

FILE NUMBER: Z-25-000200 **DATE FILED:** November 14, 2025

LOCATION: On the south line of Compton Street, west of Glidden Street

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 3,920 sq. ft. **CENSUS TRACT:** 481130049002

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

REQUEST: An application for MU-1 Mixed-Use District on property zoned LI Light Industrial District

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

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned LI Light Industrial District. The site is 3,920 sq ft and is currently vacant.
- The applicant wishes to build a single-family structure. Foundation work was found on the site.
- As such, the applicant requests rezoning to a MU-1 Mixed-Use District. Note that the lot is only 3,920 sq ft, and this zoning district would allow a single-family lot with these dimensions.
- Note that this site may require addressing a deep slope and a retaining wall during the permitting process.
- On April 9, 2026, the City Plan Commission recommended approval to rezone the property for a MU-1 Mixed-Use District on property zoned LI Light Industrial District.

Zoning History:

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

1. **Z234-198:** On March 26, 2025, the City Council approved an application for a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned as an R-5(A) Single Family District, on the north line of Grant Street and south line of Front Street, west of South Denley Drive.
2. **Z212-206:** On June 14, 2023, the City Council approved an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned a TH-3(A) Townhouse District with H/118 Zion Missionary Baptist Church Historic Overlay and an R-5(A) Single Family District on the northwest and northeast corners of Morrell Avenue and Fernwood Avenue.
3. **Z212-305:** On January 25, 2023, the City Council approved an application for an MF-2(A) Multifamily District on property zoned an R-5(A) Single Family District and an LI Light Industrial District generally located on the northeast and southeast corners of Grant Street and Ridge Street, west of the terminus of Grant Street, and north of the terminus of Ridge Street.
4. **Z234-170:** On March 26, 2025, the City Council approved an application for a Planned Developed District for MF-2(A) Multifamily District uses on property zoned an R-5(A) Single Family District on the south line of Grant Street, west of South Denley Drive.

5. **Z234-202:** On March 26, 2025, the City Council approved an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned as an R-5(A) Single Family District on the southwest corner of Grant Street and South Denley Drive.
6. **Z234-321:** February 26, 2025, the City Council approved an application for a R-5(A) Single Family District on property zoned LI Light Industrial District on the south line of Compton Street, west of the intersection of Compton Street and Glidden Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Compton Street	Local street	30' ROW

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 to review engineering plans during permitting to ensure compliance with city standards.

STAFF ANALYSIS:

Transit Access:

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

Train Station:
Red Line, Blue Line
Bus route:
Route 45

STAFF ANALYSIS:

Comprehensive Plan:

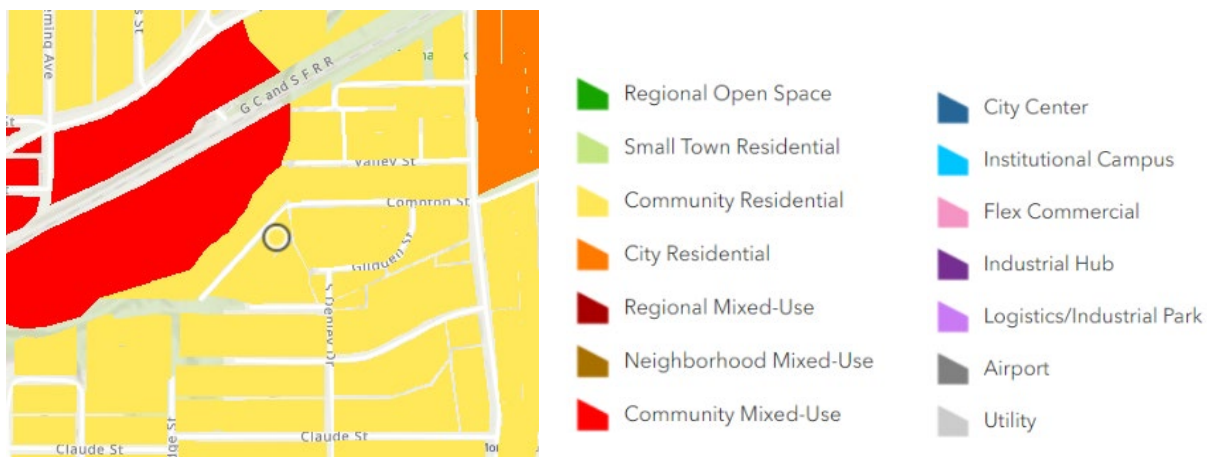
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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 attached is identified as a primary use within the Community Residential placetype in Forward Dallas 2.0. In this land-use matrix, MU-1 Mixed-Use District are classified as a supporting use which allows single-family attached. The site is adjacent to the LI Light Industrial District to the north, west, and south, and there is an individual lot zoned R-5 single-family lot immediately to the east. These LI Industrial district lots include a paper mill, nonconforming residential uses, and vacant lots. The property fronts Compton Street, classified as a local street by the major thoroughfare plan, and is within a half mile of Morrell Station and Dallas Zoo DART train stations and bus route 45. Therefore, 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 duplexes and smaller-scaled 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	LI Light Industrial District	Vacant
North	LI Light Industrial District	Single-family structures, vacant lots, and Paper Mill
South	LI Light Industrial District	Vacant Lot, Single-family structures
East	R-5(A) Single Family / LI Light Industrial District	Vacant Lots and single-family structures
West	LI Light Industrial District	Vacant lots and single-family structures

Land Use Compatibility:

The area of request is currently zoned LI Light Industrial District, undeveloped, with a pronounced slope, and approximately 3,920 square feet in total size. When considering the suitability of an R-5(A) Single Family Single District within an LI Light Industrial District zoned neighborhood, staff considers 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 the LI light industrial district and to the east by a R-5(A) single-family district zoned vacant lot, to be appropriate for residential uses. However, because the lot totals 3,920 square feet, and adjacent LI light industrial we cannot recommend the R-5(A) Single-Family district, as it does not meet the 5,000-square-foot minimum requirement and imposes stricter setbacks for the adjacent LI light industrial lots. However, staff finds that a MU-1 Mixed-Use District is appropriate and compatible with the surrounding and immediate area. Therefore, staff believes the request would fit within this area and the neighborhood's existing fabric. Due to the pronounced slope, the lot's development may require a retaining wall and other engineering measures at permitting after the zoning request is approved.

Staff is in support of MU-1 Mixed-Use District, as an alternative to the R-5(A) Single Family District request, as MU-1 Mixed-Use District allows a single-family home on a lot less than 5,000 sq. ft. and not negatively impacting the LI light industrial lots with stricter setback requirements. Although MU-1 Mixed-Use District permits mixes uses, this district allows single family uses, so primarily only single family would be planned on the lot.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density/ FAR</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>Primary Uses</u>
<u>Existing LI</u>	15 feet	30' adjacent to residential districts, with no minimum for all other cases	.05 for retail and personal services .75 lodging, office, and a combination of retail and personal services. 1.0 for all uses combined	70 feet	80%.	Residential slope applies	Residential uses are not permitted
<u>Proposed: R-5(A)</u>	20'	Single family: 5 feet Duplex: 5 feet side, 10 feet rear	5,000 sqft	36 feet	5,000 sq. ft. 45% residential Structures 25% non-residential	None	Single-Family
<u>Staff Proposed: TH-1(A)</u>	None /Required Block continuity	S: 5 R:10 Other Permitted structures S:10'/R10	No more than six dwelling units for each acre are allowed	36'	2,000 square feet for single-family structures; and 6,000 square feet for duplex structures. 60% residential Structures 25% non-residential	None	Single Family, Townhouse, duplex

Landscaping:

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

Parking:

Per the Dallas Development Code, the minimum parking required is one space per dwelling unit in R, D, and TH zonings.

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 (A through C), to orange, representing the weakest markets (G through I). The area of request is in a “G” MVA area, as well as the surrounding properties.

CPC Action
April 9, 2026

Motion: It was moved to recommend **approval** of an MU-2 Mixed-Use District on property zoned LI Light Industrial District, on the south line of Compton Street, west of Glidden Street.

Maker: Carpenter
Second: Herbert
Result: Carried: 12 to 0

For: 12 - Sims, Hampton, Herbert, Serrato, Carpenter,
Franklin, Koonce, Housewright, Coffman, Hall,
Kingston, Rubin

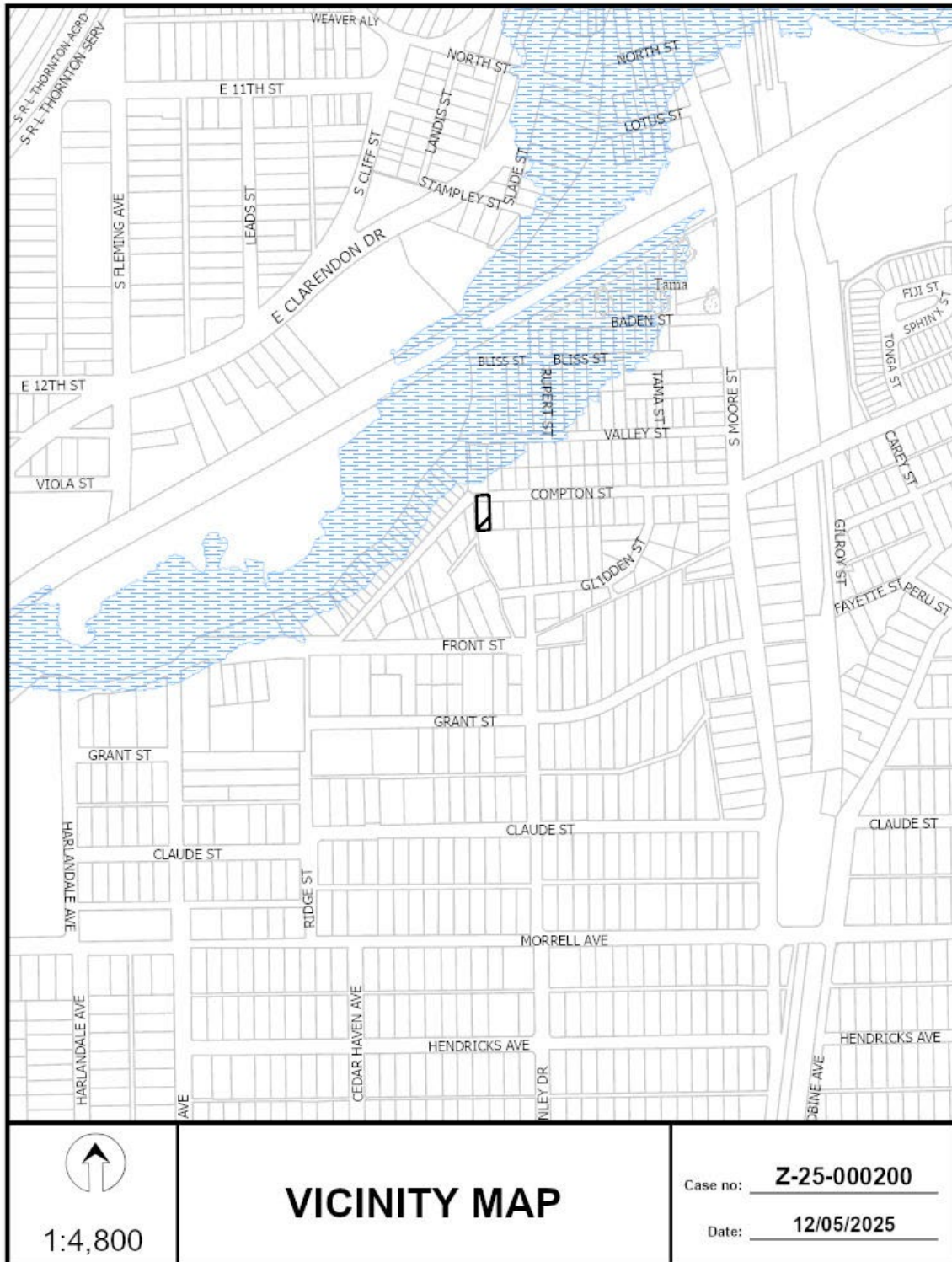
Against: 0
Absent: 3 - Forsyth, Wheeler-Reagan, Kocks
Vacancy: 0

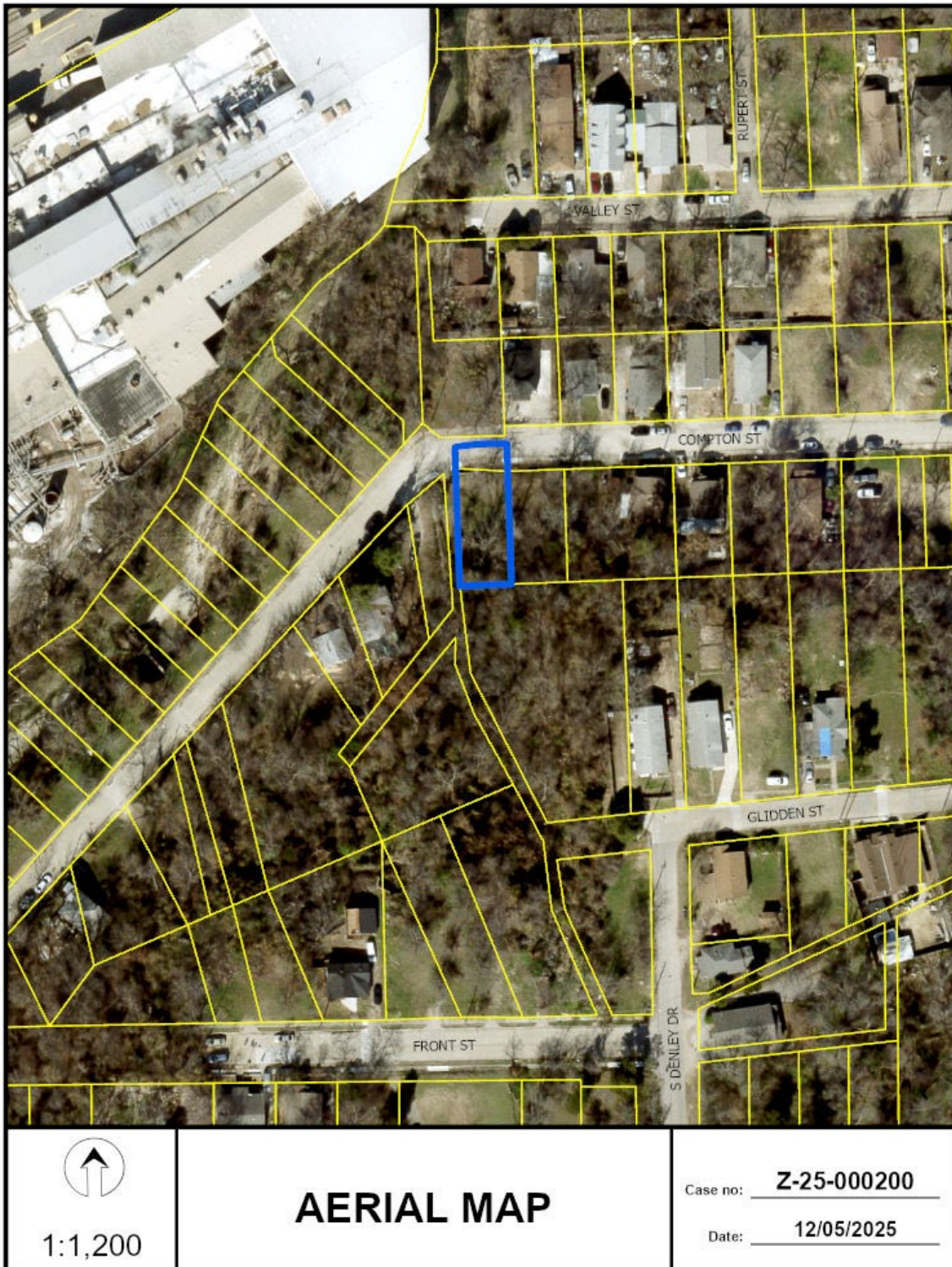
Notices:	Area: 200	Mailed: 14
Replies:	For: 0	Against: 0

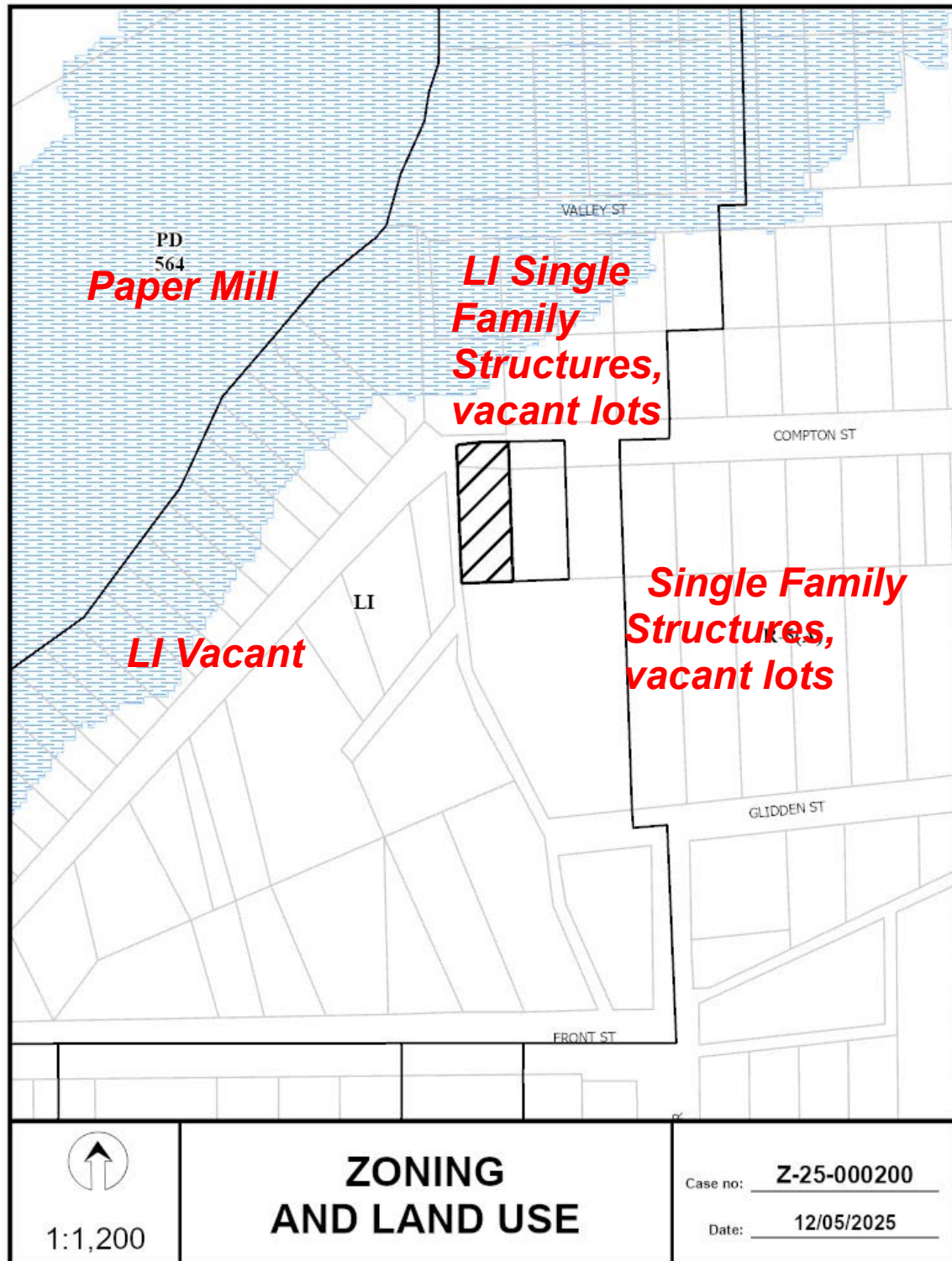
List of Officers and Directors

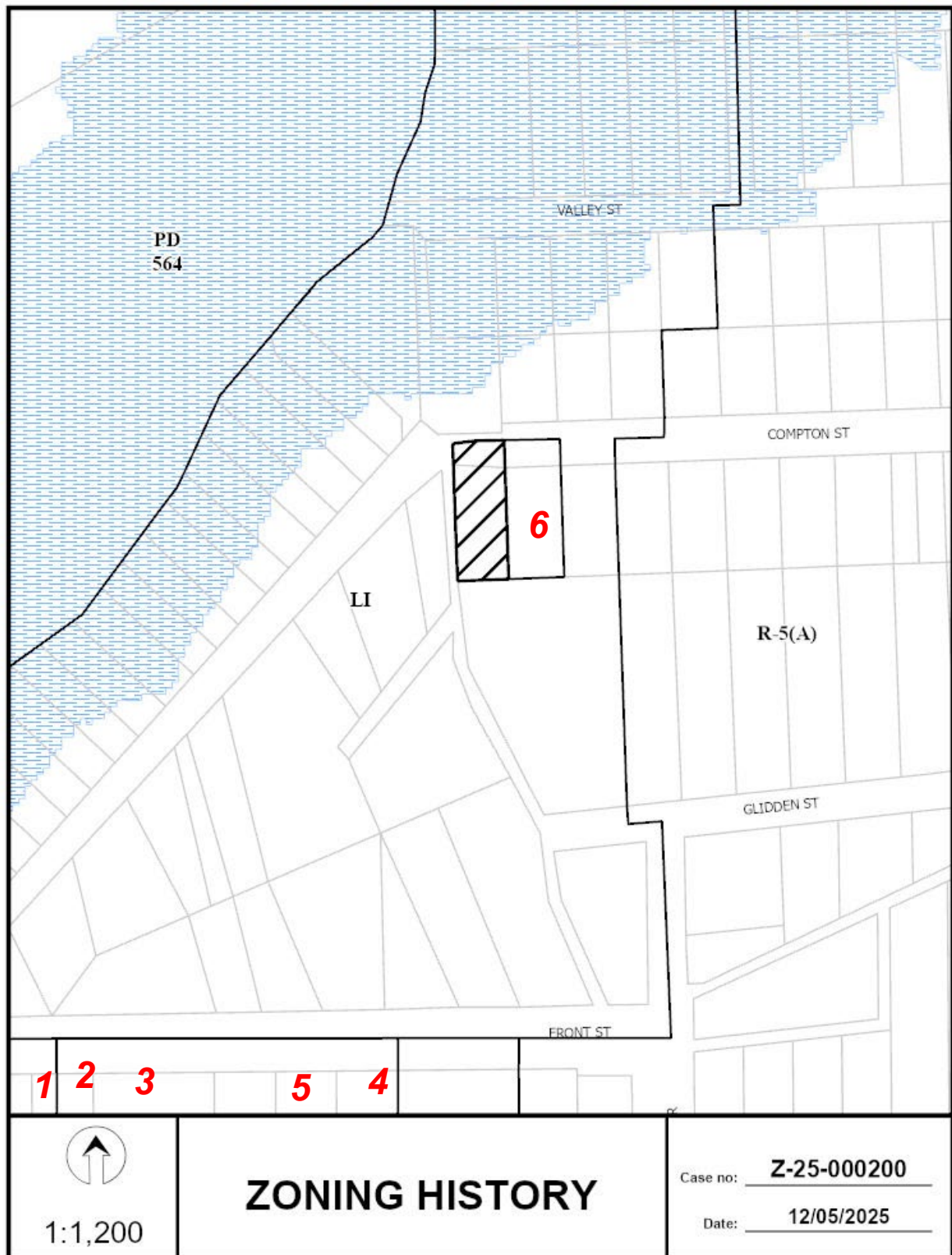
New Wave Real Estate Investors, LLC

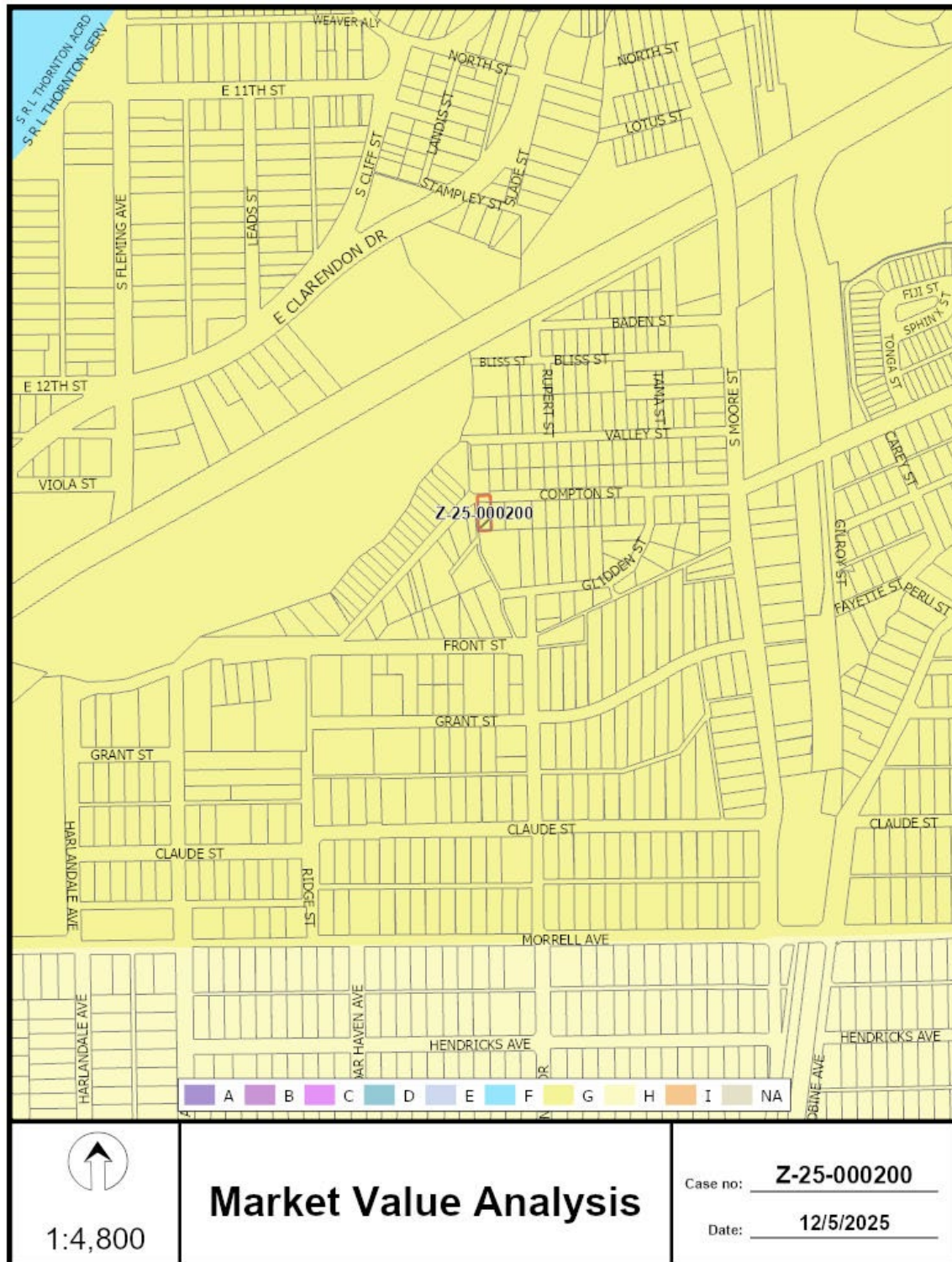
Cater Dickerson, Owner/Partner













04/08/2026

Reply List of Property Owners***Z-25-000200******32 Property Owners Notified******3 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1228 COMPTON ST	NEW WAVE REAL ESTATE
	2	1307 COMPTON ST	LITTLES BETTY JUNE
	3	1301 COMPTON ST	CLAUDE GROUP LLC
	4	1243 COMPTON ST	MORALES GERARDO &
O	5	1239 COMPTON ST	GILLESPIE ALESIA GREEN
	6	1235 COMPTON ST	TOVIAS MARIA EPETANIA VARGAS
	7	1231 COMPTON ST	LOPEZ EMELY
	8	1222 VALLEY ST	LOPEZ KIMBERLY
	9	1224 VALLEY ST	HERNADEZ MARTIN &
	10	1228 VALLEY ST	MARTINEZ PANFILO &
	11	1232 VALLEY ST	MARTINEZ PANFILO
	12	1301 VALLEY ST	EVANS ANNIE
	13	1302 VALLEY ST	VARGAS JOSE I BELTRAN
	14	1302 COMPTON ST	IBARRA JUAN GONZALEZ
	15	1240 COMPTON ST	WILLIAMS FRANCES
	16	1232 COMPTON ST	ANDERSON NOBLE GROUP LLC
	18	1229 GLIDDEN ST	Taxpayer at
	19	1303 GLIDDEN ST	MCCOLLUMS ORANGE JOHN JR EST OF &
	20	1305 GLIDDEN ST	PERRY TAMIKA
	21	1223 VALLEY ST	MCMILLAN MICHAEL WAYNE
	22	1227 VALLEY ST	RODRIGUES JOEL & RAFAELA
	23	1227 COMPTON ST	MIDDLEMAN REAL ESTATE GROUP
	24	1223 COMPTON ST	RYLIE MOBILE HOME PARK LLC
	26	1209 COMPTON ST	DRITCH EVELYN &
O	29	1215 FRONT ST	NEARER TO NATURE
O	30	1219 FRONT ST	NEARER TO NATURE LLC

04/08/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
32	1120	E CLARENDON DR	ROCK TENN CO MILL DIV
A1	1225	GLIDDEN ST	BLAIR PROPERTY HOLDINGS SERIES
A2	1206	COMPTON ST	DYNASTY DEVELOPMENT
A3	1215	COMPTON ST	THOMPSON MARTHA
A4	1212	COMPTON ST	THOMPSON THOMAS
A5	1218	COMPTON ST	THOMPSON MARTHA ESTATE
A6	1222	COMPTON ST	THOMPSON MARTHA
A7	1219	NO NAME ST	NEARER TO NATURE LLC