

FILE NUMBER: Z-26-000002 **DATE FILED:** January 28, 2026
LOCATION: North line of E. Overton Rd., north of E. Illinois Ave.
COUNCIL DISTRICT: 4
SIZE OF REQUEST: Approx. 37,812 sqft **CENSUS TRACT:** 481130086041

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

REQUEST: An application for a new Planned Development District for WR-3 Walkable Urban Residential District uses, with consideration for a WR-3 Walkable Urban Residential District, on property zoned R-5(A) Single Family District.

SUMMARY: The purpose of the request is to allow residential development.

STAFF RECOMMENDATION: Approval of the proposed new planned development district subject to conditions.

PRIOR CPC ACTION: At the April 23, 2026 hearing the City Plan Commission moved to hold the case under advisement to May 21.

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 new planned development district with WR-3 uses to build to their desired development.
- Since the last City Plan Commission hearing on this case, the report has been updated with conditions for a new Planned Development District. Staff has provided additional analysis on the necessity of a planned development district, and a comparison of development standards for the proposed PD as well as the MF-2(A) Multifamily District.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
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. Attached single family houses are secondary 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:

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

Necessity for a Planned Development District:

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

Applicant’s proposed planned development district largely retains the base provisions for the WR-3 Walkable Urban Residential District, with two changes: a reduction in required side yard setbacks to five feet, and a reduction in required street frontage to 50% from 70%.

The form-based codes were generally conceived with adjacency to other form-based districts in mind; the required side yard setback under base WR-3 Walkable Urban Residential would be 10 feet due to adjacency with a single family district. The intent of this is to allow for additional space between a more intensive development and less intensive single-family uses. However, the placetype designation of City Residential for the surrounding properties makes this consideration less sensitive than in a placetype such as Community Residential.

The base street frontage requirement is intended to improve the built environment by ensuring that substantial portions of the primary street are activated with a building, rather

than driveways or empty space. Staff acknowledges that the required street frontage may be difficult to attain on a lot of this width, as such the reduction would allow for two units to front the primary street while still allowing room for the required shared access drive. The conditions as written would only apply to the Townhouse building type; should the applicant build a different building type, the base code would apply.

Finally, the requested relief from Residential Proximity Slope requirements is intended to address the fact that the projected RPS from the neighboring sites would result in a lower maximum height than would be allowed under the existing R-5(A) Single Family District zoning.

As such, staff finds that the proposed PD is warranted.

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. However, under base code, the site is subject to Residential Proximity Slope which would limit the height for certain developments. A multifamily-type development would benefit from SB 840, which would

allow at least 45 feet in height. However, a townhouse-type development built as a single-family subdivision would be subject to RPS and greatly limit the height across most of the lot, lower than what is currently attainable under the existing R-5(A) zoning.

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.

The proposed planned development district provides deviations from the side yard setback requirements, rear yard setback requirements, and street frontage requirements. These deviations would allow for more developable space than the base WR-3 district; some of this is due to the nature of the surrounding area being primarily zoned single-family. As the area is designated City Residential, these setbacks are more appropriate than they would be in a less intensive placetype, and so staff finds that the proposed planned development district is compatible with the area.

The alternate MF-2(A) Multifamily District would also be compatible with the surrounding area, given the designation of City Residential for the placetype. MF-2(A) allows for small-lot single family development, with yard, lot, and space restrictions that would allow for the applicant's proposed development. However, the MF-2(A) Multifamily District lacks certain street frontage, transparency, and other design requirements that improve the public realm.

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.
<u>Miscellaneous uses.</u> -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.	
<u>Office uses.</u> None permitted.	<u>Office use categories.</u> None permitted.
<u>Recreation uses.</u> -- Country club with private membership. [SUP] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course.	<u>Civic use categories.</u> -- Open space lot: Park or open space
<u>Residential uses.</u> -- Handicapped group dwelling unit. -- Single family.	<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

Existing: R-5(A)	Proposed: WR-3
<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. [SUP]. -- Transit passenger shelter. [See 51A-4.211] -- Transit passenger station or transfer center. [SUP]</p>	
<p><u>Utility and public service uses.</u> -- Electrical substation. [SUP] -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] -- Utility or government installation other than listed. [SUP]</p>	<p><u>Civic use categories.</u> -- Open space lot: utilities.</p>
<p><u>Wholesale, distribution, and storage uses.</u> -- 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).]</p>	

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. Standards for the MF-2(A) Multifamily District have also been provided. 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: (Townhouse development type) (PD deviations in italics)	Alternate: MF-2(A)
Front setback	20' min	Primary street: 5' min / 15' max	15' min
Required street frontage		Primary street: 70% min <i>(50% min for townhouse)</i>	
Parking setback		Primary street: 30' min, side street: 5' min Adj single family district: 10' min	
Side setback	5' min	Adj single family district: 10' min <i>(5' min townhouse)</i>	Single family: none
Rear setback	5' min	Adj single family district: 24' min Adj multifamily/nonresidential district: 24' min Adj alley: 3' min or 20'+	Single family: none
Density / Lot Area Required	5,000 sqft min. lot size	1,200 sqft min. lot size	Single family: 1,000 sqft min. lot size
Height	30' max	3.5 stories / 50' max ¹	36 feet ²
Story height		Ground story: 10' min / 15 max	

		Upper story: 10' min / 15' max	
Lot coverage	45% max	80% max	60% max
Transparency		Ground story: 30% primary st, 25% side st Upper story: 20% primary/side streets	
Entrance		Required on primary street	
Blank wall area		Primary street: 30' max	
Special standards		Proximity slope*	

- 1: Proposed PD would remove RPS for Townhouse building type. Under SB 840, site would be entitled to at least 45 feet for multifamily development.
- 2: SB 840 raises maximum height to 45 feet.

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

PROPOSED PD CONDITIONS

SEC. 51P-___.101. LEGISLATIVE HISTORY.

PD ___ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2026.

SEC. 51P-___.102. PROPERTY LOCATION AND SIZE.

PD ___ is established on property located on the north side of East Overton Road and is approximately 37,812 square feet.

SEC. 51P-___.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a **residential** zoning district.

SEC. 51P-___.104. DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan and development schedule, do not apply.

SEC. 51P-___.105. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the WR-3 Walkable Urban Residential District, as set out in the Dallas Development Code. For example, a use permitted in the WR-3 Walkable Urban Residential District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the WR-3 Walkable Urban Residential District is subject to DIR in this district; etc.

SEC. 51P-___.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are

subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-___.107. YARD, LOT, AND SPACE REGULATIONS.

(a) In general. Except as provided in this section, the yard, lot and space regulations applicable to uses in a WR-3 Walkable Urban Residential District apply to uses in this district:

(b) Townhouse building type.

(1) Side yard. Minimum side yard setback is five feet.

(2) Required street frontage. Minimum street frontage on a primary street is 50 percent.

(3) Height.

(1) Maximum structure height is 36 feet.

(2) Residential proximity slope does not apply.

SEC. 51P-___.108. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-13.400 for the specific off-street parking and loading requirements for each use.

SEC. 51P-___.109. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article XIII.

SEC. 51P-___.110. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

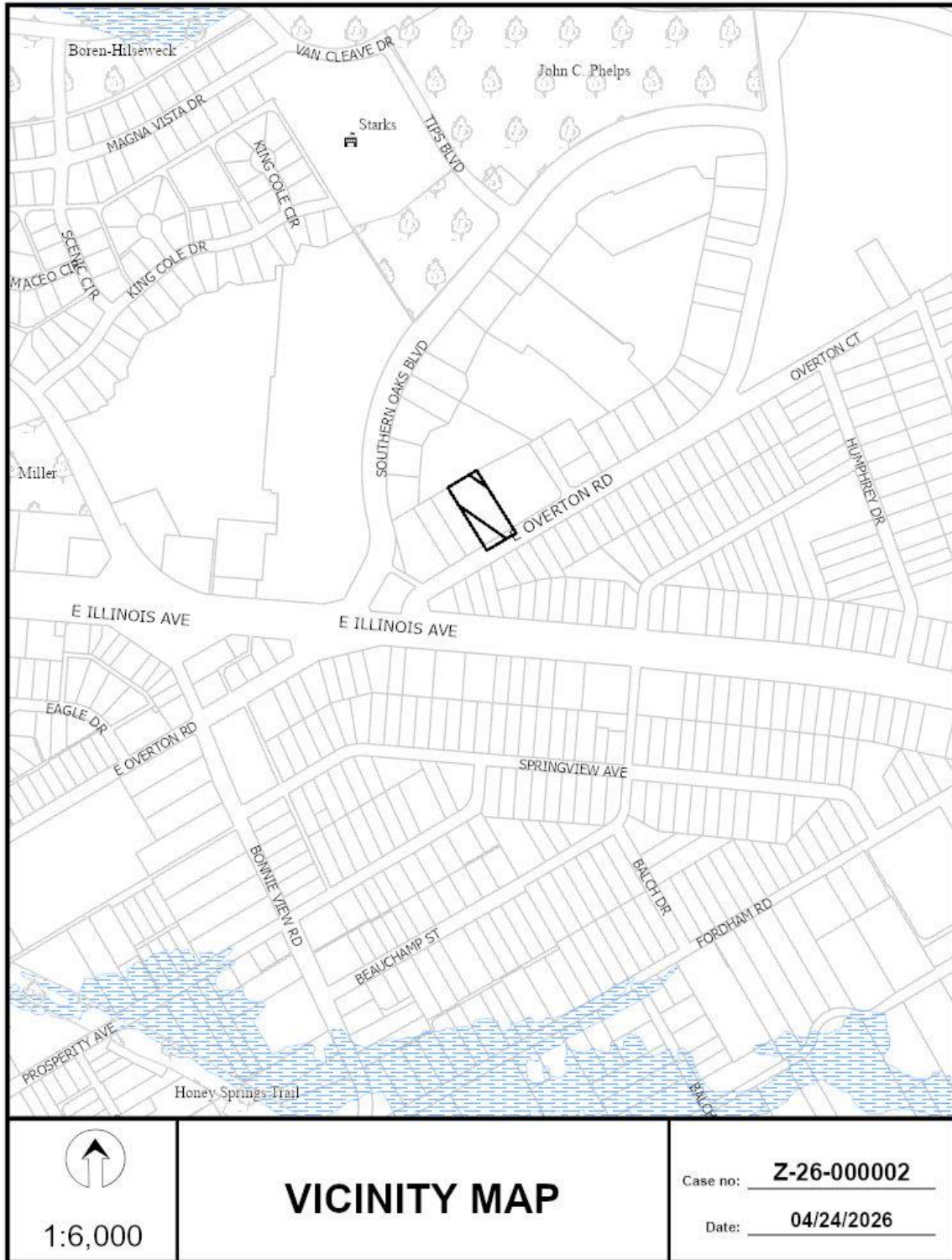
SEC. 51P-___.111. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-___.112. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



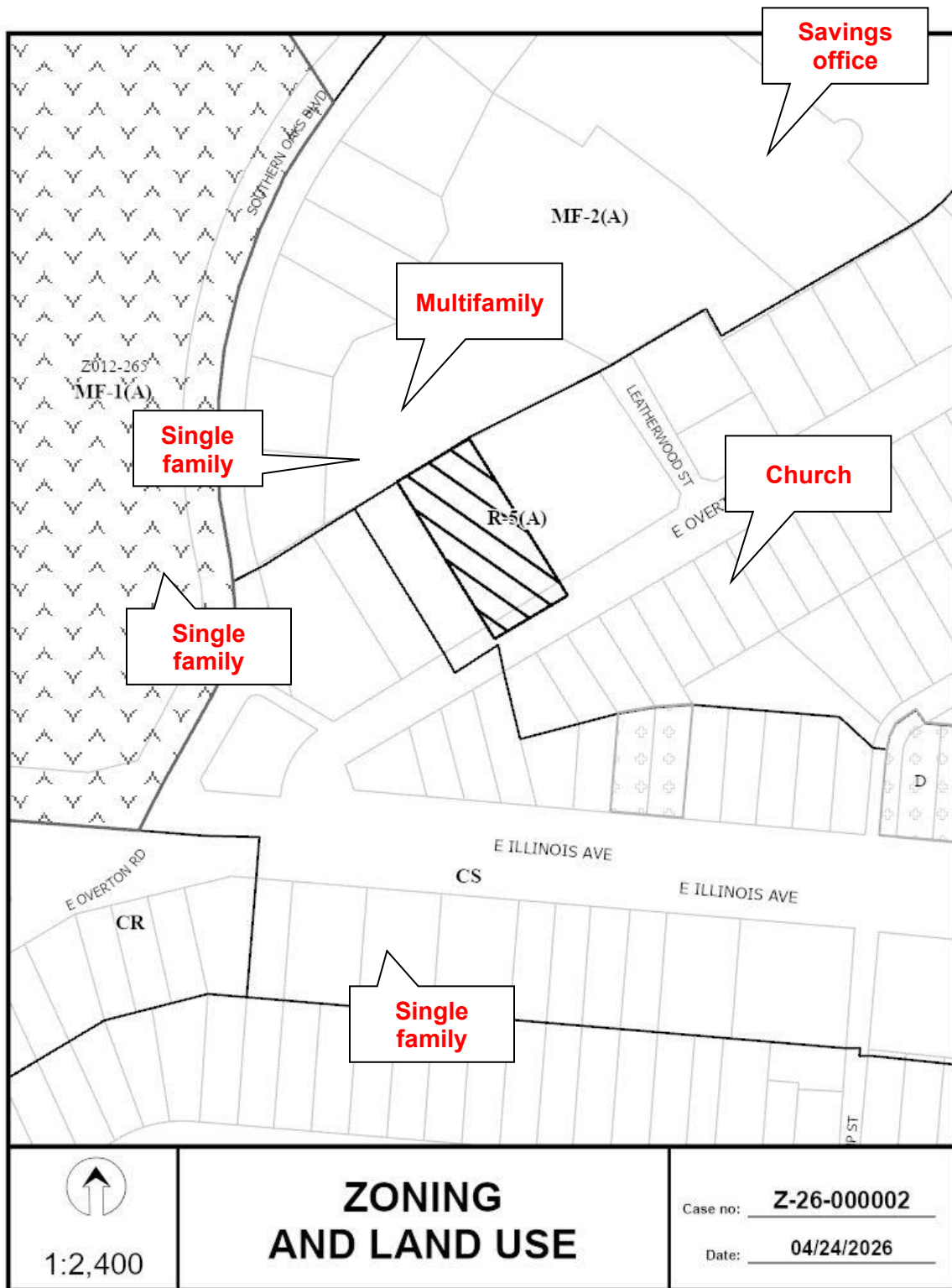


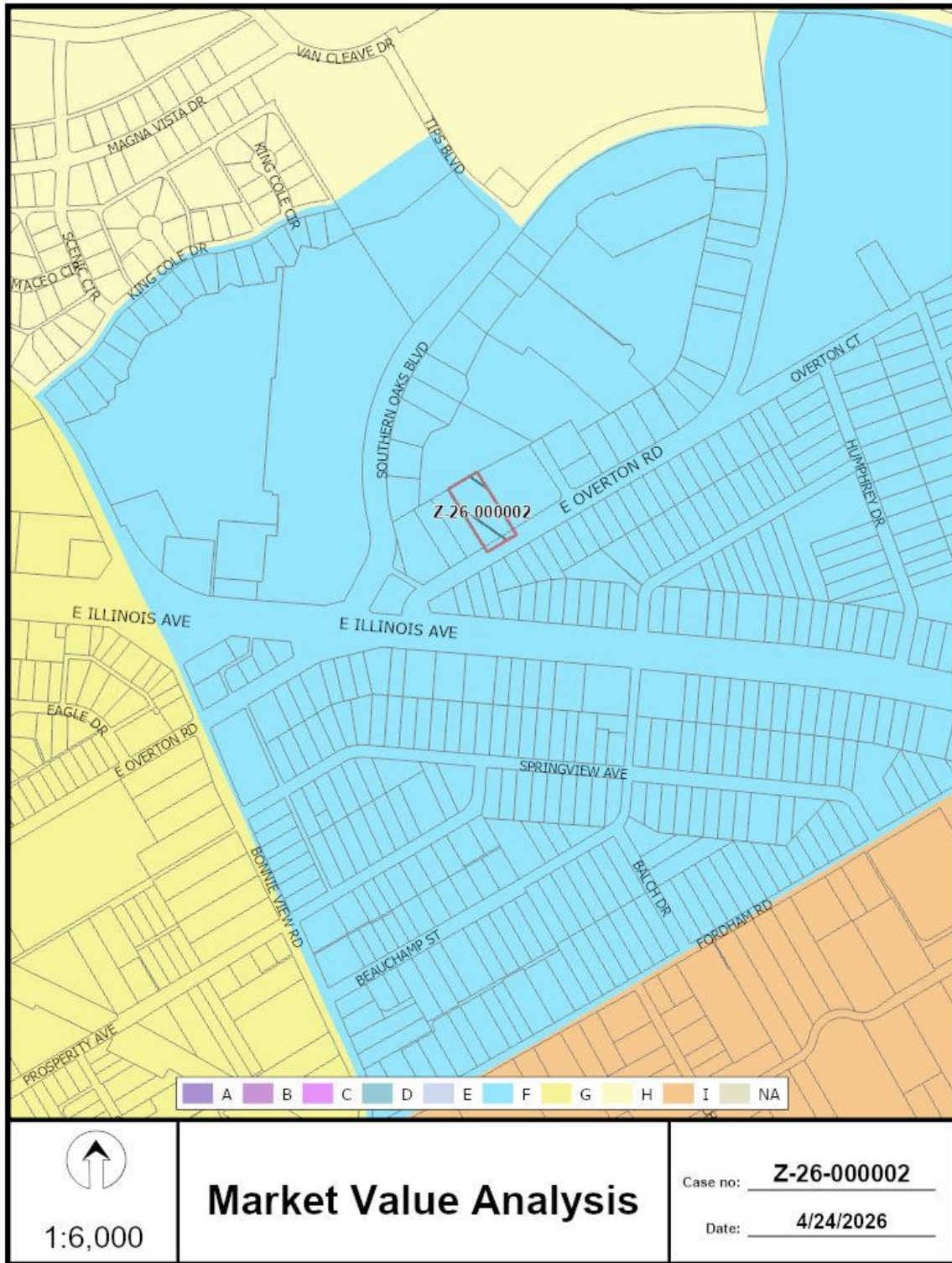
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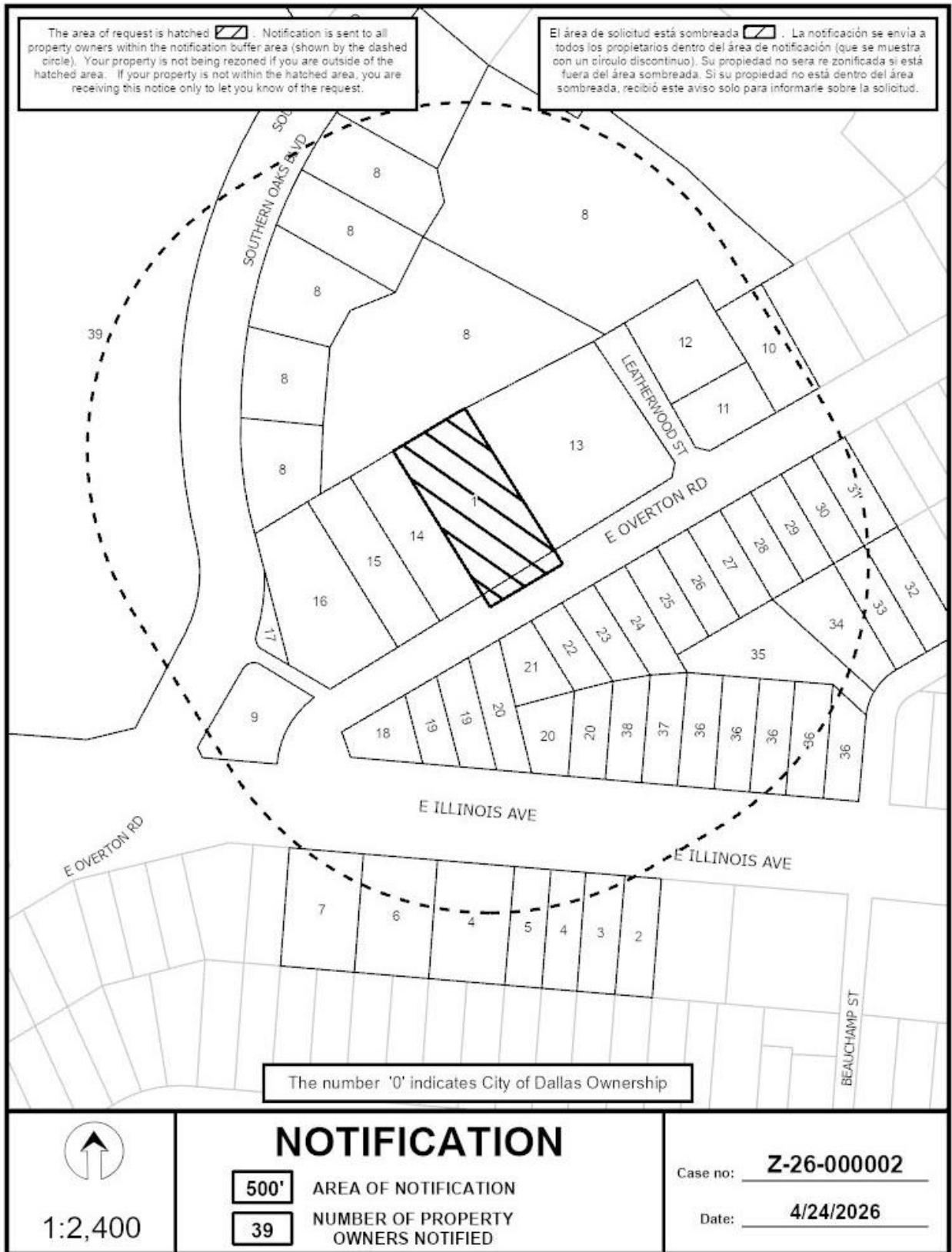
AERIAL MAP

Case no: Z-26-000002

Date: 04/24/2026







04/24/2026

Notification List of Property Owners***Z-26-000002******39 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3203 E OVERTON RD	JAC INVESTMENT HOLDINGS LLC
2	3216 E ILLINOIS AVE	EFTEKHARI ENGLAB
3	3210 E ILLINOIS AVE	SLOAN THOMAS L
4	3206 E ILLINOIS AVE	RODRIGUEZ JOSE JOEL
5	3202 E ILLINOIS AVE	ELIZONDO NANCY RUTH
6	3136 E ILLINOIS AVE	TOP HAT INVESTMENTS LLC
7	3132 E ILLINOIS AVE	A & A MACIAS PROPERTIES LLC
8	3152 SOUTHERN OAKS BLVD	DHFC THE TERRACE AT SOUTHERN OAKS LANDOWNER LLC
9	3101 E ILLINOIS AVE	LIVE IN STYLE REALTY INC
10	3315 E OVERTON RD	NUNEZ RODOLFO JR &
11	3305 E OVERTON RD	MILLER SANDRA
12	3522 LEATHERWOOD ST	DESOTO REAL ESTATE
13	3229 E OVERTON RD	CEMETERY
14	3123 E OVERTON RD	RAMIREZ JESUS SORIANO
15	3115 E OVERTON RD	JUAREZ EFRAIN
16	3105 E OVERTON RD	HYDER JAVEED
17	3100 SOUTHERN OAKS BLVD	MOHAMMAD ZAHID HANIF
18	3103 E ILLINOIS AVE	ALTOBIH BASEL &
19	3111 E ILLINOIS AVE	ADKINS ROSCOE WADE
20	3123 E ILLINOIS AVE	ESCORZA SANTIAGO &
21	3202 E OVERTON RD	CARDONA ALONZO
22	3206 E OVERTON RD	MILLER DORIS JOHNSON
23	3212 E OVERTON RD	ROSAS SALVADOR &
24	3216 E OVERTON RD	ESPINOZA DAVID MORALES & MARIA
25	3222 E OVERTON RD	LOPEZ MARIA EVAJELINA
26	3226 E OVERTON RD	SMITH ERNELL & DORIS J

04/24/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3232 E OVERTON RD	GIL ALAN AGUSTIN AYALA
28	3302 E OVERTON RD	MENDEZ BERNARDO
29	3306 E OVERTON RD	CRUZ BERNARDO MENDEZ
30	3310 E OVERTON RD	COX LOU ANN
31	3316 E OVERTON RD	ALMAZAN CATARINO & LOURDES
32	3317 BEAUCHAMP ST	ALVAREZ MARTIN RAMIREZ
33	3311 BEAUCHAMP ST	FLETCHER SHEREE
34	3307 BEAUCHAMP ST	WILLIAMS VIRGIE
35	3303 BEAUCHAMP ST	RAMIREZ PEDRO &
36	3241 E ILLINOIS AVE	FAVORITE ODESSA KING
37	3217 E ILLINOIS AVE	SOTOORTEGA CELSO & OFELIA GOMEZ GARCIA
38	3211 E ILLINOIS AVE	GARCIA OFELIA G &
39	3303 SOUTHERN OAKS BLVD	RIATA APARTMENTS LLC