

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 6, 2025

Planner: Lori Levy, AICP

FILE NUMBER: Z245-106 (LL) **DATE FILED:** October 28, 2024

LOCATION: Northeast corner of Singleton Boulevard and Navaro Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: 0.47 acres **CENSUS TRACT:** 48113010101

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: WDA Properties, LLC - Annamari Lannon

REQUEST: An application for an MU-1 Mixed Use District on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is to allow a mix of uses including residential to the existing retail and restaurant without drive-through service on the property.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District and consists of two contiguous sites developed with a total of four existing buildings with a mix of uses, including residential, retail, and restaurant without drive-thru service (approx. 0.47 acres in total size).
- Geographically located East of Hampton Road.
- The building located at 1611 Singleton Boulevard only has frontage on Singleton and the building at 1615 Singleton Boulevard has frontage on both Singleton and Navaro Streets. The two buildings at 3012 and 3014 have only frontage on Navaro Street.
- The purpose of the request is to rezone the property to MU-1 Mixed Use District to allow a mix of commercial and residential uses for mixed use development with volunteered deed restrictions.
- Applicant is volunteering deed restrictions that prohibit certain uses on the site.
- The applicant proposes a mixed-use development with three multifamily residential units within the existing building at 3012 Navaro Street and a mix of multifamily, a small area of retail for the neighborhood's use, and a small retail/restaurant without drive-through on the property at 1611 and 1615 Singleton Blvd.
- The existing building at 3012 Navaro Street is currently a boarding house that the applicant proposes to convert to three multifamily dwelling units. The existing building at 1615 Singleton cannot be converted or remodeled for the multifamily units as the applicant is proposing under the current CR Community Retail zoning. The proposed mix of residential, retail and personal services would be allowed under MU-1 Mixed Use District.
- Therefore, the applicant is requesting a general zoning change to an MU-1 Mixed Use District.

Zoning History:

There has been one zoning case in the area within the last five years.

1. **Z223-257:** An application for an amendment to and an expansion of Planned Development District No. 1049, on property zoned Planned Development District No. 1049, an IR Industrial Research District, and an IM Industrial Manufacturing District, on the south side of Singleton Blvd.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Singleton Boulevard	PA – Principal Arterial	100'
Navaro Street	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 review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan (2.0)* was adopted by the City Council in September 2024 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

Placetype: Community Mixed Use (CM)**Character Description**

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways. These areas are often located along DART bus and rail routes to maximize transit connections to retail and job centers and provide multiple mobility options for residents and employees. Vehicular access is generally easily accessible given that buildings are often located on separate parcels with their own parking areas. For Community Mixed-Use areas closer to Downtown Dallas, development

is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Buildings in these urban areas, are generally developed vertically (multiple uses in a single building), also offer more housing options and are along fixed transit and transportation nodes, hubs, and corridors. Within more suburban areas of Dallas, these areas consist of larger complexes, often with fewer stories while offering a large amount of retail, restaurant, and personal services that are generally separated by large parking areas or open spaces along the perimeter.

Placetype Application

CM A-4 Housing should be integrated into under-performing, mixed-use corridors and centers to help increase housing access

Land Use:

	Zoning	Land Use
Site	CR	Residential, Commercial Retail
North	CR	Vacant
South	IR	Auto related
East	R-5(A)	Single family
West	CR	Commercial Retail

Land Use Compatibility:

The area of request is currently zoned CR and 3012 Navaro is developed with an existing boarding house that the applicant intends to convert to three multifamily units fronting onto Navaro Street. The applicant also intends to remodel the existing nonconforming structure with the mix of multifamily, retail, and restaurant without a drive-through (approx. 0.47 acres in total size), located on the east side of Navaro Street at the northeast corner of Navaro Street and Singleton Boulevard.

There is a mix of zoning and land uses surrounding the property. To the east of the property is single family and restaurant uses without a drive-through. To the north and west is commercial zoning with the property immediately adjacent to the north being vacant and with a mix of commercial uses to the west. To the south across Singleton Boulevard is industrial zoning with a mix of commercial uses, including a restaurant without drive-thru. With a mix of residential and neighborhood serving commercial uses immediately adjacent and within the immediate area, staff finds the applicant's requested zoning change to an MU-1 Mixed Use District, with volunteered deed restrictions prohibiting certain uses on the site to be compatible with the Community Mixed Use

placetype character designation of the Comprehensive Plan. The addition of multifamily to the commercial uses on the existing property align with the multiplex primary use of eight or fewer multifamily attached dwelling units along with commercial uses that the Community Mixed Use Placetype is intended to accommodate.

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 CR Community Retail District and the proposed MU-1 Mixed Use District. Also included are the proposed development standards under the applicant's volunteered deed restrictions.

District	Setback		Density	Height	Lot Cvr	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	20' adj to res Other: None	0.5 FAR for office uses; 0.75 for all uses combined	54' 4 stories parking garages exempt	60%	Residential Proximity Slope Includes parking garages	Community-Serving Retail, Personal Service, Office
Base: MU-1	15'	20' adj to res Other: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form Setback Tower spacing Visual intrusion	Office, retail & personal service, lodging, residential
Proposed: MU-1 w/DRs			--	30'		See DRs	Residential, retail, restaurant

Land Use Comparison

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

LEGEND

	Use prohibited, highlighted row = use prohibited by deed restrictions
•	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-4.213

	Existing	Proposed
Use	CR	MU-1
AGRICULTURAL USES		
Crop production	•	•
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
Use	CR	MU-1
Catering service	•	•
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services	•	•
Custom woodworking, furniture construction, or repair		
Electronics service center	•	•
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	
Technical school		
Tool or equipment rental	•	
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
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	
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Cemetery or mausoleum	S	
Child or adult care facility	•	•
Church	•	•

	Existing	Proposed
Use	CR	MU-1
College, university, or seminary	•	
Community service center	S	
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	•	
Foster home	S	
Halfway House	S	
Use	CR	MU-1
Hospital	S	
Library, art gallery, or museum	•	•
Open enrollment charter school or private school	S	
Public school other than an open-enrollment charter school	R	
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
Overnight general purpose shelter	S★	
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		
Alternative financial establishment	S	
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	D
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		

	Existing	Proposed
Use	CR	MU-1
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	R	
Animal shelter or clinic without outside runs	R	R
Use	CR	MU-1
Animal shelter or clinic with outside runs		
Auto service center	R	
Bail Bonds	•	
Business school	•	
Car wash	D	
Commercial amusement (inside)	★	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	•	R
Convenience store with drive-through	S	
Drive-in theater		
Dry cleaning or laundry store	•	•
Furniture store	•	•
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	
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Liquor store	•	
Massage Parlors		
Mortuary, funeral home, or commercial wedding chapel	•	
Motor vehicle fueling station	•	•

	Existing	Proposed
Use	CR	MU-1
Nursery, garden shop, or plant sales	•	•
Outside sales		
Paraphernalia shop	S	
Pawn shop	•	
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop	S	
Tattoo or body piercing studio	?	?
Taxidermist		
Temporary retail use	•	•
Theater	•	•
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Use	CR	MU-1
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		
Railroad passenger station		
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	S
Refuse transfer station		
Sanitary landfill		

	Existing	Proposed
Use	CR	MU-1
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		
Building mover's temporary storage yard		
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		
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		
Trade center		
Vehicle storage lot		
Accessory Use	CR	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	S	
Private stable		
Swimming pool (private)		

Landscaping:

The site is already developed with the proposed uses and no additional landscaping is proposed. Development of the site predates the Tree Conservation and Landscaping requirements of Article X. Any future additional development of the property would necessitate compliance with Article X.

Parking:

Under the requested MU-1 Mixed Use District, the applicant proposes a mixed use development, which will be composed of several uses. The first being multifamily residential fronting onto Navaro Street. The second being multifamily on the same property as the proposed retail in the building that is connected to the proposed building with an existing restaurant without drive-in or drive-through service that will be open to the public and serve the neighborhood fronting onto Singleton Boulevard.

Pursuant to the Dallas Development Code, the off-street parking requirement for each of those uses are as follows. Multifamily use is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. The off-street parking requirement for retail use is one space per 300 square feet of floor area, plus one space per 500 square feet of site area. Lastly, the off-street parking requirement for a restaurant without drive-in or drive-through service is one space per 100 square feet of floor area.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified uses, as well as any other uses permitted under the proposed MU-1 Mixed Use District.

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 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 an “E” MVA area. The site is surrounded by the “E” MVA area in all directions immediately adjacent to the site.

List of Officers

Owner and Applicant: WDA Properties, LLC

Includes:

WDA Properties, LLC – Series 1611 Singleton and Series 1615 Singleton, a Texas Series Limited Liability Company

WDA Properties, LLC – Series 3014 Navaro, a Texas Series Limited Liability Company

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

The Owner does hereby impress all the Property with the following deed restrictions ("restrictions"), to wit:

(1) The following uses are prohibited:

(a) Commercial and business service uses.

- Labor hall.
- Medical or scientific laboratory.

(b) Industrial uses.

- Gas drilling and production.
- Temporary concrete or asphalt batching plant.

(c) Institutional and community service uses.

- Cemetery or mausoleum.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home.
- Hospital.
- Open-enrollment charter school or private school.
- Public school other than an open-enrollment charter school.

(d) Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.
- Short-term rental lodging.

(e) Residential uses.

- College dormitory, fraternity, or sorority house.
- Group residential facility.
- Residential hotel.

(f) Retail and personal service uses.

- Alcoholic beverage establishments.
- Auto service center.
- Bail bonds.
- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- General merchandise or food store 100,000 square feet or more.
- Massage Parlors.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Paraphernalia shop.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.

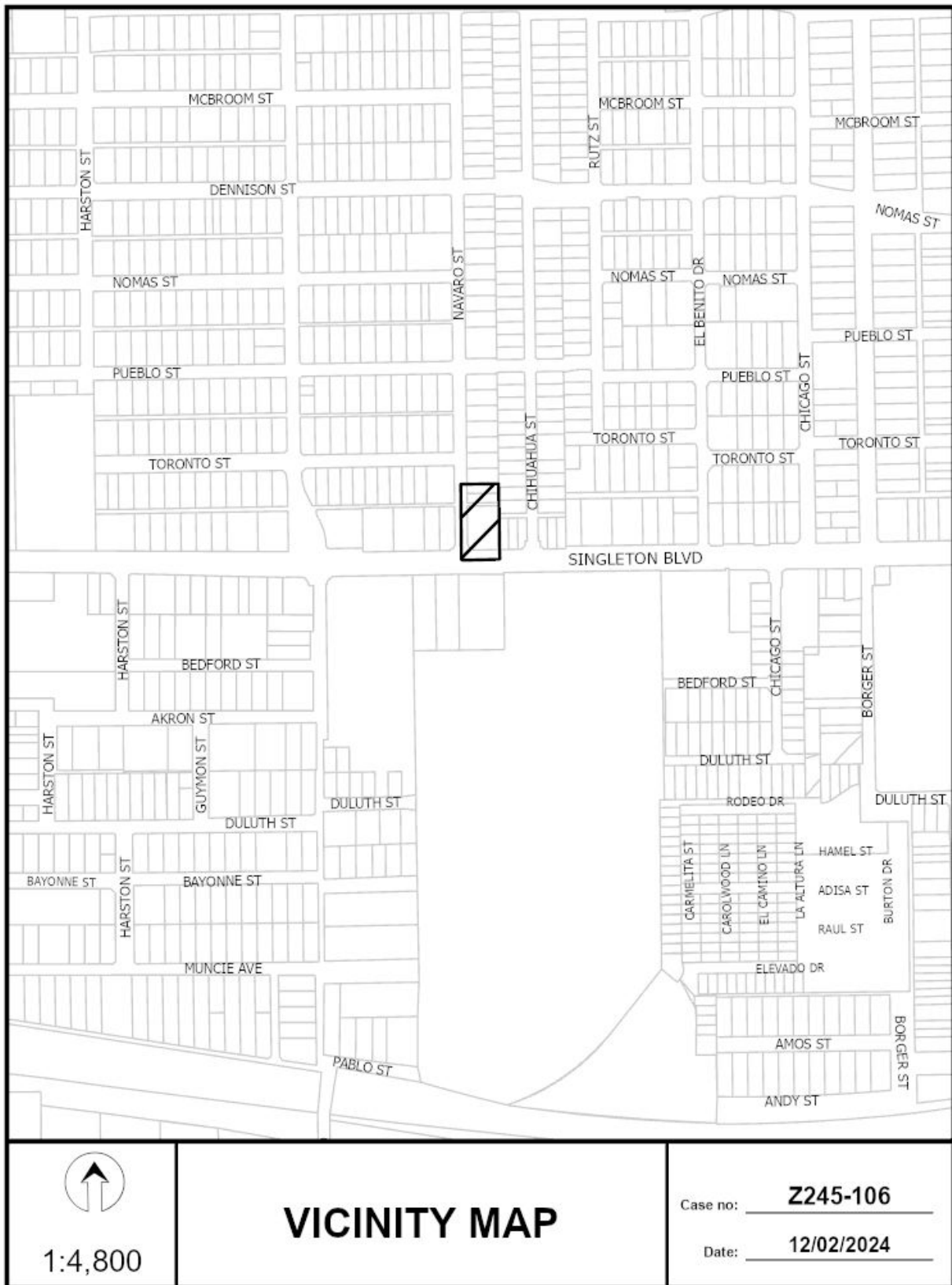
- Tattoo or body piercing studio. *[TATTOO OR BODY PIERCING STUDIO means a facility in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.]*

(g) Utility and public service uses.

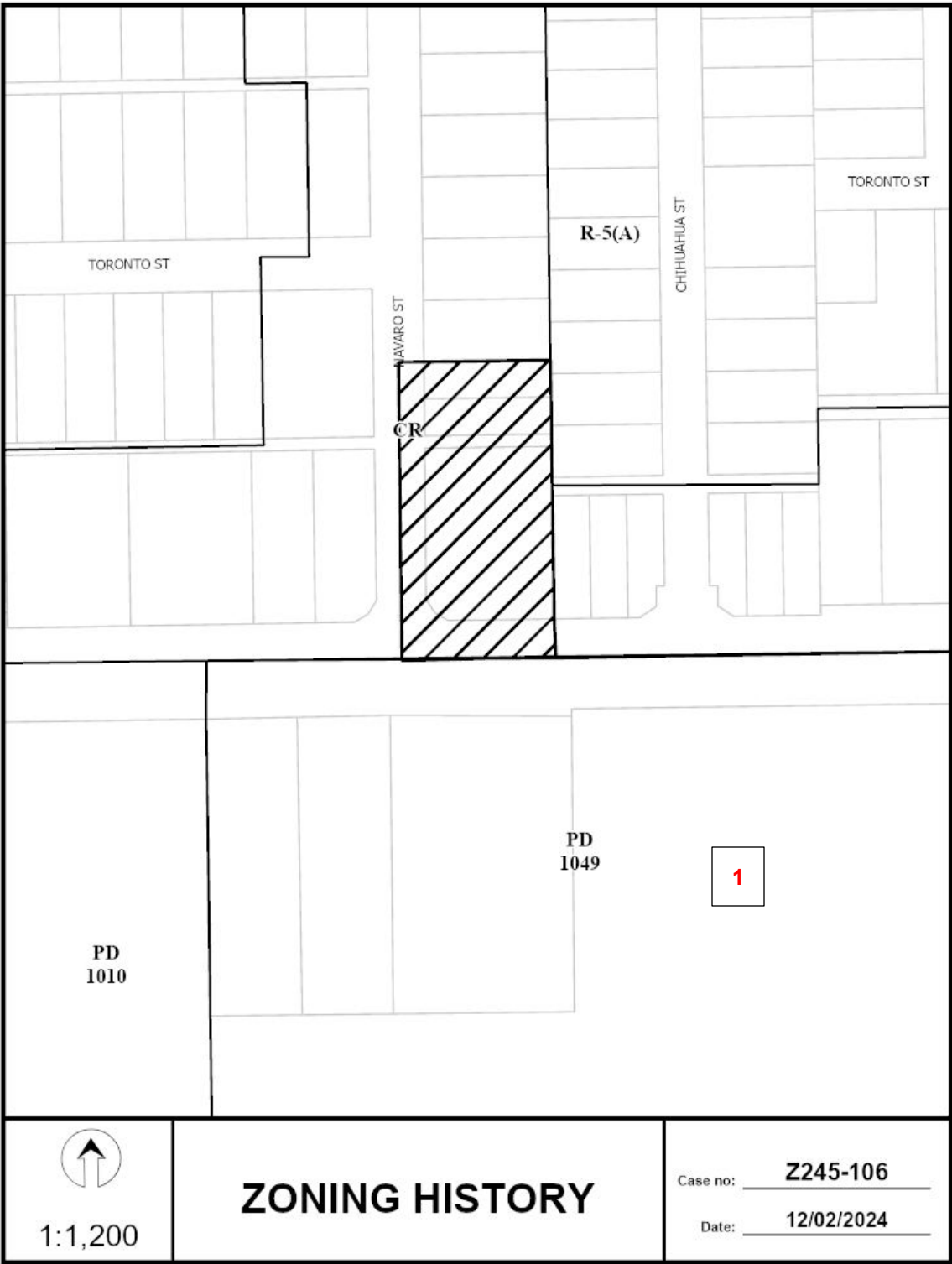
- Electrical substation.

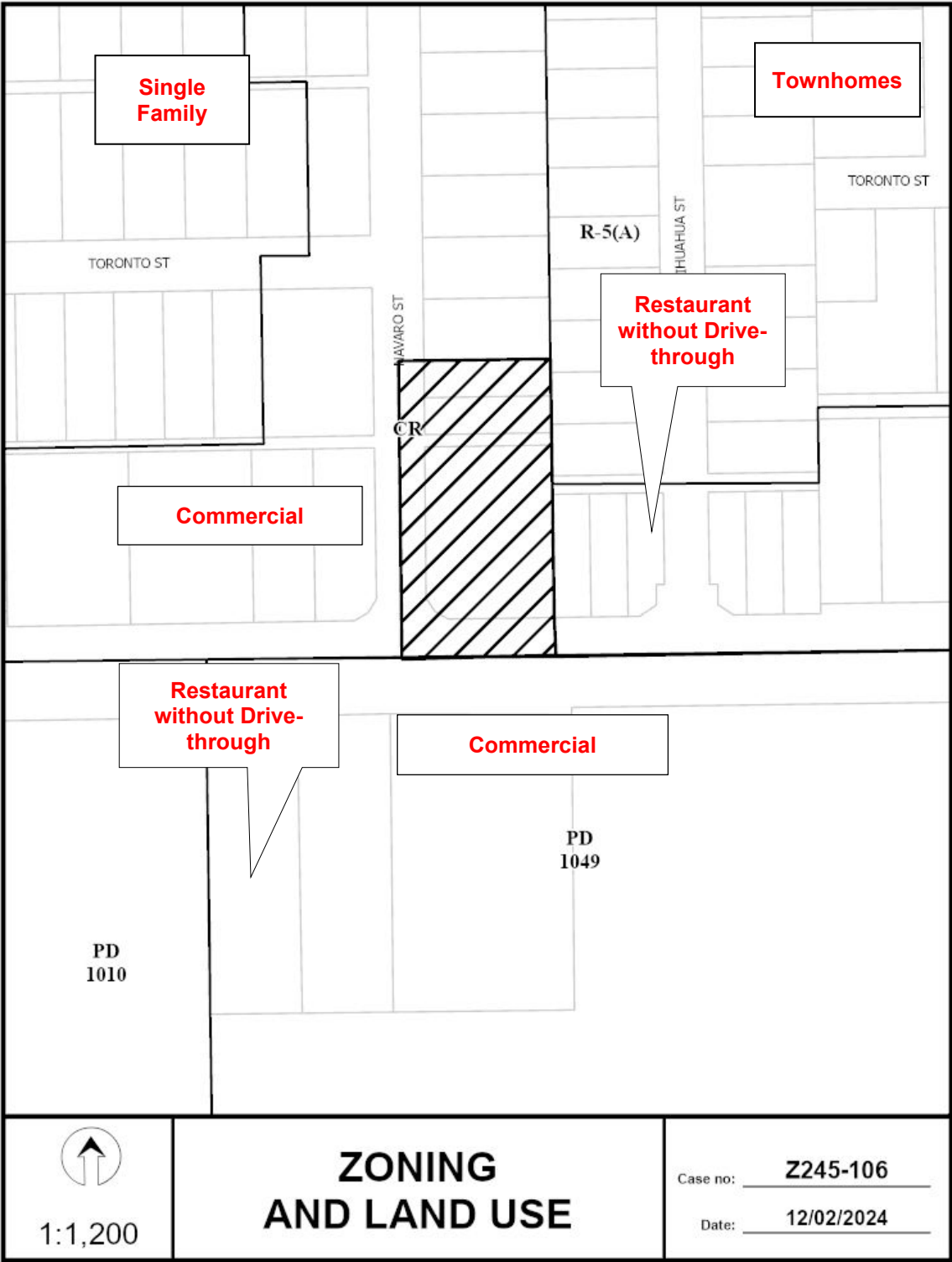
(h) Wholesale, distribution, and storage uses.

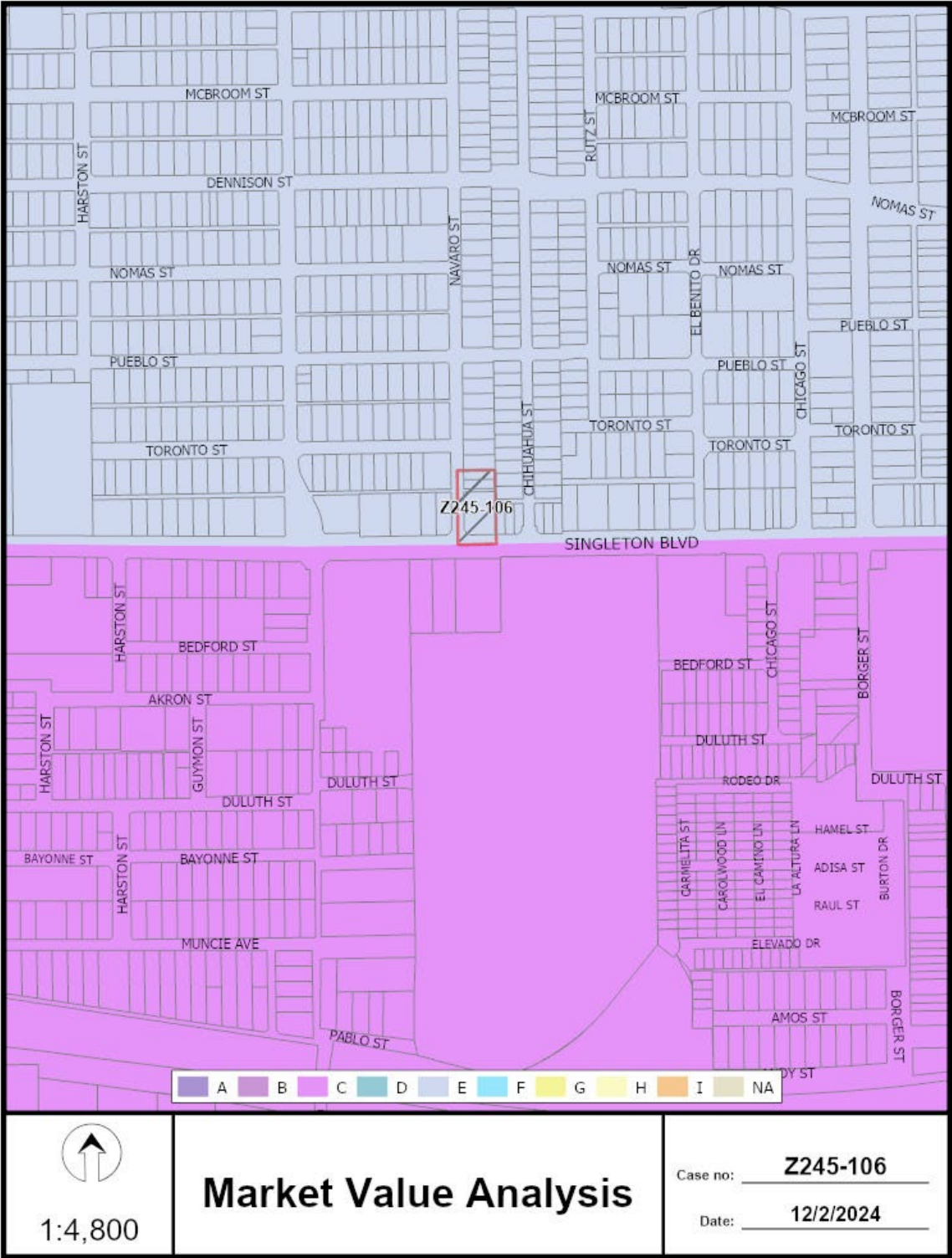
- Mini-warehouse.
- Recycling buy-back center.
- Recycling collection center.

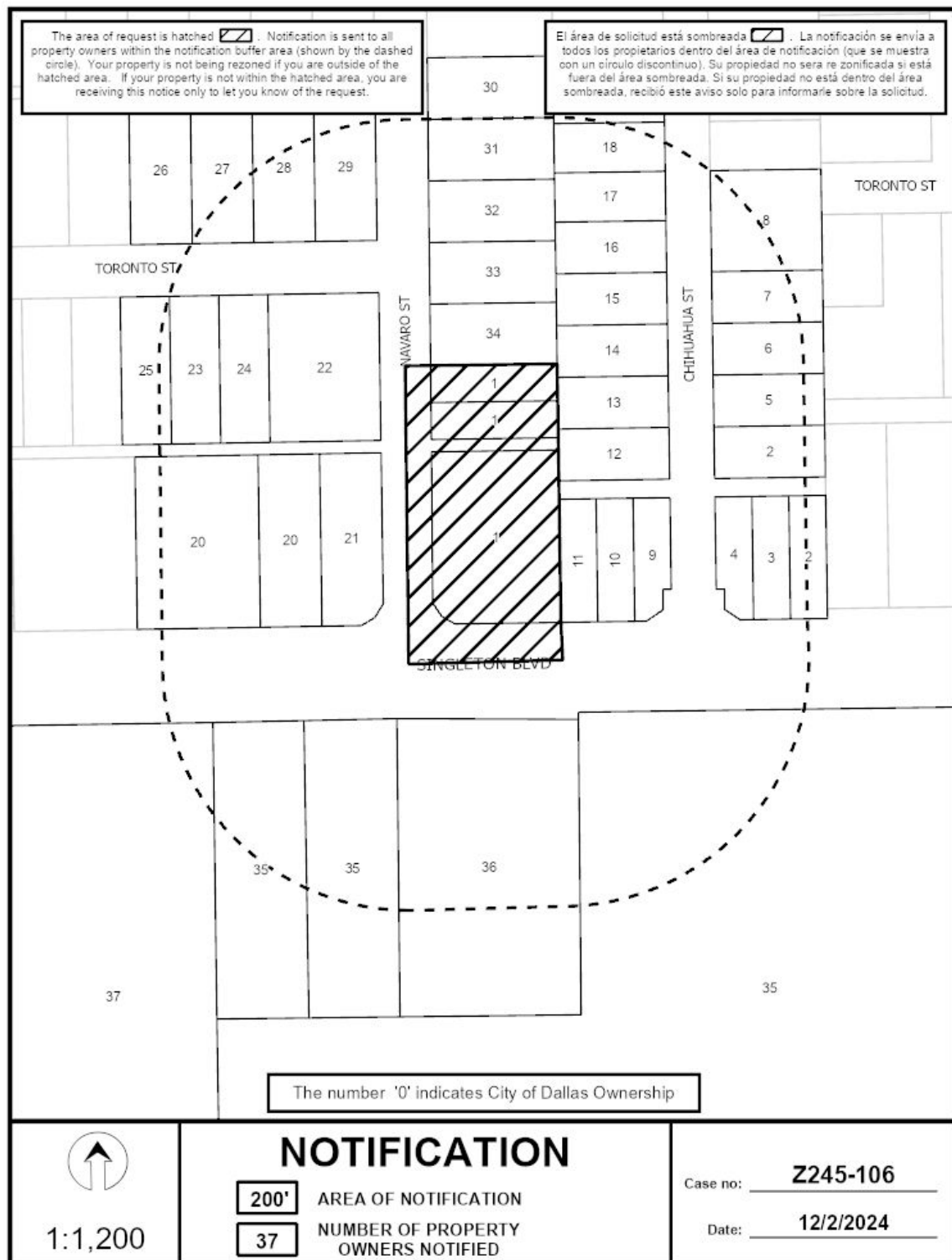












12/02/2024

Notification List of Property Owners***Z245-106******37 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3012 NAVARO ST	WDA PROPERTIES LLC
2	1535 SINGLETON BLVD	PINNEBOG TEMPLE PTNRS LTD
3	1537 SINGLETON BLVD	FILMORE COMMERCIAL LLC
4	1539 SINGLETON BLVD	1537 SINGLETON LLC
5	3014 CHIHUAHUA ST	DELEON EFRAIN &
6	3018 CHIHUAHUA ST	ROJAS MILCIADES A NIMAJUAN &
7	3022 CHIHUAHUA ST	HERNANDEZ PORFIRIO &
8	3026 CHIHUAHUA ST	RAMIREZ JORGE
9	1601 SINGLETON BLVD	MALAGON ABEL OCTAVIO
10	1603 SINGLETON BLVD	MARTINEZ FERNANDO ET AL
11	1605 SINGLETON BLVD	MARTINEZ FERNANDO
12	3011 CHIHUAHUA ST	RODRIGUEZ JUAN &
13	3015 CHIHUAHUA ST	SIMON ELI S &
14	3019 CHIHUAHUA ST	Taxpayer at
15	3023 CHIHUAHUA ST	VALENZUELA MARIA D &
16	3029 CHIHUAHUA ST	TREVINO JESSICA
17	3101 CHIHUAHUA ST	KIU PROPERTY LLC
18	3105 CHIHUAHUA ST	BROWEN QOF LLC
19	3111 CHIHUAHUA ST	MORALES MARTIN
20	1713 SINGLETON BLVD	JSM DEVELOPMENT CO
21	1701 SINGLETON BLVD	MONREAL ROGELIO
22	3013 NAVARO ST	Taxpayer at
23	1710 TORONTO ST	LEIJA LUIS
24	1708 TORONTO ST	HERNANDEZ MARIO
25	1714 TORONTO ST	DAVIS CARLOES LEE
26	1715 TORONTO ST	Taxpayer at

Z245-106(LL)

12/02/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1711 TORONTO ST	DUNN BENNIE L EST OF
28	1707 TORONTO ST	BENITEZ PATRICIO
29	3103 NAVARO ST	DUVALL RICHARD DUANE
30	3110 NAVARO ST	CASTILLO MARCELO
31	3104 NAVARO ST	TTBI LLC
32	3100 NAVARO ST	SESSION LAWANZA &
33	3020 NAVARO ST	SENNA AYR MCMASTER HOLDINGS
34	3018 NAVARO ST	SMITH CURTIS
35	1710 SINGLETON BLVD	VILLAGES AT SOHO SQUARE LLC
36	1616 SINGLETON BLVD	VILLAGES AT SOHO SQUARE LLC
37	1716 SINGLETON BLVD	SMCCP RC