

**FILE NUMBER:** Z-26-000002                      **DATE FILED:** January 28, 2026

**LOCATION:** North line of E. Overton Road, north of E. Illinois Avenue

**COUNCIL DISTRICT:** 4

**SIZE OF REQUEST:** Approx. 37,812 sqft                      **CENSUS TRACT:** 481130086041

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**OWNER/APPLICANT:** Jeremy Fonteneaux [JAC Investment Holdings LLC]

**REQUEST:** An application for WR-3 Walkable Urban Residential District on property zoned R-5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow multifamily housing.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned R-5(A) Single Family District and is developed with a house.
- The applicant wishes to develop the site with denser multifamily housing.
- The yard, lot, space, and use regulations of R-5(A) Single Family District do not permit the applicant’s desired development.
- As such, the applicant requests a zoning change to WR-3 Walkable Urban Residential District, which would allow for multifamily.

**Zoning History:**

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
E. Overton Road	Local street	-
E. Illinois Ave.	Principal Arterial	100 feet

**Transit Access:**

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

DART Bus  
Route 114

**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 review of engineering plans at permitting to comply with city standards.

**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. Multiplexes and apartments are primary land uses in the **City Residential** placetype. While various zoning districts would be able to provide those types of developments, WR-3 Walkable Urban Residential is the most appropriate in this case. The recommendations of Forward Dallas 2.0 include transitions and compatibility when occurring in established residential neighborhoods. The form-based districts more effectively promote these standards as compared with the standard multifamily or mixed-use districts.

**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.

City Residential neighborhoods primarily consist of high and midrise multifamily development, complemented by townhomes and duplex housing. For City Residential areas surrounding Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Mixed-use buildings in urban areas, generally developed vertically (multiple uses in a single building), also offer retail and commercial amenities along fixed transit/transportation nodes, hubs, and corridors.



**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-5(A) Single Family	Single family
<b>North</b>	MF-2(A) Multifamily	Multifamily
<b>South</b>	R-5(A) Single Family	Single family
<b>East</b>	R-5(A) Single Family	Undeveloped
<b>West</b>	R-5(A) Single Family, CS Commercial Service	Single family

**Land Use Compatibility:**

The area of request is developed with one house.

The immediate area along E Overton Road is primarily R-5(A) Single Family, with CS Commercial Service District further southwest toward E Illinois Avenue. Immediately adjacent to the site is a single family house to the southwest, undeveloped land to the northeast, and an MF-2(A) Multifamily District to the north/northwest developed with multifamily housing.

When evaluating a request for greater density within or in proximity to established neighborhoods, staff considers the compatibility and placement of the site in relation to the particular subdivision and nearby developments. For this request, the location of the site in close proximity to a commercial/retail zoning district as well as its designation in the comprehensive plan supports the requested land use.

The development standards of the WR-3 Walkable Urban Residential District would provide additional compatibility with the surrounding uses and zoning. WR-3 is considered a low intensity district by Article XIII. The side yard setback adjacent to single-family districts for the Apartment building type is 15 feet, which mirrors the existing R-5(A) Single Family side yard setback. While the permitted height is 50 feet / 3.5 stories, staff finds that this is not inherently incompatible on the proposed build site, and staff notes that two-story properties are able to be built in an R-5(A) district.

Additionally, the proposed WR-3 district requires parking to be set back at least 30 feet from the primary street (E Overton Road) and 10 feet from any abutting single-family districts, which will likely necessitate the placement of parking in the rear of the property.

The parking setback, along with requirements for street frontage, improved sidewalks, and primary street entrance access, improves the compatibility with the surrounding area.

As such, staff finds that the proposed WR-3 Walkable Urban Residential District is compatible with the surrounding land uses.

**Land Use Comparison**

Form-based zoning in Article XIII achieves complementary urban form by regulating land uses through several development types that allow different use categories. For example, the multifamily living use category is allowed under the Apartment (Apt.) development type. The restaurant/bar use category and retail sales use category are allowed under the Mixed Use Shopfront (Mu) and Single Story Shopfront (Ss) development types.

The applicant’s proposed use of the site would fall under the residential uses. Following is a comparison table showing differences in the permitted uses between the current R-5(A) Single Family District and the proposed WR-3 District. Blank cells indicate a comparable land use is not specified for that district.

Existing: R-5(A)	Proposed: WR-3
<u>Agricultural uses.</u> -- Crop production.	
<u>Commercial and business service uses.</u> None permitted.	<u>Commerce use categories.</u> -- Open space lot, by SUP only: commercial parking
<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP]	<u>Fabrication use categories.</u> None permitted.
<u>Institutional and community service uses.</u> -- Cemetery or mausoleum. [SUP] -- Child-care facility. [See 51A-4.204(3)] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convent or monastery. [SUP] -- Foster home. [RAR] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]	<u>Civic use categories.</u> -- Civil building, place of worship
<u>Lodging uses.</u> None permitted.	<u>Commerce use categories.</u> None permitted.

Existing: R-5(A)	Proposed: WR-3
<p><u>Miscellaneous uses.</u>                      -- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i>                      -- Temporary construction or sales office.</p>	
<p><u>Office uses.</u>                      None permitted.</p>	<p><u>Office use categories.</u>                      None permitted.</p>
<p><u>Recreation uses.</u>                      -- Country club with private membership. <i>[SUP]</i>                      -- Private recreation center, club, or area. <i>[SUP]</i>                      -- Public park, playground, or golf course.</p>	<p><u>Civic use categories.</u>                      -- Open space lot: Park or open space</p>
<p><u>Residential uses.</u>                      -- Handicapped group dwelling unit.                      -- Single family.</p>	<p><u>Residential use categories.</u>                      -- Apt: multifamily living                      -- Ts/Th: single family living, multifamily living                      -- Mh: single family living, multifamily living                      -- Sf: single family living</p>
<p><u>Retail and personal service uses.</u>                      None permitted.</p>	<p><u>Retail use categories.</u>                      None permitted.</p> <p><u>Service and entertainment use categories.</u>                      None permitted.</p>
<p><u>Transportation uses.</u>                      -- Private street or alley. <i>[SUP]</i>.                      -- Transit passenger shelter. <i>[See 51A-4.211]</i>                      -- Transit passenger station or transfer center. <i>[SUP]</i></p>	
<p><u>Utility and public service uses.</u>                      -- Electrical substation. <i>[SUP]</i>                      -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i>                      -- Police or fire station. <i>[SUP]</i>                      -- Radio, television, or microwave tower. <i>[SUP]</i>                      -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i>                      -- Utility or government installation other than listed. <i>[SUP]</i></p>	<p><u>Civic use categories.</u>                      -- Open space lot: utilities.</p>

Existing: R-5(A)	Proposed: WR-3
Wholesale, distribution, and storage uses. -- Recycling drop-off container. [See Section <a href="#">51A-4.213(11.2)</a> .] -- Recycling drop-off for special occasion collection. [See Section <a href="#">51A-4.213(11.3)</a> .]	

**Development Standards**

Beyond the regulation of land uses through development types in Article XIII, each development type includes more traditional development standards (setbacks, density, height, etc.) in addition to enhanced development standards that contribute to a pedestrian friendly environment (street frontage, parking setbacks, transparency, etc.).

Following is a comparison table showing differences between the development standards of the current R-5(A) District and the proposed WR-3 District. Included in the WR-3 column are the development standards applicable to the Townhouse development type. Development standards have been consolidated to indicate what is applicable to the context of this site. Blank cells indicate a requirement is not specified for that development standard.

Standard	Existing: R-5(A)	Proposed: WR-3 (Apartment development type)
<b>Front setback</b>	20' min	Primary street: 5' min / 15' max
<b>Required street frontage</b>		Primary street: 70% min
<b>Parking setback</b>		Primary street: 30' min, side street: 5' min Adj single family district: 10' min
<b>Side setback</b>	5' min	Adj single family district: 15' min
<b>Rear setback</b>	5' min	Adj single family district: 15' min Adj multifamily/nonresidential district: 5' min Adj alley: 5' min
<b>Density / Lot Area Required</b>	5,000 sqft min. lot size	No min. lot area, no max density
<b>Height</b>	30' max	3.5 stories / 50' max
<b>Story height</b>		Ground story: 10' min / 15' max Upper story: 10' min / 15' max
<b>Lot coverage</b>	45% max	80% max
<b>Transparency</b>		Ground story: 30% primary st, 25% side st Upper story: 20% primary/side streets
<b>Entrance</b>		Required on primary street
<b>Blank wall area</b>		Primary street: 30' max
<b>Special standards</b>		Proximity slope*

\* Residential Proximity Slope (RPS) applies as modified by SB 840, which allows the highest attained height across the build site without sloping/stair-stepping

**Landscaping:**

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

**Parking:**

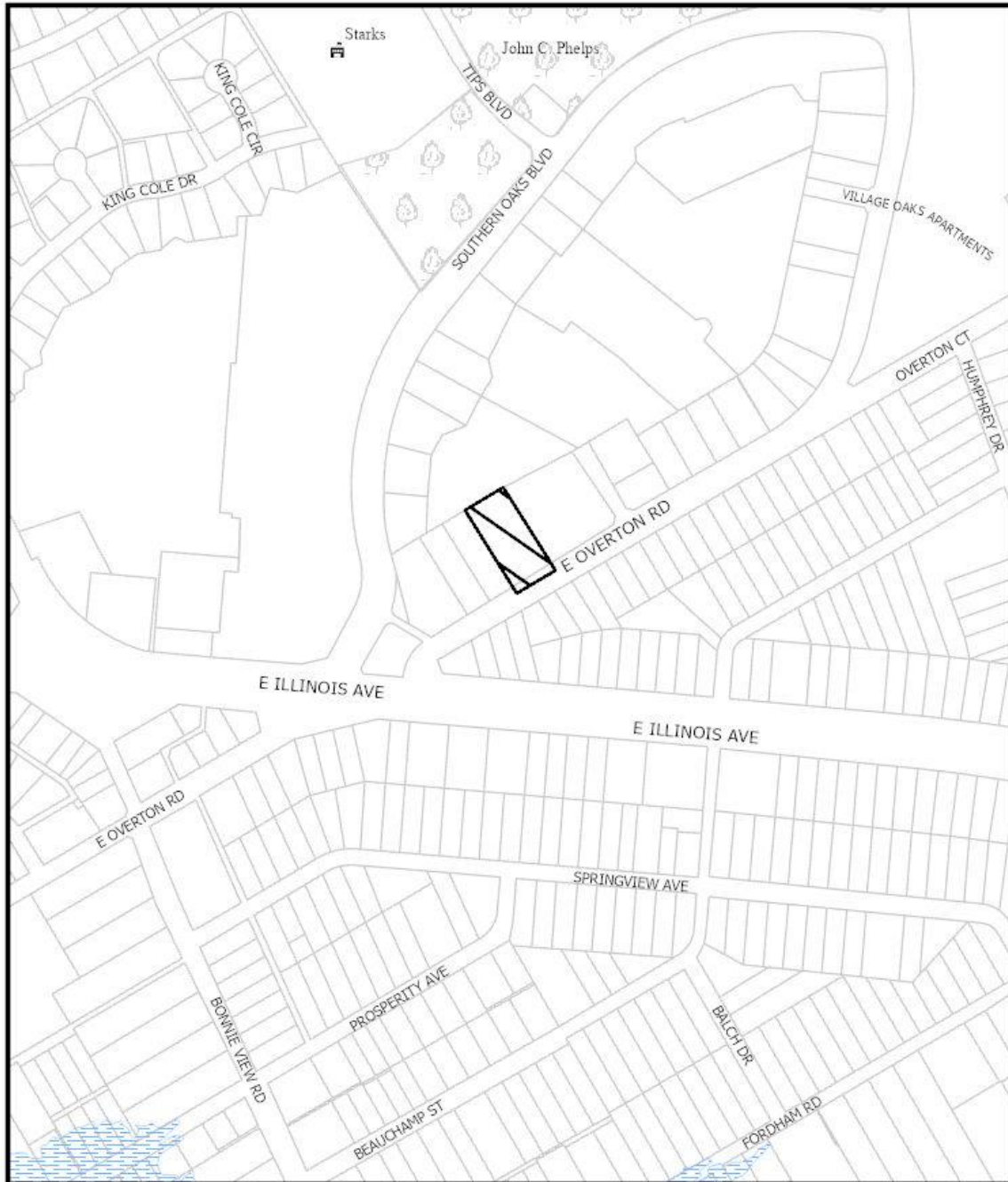
Parking must be provided in accordance with Chapter 51A.

**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 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 an "F" MVA area.

**List of Officers**

**JAC Investment Holdings**  
Jeremy Fonteneaux, Partner  
Chris Logan, Partner



1:4,800

### VICINITY MAP

Case no: Z-26-000002

Date: 03/03/2026

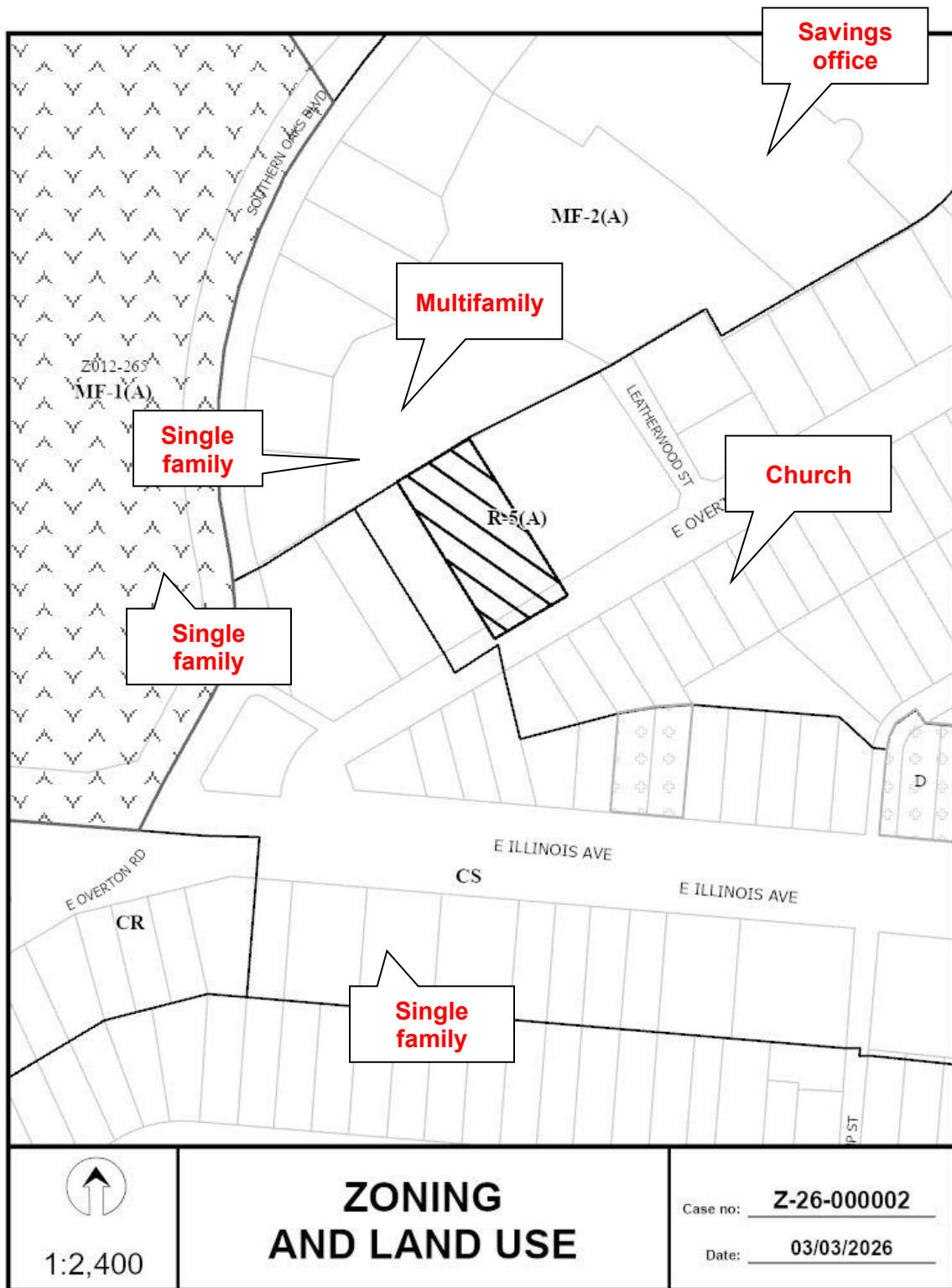


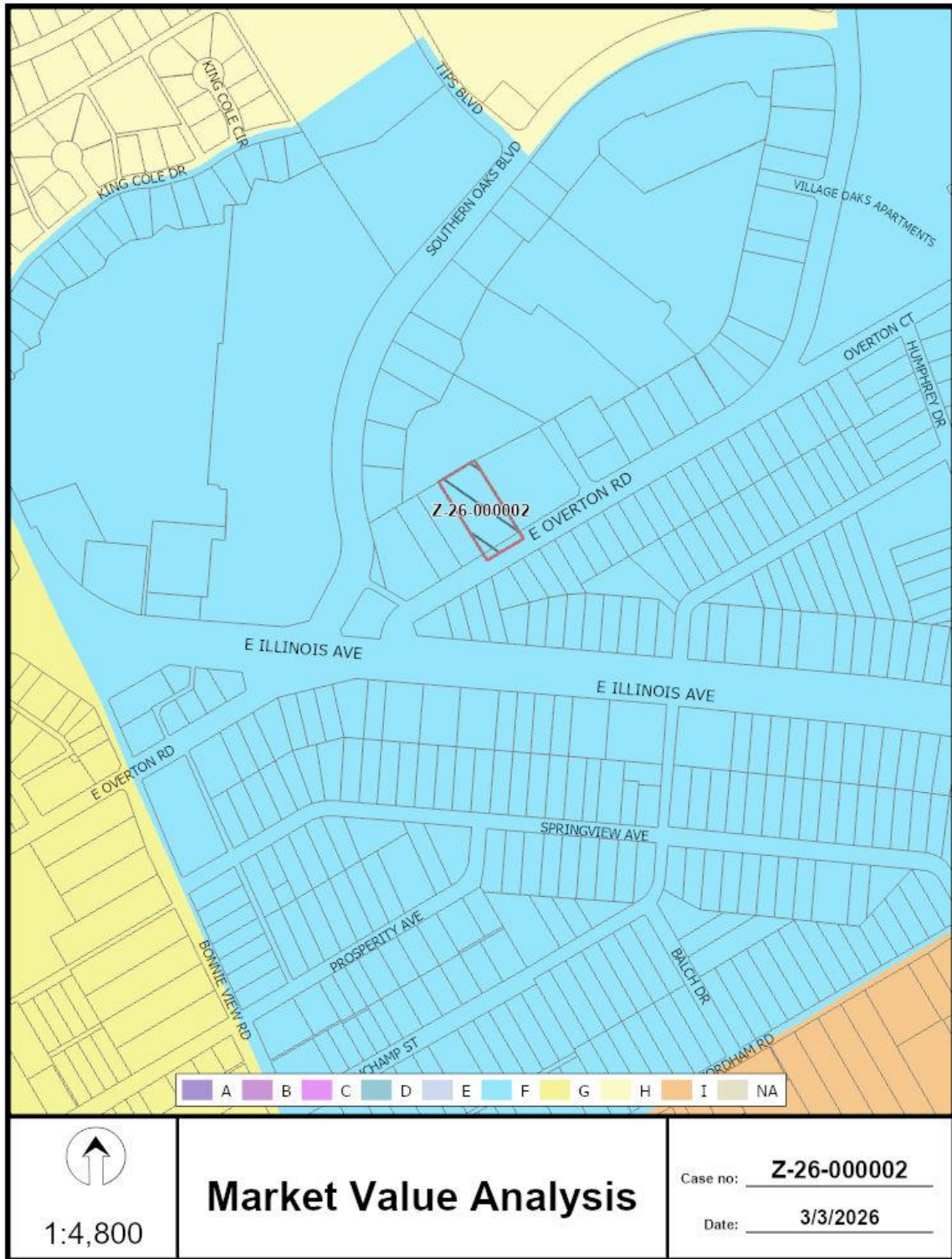
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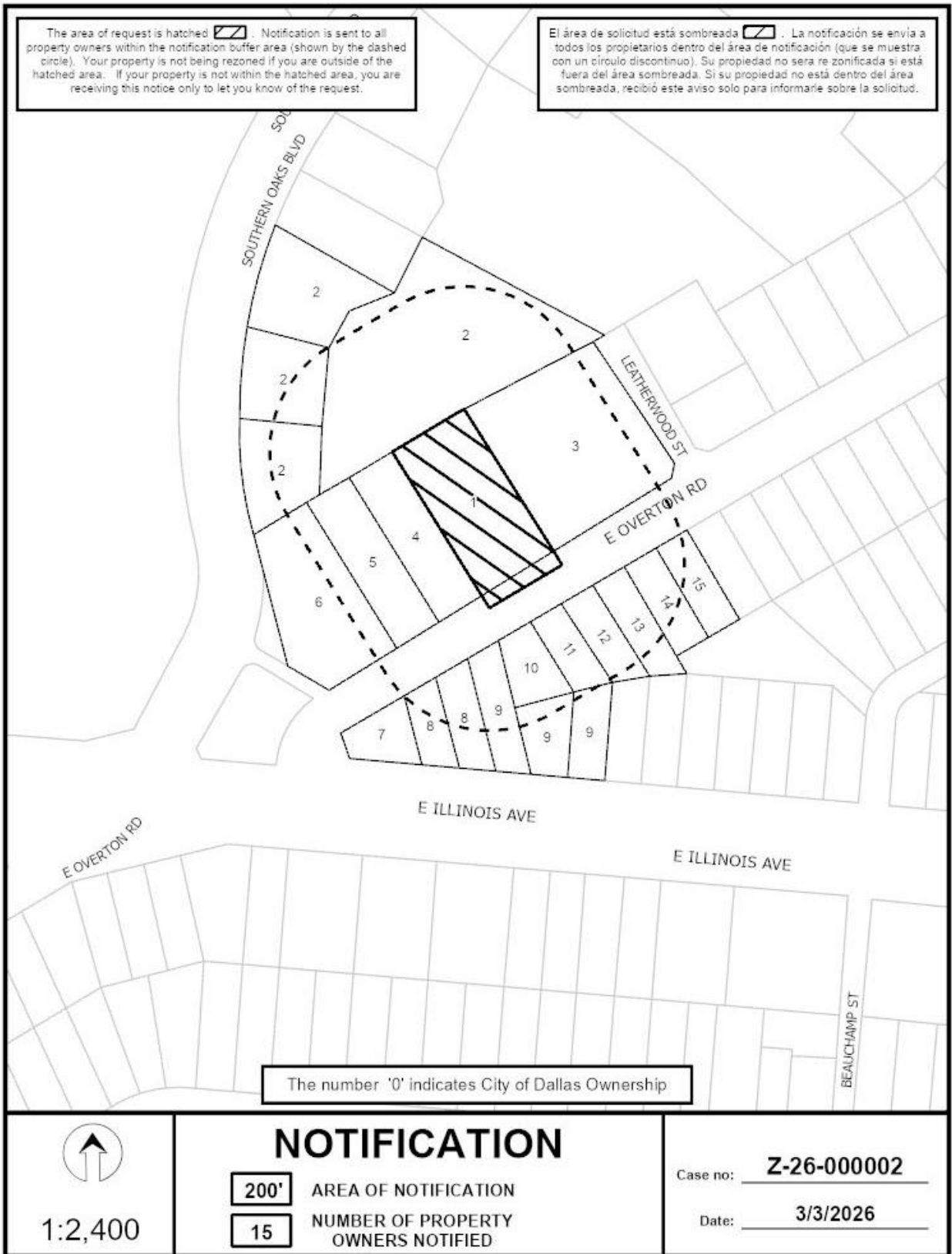
# AERIAL MAP

Case no: Z-26-000002

Date: 03/03/2026







03/03/2026

## ***Notification List of Property Owners***

***Z-26-000002***

***15 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3203 E OVERTON RD	JAC INVESTMENT HOLDINGS LLC
2	3164 SOUTHERN OAKS BLVD	DHFC THE TERRACE AT SOUTHERN OAKS
	LANDOWNER LLC	
3	3229 E OVERTON RD	CEMETERY
4	3123 E OVERTON RD	RAMIREZ JESUS SORIANO
5	3115 E OVERTON RD	JUAREZ EFRAIN
6	3105 E OVERTON RD	HYDER JAVEED
7	3103 E ILLINOIS AVE	ALTOBIH BASEL &
8	3111 E ILLINOIS AVE	ADKINS ROSCOE WADE
9	3123 E ILLINOIS AVE	ESCORZA SANTIAGO &
10	3202 E OVERTON RD	CARDONA ALONZO
11	3206 E OVERTON RD	MILLER DORIS JOHNSON
12	3212 E OVERTON RD	ROSAS SALVADOR &
13	3216 E OVERTON RD	ESPINOZA DAVID MORALES & MARIA
14	3222 E OVERTON RD	LOPEZ MARIA EVAJELINA
15	3226 E OVERTON RD	SMITH ERNELL & DORIS J