD T E JR TRUSTEE
	13	10213	ELAM RD	RSJ DEVELOPMENT LLC