

**FILE NUMBER:** Z201-323(MP)

**DATE FILED:** August 12, 2021

**LOCATION:** On the west line of Borger Street, south of Singleton Boulevard

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** ±2.05 acres

**CENSUS TRACT:** 0043.00

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**OWNER:** Singleton Trinity Groves LLC

**APPLICANT:** Urban Genesis

**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**REQUEST:** An application for a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service on property zoned IR Industrial Research District.

**SUMMARY:** The purpose of the request is to allow for modified development standards primarily related to permitted uses, yard, lot, and space regulations, parking, and design standards to develop the site as multifamily.

**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions.

**CPC RECOMMENDATION:** Approval, subject to a revised development plan and conditions.

## **BACKGROUND INFORMATION:**

- The applicant is requesting to create a new Planned Development district located on Borger Street near Singleton Avenue, in order to develop a multifamily project.
- The vacant site is currently zoned industrial and is located across Borger from multiple residential communities. Although the surrounding area is generally zoned with industrial districts, there is a predominant trend of properties moving towards residential and multifamily uses.
- The PD includes Mixed Income Housing Standards, and the applicant is requesting a bonus to floor area ratio from that typical of MU-2. Since the previous hearing, the applicant added the provision for an additional 5% of mixed income units, to total 10% of units.
- The proposed PD uses MU-2 as a base, with requested deviations regarding to front setback, density, and design standards.
- Since the previous hearing, the applicant has amended the request to eliminate the parking deviation, lowered the maximum lot coverage, and lowered the maximum unit count from 220 to 176. The applicant also added provisions for additional street landscaping.

## **Zoning History:**

There have been seven zoning cases in the area in the past five years.

1. **Z145-185** – On June 17, 2015, City Council approved an application for a new Planned Development District for townhome uses, on property zoned IM Industrial Manufacturing District, located at the southwest corner of Duluth Street and Borger Street. [Megatel Homes]
2. **Z178-366** – On June 3, 2019, City Council approved an application for MU-1 Mixed use District on property zoned IR industrial Research District, at the northeast corner of Chicago Street and Duluth Street.
3. **Z178-367** – On July 14, 2019, City Council approved an application for MU-1 Mixed use District on property zoned IR industrial Research, at the southeast corner of Chicago Street and Duluth Street.
4. **Z178-368** – On July 14, 2010, City Council approved an application for MU-1 Mixed use District on property zoned IR industrial Research District, at the northwest corner of Chicago Street and Duluth Street.

5. **Z178-369** – On July 14, 2019, City Council approved an application for MU-1 Mixed use District on property zoned IR industrial Research District, at the southeast corner of Chicago Street and Duluth Street.
6. **Z189-241** – An ongoing Authorized Hearing to identify inconsistent uses and districts in the area, including the subject site and properties to the west.
7. **Z201-105** — On April 12, 2021, City Council approved an application a new Planned Development for multifamily and single family uses on property zoned IR Industrial Research District, located south of the intersection of Chihuahua Street and Singleton Avenue.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Singleton Avenue	Principal Arterial	100 feet
Borger Street	Local	~40 feet
Duluth Street	Local	~40 feet

**Traffic:**

The applicant provided a traffic impact study dated October 29, 2021 for the proposed 176-dwelling-unit multifamily development. The report documents an evaluation of the transportation needs and traffic operations of the subject site, adjacent roadway and nearby intersections. Findings show that approaching vehicular traffic on Borger Street at Singleton Boulevard is expected to operate at a low level of service due to moderately high traffic volumes on Singleton Boulevard. Existing structures at each corner also limit visibility at this intersection; reduced or limited sight distance exacerbates delays and creates longer queues at stop controlled intersections. A total of 12 crashes were reported at this intersection in the last two years. Previous studies (prior to the planning of development in the area) recommended the reconstruction of Borger Street to provide two northbound approach lanes at the intersection to improve safety and operations.

The current geometry of the intersection of Borger Street and Singleton Boulevard may not be sufficient to accommodate the proposed development. The development is expected to create delays that exceed ideal conditions. Excessive delays generally result in changes in motorist behavior that could result in crashes but also help drivers familiarized with the area to explore alternative routes. The traffic volume at the Borger Street intersection is anticipated to warrant installation of a traffic signal. Unless the development contributes a roughly proportional amount of the cost of infrastructure, the

traffic signal will be considered to be added to the City's needs inventory to be reviewed and approved with future bond programs. Without the necessary improvements, residents in the area who are familiar with these conditions are expected to find alternate routes. The study did not include observations or evaluation of other alternate intersections. The study recommends left turn restrictions at this intersection due to limited sight distance and existing traffic condition.

## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

## **LAND USE ELEMENT**

### **GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

### **GOAL 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

### **Neighborhood Plus Plan:**

**Policy 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

**Policy 6.1** Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

**Policy 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR Industrial Research	Undeveloped
<b>North</b>	IR Industrial Research	Vacant Commercial structure
<b>East</b>	PD 933 Subdistrict A	Multifamily
<b>South</b>	PD 944	Community Center, Townhomes
<b>Southwest</b>	IR Industrial Research, MU-1 Mixed Use	Undeveloped, Single Family
<b>West</b>	IR Industrial Research	Undeveloped, Single Family, Commercial Services

**Land Use Compatibility:**

The property is currently zoned IR Industrial Research, which allows a number of high impact uses which could be allowed by right to the detriment of nearby residential properties. Across Borger Street to the east there is a recent multifamily development, similar to the proposed development and to the south is a recent townhome development. West of the site is mostly residential uses or vacant commercial space, all of which is under review for rezoning in authorized hearing Z189-241. North of the site along Singleton Avenue is also vacant commercial space.

The proposed rezoning would limit uses to multifamily uses, with the addition of some retail and personal service uses, which are unlikely to have a negative impact on surrounding properties. Although other neighboring properties are zoned IR, many of them are developed as single-family homes. Generally, zoning and uses in the area are shifting away from industrial uses to residential uses. An established pattern of homes in the area being rezoned from IR to MU-1 has been established in recent years, which makes the subject site more appropriate for a mixed use district, rather than the current IR.

The proposed building scale and uses are comparable with those established in the area at this time. The nearby PD 933 and PD 1049 call for similar building heights and lot coverage, that make this area dense and walkable. PD 1049 has a maximum height of

85 feet while PD 933 allows a maximum height of 90 feet. The proposed PD has a maximum height of 70 feet.

The development plan proposes a five-story multifamily structure located close to Borger Street, with the majority of the massing on the north side of the site, closer to Singleton Avenue. The southern portion of the site is access for parking, fire lane, and is designated open and amenity space. The majority of parking is to be located within the first level garage. This design adds appropriate distance between the higher part of the structure and the nearby single-family homes.

Since the previous hearing, the applicant has reduced the allowable lot coverage to 75 percent and their maximum total allowable units to 176.

**Mixed-Income Housing:**

Staff uses the Market Value Analysis (MVA) category to guide staff recommendation, and consistently recommends that developments start at **51-60%** AMI in all A, B, or C MVA category or that are in rapidly gentrifying and in the rapidly gentrifying D, E, and F areas.

The Development Code requires that all reserved affordable dwelling units must be dispersed substantially among the total unit types and allows the development to set aside a maximum of 10 percent of the total units as specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type. However, the overall percent requirement for affordable units is calculated based on the total number of all units. This regulation is meant to balance the combination of affordable and specialty units within the same development.

As proposed, it would include provisions for mixed income housing and a mixed income housing bonus. This would provide additional needed housing in an “E” MVA category, at 50 and 61 percent of area median family income. This reduction is made appropriate by the applicant’s inclusion of design standards and provisions that contribute to the walkable nature of the area, including street lighting, sidewalks, and street facing openings. These provisions help connect this property with nearby businesses, schools, and transit. In terms of the no maximum FAR requested with the incorporation of MIH, staff does not have concerns since height and lot coverage limitations are included in the conditions. Since the previous hearing, the applicant removed their request to deviate from the parking requirement. Additionally, the applicant added a provision for an additional 5% of units at 61-80% of AMI.

**The proposed MIH bonus modifies the following standards:**

1. The base floor area ratio of the proposed PD would default to the MU-2 standard, 2.0 when developed as a mixed use project with two uses. If the MIH conditions are met, the floor area ratio for residential uses would have no maximum.

**Development Standards:**

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	FAR	Special Standards	Primary Uses
	Front	Side/Rear						
Existing IR	15'	30'	N/A	200' / 15 stories	80%	2.0	RPS Visual Intrusion	Industrial, Commercial
Proposed PD	5'	0' 20' adj Residential	176 units total (85 units per acre)	70' / 5 stories	75%	2.0 No max with MIH	Design Standards	Mixed Use (Multifamily, Light Retail)
MU-2 (Base)	15'	0' 20' adj Residential	75 (with a mix of two categories) per acre	180' / 14 stories	80%	2.0 with two uses	Tower Spacing RPS, Urban Form Setback	Mixed Use (Multifamily, Retail)

**Open Space, Amenities, and Urban Design Elements:**

The applicant is proposing 10% minimum open space. The PD does not propose to require compliance with the Design Standards of 51A-4.1107. It includes several design standards overall related to open space, amenities, and urban design elements, most of which match those in 51A-4.1107, however it excludes sections in regard to the parking requirements, which they are proposing to reduce using the MIH provisions.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a multifamily project is 1 space per bedroom. The site is located in a walkable area, with close access to retail, transit, and other services, which overall reduces the need for additional spaces per unit. The proximity to downtown employment and existing good quality sidewalk improvements make the reduction appropriate. The applicant is no longer requesting to deviate from the parking requirements.

Parking supply is expected to meet the needs of this development. Should the actual parking needs of this development exceed anticipated projections, residents and guests would rely on on-street parking, when available, or alternative modes of transportation. A DART bus route (Routes 28 and 219) runs along Singleton Boulevard; bus stops in both directions are located on Singleton immediately east of Borger Street.

**Landscaping:**

Any new development on the property will require landscaping per Article X of the Dallas Development Code, as amended.

**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 to orange, representing the weakest markets. The area of request is partially located within the “E” MVA category.



**LIST OF OFFICERS**

Urban Genesis LLC

Matt Shafiezadeh, managing member

Rick Atwood, managing member

Jein Gadson, member

Poua Feizpour, managing member

Gajl Shalev, managing member

Ivan Curtovic, member

Singleton Trinity Groves LP

SOP Manager III LLC

Kenneth E Aboussie, Jr. Director

John A Kilitz, Director

**CPC Action**  
**NOVEMBER 18, 2021**

**Motion:** In considering an application for a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service, on property zoned IR Industrial/Research District, on the west line of Borger Street, south of Singleton Boulevard it was moved to **hold** this case under advisement until December 16, 2021.

Maker: Carpenter  
Second: Rubin  
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,  
Jackson, Blair, Jung, Suhler, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 3 - District 1, District 3, District 10

**Notices:** Area: 500 Mailed: 139  
**Replies:** For: 2 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

**CPC Action**  
**DECEMBER 16, 2021**

**Motion:** In considering an application for a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service, on property zoned IR Industrial/Research District, on the west line of Borger Street, south of Singleton Boulevard it was moved to **hold** this case under advisement until January 6, 2022.

Maker: Carpenter  
Second: Anderson  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair\*, Jung, Haqq, Rubin

Against: 0  
Absent: 3 - Suhler, Standard, Kingston  
Vacancy: 2 - District 3, District 10

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 139  
**Replies:** For: 4 Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

**CPC Action**  
**JANUARY 6, 2022**

**Motion:** In considering an application for a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service, on property zoned IR Industrial/Research District, on the west line of Borger Street, south of Singleton Boulevard it was moved to **hold** this case under advisement until February 3, 2022.

Maker: Carpenter  
Second: Rubin  
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Jackson,  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 500 Mailed: 139  
**Replies:** For: 5 Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

**CPC Action**  
**MARCH 10, 2022**

**Motion:** It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service, subject to a revised development plan and conditions with the following addition: Add a parking subsection in Section 51-P-.109 Parking that reads as follows: "For multifamily, one space per bedroom is required with a minimum of one space per dwelling unit. An additional 0.25 space per dwelling unit or 15 percent of total parking spaces, whichever is greater, is required for guest parking." on property zoned IR Industrial/Research District, on the west line of Borger Street, south of Singleton Boulevard.

Maker: Carpenter  
Second: Hampton  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Housewright, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 3 - Jung, Wade, Haqq  
Vacancy: 2 - District 3, District 7

**Notices:** Area: 500 Mailed: 139  
**Replies:** For: 5 Against: 1

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None  
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

**CPC RECOMMENDED PD CONDITIONS**

**ARTICLE \_\_\_\_.**

**PD \_\_\_\_.**

**SEC. 51P- \_\_\_\_ .101.                      LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No., passed by the Dallas City Council on \_\_\_\_.

**SEC. 51P- \_\_\_\_ .102.                      PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located at the west side of Borger Street, south of Singleton Boulevard. The size of PD \_\_\_\_ is approximately 2.05 acres.

**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 nonresidential zoning district.

**SEC. 51P- \_\_\_\_ .104.                      EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit \_\_\_\_A: development plan.

**SEC. 51P- \_\_\_\_ .105.                      DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit \_\_\_\_A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

**SEC. 51P- \_\_\_\_ .106.                      MAIN USES PERMITTED.**

The following uses are the only main uses permitted:

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Catering service.
- Custom business services.

(3) Institutional and community service uses.

- Child-care facility.
- Church.
- Community service center. *[SUP]*
- Library, art gallery, or museum.

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

- Financial institution without drive-in window.
- Office. *[Bail bonds office is prohibited.]*

(6) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(7) Residential uses.

- Handicapped group dwelling unit.
- Multifamily.
- Retirement housing.
- Single family.

(8) Retail and personal service uses.

- Animal shelter or clinic without outside runs.
- Dry cleaning or laundry store. *[No on-site dry cleaning.]*
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.

- Personal service uses. *[Massage, piercing, and tattoo salons are prohibited unless part of a beauty salon offering multiple types of services.]*
- Restaurant without drive-in or drive-through service.
- Temporary retail use.

(10) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center.

(11) Utility and public service uses.

- Local utilities.
- Tower/antenna for cellular communication. *[Mounted by right All other types by SUP.]*
- Utility or government installation other than listed. *[SUP]*

**SEC. 51P-\_\_\_\_.107.**

**ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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.

(b) Accessory community center (private) is permitted by right.

**SEC. 51P-\_\_\_\_.108.**

**YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) Front, side and rear yard. Minimum front yard is five feet. Encroachments such as awnings, balconies, bay windows, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed into the required front yard and do not need to be shown on the development plan. The front yard setback is measured from the property line.

(c) Density. Maximum number of dwelling units is 176 of which at least 24 must be two-bedroom units



(d) Floor area ratio. If compliant with Section 51P-\_\_\_\_.110(a)(1), no maximum floor area ratio for residential uses.

(e) Height. Maximum height is 70 feet.

(f) Lot coverage. Maximum lot coverage is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum stories is five. Parking garages are exempt from this requirement but must comply with the height regulations.

**SEC. 51P- \_\_\_\_\_.109.**

**OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) On-street parking.

(1) Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed use development.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space ( $8 / 24 = 1/3$ ). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(c) For a multifamily use, 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 or 15% of the total parking spaces, which ever is more.

**Staff Recommendation:**

~~(c) For a multifamily use, 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 or 15% of the total parking spaces, which ever is more.~~

**SEC. 51P-\_\_\_\_.110. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.**

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Section 51P-\_\_\_\_.108.

(1) The floor area ratio development bonus set forth in Section 51P-\_\_\_\_.108 applies if a minimum of five percent of the total number of units are available to households earning between 50 and 61 percent of area median family income and an additional five percent of the total number of units are available to households earning between 61 and 80 percent of area median family income.

(b) Design standards. Compliance with 51A-4.1107 is not required.

**SEC. 51P-\_\_\_\_.112. DESIGN STANDARDS.**

(a) Applicability. The following design standards apply to new construction.

(1) Parking.

(A) That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 25 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(2) Exterior facades enclosing floor area.

(A) Frontages. All street-fronting facades must have at least one window and at least two common primary entrance facing the street. The entrance must access the street or open space with an improved path connecting to the sidewalk.

(B) Blank wall. A transparent surface is required for every 25 linear feet of continuous street-fronting and open-space-fronting facade.

(C) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space. EXCEPTION. This paragraph does not apply to retirement housing.

(3) Lighting.

(A) Special lighting requirement. Exterior lighting sources, if used, must be oriented onto the property they light and generally away from adjacent residential properties.

(B) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(4) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned, or stamped or brick pavers for pedestrian crossing.

(f) Open space requirements.

(1) At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(A) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(B) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(C) Open space may be provided at grade by a playground area, pool area, patio, or similar type of outside common area.

(D) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(E) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(F) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(2) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

**SEC. 51P-\_\_\_\_.113.           SIDEWALKS.**

(a) Sidewalks must be provided along all street-facing facades and be buffered from a street by a minimum four-foot-wide parkway planting strip except where indented parking is located.

(b) Except as provided in this section, sidewalks must have a minimum unobstructed width of five feet.

(c) The building official may approve minor deviations in the width or location of required sidewalks as necessary to accommodate grade, utility locations, or similar site constraints.

**SEC. 51P- \_\_\_\_\_.114.           ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_\_.115.           LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X.

(b)           b. Street buffer zone.

1. Except as provided in this subparagraph, one large or medium street buffer tree must be provided for every 40 linear feet of frontage.

2. When existing conditions prohibit planting large trees or medium trees, the building official may approve two small trees be substituted for each large tree or medium tree.

3. Street buffer trees must be planted within 30 feet of the curb.

c. Plant material must be maintained in a healthy, growing condition

d. Open space and amenity area. A minimum of three large canopy trees must be provided within this area.

**SEC. 51P- \_\_\_\_\_.116.                      SIGNS.**

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

**SEC. 51P- \_\_\_\_\_.117.                      ADDITIONAL PROVISIONS.**

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

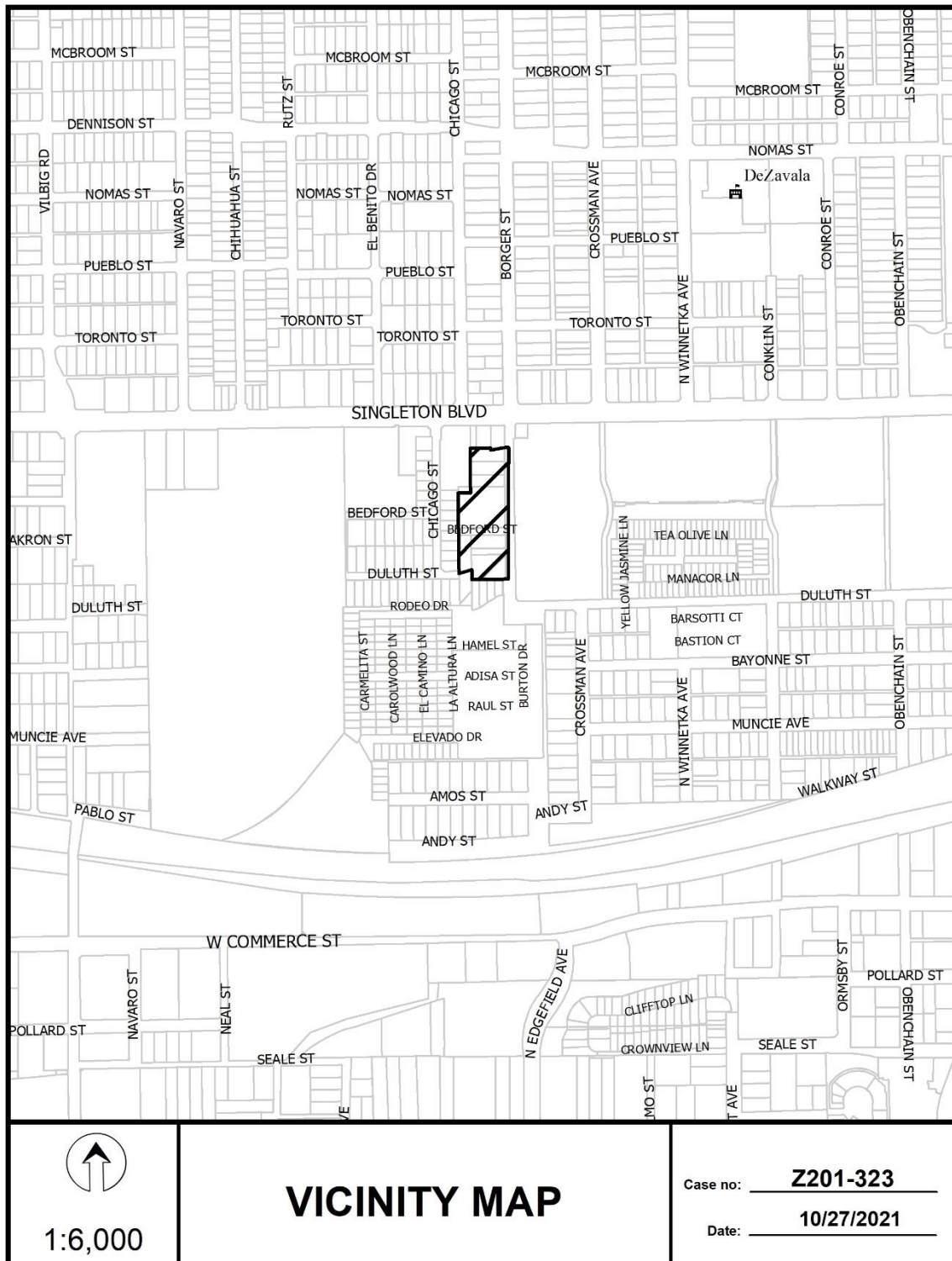
(b)     Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P- \_\_\_\_\_.118.                      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.

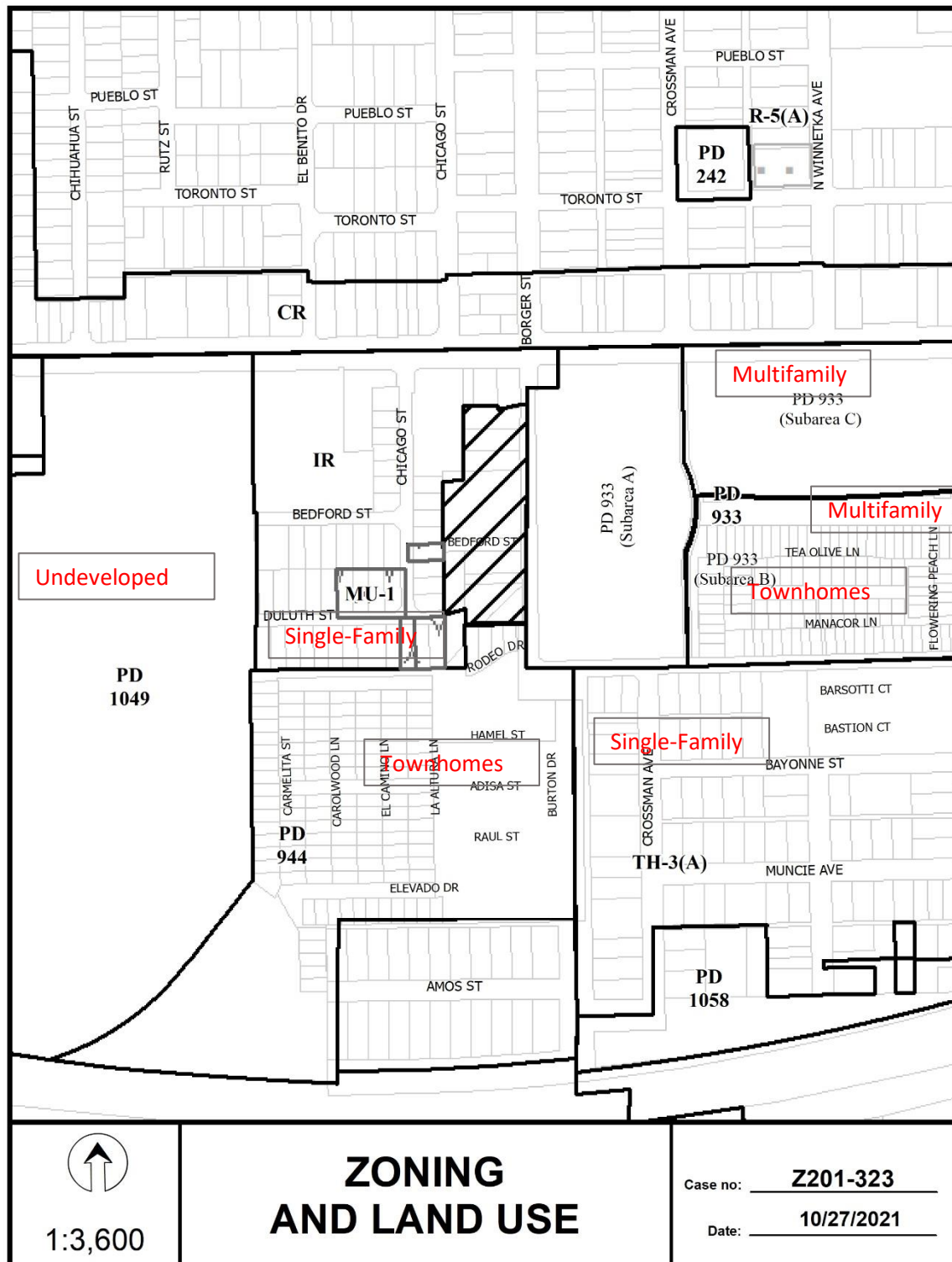














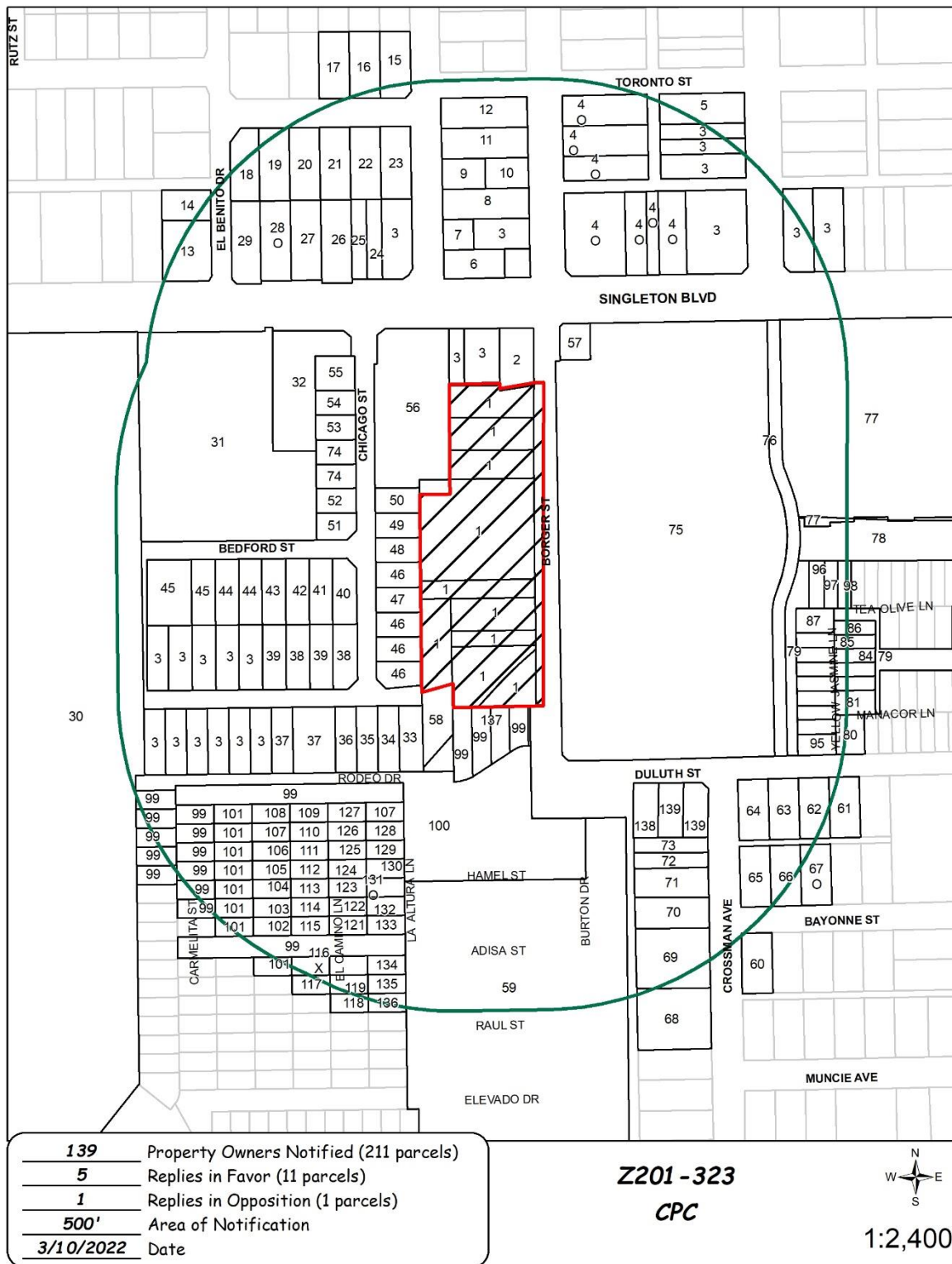


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# Market Value Analysis

Printed Date: 10/27/2021

CPC Responses



03/09/2022

***Reply List of Property Owners******Z201-323******139Property Owners Notified    5 Property Owners in Favor    1Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	2823 BORGER ST	SINGLETON TRINITY GROVES LP
	2	1300 SINGLETON BLVD	ORDAZ RASALIO
	3	1119 SINGLETON BLVD	HMK LTD
O	4	1211 SINGLETON BLVD	WILLIEJAXON VIB LLC
	5	3023 CROSSMAN AVE	HMK LTD
	6	1307 SINGLETON BLVD	CASTILLO URSULA G
	7	3006 CHICAGO ST	CASTILLO CHRISTINA C REVOCABLE
	8	3011 BORGER ST	BECERRA JOSE A &
	9	3014 CHICAGO ST	ARAGON OMAR & ILIANA
	10	3015 BORGER ST	MOYA ELI
	11	3019 BORGER ST	BATES LOUISA PEREZ
	12	3023 BORGER ST	DEAVILA MARIA C
	13	1501 SINGLETON BLVD	Taxpayer at
	14	3011 EL BENITO DR	RAMLER ANDREW J
	15	3101 CHICAGO ST	ROSALES JUAN &
	16	1407 TORONTO ST	ROSALES JUAN &
	17	1411 TORONTO ST	MIRAMONTES MARTHA
	18	1422 TORONTO ST	MENDEZ MIGUEL ANGEL &
	19	1420 TORONTO ST	RODRIGUEZ WILFREDO MURILLO
	20	1414 TORONTO ST	ESPARZA ANTONIA
	21	1410 TORONTO ST	MONTEMAYOR JOSEFINA G
	22	1406 TORONTO ST	CASTILLO RAYMOND J
	23	3019 CHICAGO ST	ALONZO MARY G
	24	1405 SINGLETON BLVD	COSS LUCIA
	25	1407 SINGLETON BLVD	DESANTIAGO MARIA
	26	1409 SINGLETON BLVD	FLORIDO ELIAS

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1413 SINGLETON BLVD	RUELAS JOHN EST OF
O	28	1419 SINGLETON BLVD	PINNEBOG TEMPLE PARTNERS LTD
	29	1423 SINGLETON BLVD	VILLANUEVA JUAN
	30	1600 SINGLETON BLVD	VILLAGES AT SOHO SQUARE LLC
	31	1500 SINGLETON BLVD	Dallas ISD
	32	1404 SINGLETON BLVD	ROBINSON MONA &
	33	1314 DULUTH ST	HERNANDEZ MANUEL H &
	34	1318 DULUTH ST	SUAREZ SILVERIA M
	35	1320 DULUTH ST	MARTINEZ ALEJANDRO
	36	1400 DULUTH ST	GALINDO JAVIER FLORENTINO L &
	37	1404 DULUTH ST	TEMPLO PENA DE HOREB
	38	1401 DULUTH ST	SAENZ IRMA
	39	1403 DULUTH ST	SAENZ IRMA HERNANDEZ
	40	2819 CHICAGO ST	LOPEZ FLORENTINO ET AL
	41	1404 BEDFORD ST	HERNANDEZ JENNIFER N
	42	1406 BEDFORD ST	ESCAMILLA FELIX &
	43	1410 BEDFORD ST	ESCAMILLA FELIX &
	44	1412 BEDFORD ST	RODRIGUEZ ALFREDO S
	45	1420 BEDFORD ST	ORTIZ YOLANDA
	46	2802 CHICAGO ST	SANCHEZ JUAN
	47	2814 CHICAGO ST	ADAM INVESTMENTS INC
	48	2820 CHICAGO ST	SAN SABA ROCK REAL ESTATE LLC
	49	2902 CHICAGO ST	DILLARD CHARLES E JR &
	50	2904 CHICAGO ST	ELVISARA LLC
	51	2903 CHICAGO ST	LOPEZ FLORENTINO
	52	2907 CHICAGO ST	WILCHES MARCELEN A
	53	2919 CHICAGO ST	YANEZ JORGE & MARIELA
	54	2923 CHICAGO ST	WILONSKY DOROTHY &
	55	2927 CHICAGO ST	LUNA GETRUDIS
	56	1318 SINGLETON BLVD	ZARATE ANTONIO
	57	900 SINGLETON BLVD	DALLAS SMSA TOWER HOLDINGS



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	58	1310 DULUTH ST	SALAZAR RICHARD EST OF
	59	1300 DULUTH ST	MEGATEL TRINITY MEADOWS LLC
	60	1124 BAYONNE ST	VASQUEZ ERICK
	61	1114 DULUTH ST	TOPLETZ DENNIS D
	62	1118 DULUTH ST	RODRIGUEZ ALBERTO
	63	1122 DULUTH ST	RODRIGUEZ ARTURO P &
	64	1126 DULUTH ST	COVARRUBIAS RAPHAEL
	65	1123 BAYONNE ST	ALVARADO RUBEN &
	66	1121 BAYONNE ST	COLES MANOR DEV CO LP
O	67	1119 BAYONNE ST	MAIL ANSON DEVELOPMENT
	68	2503 CROSSMAN AVE	S R S R INCORPORATED
	69	2515 CROSSMAN AVE	CROSSMAN OF AMERICA LLC
	70	2519 CROSSMAN AVE	CROSSMAN STREET CAPITAL LLC
	71	2603 CROSSMAN AVE	HINGORA AATFAB M
	72	2607 CROSSMAN AVE	MENDOZA MIGUEL S
	73	2607 CROSSMAN AVE	MENDOZA MIGUEL S &
	74	2911 CHICAGO ST	QUINTERO MARIA EULALIA
	75	1212 SINGLETON BLVD	BW AUSTIN TRINITY LLC
	76	1212 SINGLETON BLVD	TG SINGLETON POA IHNC
	77	1002 SINGLETON BLVD	SINGLETON TRINITY GROVES LP
	78	1002 SINGLETON BLVD	TG SINGLETON POA INC
	79	1110 TEA OLIVE LN	PARKSIDE AT TRINITY GREEN
	80	1190 MANACOR LN	NAGPAL SAMAI & SHIVANI
	81	2732 YELLOW JASMINE LN	HANSEN JODI &
	82	2742 YELLOW JASMINE LN	FOLEY MICHAEL
	83	2752 YELLOW JASMINE LN	GRANT EVAN P & GINA T
	84	2762 YELLOW JASMINE LN	DELAROSA MARIA PATRICIA &
	85	2772 YELLOW JASMINE LN	NITHIANANDA SHIVAHARAN
	86	2782 YELLOW JASMINE LN	SAWYER JEFFREY THOMAS
	87	2785 YELLOW JASMINE LN	SALINAS MAYRA A &
	88	2775 YELLOW JASMINE LN	APPIAH BRENDA B

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	89	2765 YELLOW JASMINE LN	JONES DWAYNE A
	90	2755 YELLOW JASMINE LN	VALENCIA EDWARD CHRISTIAN
	91	2745 YELLOW JASMINE LN	RAKSNIS JEFFREY KEITH
	92	2735 YELLOW JASMINE LN	SEATON COREY D & KIMBERLY
	93	2725 YELLOW JASMINE LN	KUZNETSOVA ANNA &
	94	2715 YELLOW JASMINE LN	HERNANDEZ JOSE L JR &
	95	2705 YELLOW JASMINE LN	LALLI NELSON G
	96	1193 TEA OLIVE LN	POLUSKI MATTHEW GREGORY
	97	1189 TEA OLIVE LN	CARTER GARY LEE & DENA LEIGH
	98	1181 TEA OLIVE LN	DIEBELS BRYAN &
	99	1301 RODEO DR	MEGATEL TRINITY MEADOWS LLC
	100	1351 HAMEL ST	MEGATEL TRINITY MEADOWS LLC
	101	2653 CAROLWOOD LN	MEGATEL SOHO SQUARE SA LLC
	102	2606 CAROLWOOD LN	MEGATEL SOHO SQUARE S A LLC
	103	2614 CAROLWOOD LN	OPARAEKE CRYSTAL
	104	2622 CAROLWOOD LN	HAGANS MICHELLE & MARCUS
	105	2630 CAROLWOOD LN	WASH KAMERON C
	106	2638 CAROLWOOD LN	SIMON HARRY BERNARD JR
	107	2646 CAROLWOOD LN	MEGATEL SOHO SQUARE SA LLC
	108	2654 CAROLWOOD LN	FIROUZBAKHT FARID &
	109	2655 EL CAMINO LN	PERRY SCOTT ANDREW JR
	110	2647 EL CAMINO LN	HENRY SEAN WILLIAM & JIE GUO
	111	2639 EL CAMINO LN	WANG CLIFFORD &
	112	2631 EL CAMINO LN	TURKSON MASERA ASAMNUA &
	113	2623 EL CAMINO LN	BROWN TRENTON & MALLORY
	114	2615 EL CAMINO LN	MAJMUDAR SHAIL &
	115	2607 EL CAMINO LN	LEGORRETA ABRAHAM CORNEJO
X	116	2553 EL CAMINO LN	NAFZIGER JONATHAN &
	117	2545 EL CAMINO LN	CHAPAGAIN NIKESH &
	118	2538 EL CAMINO LN	PASQUAL ALICE M & CRAIG M
	119	2546 EL CAMINO LN	SEALS KARIMAH &



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	120	2554 EL CAMINO LN	VIOLA SHAUN
	121	2608 EL CAMINO LN	BRYANTHARRELL TERRI
	122	2616 EL CAMINO LN	BARCLAY MICHAEL &
	123	2624 EL CAMINO LN	FINCH JEREMY
	124	2632 EL CAMINO LN	WANG CHEN HAN
	125	2640 EL CAMINO LN	DIAZGARCIA EDUARDO ANTONIO &
	126	2648 EL CAMINO LN	CLEETUS CARMEL MARY
	127	2656 EL CAMINO LN	BROWN SHAWN MATTHEWS & ANDREA
	128	2641 LA ALTURA LN	GOODSPEED KIMBERLY & PETER
	129	2633 LA ALTURA LN	BRANSON MARQUEZ
	130	2625 LA ALTURA LN	PAYROVI DUSTIN
O	131	2617 LA ALTURA LN	LINK MARC W
	132	2609 LA ALTURA LN	MCCARTHY JOHN &
	133	2601 LA ALTURA LN	PATTERSON BRANDI
	134	2555 LA ALTURA LN	LESNANSKY MARK & LORI
	135	2547 LA ALTURA LN	HANSON HEATHER NICOLE
	136	2539 LA ALTURA LN	VANIKIOTIS NICHOLAS
	137	1313 RODEO DR	ENXES INVESTMENTS LLC
	138	1228 DULUTH ST	GREER JANESE
	139	1220 DULUTH ST	KH SOLUTIONS INC