

**CITY PLAN COMMISSION****THURSDAY, JANUARY 15, 2026****Planner: Tasfia Zahin, M. Arch****FILE NUMBER:** MZ-25-000024**DATE FILED:** August 25, 2025**LOCATION:** On the northeast line of W. Northwest Highway, southeast of Shady Trail and south of Willowbrook Road.**COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** Approx. 1.644 acres**CENSUS TRACT:** 48113009900**REPRESENTATIVE:** Rob Baldwin – Baldwin Associates**APPLICANT/OWNER:** Nunzio DeSantis – Desantis Development Group, LLC.**REQUEST:** An application for a development plan on property zoned Planned Development District 1104.**STAFF RECOMMENDATION:** Approval.**Planned Development District No. 1104:**<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1104>

**BACKGROUND INFORMATION:**

- Planned Development District [PD] 1104 was established on October 11, 2023, on property previously zoned an MU-3 Mixed Use District.
- The area of request is currently undeveloped.
- The current request is for a new development plan as required by the PD to allow the property to be developed with a multifamily structure containing 34 dwelling units.

**REQUEST DETAILS:**

The following table shows development standards applicable to the current area of request site. The yard, lot, and space regulations outlined in PD 1104 must be read in conjunction with the yard, lot, and space regulations for the MU-3 Mixed Use District in Sec. 51A-4.400 of the Dallas Development Code, as amended. If there is a conflict between the PD and Chap. 51A, the PD regulations control. PD 1104 refers to the use regulations in Sec. 51A-4.200 to determine the specific off-street parking and loading requirements for each use.

	Setbacks		Height <sup>2</sup>	Lot Coverage <sup>1</sup> , Density, FAR <sup>2</sup>	Off-street Parking	Special Standards
	Front	Side/Rear				
<b>PD 1104</b>	15' min front yard	No minimum side/rear yard 20' where adjacent to or directly across an alley from R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A) District	Max height is 270' Max 20 stories	80% max lot coverage No max density 3.2 max FAR for residential No min lot size	Developments between 21 and 199 dwelling units: min ½ space per dwelling unit. Development between 21 and 99 dwelling units: 10% of the required parking. All guest parking must be marked for use by guests.	Continuity of front yard setback along the blockface, residential proximity slope, urban form setback, tower spacing

<sup>1</sup>Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

<sup>2</sup>This plan was reviewed in conjunction with a permit application that was submitted prior to the effective date of SB 840; therefore, SB 840 development standards do not apply.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed development plan complies with the applicable development standards for the property. The Dallas City Code requires that if the plan complies with the applicable development standards, the plan shall be approved.

The request seeks approval of a new development plan to allow the property to be developed with a 34-unit multifamily structure. PD 1104 refers to MU-3 which allows multifamily by right, subject to a development plan approved by City Plan Commission prior to the issuance of a building permit.

PD 1104 [Sec. 51P-1104.111] states that landscaping and screening must be provided in accordance with Article X. The existing tree along the northern property line may not be removed unless diseased or natural death has occurred as confirmed by the director at time of tree removal permit.

A landscape plan is not required to be submitted with the development plan. However, the city arborist has reviewed the request and has no objections to the proposed development plan.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the request and has no objections to the development plan as proposed.

Staff recommends approval of the development plan, having determined that the request complies with the requirements set forth by Planned Development District 1104 conditions.

**LIST OF OFFICERS**

**DeSantis Development Group, LLC.**

Nunzio DeSantis – Manager

Marc DeSantis – Manager

## PROPOSED DEVELOPMENT PLAN



