



City of Dallas

Z234-144(LG)
City Plan Commission
November 21, 2024

Ryan Mulkey, AICP
Planning Manager – Current Planning
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City of Dallas

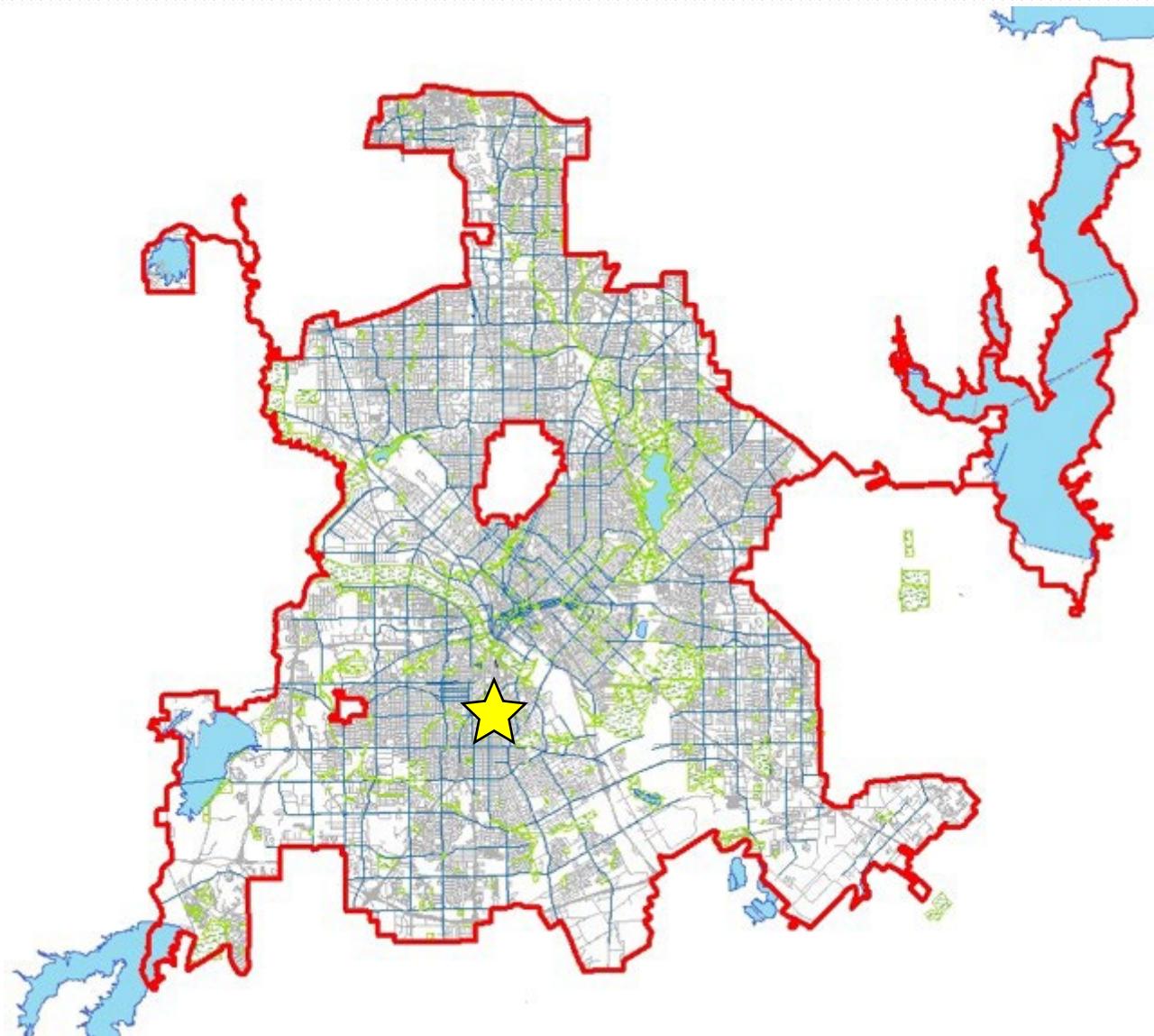
Request



- An application for an MU-3 Mixed Use District on property zoned Planned Development District No. 69.
- Located on the east side of South R. L. Thornton Freeway, south of East Overton Road
- Approx. 20.9148 acres

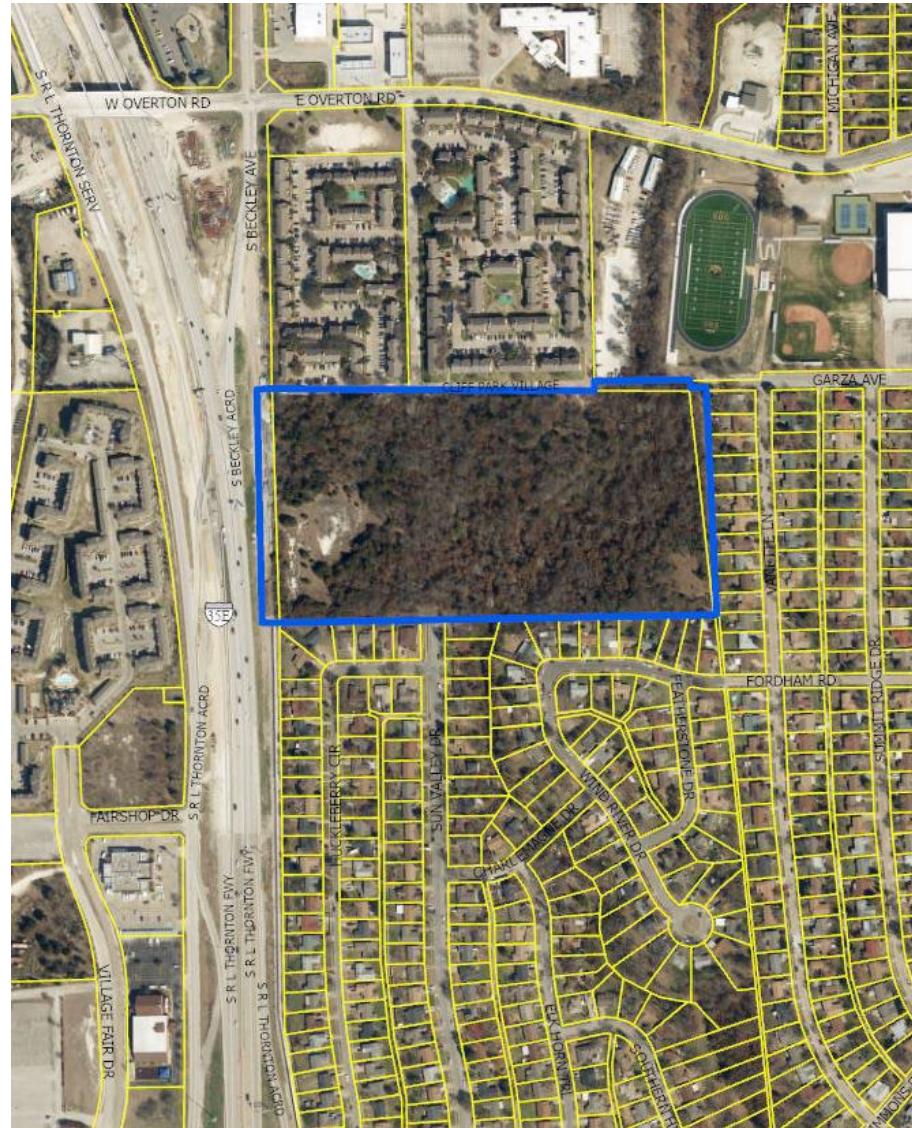


Location Map



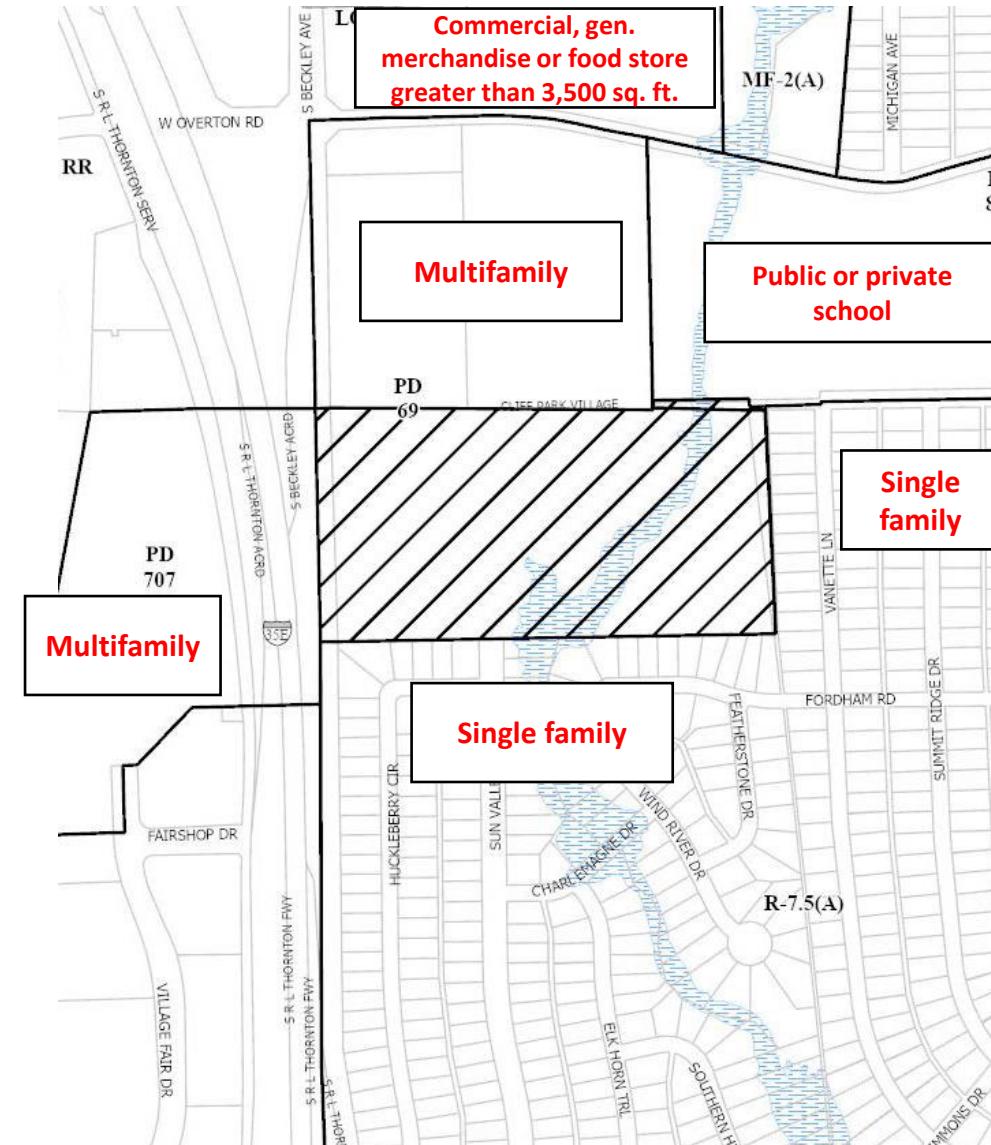
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Aerial Map



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Zoning Map



Surrounding area:

North: PD-69 and PD-838

East and South: R-7.5(A)

West: PD-707



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Background



- The area of request is currently undeveloped and is within Planned Development District No. 69, which was approved by City Council on October 21, 1974.
- Under Planned Development District No. 69, uses are limited to multiple-family uses, a maximum of 740 dwelling units, and a day care center not to exceed 2,500 square feet in floor area.
- The applicant is proposing to develop the site with a mixed-use development; therefore, they are proposing an MU-3 Mixed Use District.
- Since the previous hearing, the applicant has volunteered deed restrictions that would restrict or prohibit certain uses, restrict dwelling unit density, restrict maximum structure height, and prohibit vehicular access on Sun Valley Drive



Site Photos



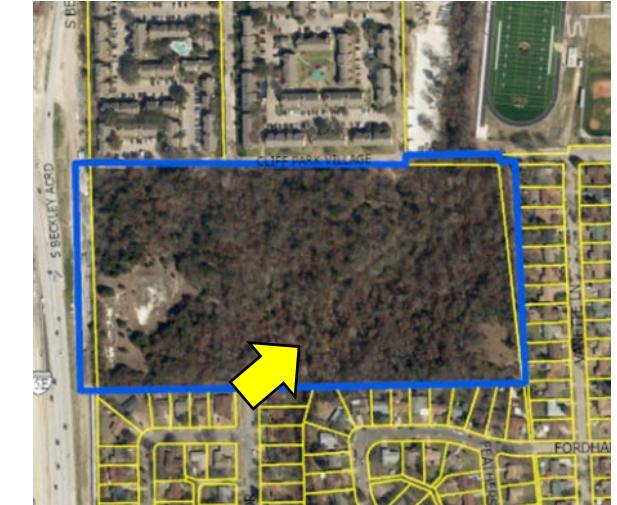
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On Garza Avenue Looking West



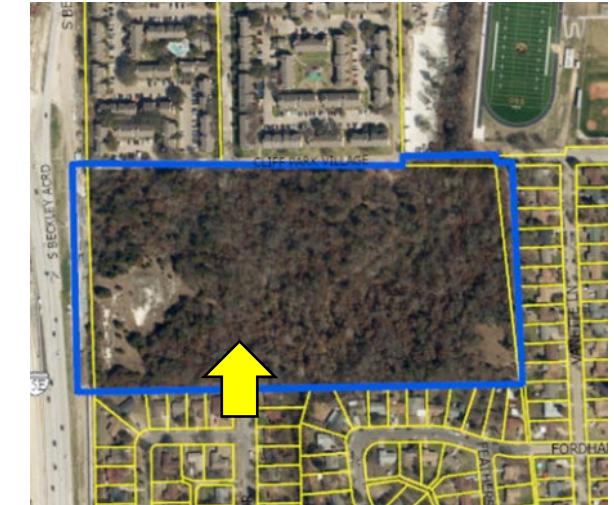
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On Sun Valley Drive Looking Northeast



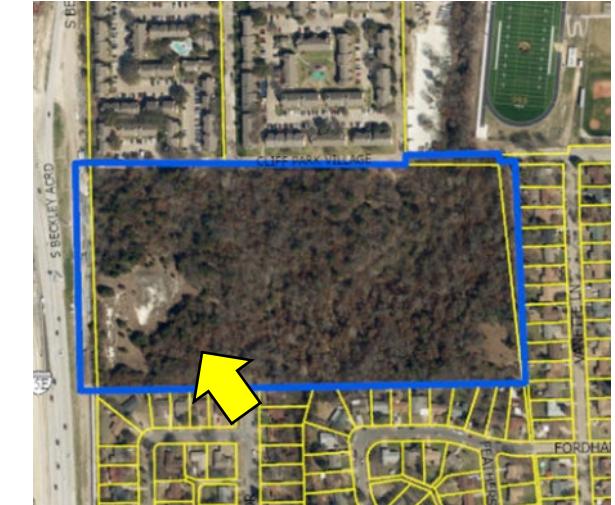
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On Sun Valley Drive Looking North



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On Sun Valley Drive Looking Northwest



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Surrounding Uses



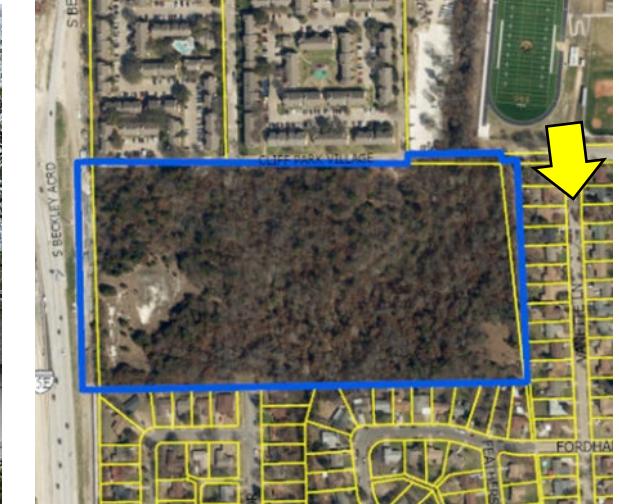
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On Garza Avenue Looking Southwest



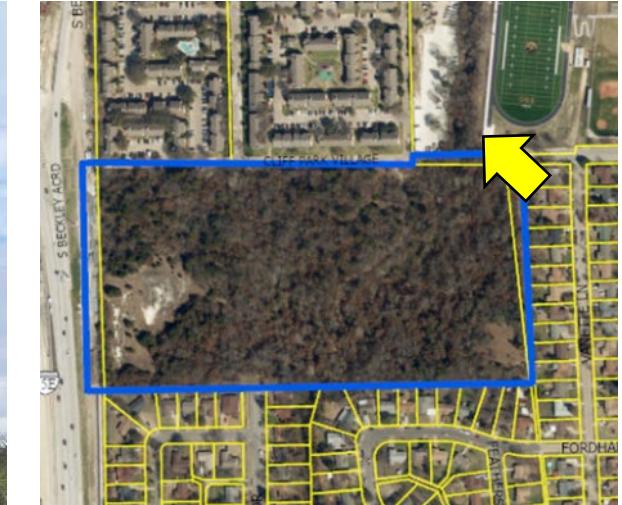
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On Garza Avenue Looking South



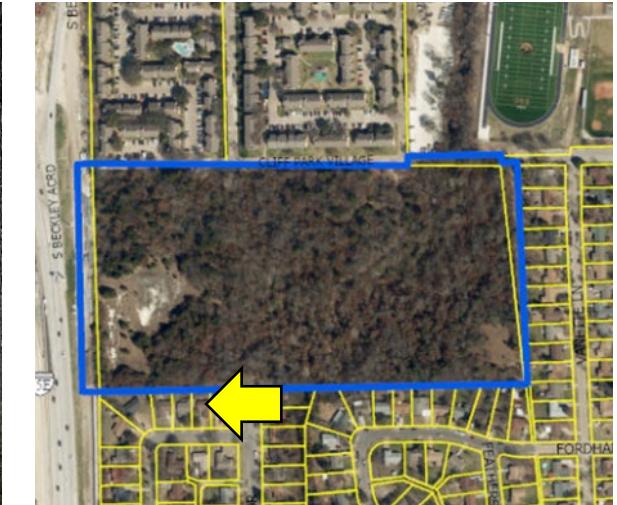
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On Garza Avenue Looking Northwest



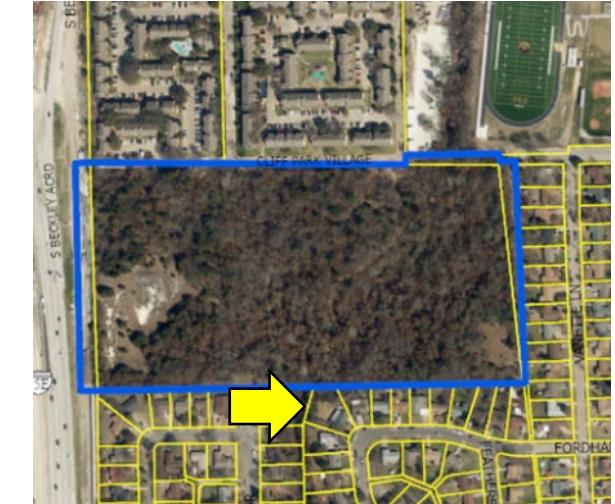
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On Sun Valley Drive Looking West



Z234-144(LG)

On Sun Valley Drive Looking East



Z234-144(LG)

On West Overton Road Looking South



Z234-144(LG)

On West Overton Road Looking Southeast



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Development Standards



| District | Setback | | Density | Height | Lot Cvrg. | Special Standards | Primary Uses |
|----------------------------|---------------------|--|--|-----------------------|------------------------------|--|---|
| | Front | Side/Rear | | | | | |
| Existing: PD No. 69 | 15 ft. | 0 ft. SF Duplex: Side: 5 ft. Rear: 10 ft. Other: Side: 10 ft. Rear: 15 ft. | Max. 740 du | 24 ft. 2 stories | 60% Res. 25% Nonres | | Multifamily, day care center |
| Proposed: MU-3 | 15 ft. 20 ft. UF | 20 ft. adj. to Res. OTHER: No min. | 3.2 FAR base 4.0 FAR max + bonus for res | 270 ft. 20 stories | 80% | Proximity slope, tower spacing, U-form setback, development bonuses | Office, retail & personal service, lodging, residential, trade center |
| Proposed: MU-3 w/DRs | | | 100 du/ac | 150 ft. | | | See DRs |



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Staff Recommendation



Approval.



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