

FILE NUMBER: Z-26-000009 **DATE FILED:** February 3, 2026

LOCATION: Southeast line of East Side Avenue, northeast of Carroll Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 7,100 sq. ft. **CENSUS TRACT:** 48113001502

OWNER: Raul Castillo

APPLICANT: Jorge Silva / Estelar, LLC

REQUEST: An application for MU-1 Mixed-Use District on property zoned CS Commercial Service District.

SUMMARY: The purpose of the request is to allow a mix of uses on the property.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned CS Commercial Service District and is developed with a self-serve fresh water and ice machine on the front western part of the property (approx. 7,100 sf in total size).
- The surrounding area is zoned RR Regional Retail District to the north, MC-3 Mixed-Commercial District to the south and east, and CS Commercial Service District to the west and is mostly developed with multi family, restaurant without drive-through service, retail and personal services, and commercial uses.
- The property has frontage on East Side Avenue.
- The property would be subject to Tower Spacing with additional setbacks for side, and rear yards for any portion of the building height exceeding 45’ and Urban Form Setback with an additional 20’ front yard setback, respectively, if developed primarily with commercial uses. Landscaping per Article X would also apply.
- The applicant is requesting a zoning change to MU-1 Mixed-Use District to allow a live-work building on the property.
- On March 26, 2026, the City Plan Commission moved to hold this matter under advisement until April 23, 2026.

Zoning History:

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

Thoroughfares/Street:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Side 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 to review engineering plans at the time of permitting to comply with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:
DART 18, 23, 214, 249

STAFF ANALYSIS

• **Comprehensive Plan Consistency Review:**

- ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the 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.

• **Consistency Review Recommendation**

The proposed zoning change of mixed-use is consistent with Forward Dallas 2.0 as the site is completely within the Neighborhood Mixed-Use placetype which is primarily intended for anchors of commercial and social activity for the surrounding neighborhoods. These areas are typically located at key intersections in nodes or along corridors where small commercial shopping centers and corner stores provide access to daily needs for residents. It can include vertical mixed-use development as well as horizontally mixed-use centers that are compatibly scaled with surrounding neighborhoods.

• **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. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Other Contextual comments related to long-range plan

Area Plans

The 360 Area Plan – Interagency Plan is relevant for this area.

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. It is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The public-private planning process coalesced into a unified vision and three transformative strategies to: 1). Advance urban mobility, 1). Build complete neighborhoods, and 3). promote great placemaking.

The plan is an update to the 2011 Downtown Dallas 360 and was adopted by City Council in 2017. To date, the area has seen significant transformation with achievements of many action items detailed within the plan and leading to long-term vibrancy, including transit, streets, public spaces, urban design, housing, and parking.

Land Use:

	Zoning	Land Use
Site	CS	Retail/Personal Service (Self-Serve Fresh Water/Ice Machine)
Northeast	RR	Retail/Personal Service (Convenience Store with Gasoline Service)
South	MC-3	Vacant
East	MC-3/MF-2(A)	Vacant/Multi Family
West	CS	Restaurant without Drive-through Service

Land Use Compatibility:

The area of request is currently zoned CS Commercial Service District and is developed with a retail use – Self-Serve fresh water and ice machine. The applicant intends to construct a live-work development with the office and business on the ground floor and his residence above on upper floor.

The zoning is RR to the north and northwest of the property and is developed with retail – a convenience store with gasoline service and restaurant without drive-through service. Immediately to the east of the property is zoned MC-3 and is undeveloped and MF-2(A) and developed with multifamily – The Towers Apartments. Immediately to the west is zoned CS Commercial Service District and is developed with a new restaurant without drive-through service opening soon. Immediately to the south of the property is zoned MC-3 District and is vacant.

With a mix of residential, restaurant without drive-through service and neighborhood serving retail and personal service uses - adjacent to the north and west, along Carroll Street and within the immediate area, rezoning to the MU-1 Mixed-Use District would be a transitional zoning district adjacent to the CS Commercial Service District and restaurant to the west, and to the MC-3 and MF-2(A) Districts and the multifamily uses to the east and northeast and will be appropriate for the mix of uses in this area. Removing the current CS Commercial Service District on the subject property eliminates the potential for incompatible light industrial uses that would otherwise be allowed in this area under the current zoning. The height allowed under the requested zoning of MU-1 would also be lower or consistent with the heights permitted in the area with the adjacent RR Regional Retail District allowing up to 70' tall buildings and the adjacent MC-3 Multiple Commercial District allowing up to 115' tall building height. Tower Spacing requirements with additional setbacks for side, and rear yards for any portion of the building height exceeding 45' and Urban Form Setback with an additional 20' front yard setback, respectively would ensure that the building fits in with the mid-rise type of development that the Neighborhood Mixed-Use placetype promotes.

For these reasons, staff finds the applicant's requested zoning change to the MU-1 Mixed-Use District to be compatible with the Neighborhood Mixed-Use placetype character designation of the Comprehensive Plan.

Staff supports the applicant's request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current CS Commercial Service District and the proposed MU-1 Mixed-Use District for comparison.

District	Setback		Density / FAR	Height	Lot Cvrgr	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CS	15' adj. to Fwy or Thoroughfare; Otherwise, 0'	20' adj. to Resid. including alleys.; Otherwise, 0'	N/A / .5 (any comb. Lodging, Office, Retail/ Pers.	45' 3-Stories	80%	RPS, DIR, Visual Intrusion	Ag, Commer./Bus. Svc, Indust. (inside), Instit/Commun Srvs, Lodg., Office, Ret/Pers Srvs, Rec., Resid. (College, Dorm, Fraternity, Sorority), Transp., Util/ Pub. Srvs, Wholesale, Distrib, Storage
Proposed: MU-1	15'	20' adj. to Resid., including alleys Otherwise: 0'	Base: 15 DU; .8 Mix of 2: 20 DU; .9 (no resid.) – 1.0 (resid) Mix of 3 or more: 25 DU; 1.0 (no resid) – 1.1 (resid)	Base: 80', Mix (no retail): 90', Mix (with retail): 120'	80%, 85% (MIHBD)	RPS, Urban Form Setback, Visual Intrusion, Tower Spacing (MIHBD), Transit Proximity (MIHBD)	Ag., Instit./ Commun. Srvs, Rec., Lodg., Office, Rec., Resid., Ret./Pers. Srvs, Transp., Util/Pub. Srvs, Wholesale, Distrib, Storage

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

•	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, 51A-4.204, 51A-4.209, 51A-4.213

	Existing	Proposed
Use	CS	MU-1
AGRICULTURAL USES		
Crop production	•	•
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
Catering service	•	•
Commercial bus station and terminal	D, S ★	
Commercial cleaning or laundry plant	R	
Custom business services	•	•
Custom woodworking, furniture construction, or repair	•	
Electronics service center	•	•
Job or lithographic printing	R	
Labor hall	S	S
Machine or welding shop	R	
Machinery, heavy equipment, or truck sales and services	R	
Medical or scientific laboratory	•	S
Technical school	•	
Tool or equipment rental	•	
Bus or Rail Transit Vehicle Maintenance or Storage Facility	R	
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing	•	

	Existing	Proposed
Use	CS	MU-1
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	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Cemetery or mausoleum	S	S
Child or adult care facility	D	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		★
Convent or monastery	S	•
Foster home		•
Halfway House	S	
Hospital	R	S
Library, art gallery, or museum		•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
LODGING USES		
Extended stay hotel or motel	S	
Hotel or motel	S, R★	★S
Lodging or boarding house	•	
Overnight general purpose shelter	★	
Short-term rental lodging		•
MISCELLANEOUS USES		
Attached non-premise sign	S	S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		

	Existing	Proposed
Use	CS	MU-1
Alternative financial establishment	S	
Financial institution without drive-in window	•	•
Financial institution with drive-in window	★	
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit		★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments	★	★
Ambulance service	★	
Animal shelter or clinic without outside runs	★	R
Animal shelter or clinic with outside runs	S	
Auto service center	★	R
Bail Bonds		
Business school	•	•
Car wash	★	R
Commercial amusement (inside)	S	S
Commercial amusement (outside)	D	S
Commercial motor vehicle parking	S	
Commercial parking lot or garage	★	R
Convenience store with drive-through	S	
Drive-in theater	S	
Dry cleaning or laundry store	•	•
Furniture store	•	•

	Existing	Proposed
Use	CS	MU-1
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	S
Home improvement center, lumber, brick or building materials sales yard	★	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station	S	
Liquor store	•	
Massage Parlors		
Mortuary, funeral home, or commercial wedding chapel	•	•
Motor vehicle fueling station	•	S
Nursery, garden shop, or plant sales	•	•
Outside sales	S	
Paraphernalia shop	S	S
Pawn shop	•	
Personal service use	•	•
Restaurant without drive-in or drive-through service	★	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop	S	S
Tattoo or body piercing studio		
Taxidermist	•	
Temporary retail use	•	•
Theater	•	•
Truck stop	S	
Vehicle display, sales, and service	★	
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal	D	
Heliport	S	
Helistop	S	
Private street or alley	S	
Railroad passenger station	S	

	Existing	Proposed
Use	CS	MU-1
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	•	•
Local utilities	S, R, ★	S, R, ★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	★	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction	S	
Building mover's temporary storage yard	S	
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	S	
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	S	
Trade center	•	
Vehicle storage lot	S	
Warehouse	R	

	Existing	Proposed
Use	CS	MU-1
Accessory Use	CS	MU-1
Warehouse		
Community center (private)		
Day home		
Game court (private)		
General waste incinerator		
Helistop	S	S
Home occupation		
Medical/infectious waste incinerator	S	S
Outside display of merchandise		
Outside sales		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

The site is developed with a self-service fresh water and ice machine. Any future development of the property and paved parking areas 2,000 square feet or greater would necessitate compliance with Article X, Landscaping and Tree Conservation Regulations.

Parking:

Under the requested MU-1 Mixed-Use District, the applicant proposes to construct a live-work unit with the business on the ground floor and the residence above.

At permitting, the applicant would be required to comply with the current standard parking regulations per the Dallas Development Code.

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 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 “C” MVA area and is completely, surrounded by the “C” MVA area to the north, south, east, and west.

Z-26-000009

List of Officers

Raul P. Castillo, owner and sole proprietor of the property

CPC Action
April 23, 2026

Motion: It was moved to recommend **approval** of a MU-1 Mixed-Use District on property zoned CS Commercial Service District, on the southeast line of East Side Avenue, northeast of Carroll Avenue.

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

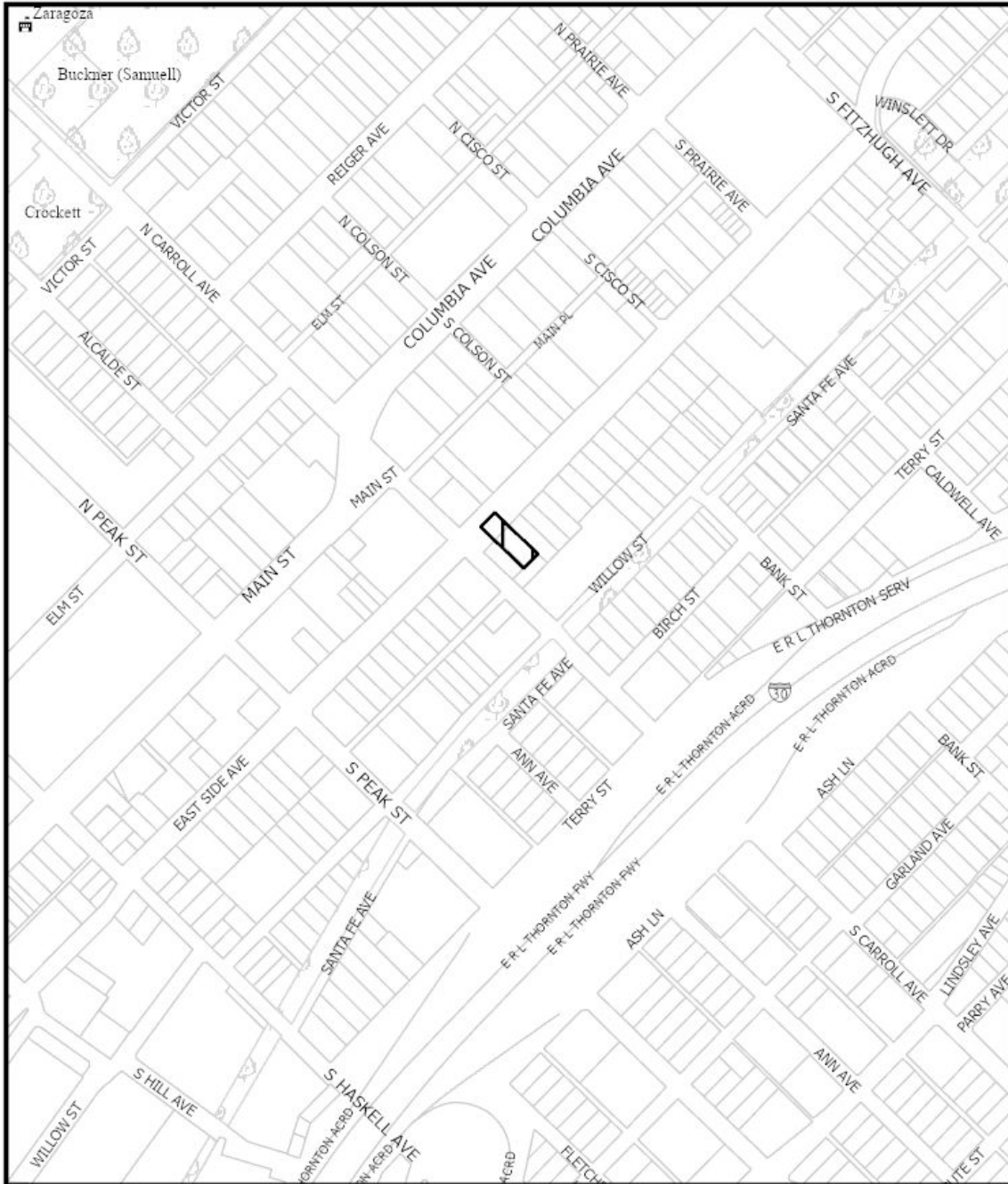
For: 13 - Sims, Hampton, Herbert, Serrato, Carpenter,
Wheeler-Reagan, Koonce, Housewright, Kocks,
Coffman, Hall, Kingston, Rubin


Against: 0
Absent: 1 - Franklin
Vacancy: 1 - District 4

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

Speakers: For: None
Against: None

Against (Did not speak): John McCarley, 4150 Wycliff Ave., Dallas, TX, 75219



 1:4,800	<h2>VICINITY MAP</h2>	Case no: <u>Z-26-000009</u> Date: <u>03/03/2026</u>
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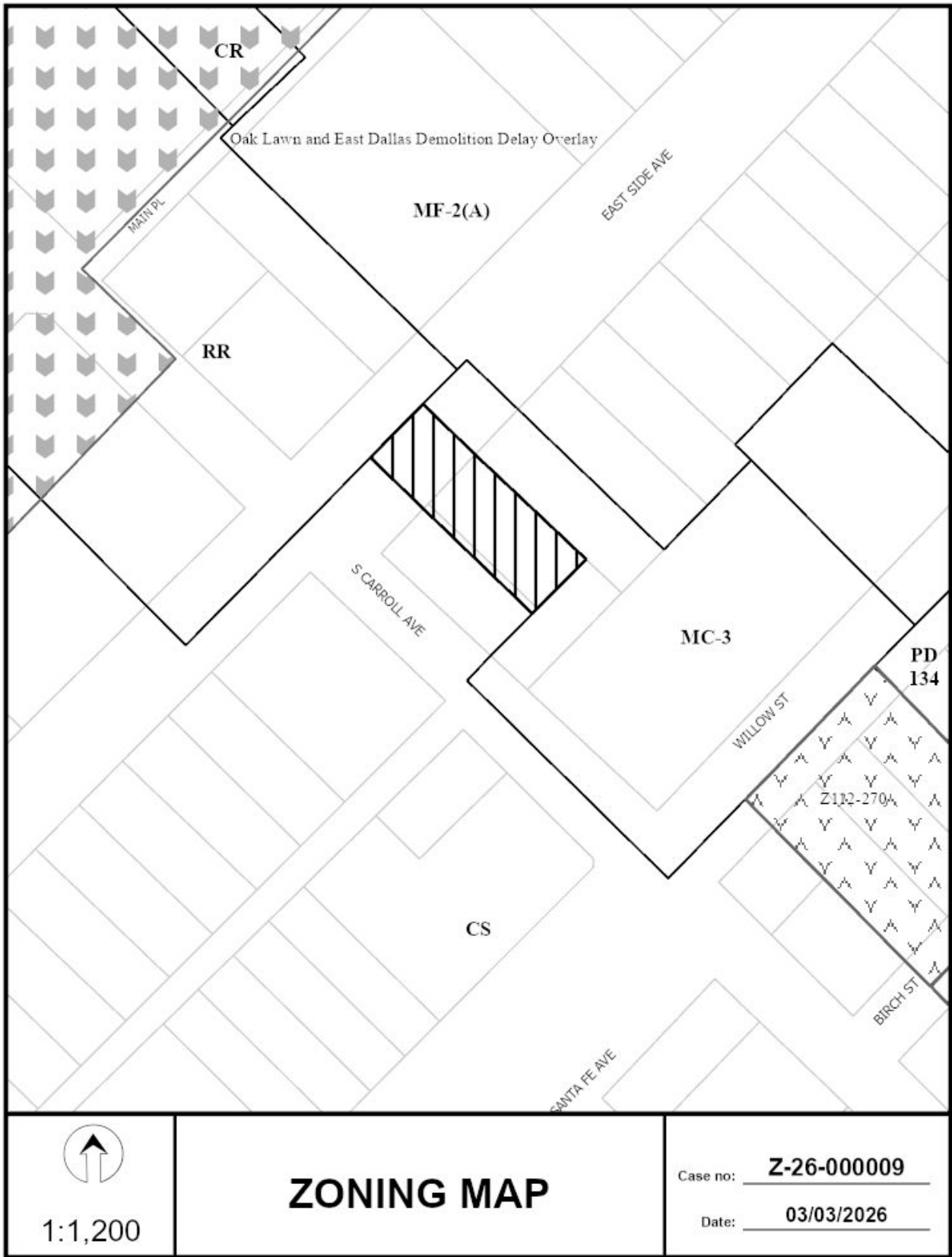


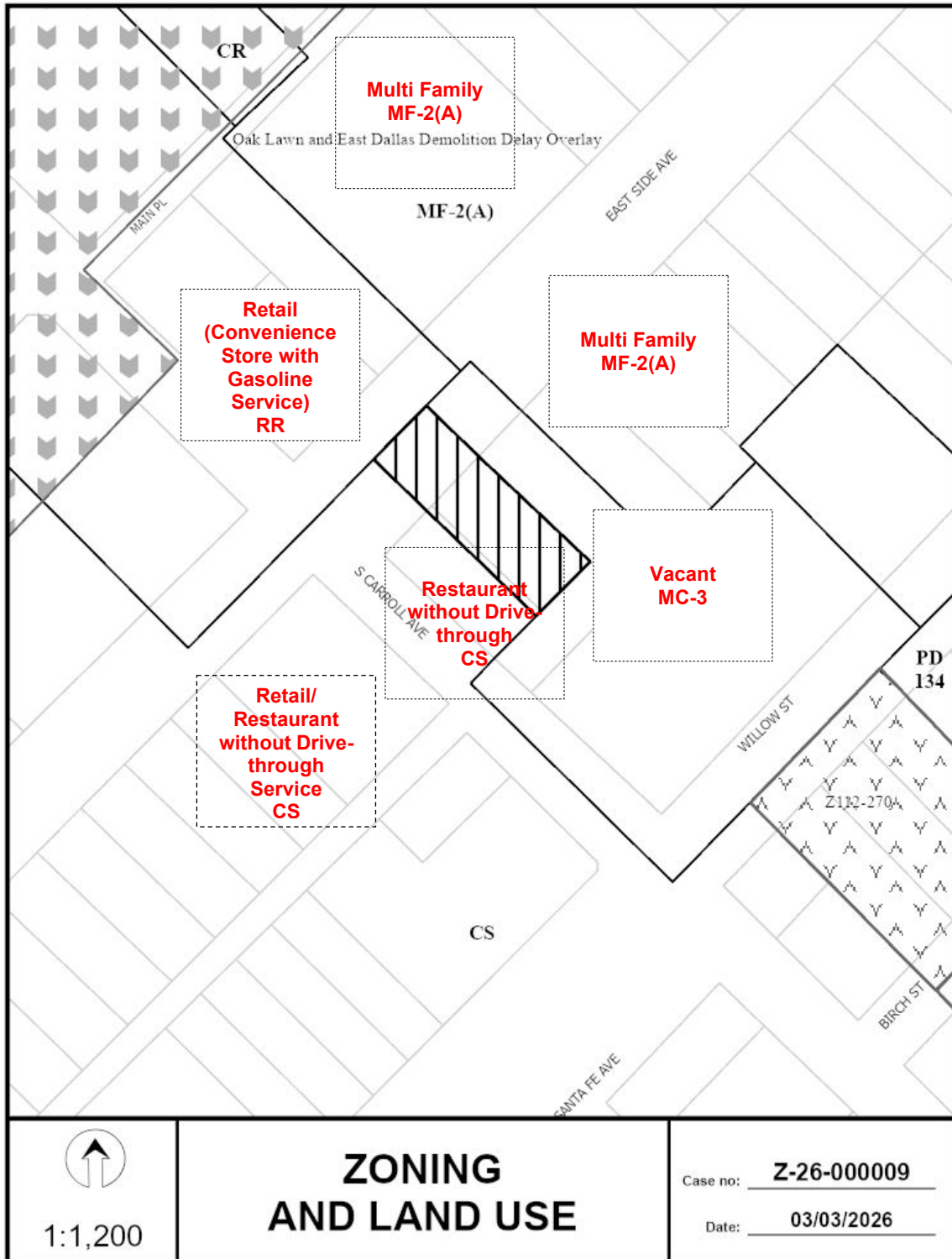
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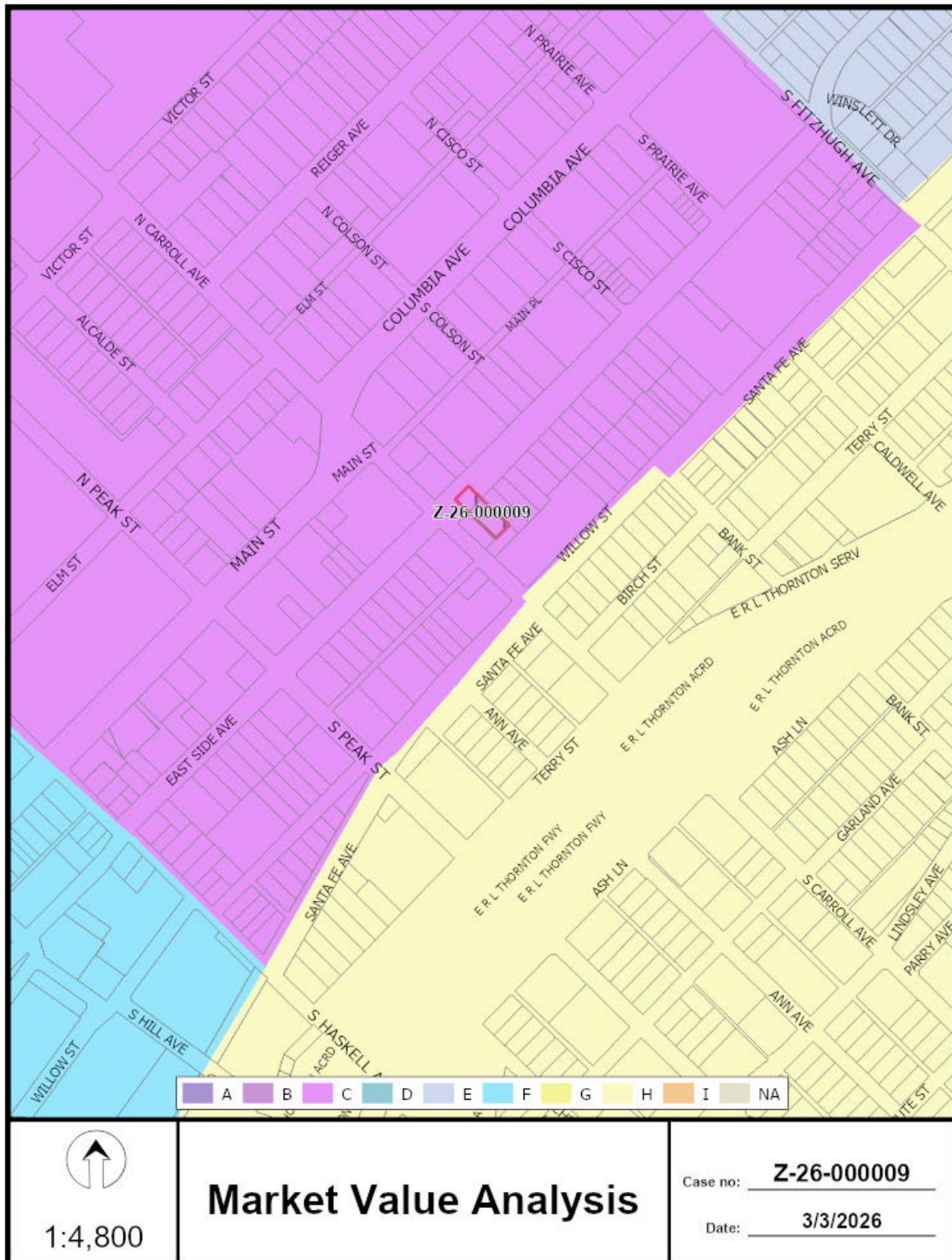
AERIAL MAP

Case no: Z-26-000009

Date: 03/03/2026









<u>13</u>	Property Owners Notified (17 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>4/23/2026</u>	Date

Z-26-000009
CPC



1:1,200

04/22/2026

Reply List of Property Owners

Z-26-000009

13 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	4506 EAST SIDE AVE	CASTILLO RAUL P
	2	4512 EAST SIDE AVE	CASARIN MINERVA &
	3	310 S CARROLL AVE	SAMADIAN FAMILY L P
	4	4508 EAST SIDE AVE	SAMADIAN FAMILY LP
	5	4516 EAST SIDE AVE	HGTA LTD PS
	6	4502 EAST SIDE AVE	CHAVEZ GABRIELATORRES
	7	4520 EAST SIDE AVE	BECK MARIA CHRISTINA
	8	4517 EAST SIDE AVE	SYKES SQUARED LLC
	9	4511 EAST SIDE AVE	ANGKOR PROPERTIES LTD
	10	205 S CARROLL AVE	H & K BEVERAGE CORP
	11	301 S CARROLL AVE	DOMINGUEZ JOSE F &
	12	305 S CARROLL AVE	RAMIREZ GRICELDA
	13	117 S CARROLL AVE	ROSS TOM & DEE