HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, JUNE 22, 2022**
ACM: Majed Al-Ghafry

FILE NUMBER: Z212-145(MP) **DATE FILED:** December 13, 2021

LOCATION: On the southwest corner of Sylvan Avenue and Singleton Boulevard

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ±5.78 acres **CENSUS TRACT:** 0043.00

OWNER: Atlas Metal Works, Inc

APPLICANT: H&R Properties, LLC

REPRESENTATIVE: Tommy Mann & David Martin, Winstead PC

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, on property zoned an 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, and design standards to develop the site as multifamily with some retail components.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, and staff's recommended conditions.

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

BACKGROUND INFORMATION:

- The applicant is requesting to create a new planned development district in order to develop a five-story multifamily structure on the southern portion of the site, with a retail component along Singleton Avenue.
- The site is currently zoned an IR Industrial Research District and is located across Obenchain Street from multiple residential communities. Although the surrounding area is generally zoned with industrial districts, there is a predominant trend of residential uses including single family and multifamily uses. The site currently includes multiple vacant industrial structures.
- The proposed PD uses MF-2(A) and NS(A) as the base for its two tracts, with requested deviations regarding front setback, density, and design standards.
- The PD includes Mixed Income Housing Standards, and the applicant is requesting a bonus to density from that typical of the MF-2(A) District.
- The property also includes a retail tract located on the north side of the site and is proposing to preserve the existing structure.
- Since the original submittal, the applicant has added several provisions. The applicant shifted their MIH income category from 61-80% of AMFI to 51-60%, in line with staff's recommendation. Minor changes were made to provide clarity between standards for Tract 1 and Tract 2. For the multifamily component, the applicant added the requirement for 25% of units to be built as 2-bedroom units. The applicant added a requirement to improve the adjacent portion of Duluth Street to city standard.

Zoning History:

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

1. **Z189-350 –** On March 25, 2020, the City Council approved an authorized hearing to determine the proper zoning on property zoned an IR Industrial Research District and Planned Development District No. 891 with consideration given to incorporating the property in the IR District into and expanding Planned Development District No. 891.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Singleton Boulevard	Community Collector	80’	100’
Sylvan Avenue	Local Street	87’	100' of ROW, 90' of pavement with bike lanes
Duluth Street	Unimproved	-	-
Obenchain Street	Private 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 ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which 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:

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:

	Zoning	Land Use
Site	IR Industrial Research	Undeveloped / Industrial
North	CR Community Retail, CS Commercial Service	Medical Office, Retail
East	IR Industrial Research	Industrial uses
South	TH-3(A) Townhouse	Undeveloped, Single Family
West	IR Industrial Research	Undeveloped, Multifamily

Land Use Compatibility:

The property is currently zoned an IR Industrial Research District, which allows a number of high-impact uses which could be allowed by right to the detriment of nearby residential properties. Across Obenchain Street to the west there is a recent multifamily development and a currently undeveloped parcel. North of the site along Singleton Avenue is vacant commercial space and a medical office building. East of the site has various warehousing uses and vacant commercial structures. South of the site is several small undeveloped parcels and single-family housing.

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. 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 planned development districts for multifamily has been established in recent years, which makes the subject site more appropriate for a Mixed-Use District, rather than the current IR District.

The proposed building scale and uses are comparable with those established in the area at this time. The nearby PD No. 933 and PD No. 891 call for similar building heights and lot coverage, that make this area dense and walkable. PD No. 933 allows a maximum height of 90 feet and PD No. 891 has no maximum height. IR has a height maximum of 200 feet. The proposed PD has a maximum height of 70 feet.

The development plan proposes a five-story multifamily structure on the southern portion of the site, with a retail component along Singleton Avenue. The site plan indicates the inclusion of an open space adjacent to the existing Atlas Metals structure. The landscape plan also calls to preserve trees within this area. It also includes a private street between the retail tract (Tract 1) and multifamily tract (Tract 2).

The recent update to the conditions clarified that the front setbacks are to be measured from the edge of parallel on street parking, in such cases that on street parking is provided.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	FAR	Special Standards	Primary Uses
	Front	Side/Rear						
Existing IR	15’	30’	N/A	200’ / 15 stories	80%	2	RPS Visual Intrusion	Industrial, Commercial
Proposed PD	18’ from curb Additional on Duluth and Sylvan	0’	200 units 440 units with MIH	70’	70%	No max	Design Standards	Mixed Use (Multifamily, Light Retail)
MF-2 (Base)	15’	10’ for MF structures	Roughly 250 units	36’	60%	No max	Tower Spacing RPS, Urban Form Setback	Multifamily

Mixed-Income Housing:

Staff uses the Market Value Analysis (MVA) category to guide staff recommendation, and consistently recommends that developments start at **51-60 percent** AMI in all A, B, or C MVA categories or that are 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 **51 to 60 percent** of area median family income. This inclusion 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 entries. These provisions help connect this property with nearby businesses, schools, and transit. In terms of the additional units requested with the incorporation of MIH, staff does not have concerns since height and lot coverage limitations are included in the conditions.

The proposed MIH bonus modifies the following standards:

1. Without the bonus, the PD calls for a maximum number of dwelling units at 200. With the proposed mixed income housing, the maximum number of dwelling units may be increased to 440 units.

Open Space, Amenities, and Urban Design Elements:

The applicant is proposing a minimum of 20,000 square feet of open space. The PD proposes compliance with the Design Standards of 51A-4.1107. The proposed conditions also include a designated 20,000 square foot open space within Tract 1. The proposed conditions call for 10-foot sidewalks within Tract 1 and six-foot sidewalks within Tract 2. The conditions call for additional transparency and activation design standards, as well.

Parking:

Parking will be provided pursuant to the Dallas Development Code without deviations.

Landscaping:

Any new development on the property will require landscaping in accordance with the submitted Landscape Plan. Additionally, the updated conditions provide for the ability for additional landscaping and planting to be located within the right of way, to add extra vegetation along the two thoroughfares.

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.

CPC Action
February 17, 2022

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, on property zoned an IR Industrial Research District, on the southwest corner of Sylvan Avenue and Singleton Boulevard, it was moved to **hold** this case under advisement until March 3, 2022.

Maker: Carpenter
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Gibson, Haqq, Stanard, Kingston, Rubin

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

Notices:	Area:	500	Mailed:	121
Replies:	For:	3	Against:	0

Speakers: For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Against: None
Against (Did not speak): Paul Carden, 2007 Harlandale Ave., Dallas, TX, 75216
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204

CPC Action
March 3, 2022

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, on property zoned an IR Industrial Research District, on the southwest corner of Sylvan Avenue and Singleton Boulevard, it was moved to **hold** this case under advisement until March 24, 2022.

Maker: Carpenter
Second: Rubin
Result: Carried: 12 to 0
For: 12 - Popken, Hampton, Shidid, Carpenter, Blair, Jung, Housewright, Gibson, Haqq, Stanard, Kingston, Rubin
Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 121
Replies: For: 3 Against: 0

Speakers: For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

CPC Action
March 24, 2022

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, on property zoned an IR Industrial Research District, on the southwest corner of Sylvan Avenue and Singleton Boulevard, it was moved to **hold** this case under advisement until April 21, 2022.

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

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung, Housewright, Gibson, Haqq, Kingston, Rubin

Against: 0
Absent: 3 - Popken, Anderson, Stanard
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 121
Replies: For: 3 Against: 0

Speakers: For: None
For (Did not speak): Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

CPC Action
April 21, 2022

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, on property zoned an IR Industrial Research District, on the southwest corner of Sylvan Avenue and Singleton Boulevard, it was moved to **hold** this case under advisement until May 19, 2022.

Maker: Carpenter
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Shidid, Carpenter, Blair*, Jung, Housewright, Gibson*, Popken, Stanard, Kingston, Rubin, Anderson, Haqq, Hampton, Vann

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

*out of the room, shown voting in favor

Notices:	Area:	500	Mailed:	121
Replies:	For:	3	Against:	0

Speakers: For: None
Against: None

CPC Action
May 19, 2022

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, subject to a development plan, landscape plan and applicant's recommended conditions on property zoned an IR Industrial Research District, on the southwest corner of Sylvan Avenue and Singleton Boulevard.

Maker: Carpenter
Second: Rubin
Result: Carried: 9 to 0

For: 9 - Popken, Anderson, Shidid, Carpenter, Blair, Gibson, Stanard, Kingston, Rubin

Against: 0
Absent: 5 - Hampton, Vann, Jung, Housewright, Haqq
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 121
Replies: For: 3 Against: 0

Speakers: For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Hunter Webb, 2218 Bryan St., Dallas, TX, 75201
James Storey, 818 Singleton Blvd., Dallas, TX, 75212
Against: None

CPC Recommended 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 southwest corner of Singleton Road and Sylvan Avenue. The size of PD ___ is approximately ____ 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) ORIGINAL BUILDING means the building (historic office building originally constructed in 1929) as shown on the development plan on Tract 1.

(d) PROTECTED FACADE means a facade that must maintain its original appearance, as near as practical, in all aspects. Refer to Protected Facades identified on the development plan.

(e) This district is considered to be a nonresidential zoning district.

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: development plan.

(2) Exhibit ____B: landscape 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.

(a) Special provision for general merchandise or food store with a floor area of less than 3,600 square feet**.** In this district, a general merchandise or food store that has a floor area of less than 3,600 square feet is treated as a general merchandise or food store 3,500 square feet or less. All provisions in Chapter 51A applicable to a general merchandise or food store 3,500 square feet or less apply to a general merchandise or food store that has a floor area of less than 3,600 square feet in this district.

(a) Tract 1. The following uses are the only main uses permitted:

(1) Institutional and community service uses.

-- Child-care facility.
-- Church.
-- College, university, or seminary. *[SUP]*
-- Library, art gallery, or museum.

(2) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*

(3) Office uses.

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(4) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(5) Retail and personal service uses.

-- Dry cleaning or laundry store.
-- General merchandise or food store 3,600 square feet or less.

-- Personal service uses. *[Excluding tattoo or body piercing studio or massage establishment.]*

-- Restaurant without drive-in or drive-through service.

(6) Transportation uses.

-- Transit passenger shelter.

(b) Tract 2. The following uses are the only main uses permitted:

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

SEC. 51P-____.107. ACCESSORY USES.

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.

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) Tract 1. Except as provided in this section, the yard, lot, and space regulations for the NS(A) Neighborhood Service district apply.

(1) Development impact review (DIR) is not required for any allowed use on Tract 1.

(2) Front Yard. Except as further provided below, minimum setback from Singleton Boulevard and Sylvan Avenue is 22 feet measured from the curb, and if on-street parallel parking spaces are provided, minimum setback is measured from the projected street curb beyond the parallel parking spaces.

(A) No new building or portion of a new building within 40 feet of the original building may be located closer to Singleton Boulevard than the original building.

(B) Ramps, steps, guardrails, landings, decks, and similar features may protrude into the front yard.

(3) Height. No new building or portion of a new building within 40 feet of the original building may be taller than the original building.

(b) Tract 2. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily district apply.

(1) Front Yard. Except as provided in this section, minimum front yard is 18 feet measured from the curb, and if on-street parallel parking spaces are provided, minimum setback is measured from the projected street curb beyond the parallel parking spaces.

(A) Additional setbacks along Sylvan Avenue.

(i) An additional six-foot front yard setback must be provided for at least 50 percent of the facade as shown on the development plan.

(ii) For portions of a structure above 40 feet in height, an additional five-foot front yard must be provided for at least 50 percent of the facade as shown on the development plan.

(B) Additional setback along Duluth Street. An additional 10-foot front yard setback must be provided for at least 30 percent of the facade as shown on the development plan.

(C) Architectural features framing entryways for dwelling units located on the ground floor may project two feet into the required front yard.

(2) Side and rear yard. No minimum side or rear yard.

(3) Density.

(A) Except as provided in this section, maximum number of dwelling units is 200.

(B) If the conditions in Section 51P-___.113 are met, maximum number of dwelling units is 440.

(4) Height.

(A) Maximum structure height is 70 feet.

(B) Elevator overrides and screened mechanical equipment may project up to 12 feet above the maximum height. Parapet walls may project up to five feet above the maximum height.

(5) Lot coverage. Maximum lot coverage is 70%.

(6) Lot size. No minimum lot area.

SEC. 51P-____.109. OFF-STREET PARKING AND LOADING.

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

(b) This Property is considered one lot for purposes of off-street parking, and parking for nonresidential uses located on Tract 1 may be located on Tract 2.

SEC. 51P-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. LANDSCAPING & SCREENING.

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

(b) Plant materials must be maintained in a healthy, growing condition.

(c) Front yard fences.

(1) Decorative architectural metal is permitted.

(2) Maximum fence height is four feet.

(3) No more than 50 percent of the surface area of the fence may obstruct a view through the fence from a position perpendicular to the fence.

SEC. 51P-____.112. DESIGN STANDARDS.

(a) Tract 1.

(1) Sidewalks. Minimum unobstructed sidewalk width is 10 feet.

(2) Pedestrian lighting. Pedestrian scale lighting must be provided for every 50 feet of sidewalk along street frontages. Pedestrian lighting must:

(A) provide a minimum of 1.5 footcandles; and

(B) be mounted at a height no greater than 14 feet.

(3) Open space A minimum of 20,000 square feet of open space must be provided in the zones and areas more specifically shown on the landscape plan and further described in this section. The retail and restaurant buildings in Tract 1 may be located within the open space, but the area covered by these buildings may not be counted toward the minimum amount of open space required.

(A) Lawn. A minimum of 6,700 square feet must be lawn and contain pedestrian seating, bicycle parking, lighting, irrigation, trees, shade structures or decorative elements such as repurposed building materials from demolished structures on Tract 2.

(B) Active Open Space: The remaining open space apart from the lawn described in section 51P-____.112(a)(3) may contain lawn or pavement (a maximum of 50 percent pavement) and may include dedicated outdoor seating (covered or uncovered by shade structures) for retail or restaurant uses on Tract 1, fencing, lighting, trees, pedestrian seating, bicycle parking, irrigation, and decorative structures.

(C) Private Drive. While the area containing the private drive and parallel parking that separates Tract 1 and Tract 2 may not be counted toward the minimum amount of open space required, it may contain enhanced paving, movable vehicular barriers, and altered or curb-less areas that allow it to be wholly or partially barricaded and utilized for special events such as neighborhood markets in accordance with the requirements of Chapter 42 of the City Code.

(b) Tract 2.

(1) Sidewalks. Minimum unobstructed sidewalk width is 6 feet.

(2) Exterior building facades enclosing floor area in Tract 2.

(A) The facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, stepped parapets, corbeling, textured materials, change in window patterning, awnings, canopy projections, change in balcony expression, or change in materials or differently colored materials.

(B) Street-facing facades. All facades adjacent to a public street must have at least one window and at least one common primary entrance facing the street. The entrance must access the street or open space with an improved path connecting to the sidewalk.

(C) Ground level dwelling units along Sylvan Avenue. A minimum 90 percent of dwelling units at the ground level along Sylvan Avenue must have individual entries with direct connections to the sidewalk.

(D) Transparency. Ground-level, street-facing facades must provide a minimum 30 percent transparency.

(E) Architectural elements. Facades exceeding 30 feet in length must have two of the following elements, and facades exceeding 100 feet in length must have four of the following elements:

(i) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than five feet and a depth of at least eight inches and may include columns, planters, arches, and niches.

(ii) Architectural details such as raised bands and cornices.

(iii) Architecturally prominent public entrance.

(iv) Enhanced unit entries.

(v) Awnings or canopies.

(vi) Change in color.

(vii) Change in material.

(viii) Change in texture.

(F) Surface parking location. Unless otherwise shown on the development plan, surface parking is prohibited in the front yard.

(G) Screening of off-street loading spaces and service areas. Off-street loading and service areas visible from the street must be screened. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3). Garbage storage areas must be screened in accordance with Section 51A-4.602(b)(6), except that screening around service areas for trash collection must be screened by a masonry wall with a solid gate.

(H) Multi-bedroom dwelling units. A minimum of 25 percent of the dwelling units on Tract 2 must contain 2 or more bedrooms.

(I) Duluth Street. Prior to the issuance of a certificate of occupancy for Tract 2, the owner shall improve the portion of Duluth Street adjacent to Tract 2 to city standards.

SEC. 51P-____.113. SPECIAL PROVISIONS

(a) Original Building.

(1) The original building on Tract 1 may not be intentionally removed but may be repaired, remodeled, or expanded.

(2) The original building façade protection plan shown on the development plan identifies the facades that are protected as described below.

(A) Facades identified on the development plan are protected from ground level to top of parapet.

(B) Doors and windows on protected facades may be replaced, and existing awnings may replaced or removed.

(C) The remaining facade is not protected and modifications, including porches and additions to it, are allowed provided the existing slope, massing, and configuration of the roof is maintained.

(D) Ramps, steps, guardrails, landings and decks that are at or below the finished floor elevation, and similar features may be added in front of protected facades.

(b) Prior to the issuance of a final certificate of occupancy for a multifamily use on Tract 2, at least 4 of the following are required:

(1) Reuse of the roof sign located on the roof of existing buildings on Tract 2 to frame or define areas within Tract 1. Reuse of this existing sign in this manner shall not be considered a detached sign for any use on Tract 1;

(2) Reuse of building materials from existing buildings on Tract 2 on new buildings or within open space;

(3) Use of an architectural style similar to existing buildings on Tract 2 for the proposed retail building on Tract 1; or

(4) Utilization of relocated portions of existing buildings on Tract 2 within new buildings or within open space.

(5) Items such as those required in Section 113(c) below, professional photographs, and historical information about the property are prominently displayed within the retail buildings or residential building lobby areas.

(c) Prior to the demolition of any existing buildings on Tract 2, detailed information regarding the existing buildings shall be collected and prepared for archiving, and copies of this information shall be offered to the Dallas Public Library for archiving.

(d) Prior to a final certificate of occupancy for multifamily uses is issued, an application for the placement of a Texas historical marker on the property shall be made.

Staff Recommendation:

~~(5) Items such as those required in Section 113(c) below, professional photographs, and historical information about the property are prominently displayed within the retail buildings or residential building lobby areas.~~

~~(c) Prior to the demolition of any existing buildings on Tract 2, detailed information regarding the existing buildings shall be collected and prepared for archiving, and copies of this information shall be offered to the Dallas Public Library for archiving.~~

~~(d) Prior to a final certificate of occupancy for multifamily uses is issued, an application for the placement of a Texas historical marker on the property shall be made.~~

SEC. 51P-_____.114. DEVELOPMENT BONUS FOR MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonus in Section 51P-____.108.

(b) The density bonus set forth in Section 51P-____.108 applies if a minimum of five percent of the total number of dwelling units are available to households earning between 51 and 60 percent of area median family income.

(c) Compliance with Section 51A-4.1107 is required unless otherwise provided in this section.

(1) Garage facades must be screened from view by the main building in the areas shown on the development plan, and exposed ramps and columns within the exposed portion of the garage façade must be clad in materials similar to the appearance of the main building.

(2) Sidewalks may be located adjacent to the back of the projected street curb.

SEC. 51P-____.115. SIGNS.

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

SEC. 51P-____.116. ADDITIONAL PROVISIONS.

(a) Phasing. Prior to the issuance of a final certificate of occupancy for multifamily use on Tract 2, a "clean and show" or shell certificate of occupancy shall be issued for either (1) the original building, or (2) the additional retail building on Tract 1.

(b) Landscaping within the right-of-way.

(1) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(2) The city council hereby grants a non-exclusive revocable license to the owners of all property within this district for the exclusive purpose of permitting landscaping to be located within the public right-of-way of the abutting right-of-way of the property. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a right-of-way landscape permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(3) The owner is responsible for maintaining the landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain the landscaping. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees and landscaping in the public right-of-way.

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

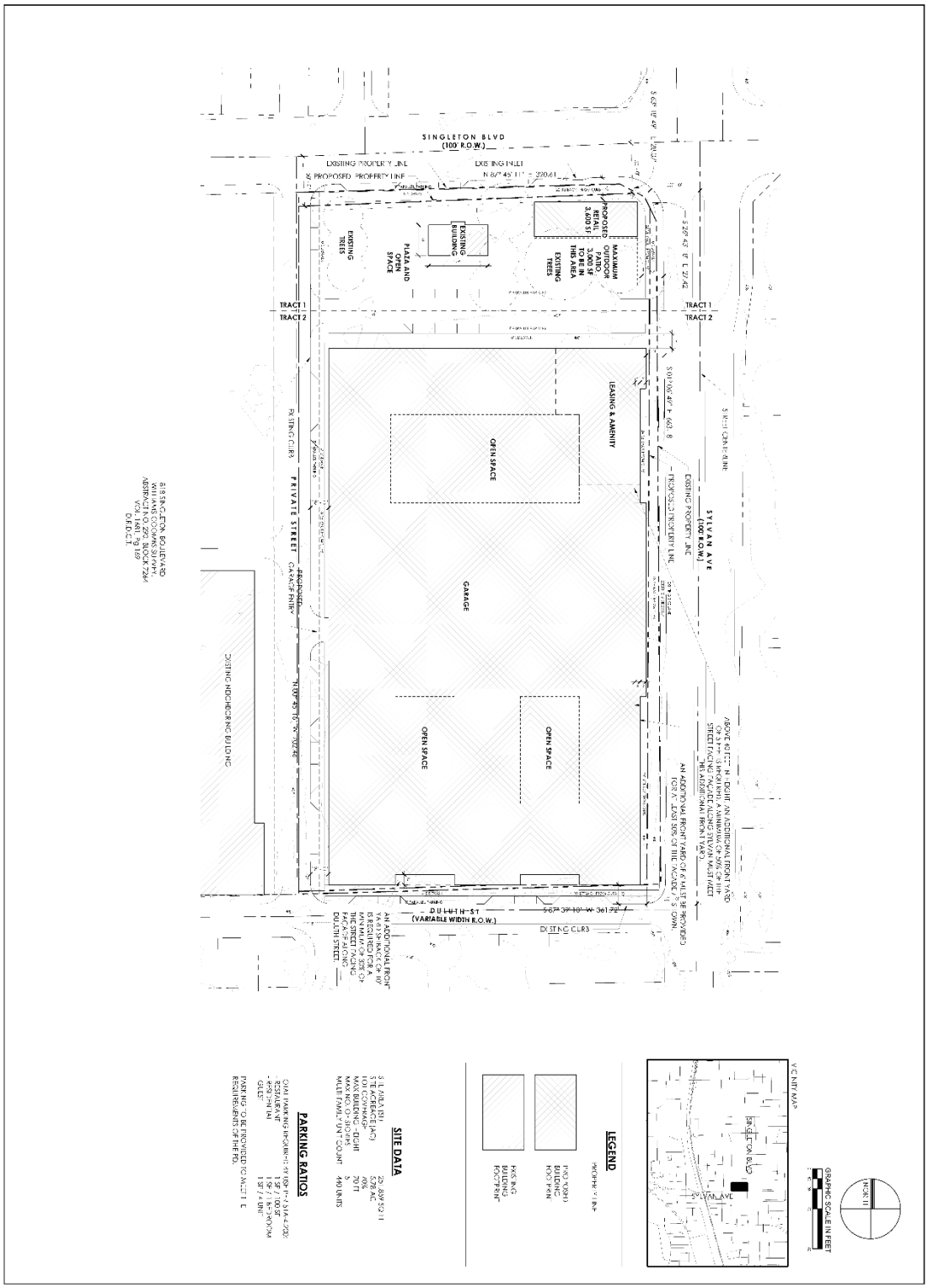
(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.117. 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.

CPC Recommended Development Plan

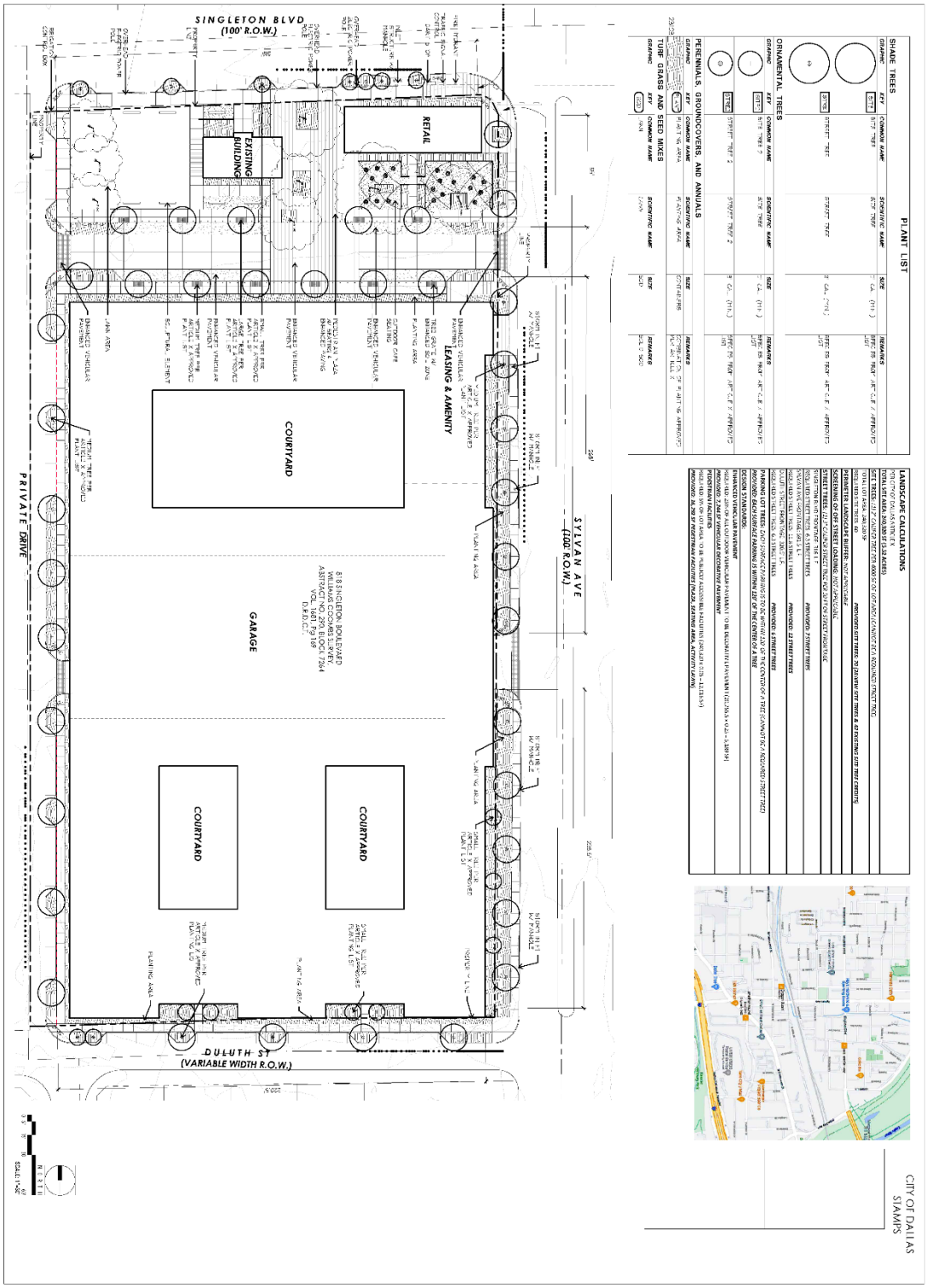


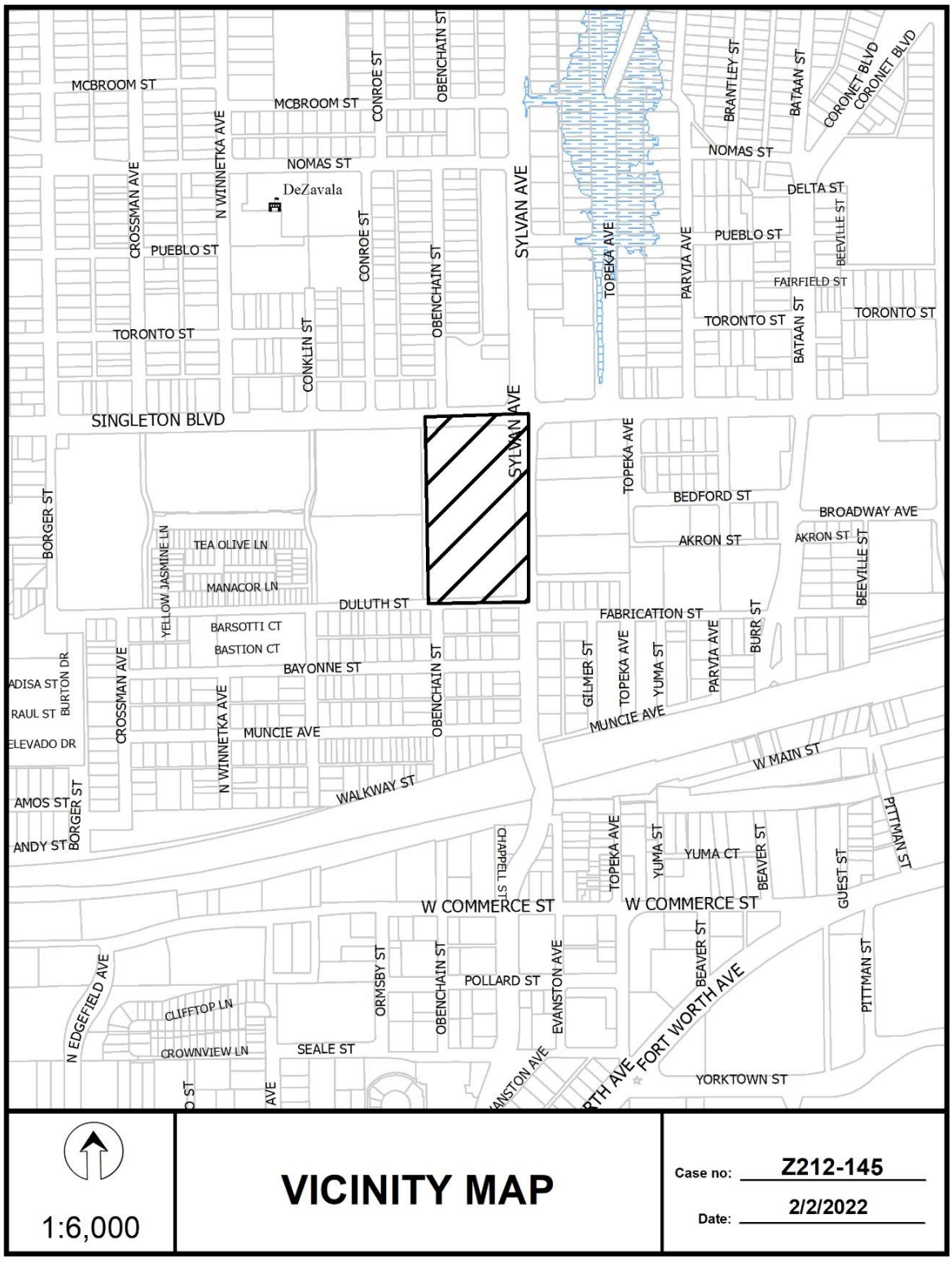
Lantower Singleton

LANTOWER RESIDENTIAL

818 SINGLETON BLVD

CPC Recommended Landscape Plan



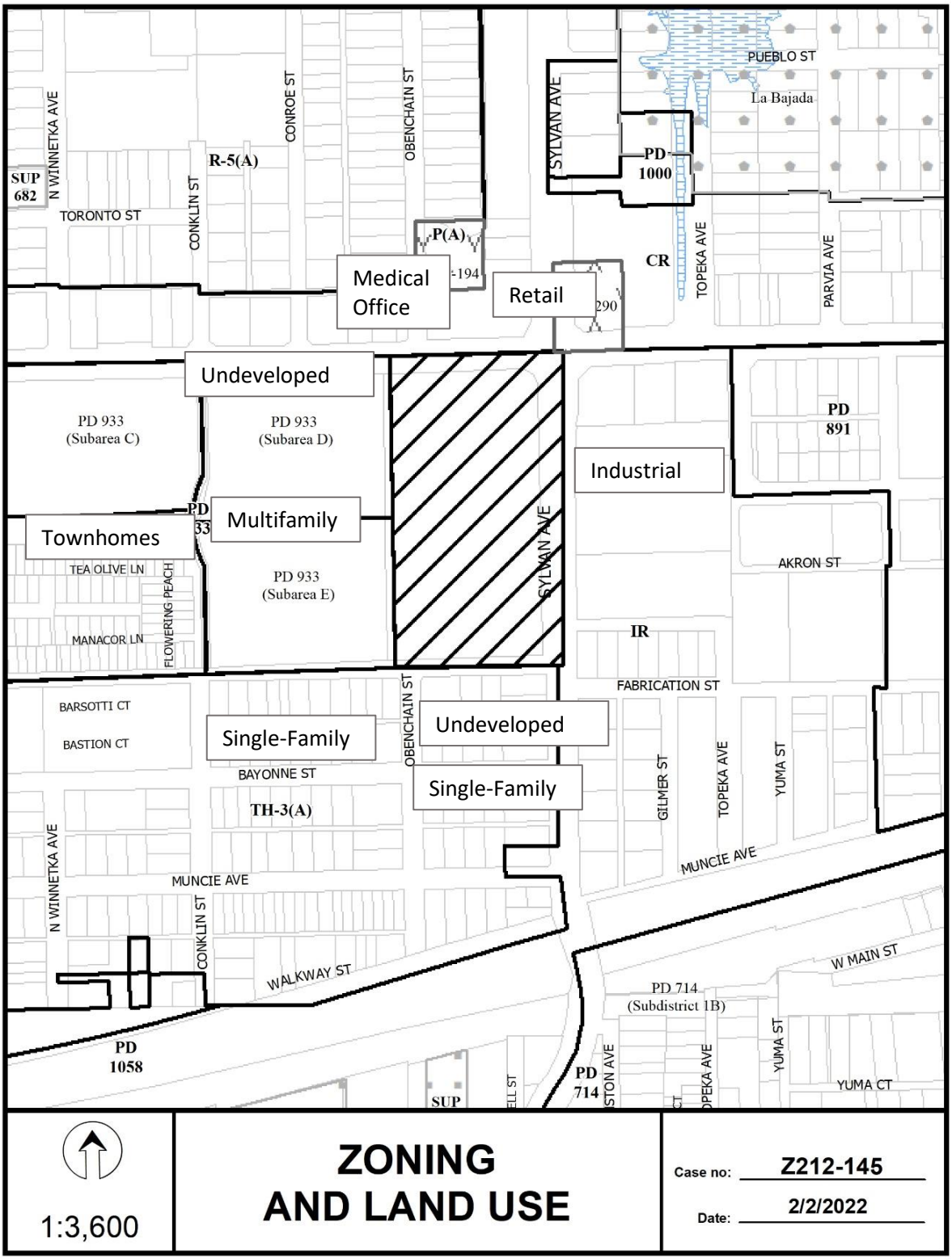

MCBROOM ST
MCBROOM ST
CONROE ST
OBENCHAIN ST
BRANTLEY ST
BATAAN ST
CORONET BLVD
CORONET BLVD
NOMAS ST
NOMAS ST
DeZavala
N WINNETKA AVE
CROSSMAN AVE
PUEBLO ST
CONROE ST
OBENCHAIN ST
SYLVAN AVE
TOPEKA AVE
PARVIA AVE
PUEBLO ST
DELTA ST
BEEVILLE ST
FAIRFIELD ST
TORONTO ST
TORONTO ST
BATAAN ST
TORONTO ST
CONKLIN ST
OBENCHAIN ST
SINGLETON BLVD
SYLVAN AVE
TOPEKA AVE
BEDFORD ST
BROADWAY AVE
BORGER ST
TEA OLIVE LN
YELLOW JASMINE LN
MANACOR LN
AKRON ST
AKRON ST
BEEVILLE ST
DULUTH ST
FABRICATION ST
BARSOTTI CT
BASTION CT
BURR ST
BURTON DR
ADISA ST
RAUL ST
ELEVADO DR
CROSSMAN AVE
BAYONNE ST
OBENCHAIN ST
GILMER ST
TOPEKA AVE
YUMA ST
PARVIA AVE
MUNCIE AVE
N WINNETKA AVE
MUNCIE AVE
W MAIN ST
AMOS ST
BORGER ST
WALKWAY ST
ANDY ST
CHAPPELL ST
TOPEKA AVE
YUMA ST
YUMA CT
BEAVER ST
GUEST ST
PITTMAN ST
W COMMERCE ST
W COMMERCE ST
N EDGEFIELD AVE
CLIFFTOP LN
ORMSBY ST
OBENCHAIN ST
POLLARD ST
EVANSTON AVE
BEAVER ST
PITTMAN ST
CROWNVIEW LN
SEALE ST
FORT WORTH AVE
YORKTOWN ST
1:6,000
VICINITY MAP
Case no: Z212-145
Date: 2/2/2022

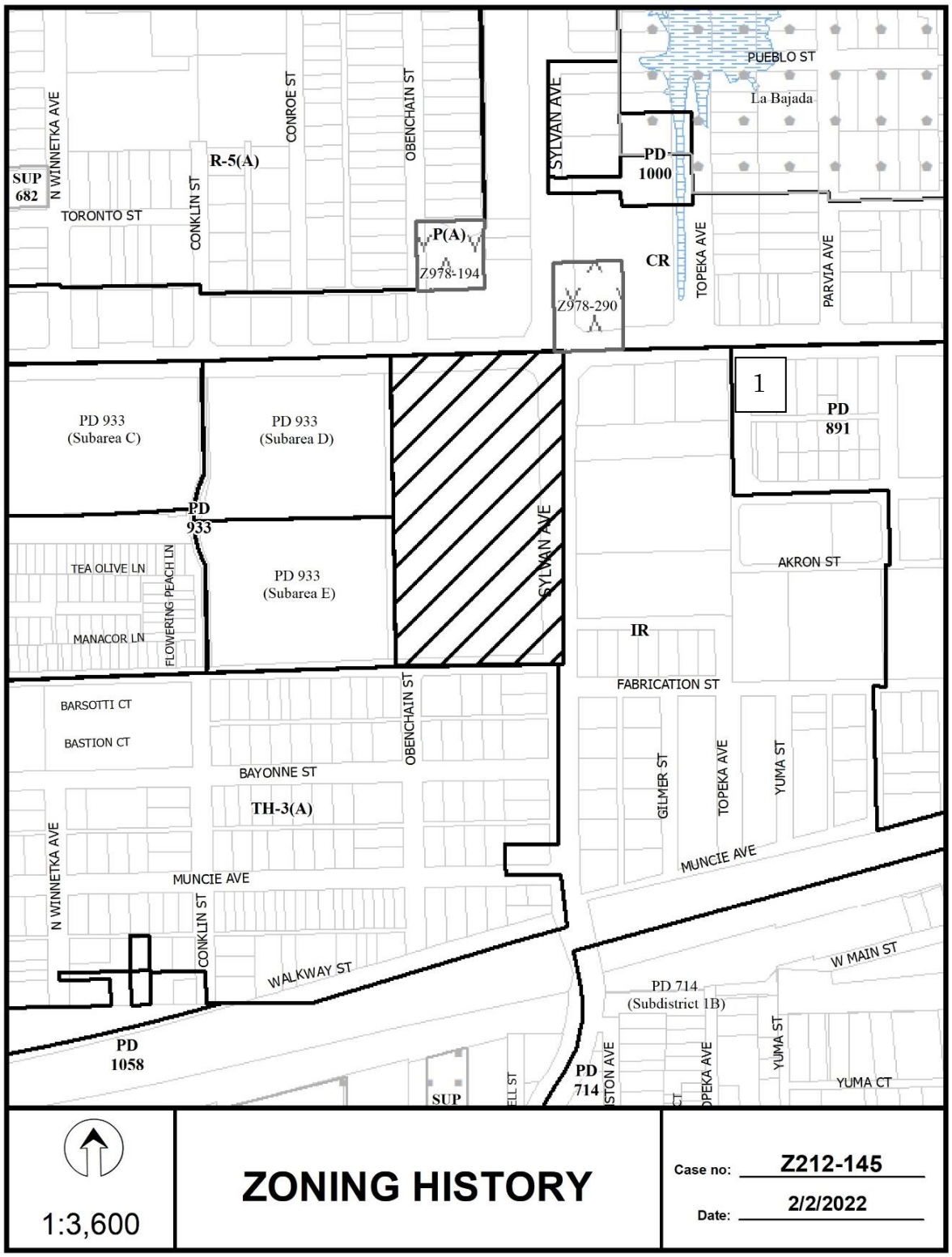
1:3,600

AERIAL MAP

Case no: Z212-145

Date: 2/2/2022


Medical Office
Retail
Undeveloped
Industrial
Multifamily
Townhomes
Undeveloped
Single-Family
Single-Family
PD 933 (Subarea C)
PD 933 (Subarea D)
PD 933 (Subarea E)
PD 891
PD 1000
PD 1058
PD 714 (Subdistrict 1B)
R-5(A)
TH-3(A)
P(A)
CR
IR
SUP 682
SUP
PUEBLO ST
La Bajada
SYLVAN AVE
OBENCHAIN ST
CONROE ST
N WINNETKA AVE
CONKLIN ST
TORONTO ST
TOPEKA AVE
PARVIA AVE
AKRON ST
FABRICATION ST
GILMER ST
YUMA ST
YUMA CT
TEA OLIVE LN
MANACOR LN
FLOWERING PEACH
BARSOTTI CT
BASTION CT
BAYONNE ST
MUNCIE AVE
WALKWAY ST
W MAIN ST
1:3,600
ZONING AND LAND USE
Case no: Z212-145
Date: 2/2/2022


PUEBLO ST
La Bajada
SYLVAN AVE
PD 1000
N WINNETKA AVE
CONROE ST
OBENCHAIN ST
R-5(A)
SUP 682
TORONTO ST
CONKLIN ST
P(A)
Z978-194
Z978-290
CR
TOPEKA AVE
PARVIA AVE
1
PD 933 (Subarea C)
PD 933 (Subarea D)
PD 933
PD 891
TEA OLIVE LN
FLOWERING PEACH LN
MANACOR LN
PD 933 (Subarea E)
SYLVAN AVE
AKRON ST
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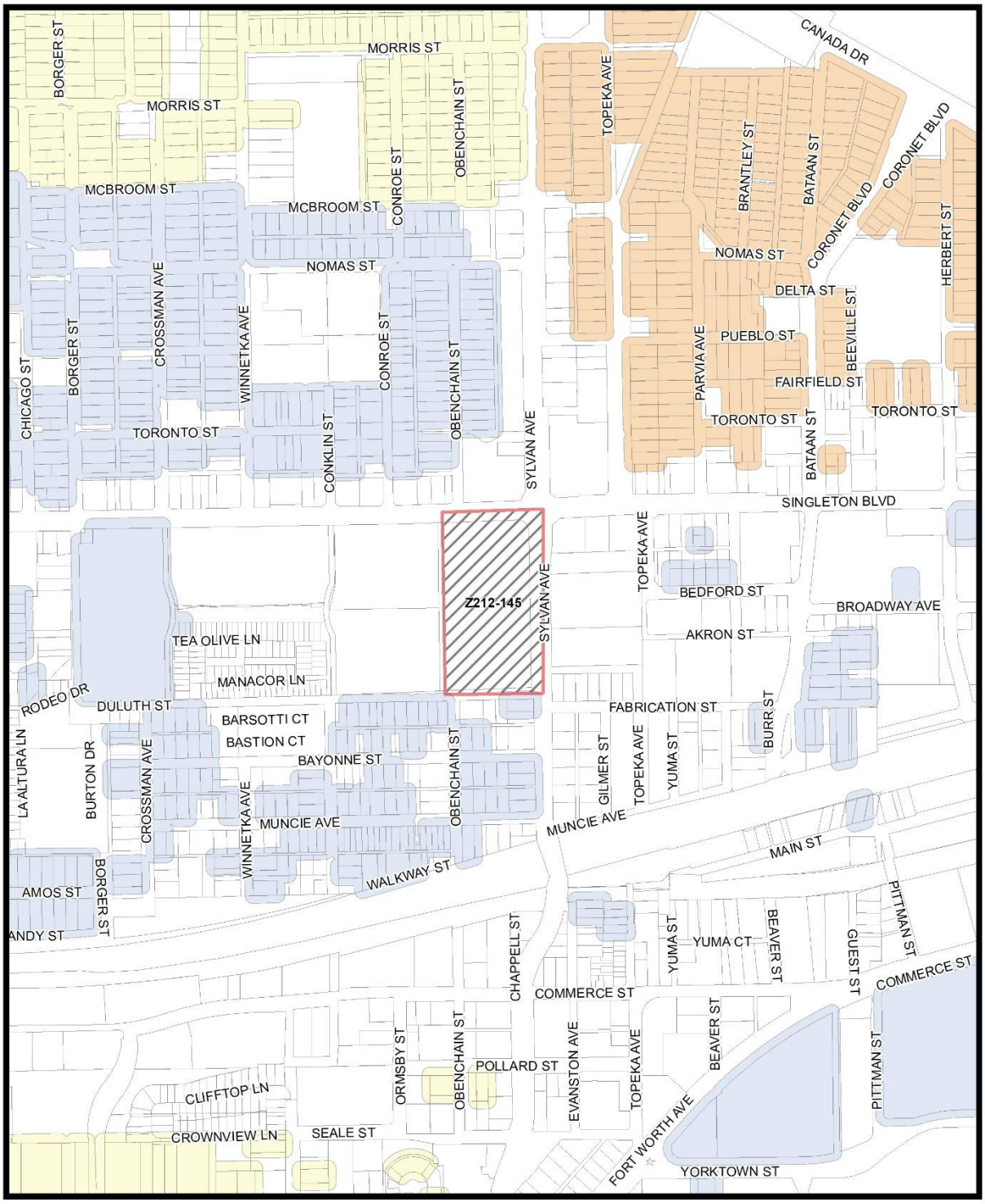
FABRICATION ST
BARSOTTI CT
BASTION CT
BAYONNE ST
OBENCHAIN ST
TH-3(A)
GILMER ST
TOPEKA AVE
YUMA ST
MUNCIE AVE
N WINNETKA AVE
MUNCIE AVE
CONKLIN ST
WALKWAY ST
W MAIN ST
PD 714 (Subdistrict 1B)
PD 1058
SUP
PD 714
YUMA ST
YUMA CT
1:3,600
ZONING HISTORY
Case no: Z212-145
Date: 2/2/2022



Market Value Analysis A B C D E F G H I NA

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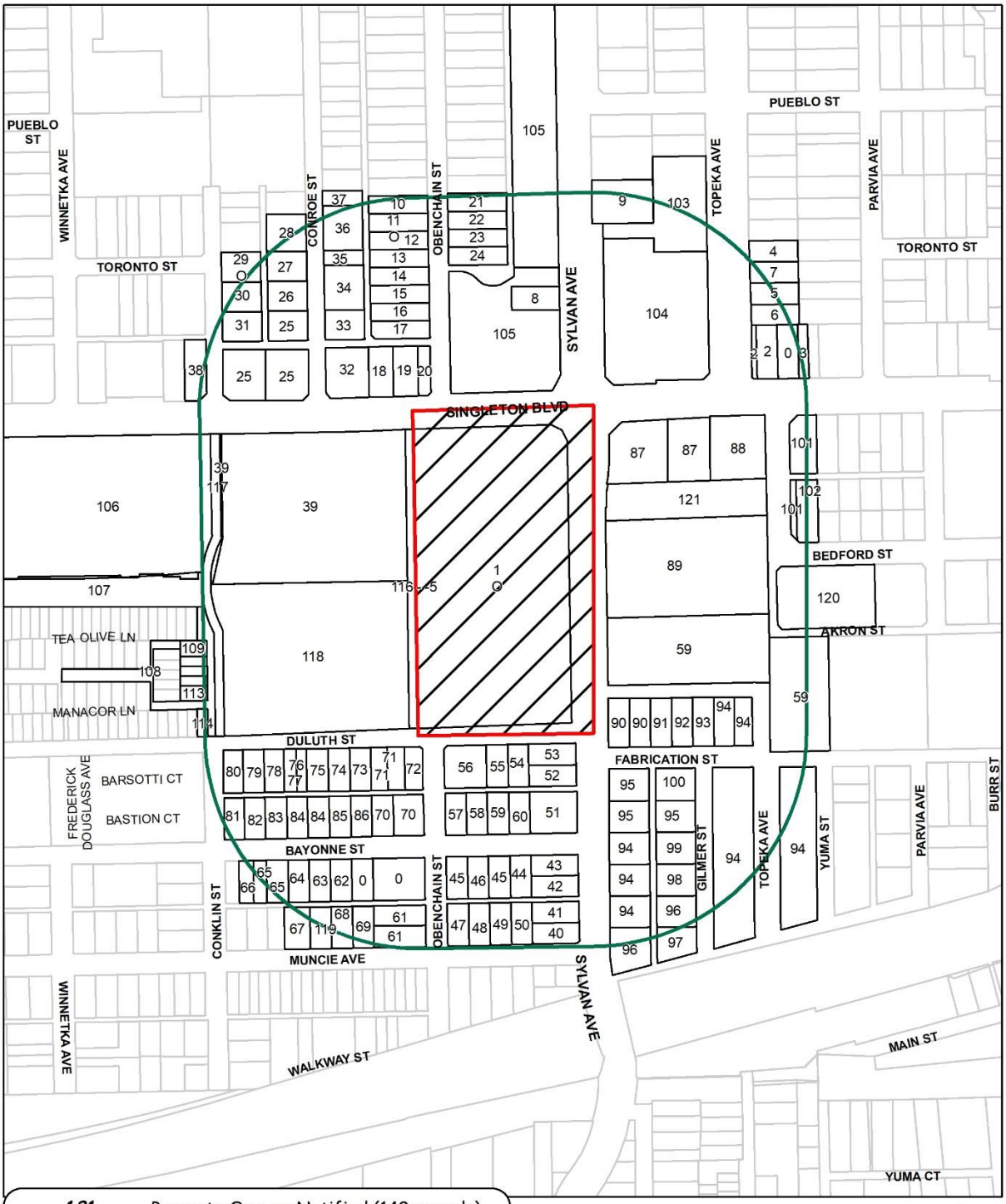
Market Value Analysis

Printed Date: 2/2/2022



121	Property Owners Notified (149 parcels)
3	Replies in Favor (3 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
5/19/2022	Date

Z212-145
CPC

N
W E
S

1:3,600

05/18/2022

Reply List of Property Owners

Z212-145

121 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
O	1	818	SINGLETON BLVD	ATLAS METAL WORKS
	2	619	SINGLETON BLVD	GARCIA EDUARDO F
	3	613	SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
	4	3022	TOPEKA AVE	MEDINA TOMASA
	5	3014	TOPEKA AVE	BOZQUEZ JUAN ARNULFO ROMAN
	6	3010	TOPEKA AVE	ROMAN JUAN ARNULFO
	7	3018	TOPEKA AVE	BILLINGSLEY GUADALUPE GARZA &
	8	3017	SYLVAN AVE	ALVARADO DAVID
	9	3108	SYLVAN AVE	WESTER CAROYLN DURBIN
	10	3109	OBENCHAIN ST	ALONZO PAZ
O	11	3105	OBENCHAIN ST	NEVAREZ MARIO
	12	3103	OBENCHAIN ST	TORRES JUANITA
	13	3025	OBENCHAIN ST	DREILING JORDAN RENEE &
	14	3021	OBENCHAIN ST	RODRIGUEZ JUANITA
	15	3019	OBENCHAIN ST	BARRON CORONADO F &
	16	3015	OBENCHAIN ST	Taxpayer at
	17	3011	OBENCHAIN ST	Taxpayer at
	18	839	SINGLETON BLVD	RUIZ MARIA E
	19	833	SINGLETON BLVD	RUIZ RAYMOND JR
	20	829	SINGLETON BLVD	RUIZ MARIA E
	21	3108	OBENCHAIN ST	SILVA JOSE A & SONIA V
	22	3104	OBENCHAIN ST	BARRON RAFEL & VIRGINIA
	23	3100	OBENCHAIN ST	VILLASENOR MARIA ELENA
	24	3024	OBENCHAIN ST	VILLAGOMEZ JUAN
	25	915	SINGLETON BLVD	HMK LTD
	26	3021	CONROE ST	CAMACHOFLORENCIO MA ANGELICA &

Reply	*Label #*	*Address*		*Owner*
	27	3023	CONROE ST	TORRES ARACELI
	28	3103	CONROE ST	PINONES JESSE TRUSTEE
O	29	3024	CONKLIN ST	GAETA FLP 3 LTD PS
	30	3020	CONKLIN ST	IPINA JUAN CARLOS
	31	3014	CONKLIN ST	VILLEGAS EVARISTA
	32	847	SINGLETON BLVD	RUIZ MARIA
	33	3012	CONROE ST	TORRES FERNANDO EST OF &
	34	3020	CONROE ST	ARELLANO ASUNCION &
	35	3026	CONROE ST	RAZO JOSE LUIS & ABELINE
	36	3102	CONROE ST	GARCIA ROSALIO
	37	3106	CONROE ST	SAVALA JULIA &
	38	1001	SINGLETON BLVD	PBGL ENTERPRISES LLC
	39	1000	SINGLETON BLVD	SINGLETON TRINITY GROVES LP
	40	2507	SYLVAN AVE	HURD REGINALD V
	41	2511	SYLVAN AVE	HURD REGINALD VAUGHN
	42	2513	SYLVAN AVE	HURD REGINALD VAUGHN
	43	2515	SYLVAN AVE	MCDANIEL JEARLDINE
	44	810	BAYONNE ST	MARTINEZ LILIAN &
	45	816	BAYONNE ST	TARL CABOT LLC
	46	818	BAYONNE ST	GARCIA MARCO ESTANISLAO &
	47	823	MUNCIE AVE	SMITH JOHN HENRY
	48	819	MUNCIE AVE	ARMSTRONG MARIE PEOPLES
	49	815	MUNCIE AVE	COLEMAN TONY LYNN SR
	50	811	MUNCIE AVE	COLEMAN EMORY L &
	51	805	BAYONNE ST	ROSSFERGUSON JEWEL R
	52	2611	SYLVAN AVE	BAYONNE CAPITAL LLC
	53	2615	SYLVAN AVE	CERVANTES RICHARD FLORES &
	54	810	DULUTH ST	HURD CHARLIE B
	55	814	DULUTH ST	HURD WILLIAM SAMUEL
	56	818	DULUTH ST	COLEMAN TONY L
	57	825	BAYONNE ST	FUENTES RUBEN

Reply	*Label #*	*Address*		*Owner*
	58	819	BAYONNE ST	MARTINEZ CARLOS H
	59	815	BAYONNE ST	WEST DALLAS INVESTS LP
	60	811	BAYONNE ST	CARRION CROW HOLDINGS LLC SERIES D
	61	2503	OBENCHAIN ST	FOUR WINDS BIBLE CHURCH DALLAS
	62	916	BAYONNE ST	PEREZ MARGARITA
	63	918	BAYONNE ST	DAVIS JIMMY VERNELL
	64	922	BAYONNE ST	GENCO ELISA &
	65	928	BAYONNE ST	CARRINGTON BRIAN
	66	934	BAYONNE ST	SAGE CREEK HOMES INC
	67	927	MUNCIE AVE	KHURSHUDIAN ELLEN
	68	915	MUNCIE AVE	BERNAL ENRIQUE & ELVIRA
	69	913	MUNCIE AVE	CHESTNUT HILL HOLDINGS LLC
	70	909	BAYONNE ST	DISCOVER BAYONNE LLC
	71	908	DULUTH ST	DULUTH EXPRESS LLC
	72	2617	OBENCHAIN ST	CALHOUN LOTTIE
	73	912	DULUTH ST	PORTAL 7 LLC
	74	914	DULUTH ST	HOUSTON DOROTHY
	75	918	DULUTH ST	CASTRO DANIEL
	76	922	DULUTH ST	ROGERS GUADALUPE EST OF
	77	924	DULUTH ST	MALDONADO ANTONIO & MARIA
	78	926	DULUTH ST	TMGE INVESTMENT LLC
	79	934	DULUTH ST	ULOHO SAMSON
	80	2614	CONKLIN ST	CARRION CROW HOLDINGS LLC
	81	939	BAYONNE ST	DAVIS KATHY DINH
	82	935	BAYONNE ST	SEALS TANGELA
	83	927	BAYONNE ST	CARRINGTON BRIAN
	84	925	BAYONNE ST	HRS BUILD LLC
	85	917	BAYONNE ST	BROWN GLORIA DEAN
	86	911	BAYONNE ST	SANCHEZ JUAN
	87	730	SINGLETON BLVD	DURBIN LIVING TRUST
	88	720	SINGLETON BLVD	DURBIN LIVING TRUST THE

05/18/2022

Reply	*Label #*	*Address*		*Owner*
	89	2816	SYLVAN AVE	2920 SYLVAN LLC
	90	2700	SYLVAN AVE	MIDDLE VILLAGE LLC
	91	719	FABRICATION ST	SYLVANFAB LLC
	92	717	FABRICATION ST	717 FABRICATION LLC
	93	711	FABRICATION ST	CARDENAS ROSALIO & MARIA
	94	707	FABRICATION ST	WEST DALLAS INVESTMENTS LP
	95	2610	SYLVAN AVE	TAHERKHARSANDI ALI
	96	2500	SYLVAN AVE	MIDDLE VILLAGE LLC
	97	2501	GILMER ST	Taxpayer at
	98	2515	GILMER ST	KASHTKARAN MOHAMMED M
	99	2521	GILMER ST	MOHAMMADIAN MOHAMMAD R
	100	714	FABRICATION ST	NASSERI MASSOUD
	101	626	SINGLETON BLVD	WEST DALLAS
	102	623	BEDFORD ST	WEST DALLAS INVESTMENTS LP
	103	3115	TOPEKA AVE	DALLAS CITY HOME INC
	104	3030	SYLVAN AVE	DBD NOCIGS 2019 31 LLC
	105	809	SINGLETON BLVD	LOS BARRIOS UNIDOS
	106	1002	SINGLETON BLVD	SINGLETON TRINITY GROVES LP
	107	1002	SINGLETON BLVD	TG SINGLETON POA INC
	108	1003	TEA OLIVE LN	PARKSIDE AT TRINITY GREEN
	109	2752	FLOWERING PEACH LN	CHRISTIAN STACY &
	110	2740	FLOWERING PEACH LN	MUHAMMED ABDUL
	111	2728	FLOWERING PEACH LN	AMPONSAH EMMANUEL
	112	2716	FLOWERING PEACH LN	GVOICH MICHAEL ROY &
	113	2704	FLOWERING PEACH LN	HAHN EDWARD III
	114	1002	MANACOR LN	MOEN BRUCE
	115	900	SINGLETON BLVD	TG SINGLETON POA INC
	116	900	SINGLETON BLVD	TG SINGLETON POA INC
	117	900	SINGLETON BLVD	TG SINGLETON POA INC
	118	990	SINGLETON BLVD	BG 15 TRINITY GREEN LLC
	119	919	MUNCIE AVE	WILSON BERETTA &

05/18/2022

Reply	*Label #*	*Address*		*Owner*
	120	620	BEDFORD ST	620 BEDFORD LLC
	121	2920	SYLVAN AVE	Taxpayer at