

**FILE NUMBER:** Z223-257(MB)                      **DATE FILED:** May 2, 2023

**LOCATION:** South line of Singleton Boulevard at the terminus of Navaro Street, and on the east line of Vilbig Road; south of Duluth Street

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** ± 32.08 acres                      **CENSUS TRACT:** 48113004300

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**REPRESENTATIVE:** Santos Martinez, La Sierra Planning Group

**OWNER/APPLICANT:** Villages at SOHO Square, LLC

**REQUEST:** 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.

**SUMMARY:** The purpose of the request is to modify development standards related to permitted uses, floor area ratio, maximum height, use operations, and to expand district boundaries.

**CPC RECOMMENDATION:** Approval, subject to an amended conceptual plan and amended conditions.

**STAFF RECOMMENDATION:** Approval, subject to an amended conceptual plan and amended conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Planned Development District No. 1049, IR Industrial Research, and IM Industrial Manufacturing.
- The applicant proposes to expand PD No. 1049 to include properties currently zoned IR Industrial Research and IM Industrial Manufacturing.
- The applicant also proposes the following amendments to the conditions of PD No. 1049:
  - 1) permitting enclosed stairwells to be within 12' allowance for structural and architectural overruns;
  - 2) adjusting allowable floor-area ratio from 1.9 to 2.2;
  - 3) allowing commercial amusement (inside) as a permitted use within Phase 1 of PD No. 1049 for the operation of a bowling alley;
  - 4) allowing a maximum height of 85 feet for structures within Phase 1 of PD No. 1049;
  - 5) adjusting hours of operations for the artificial swimming lagoon.
- To accomplish this, they request an amendment to PD No. 1049 to expand the boundaries and make the aforementioned changes.

**Zoning History:**

There have been seven zoning cases in the vicinity of the subject site in the last five years.

1. **Z178-366:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, located on the east line of Chicago Street, north of Duluth Street.
2. **Z178-367:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, at the terminus of Chicago Street.
3. **Z178-368:** On August 14, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR

Industrial Research District on the northwest corner of Duluth Street and Chicago Street.

4. **Z178-369:** On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the south line of Duluth Street, east of Chicago Street.
  
5. **Z201-105:** On April 14, 2021, City Council approved a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District on property generally located on the south side of Singleton Boulevard and east side of Vilbig Road. [Subject site]
  
6. **Z201-323:** On April 27, 2022, City Council approved 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, located on the west line of Borger Street, south of Singleton Boulevard.
  
7. **Z223-173:** On October 13, 2023, Specific Use Permit No. 1807 for a private recreation center, club, or area limited to an outdoor play area on property zoned an R-5(A) Single Family District on the north line of Muncie Avenue, west of Harston Street was automatically renewed for a period of five years.

**Thoroughfares/Streets:**

| <b>Thoroughfare/Street</b> | <b>Type</b>         | <b>Existing/Proposed ROW</b> |
|----------------------------|---------------------|------------------------------|
| Singleton Boulevard        | Principal Arterial  | 100 feet                     |
| Vilbig Road                | Community Collector | 60 feet                      |

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 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:

**LAND USE ELEMENT**

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

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

**1.1.5.3** Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

**1.3.1.7** Implement zoning tools to accommodate alternative housing products.

**GOAL 1.3   PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

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

**1.3.1.6** Promote incentives for ownership and affordable housing development in Dallas.

**ECONOMIC Element**

**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**

**GOAL 4     ATTRACT AND RETAIN THE MIDDLE CLASS**

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

The proposed project has the potential to meet several goals of the comprehensive plan related to providing affordable housing and expanding homeownership opportunities.

**Trinity River Corridor Plan (2009):**

The *Trinity River Corridor Plan*, adopted in March 2005 and amended in December 2009, shows the area of request as being in the Multi-Use land use type. This use supports “different uses arranged in a horizontal nature.” The site is also within the West Villages development area, envisioned as a series of transit-oriented villages with multi-use and residential neighborhoods. The Preferred Land Use Plan for the West Dallas District in the study calls for preserving the character of neighborhoods north of Singleton Boulevard, retaining the areas south of Singleton Boulevard for new development. Staff finds that the proposed zoning is in support of the future land use needs identified by the Study.

**Land Use:**

|              | <b>Zoning</b>   | <b>Land Use</b>   |
|--------------|---|---|
| <b>Site</b>  | Planned Development No. 1049; IR Industrial Research; IM Industrial Manufacturing | Undeveloped; Vehicle display/sales/service; Restaurant w/o drive-through                          |
| <b>North</b> | CR Community Retail   | Restaurant w/o drive-through; single family   |
| <b>East</b>  | PD No. 1108; PD No. 944; R-5(A)   | Warehouse; single family; office; surface parking; undeveloped; multifamily; auto service center. |
| <b>West</b>  | TH-3(A), PD No. 1010, R-5(A)  | Single family; church; private school.  |
| <b>South</b> | IM Industrial Manufacturing and PD No. 538  | Outside storage; warehouse; and single family.  |

**Land Use Compatibility:**

The area of request is predominantly surrounded by a mix of single family and commercial properties. To the north, east, and west, there are single-family houses, warehouses, and retail uses such as restaurants and vehicle display, sales and service. To the south, there are a variety of commercial uses as well as single-family across the railroad tracks. The existing PD No. 1049 complements the surrounding area by providing a mix of housing and other uses, revitalizing the area.

The request area is currently zoned PD No. 1049 as well as IR Industrial Research and Industrial Manufacturing, which were also the prior base zonings before the creation of PD No. 1049. The proposal would expand the boundaries of PD No. 1049 to include these properties, thereby requiring those properties to meet the use regulations and development standards of PD No. 1049, which are largely derived from the MU-2 Mixed Use District. This would allow for further development along the Singleton Boulevard frontage that complements the envisioned development within PD No. 1049.

Staff supports the proposed amendments to the PD conditions. The allowance for enclosed stairwells to project a maximum of 12 feet above the maximum structure height would have a minimal impact on the overall appearance of the property, and is in line with the existing allowances for other building features. Furthermore, the allowance would only apply to enclosed stairwells that are part of a parking structure.

The amendment to increase the floor-area ratio (FAR) from 1.9 to 2.2 would increase the square footage allowable for the residential uses within a mixed-use project (MUP). Staff notes that the standard FAR for a MUP in MU-2 is 1.8 residential with one other use category, or 1.9 with two or more other use categories, with a total allowable FAR of 2.0 with one other use category or 2.25 with two or more other use categories. The increase in FAR would provide more flexibility in building design and layout.

The amendment to permit commercial amusement (inside) within Phase 1 would allow for applicant to develop a bowling alley within the property. All other commercial amusement (inside) uses would not be permitted with this amendment.

The adjustment to the hours of operation for the artificial swimming lagoon would be compatible with the vision for the area; existing city code would provide limitations and regulations on noise.

**Development Standards:**  
**(Changes highlighted)**

| District                        | Setbacks |  | Height/<br>Stories                         | Lot<br>Coverage | Density/<br>FAR                                      |
|---------------------------------|----------|--|--|-----------------|--|
|                                 | Front    | Side/Rear  |  |                 |  |
| <b>Existing:</b><br>IR District | 15'      | 30' adjacent to residential<br>Other:<br>No Min. | 200'<br>15 stories<br>(+RPS, visual intr.) | 80%             | 2.0 FAR overall<br>0.75 office/ retail<br>0.5 retail |
| <b>Existing:</b><br>IM District | 15'      | 30' adjacent to residential<br>Other:<br>No Min. | 110'<br>8 stories<br>(+RPS, visual intr.)  | 80%             | 2.0 FAR overall<br>0.75 office/ retail<br>0.5 retail |

| District                | Setbacks                           |           | Height/<br>Stories  | Lot<br>Coverage | Density/<br>FAR  |
|-------------------------|------------------------------------|-----------|---|-----------------|--|
|                         | Front                              | Side/Rear |   |                 |  |
| Existing PD No.<br>1049 | 15'<br>No urban<br>form<br>setback | 0'        | 85' for structures with<br>over 50 feet of<br>frontage along<br>Singleton Blvd<br><br>85' for one seven-<br>story parking garage<br>in Phase 1<br><br>All other structures<br>65' | 80%             | 50 DU/acre<br><br>additional 35 dwelling<br>units per acre for a<br>development offering<br>five percent units at<br>Income band 2<br><br>additional 55 dwelling<br>units per acre for a<br>development offering<br>10 percent units at<br>Income band 2<br><br>additional 75 dwelling<br>units per acre for a<br>development offering<br>10 percent of dwelling<br>units at income band 2<br>and 5 percent at<br>income band 1<br><br>FAR: for residential<br>use in MUP with mix<br>of residential plus one<br>other category, 1.9 |
| Proposed PD<br>No. 1049 | 15'<br>No urban<br>form<br>setback | 0'        | 85' within Phase 1<br>All other structures<br>65 feet   | 80%             | 50 DU/acre<br><br>additional 35 dwelling<br>units per acre for a<br>development offering<br>five percent units at<br>Income band 2<br><br>additional 55 dwelling<br>units per acre for a<br>development offering<br>10 percent units at<br>Income band 2<br><br>additional 75 dwelling<br>units per acre for a<br>development offering<br>10 percent of dwelling<br>units at income band 2<br>and 5 percent at<br>income band 1<br><br>FAR: for residential<br>use in MUP with mix<br>of residential plus one<br>other category, 2.2 |

**Landscaping:**

Landscaping and tree preservation must be provided in accordance with Article X, as amended. Landscaping must be demonstrated by the submission of a landscape plan to the City Plan Commission prior to development of the property. Additionally, one street tree must be provided for every 30 feet of street frontage along Singleton Boulevard, and a minimum four-foot planting zone must be maintained between the sidewalk and back of curb alignment along Singleton Boulevard.

**Parking:**

Except as provided below, off-street parking and loading must be provided in accordance with Division 51A-4.200 for each use. The conditions require minimum parking for multifamily uses at to be provided at one space per bedroom and 0.25 spaces for visitor parking with maximum of two parking spaces shall be provided for each dwelling unit. Three bedroom units have a reduced parking requirement compared to base code as the maximum number of parking spaces is two spaces for multifamily units. Retail uses may qualify for a fifteen percent reduction of required parking if a minimum of seven spaces are designated on private property for ride sharing vehicles. For the purposes of parking, the entire district shall be considered one lot.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within a “C” MVA area.

Z223-257(MB)

## List of Officers

### **Villages at SOHO Square, LLC**

Megatel Holdings, LLC  
Armin Afzalipour, Member  
Arash Afzalipour, Member

**CPC Action  
June 6, 2024**

**Motion:** It was moved to recommend **approval** of an amendment to and expansion of Planned Development District No. 1049, subject to an amended conceptual plan and amended conditions, on property zoned Planned Development District No. 1049, an IR Industrial Research District, and an IM Industrial Manufacturing District, on the south line of Singleton Boulevard at the terminus of Navaro Street, and on the east line of Vilbig Road, south of Duluth Street.

Maker: Carpenter  
Second: Housewright  
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton\*, Herbert, Forsyth, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Eppler, Hall, Rubin

Against: 0  
Absent: 2 - Haqq, Kingston  
Vacancy: 0

\*out of the room, shown voting in favor

|                 |           |             |
|-----------------|-----------|-------------|
| <b>Notices:</b> | Area: 500 | Mailed: 318 |
| <b>Replies:</b> | For: 3    | Against: 0  |

**Speakers:** None

**CPC RECOMMENDED PD CONDITIONS**  
**(All changes highlighted)**

**ARTICLE 1049.**

**PD 1049.**

**SEC. 51P-1049.101. LEGISLATIVE HISTORY.**

PD 1049 was established by Ordinance No. 31831, passed by the Dallas City Council on April 14, 2021. (Ord. 31831)

**SEC. 51P-1049.102. PROPERTY LOCATION AND SIZE.**

PD 1049 is established in the general area southwest of the intersection of Duluth Street and Borger Street. The size of PD 1049 is approximately 31 acres. (Ord. 31831)

**SEC. 51P-1049.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district:

(A) **ARTIFICIAL SWIMMING LAGOON** means a commercial amusement (outside) use that includes at least 1.5 acres of continuous open water area that is regulated by the State of Texas Department of Health and Human Services and Texas Health and Safety Code Chapter 341. This use is limited to water events and activities and an accessory beach.

(B) **LIVE MUSIC VENUE** means a commercial amusement (outside) use that is used for the performance of live music for an audience. This use may be accessory to an artificial swimming lagoon use. This use is limited to an area designated on an approved development plan and may include a band shell.

(C) **MASSAGE ESTABLISHMENT** and **MASSAGE** means a massage establishment or massage as defined by Texas Occupations Code Chapter 455, as amended.

(D) **RECREATIONAL AMENITIES** means structures that are used for physical exercise or enjoyment that includes, but are not limited to playground equipment, pavilions, gazebos, exercise stations, pedestrian benches, trash receptacles, swimming pools, dog parks, art, water features, shade structures, street furnishing, a plaza, seating areas, a pocket park, merchandise displays, and occasional public activities (such as farmers markets or art shows, subject to city permitting requirements).

(E) SOCIAL FUNCTION means a celebration or gathering, not open to the public, which involves the use of all or a portion of the artificial swimming lagoon. Weddings, receptions, parties, and meetings are examples of social functions. This use is an accessory use to an artificial swimming lagoon.

(F) STOOP means a small porch leading to the entrance of a dwelling unit.

(G) TATTOO OR BODY PIERCING STUDIO means a business 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 piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(H) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of the total facade area, excluding facade openings for garage entrances and service area access, by street frontage.

(b) This district is considered to be a non-residential zoning district. (Ord. 31831)

**SEC. 51P-1049.104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit 1049A: conceptual plan. (Ord. 31831)

**SEC. 51P-1049.105. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit 1049A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 31831)

**SEC. 51P-1049.106. DEVELOPMENT PLAN.**

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. Development plans may be processed in phases and include any portion of the Property. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 31831)

**SEC. 51P-1049.107. MAIN USES PERMITTED.**

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

(1) Residential uses.

-- Multifamily.

(2) Retail and personal services.

- Commercial amusement (outside). *[Limited to artificial swimming lagoon and live music venue.][Live music only permitted in conjunction with an artificial swimming lagoon.]*
- Dry cleaning or laundry store *[no on-site dry cleaning allowed].*
- General merchandise or food store 3,500 square feet or less.
- Personal service uses. *[Excluding tattoo or body piercing studio and massage establishment.]*
- Restaurant without drive-in or drive-through service.
- **Commercial amusement (inside) (limited to a bowling alley)**

(3) Utility and public service uses.

- Local utilities.
- Tower/antenna for cellular communication. *[Must be mounted on the roof or attached to a building or parking structure.]*

(b) Future phases. The following main use is allowed in future phases located south of an approved artificial swimming lagoon:

- Multifamily. (Ord. 31831)

**SEC. 51P-1049.108. 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) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator. (Ord. 31831)

**SEC. 51P-1049.109. 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 yard. Minimum front yard is 15 feet.

(1) Urban form setback is not required.

(2) Seat walls, porches, balconies, stoops, steps, ramps, handrails, and safety railings not exceeding four feet in height may extend a maximum of five feet into the required front yard.

(3) Pedestrian benches and landscape planters may be located in a required front yard.

(4) Recreational amenities may be located in a required front yard.

(c) Side and rear yard. No minimum side or rear yard is required. Tower spacing is not required.

(d) Density.

(1) Except as provided in this subsection, maximum dwelling unit density is 50 units per acre.

(2) When a multifamily use complies with the requirements of Section 51P-1049.116(a)(1), maximum dwelling unit density is 85 units per acre.

(3) When a multifamily use complies with the requirements of Section 51P-1049.116(a)(2), maximum dwelling unit density is 105 units per acre.

(4) When a multifamily use complies with the requirements of Section 51P-1049.116(a)(3), maximum dwelling unit density is 125 units per acre.

(e) Floor area ratio. Except as provided in this section, MU-2 standards apply:

(1) Maximum floor area ratio for a residential use in a mixed-use project (MUP) with a mix of residential plus one other use category is ~~4.9~~ 2.2.

(2) For purposes of qualifying as an MUP in this district, the area dedicated to an artificial swimming lagoon is considered floor area in the retail and personal service use category.

(f) Height.

(1) Maximum structure height is 85 feet for structures ~~with over 50 linear feet of frontage along Singleton Boulevard~~ within Phase 1 of the development.

~~(2)~~ In Phase 1, one seven story parking garage is permitted with a maximum height of 85 feet.

~~(3)~~(2) For all other structures, maximum structure height is 65 feet.

~~(4)~~(3) The following structures may project a maximum of 12 feet above the maximum structure height:

(A) Chimney or vent stacks.

(B) Clerestory.

(C) Cooling tower.

(D) Elevator penthouse or bulkhead.

(E) Mechanical equipment room.

(F) Ornamental cupola or dome.

(G) Parapet wall or deck railing limited to a height of five feet.

(H) Skylights.

(I) Tank designed for holding liquids.

(J) Visual screens which surround roof mounted mechanical equipment.

**(K) Enclosed stairwell only for parking structures.**

**SEC. 51P-1049.110. DESIGN STANDARDS.**

(a) Ground story multifamily uses.

(1) For residential uses with street level access along Singleton Boulevard, at least 80 percent of individual dwelling unit entries must provide direct access via an improved pedestrian way to the sidewalk along abutting streets and abutting privately owned, publicly accessible driveways. A dwelling unit is not required to have more than one point of access.

(2) The ground level, street-facing facade must provide a minimum of 20 percent transparency.

(b) Service and loading zones.

(1) Service and loading zones are prohibited along Singleton Boulevard.

Service and loading zones along Vilbig Road must be screened to prevent visibility from any adjacent public right-of-way.

(2) Service entries and back of house functions for non-residential uses must be located away from primary facades and must be visually screened with landscaping such as shrubs, bushes, and trees.

(c) Sidewalks.

(1) A minimum seven-foot sidewalk is required along Singleton Boulevard, with a minimum unobstructed width of six feet, except for tree grates, pedestrian streetlamps, street furnishings, utility poles, and service boxes. Suspended brick, pave stones, or similar materials may be used instead of a metal grate to protect tree roots and provide a pedestrian surface. The grates or containment areas must be large enough to permit healthy tree growth.

(2) A minimum of 12,500 linear feet of sidewalks, with a minimum width of five feet, must be provided throughout the property. This condition may be completed in phases.

(3) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval by the director.

(4) Driveways that intersect with pedestrian sidewalks, must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossings.

(d) Lighting.

(1) For lighting along Singleton Boulevard and Vilbig Road, 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.

(2) Lighting must be directed downward and away from residential districts or residential uses.

(3) This subsection may be satisfied with a combination of pole lights, bollards, wall packs, or tree lighting. Bollards are prohibited adjacent to public streets.

(e) Pedestrian amenity spaces. A minimum of three pedestrian benches and two trash receptacles are required along Singleton Boulevard.

(f) Above grade parking structures.

(1) That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking for a minimum of 80 percent of the cumulative length of the street-facing facade. For the purpose of this section, street facing facades

are those facades within 150 feet of Singleton Boulevard or Vilbig Road that do not have an intervening structure between the parking structure and the right-of-way. Dwelling units may be used to satisfy this requirement.

(2) Exterior parking structure facade openings must provide solid screening with a painted, stained, or masonry-like finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(3) Aboveground parking structures must be constructed to screen vehicle headlights from shining on adjacent properties. Sloping ramps located at the perimeter of aboveground parking structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least 80 percent of the sloping ramps' length from view. Screening may include architectural grill work or other materials that provide ventilation. This required screening must not prohibit the garage from being considered "open air" for ventilation purposes. Screening requirements for aboveground parking structures may be satisfied by dwelling units developed around these structures.

(g) Mechanical equipment. All roof top mechanical equipment must be appropriately screened from adjacent properties. Aboveground utility boxes, generators, and other large mechanical equipment should be located out of view from Singleton Boulevard and Vilbig Road. When conditions do not permit, equipment shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and shall be screened with landscaping such as shrubs, bushes, and trees. (Ord. 31831)

**SEC. 51P- 1049.111. OFF STREET PARKING AND LOADING.**

(a) In general.

(1) 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.

(2) For purposes of this section, the entire district is considered one lot.

(b) Multifamily uses. A minimum of one space per bedroom is required. 0.25 spaces per bedroom is required for visitor parking. A maximum of two parking spaces may be provided for each dwelling unit.

(c) Retail and personal service use. A 15 percent parking reduction is available if a minimum of seven spaces are designated on private property for ride sharing vehicles.

(d) Multifamily uses. A designated off-street loading space is required.

(e) Artificial swimming lagoon. One space per 1,130 square feet of land area is required. (Ord. 31831)

**SEC. 51P- 1049.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 31831)

**SEC. 51P- 1049.113. LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X.
- (b) A landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in the district. Landscape plans may be processed in phases and include any portion of the property.
- (c) One street tree must be provided for every 30 feet of street frontage along Singleton Boulevard, with the exception of drive approaches and visibility triangles. Street trees must be located within a front yard, parkway, landscape median, or within 15 feet of a public right-of-way.
- (d) A minimum four-foot planting zone must be maintained between the sidewalk and back of curb alignment along Singleton Boulevard. Landscape areas along Singleton Boulevard must use small trees. (Ord. 31831)

**SEC. 51P- 1049.114. SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 31831)

**SEC. 51P- 1049.115. OPEN SPACE.**

- (a) Amount of open space. 3.1 acres of open space are required. Open space may consist of private courtyards and areas below grade or aboveground. Open space may be completed in phases. An artificial swimming lagoon does not count toward the open space requirement.
- (b) Recreational amenities. Open space areas must have a minimum of three recreational amenities. Merchandise displays, and occasional public activities (such as farmers markets or art shows) may not be used to satisfy the minimum three requirements.
- (c) Amount of contiguous open space. A minimum of 25,600 square feet of contiguous open space is required on the property at the completion of all phases. This area cannot be calculated with courtyards or aboveground structures. This area shall maintain one site tree of at least 3 caliper inches for every 4,000 square feet of land area. This area shall have a minimum of five recreational amenities.

(d) Vehicles. Except for emergency vehicles and ground maintenance vehicles, vehicles may not operate or park on required open space.

(e) Courtyard. A courtyard with a minimum width of 30 feet and a minimum area of 900 square feet must be located within 160 feet of Vilbig Road between Bayonne Street and Muncie Avenue. The courtyard must be connected to an open space area of at least 2,500 square feet located along Vilbig Road. The minimum dimension for the open space area is 10 feet. The courtyard must be open to Vilbig Road.

(f) Maintenance. Open space must be properly maintained in a state of good repair and neat appearance, and plants must be maintained in a healthy, growing condition. (Ord. 31831)

**SEC. 51P- 1049.116. DEVELOPMENT BONUS FOR MIXED INCOME HOUSING.**

(a) Except as provided in this section, to obtain a development bonus as set forth in Section 51P-1049.109, mixed-income housing must be provided in compliance with the provisions of Division 51A-4.1100 and not inconsistent with this article for units made available to households earning incomes within the income ranges referenced in this subsection.

(1) The development bonus set forth in Section 51P-1049.109(d)(2) applies if a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of area median family income.

(2) The development bonus set forth in Section 51P-1049.109(d)(3) applies if a minimum of five percent of the total number of units are available to households earning between 51 and 60 percent of area median family income and five percent of the total number of units are available to households earning between 61 and 80 percent of the area median family income.

(3) The development bonus set forth in Section 51P-1049.109(d)(4) applies if a minimum of five percent of the total number of units are available to households earning between 51 and 60 percent of area median family income and a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of area median family income and five percent of the total number of units are available to households earning between 81 and 100 percent of the area median family income.

(b) Compliance with Section 51A-4.1107 is not required. (Ord. 31831)

**SEC. 51P-1049.117. ARTIFICIAL SWIMMING LAGOON.**

(a) Except as provided in this section, an artificial swimming lagoon must be open to the public during normal hours of operation.

(b) Except as provided in this section, an artificial swimming lagoon may only operate between ~~8:00 a.m. and 9:00 p.m.~~ 7:00 a.m. and 10:00 p.m. Monday through Thursday and between ~~8:00 a.m. and 10:00 p.m.~~ 7:00 a.m. and 12:00 a.m. Friday through Sunday.

(c) Amplified sound or lighting for an artificial swimming lagoon is prohibited outside these days and hours of operation.

(d) Minimum fence height for an artificial swimming lagoon is six feet.

(e) An artificial swimming lagoon may host after hour events on up to five calendar days per year. After hour events must terminate by midnight.

(f) Social functions must be conducted within the normal hours of operation. Amplified sound must not exceed 63 decibels during a social function, as measured on the A scale, over a 15-minute period at the boundary line with a residential zoning district.

(g) The entire artificial swimming lagoon must be located within 800 feet of Singleton Boulevard. A band shell or similar area may only be located on the western boundary of the artificial swimming lagoon. (Ord. 31831)

**SEC. 51P-1049.118.                    ~~INFRASTRUCTURE~~ INFRASTRUCTURE.**

(a) The building official shall not issue a building permit to authorize work or a certificate of occupancy for new construction until there is an executed developer agreement or contract for the installation of detection equipment at the intersection of Singleton Boulevard and Vilbig Road as determined by the director.

(b) Once the multifamily portion of the project has reached 50 percent occupancy of the entire development, or within one year of issuance of the final certificate of occupancy of more than 1,000 dwelling units, whichever occurs first, the Property owner or operator shall submit a developer report to the director in accordance with Section 51A-1.109(c). The director shall then determine what infrastructure improvements are needed, if any.

(c) Vehicular access points are prohibited between the Property and the neighborhood east of the development.

(d) A restricted pedestrian access connection with the neighborhood east of the district is permitted as shown on the conceptual plan. (Ord. 31831)

**SEC. 51P-1049.119.                    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. (Ord. 31831)

**SEC. 51P- 1049.120. ADDITIONAL PROVISIONS.**

(a) Solid fences along the southern boundary of the district may exceed nine feet in height.

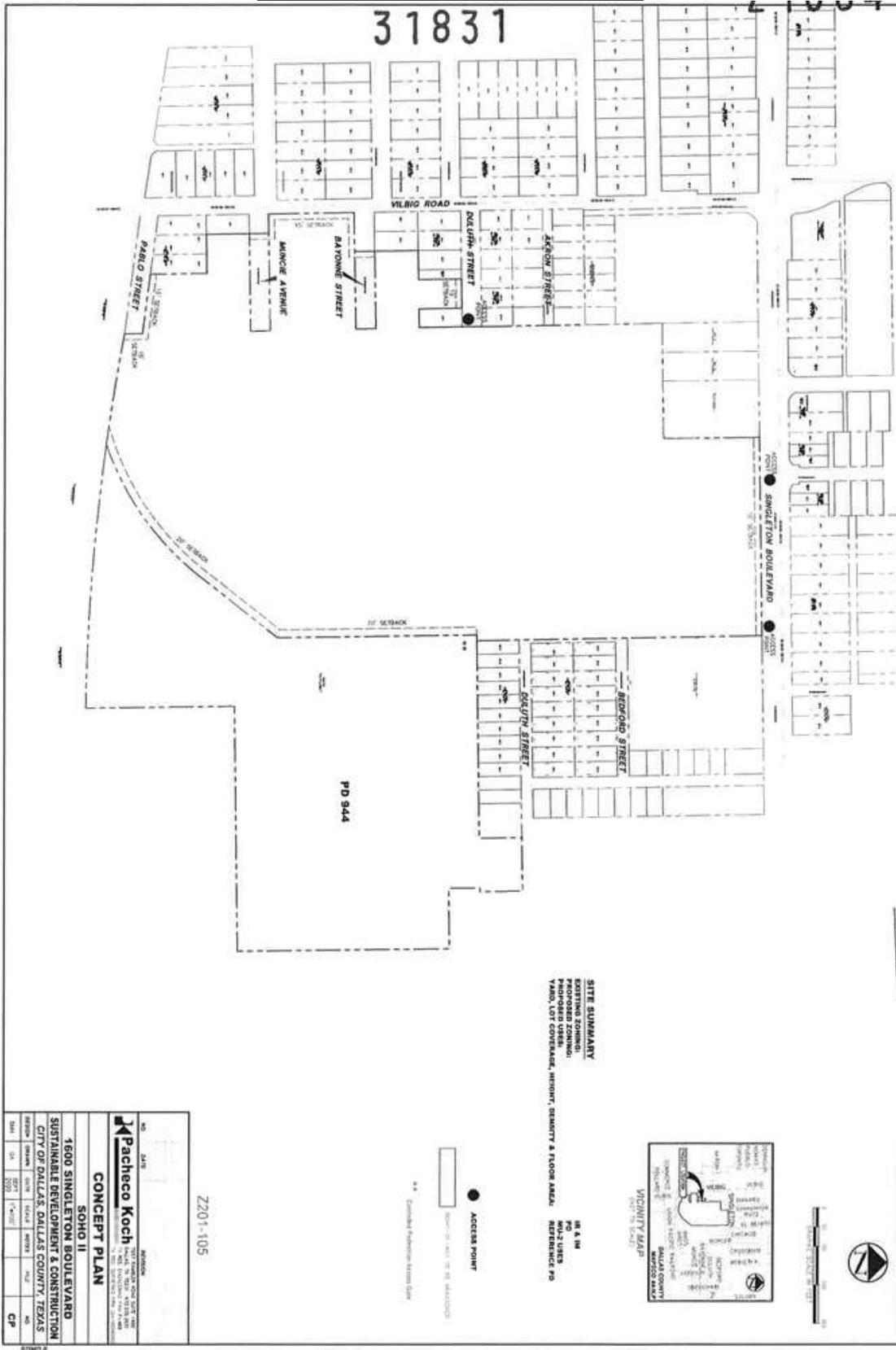
(b) Any required detention must be based upon weighted run-off coefficients of impervious and pervious areas for both existing and proposed site conditions and 100-year storm sewer design intensities.

(c) Any required detention may be constructed beneath a building structure so long as the required access points and outfall structure are located outside of the building. All access for maintenance of an underground detention system must be serviced from areas outside building footprints. Building structures may be constructed over detention area easements.

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

(e) Development and use of the Property must comply with all federal and state laws or regulations, and with all ordinances, rules, and regulations of the city. (Ord. 31831)

**EXISTING CONCEPTUAL PLAN**





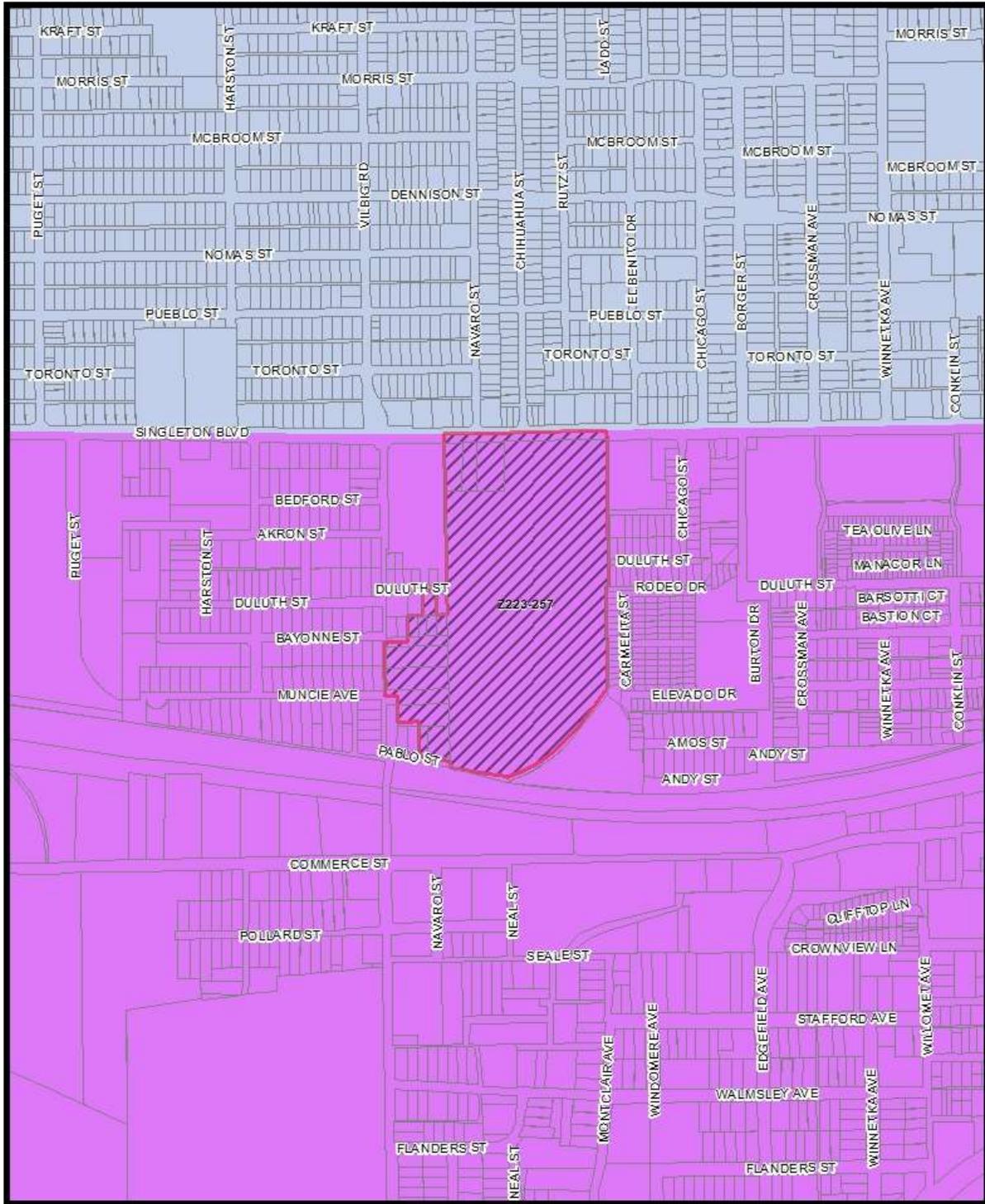


Z223-257(MB)









# Market Value Analysis

Printed Date: 5/16/2024



06/05/2024

***Reply List of Property Owners******Z223-257******318 Property Owners Notified    3 Property Owners in Favor    0 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>              |
|---------------------|-----------------------|-----------------------|----------------------------------|
| 1                   | 1722                  | DULUTH ST             | Taxpayer at                      |
| 2                   | 1732                  | BAYONNE ST            | Taxpayer at                      |
| 3                   | 1727                  | BAYONNE ST            | Taxpayer at                      |
| 4                   | 1723                  | BAYONNE ST            | Taxpayer at                      |
| 5                   | 1717                  | BAYONNE ST            | Taxpayer at                      |
| 6                   | 2600                  | VILBIG RD             | Taxpayer at                      |
| 7                   | 1734                  | MUNCIE AVE            | Taxpayer at                      |
| 8                   | 1727                  | PABLO ST              | Taxpayer at                      |
| 9                   | 1717                  | PABLO ST              | Taxpayer at                      |
| 10                  | 1710                  | SINGLETON BLVD        | LEE FAMILY TRUST THE             |
| 11                  | 1616                  | SINGLETON BLVD        | WEST DALLAS INVESTS LP           |
| 12                  | 1600                  | SINGLETON BLVD        | Taxpayer at                      |
| 13                  | 1702                  | SINGLETON BLVD        | LEE FAMILY TRUST                 |
| 14                  | 4401                  | LINFIELD RD           | ST LOUIS S W RAILWAY CO          |
| 15                  | 9999                  | NO NAME ST            | UNION PACIFIC RR CO              |
| 16                  | 4401                  | LINFIELD RD           | ST LOUIS S W RAILWAY CO          |
| 17                  | 1511                  | TORONTO ST            | DELEON IVAN EMANUEL              |
| 18                  | 1515                  | TORONTO ST            | MARCELENO MARIA MAGDALENA LF EST |
| 19                  | 1519                  | TORONTO ST            | KHADARONAK ALEX                  |
| 20                  | 1523                  | TORONTO ST            | FRANCO ANITA Z ESTATE OF         |
| 21                  | 1510                  | PUEBLO ST             | VILLASENOR FELIPE & JESSICA      |
| 22                  | 1514                  | PUEBLO ST             | HERNANDEZ GONZALO                |
| 23                  | 1518                  | PUEBLO ST             | HINOJOSA HILARIO ESTATE OF &     |
| 24                  | 3110                  | RUTZ ST               | HINOJOSA CELIA                   |
| 25                  | 3103                  | RUTZ ST               | ANTILLON PEDRO JR                |
| 26                  | 3105                  | RUTZ ST               | SOLIS SAMMY G LIFE ESTATE        |

06/05/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                 |
|--------------|----------------|---------------------|------------------------------|
|              | 27             | 3109 RUTZ ST        | SALAZAR ELIZABETH            |
|              | 28             | 1533 SINGLETON BLVD | Taxpayer at                  |
|              | 29             | 1525 SINGLETON BLVD | Taxpayer at                  |
|              | 30             | 1521 SINGLETON BLVD | Taxpayer at                  |
|              | 31             | 1511 SINGLETON BLVD | Taxpayer at                  |
|              | 32             | 1507 SINGLETON BLVD | PINNEBOG TEMPLE PARTNERS LTD |
|              | 33             | 1501 SINGLETON BLVD | Taxpayer at                  |
|              | 34             | 3011 EL BENITO DR   | Taxpayer at                  |
|              | 35             | 1500 TORONTO ST     | BETHEL BAPTIST MISSION       |
|              | 36             | 3000 EL BENITO DR   | BETEL IGLESIA B              |
|              | 37             | 1510 TORONTO ST     | Taxpayer at                  |
|              | 38             | 1514 TORONTO ST     | DELAGARZA MATIAS JR          |
|              | 39             | 1518 TORONTO ST     | ZEPADA FRANCES &             |
|              | 40             | 1522 TORONTO ST     | PINNEBOG TEMPLE PARTNERS LTD |
|              | 41             | 1526 TORONTO ST     | CHOVANEC ROBERT H JR         |
|              | 42             | 1528 TORONTO ST     | TORRES RICHARD R &           |
|              | 43             | 1534 TORONTO ST     | ESPARZA MARY TERESA          |
|              | 44             | 3119 EL BENITO DR   | BETHEL BAPTIST MISSION       |
|              | 45             | 3125 EL BENITO DR   | BETHEL BAPTIST MISSION       |
|              | 46             | 1422 PUEBLO ST      | LOZADA CONSUELO              |
|              | 47             | 1418 PUEBLO ST      | NEW DIMENSION HOMES LLC      |
|              | 48             | 1407 TORONTO ST     | ROSALES JUAN &               |
|              | 49             | 1411 TORONTO ST     | MIRAMONTES MARTHA            |
|              | 50             | 1415 TORONTO ST     | BUILDERS OF HOPE COMMUNITY   |
|              | 51             | 1423 TORONTO ST     | ARAGON OMAR F                |
|              | 52             | 1422 TORONTO ST     | MENDEZ MIGUEL ANGEL &        |
|              | 53             | 1420 TORONTO ST     | RODRIGUEZ WILFREDO MURILLO   |
|              | 54             | 1414 TORONTO ST     | ESPARZA ANTONIA              |
|              | 55             | 1410 TORONTO ST     | MONTEMAYOR JOSEFINA G        |
|              | 56             | 1406 TORONTO ST     | CASTILLO RAYMOND J           |
|              | 57             | 3019 CHICAGO ST     | ALONZO MARY G                |

06/05/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                 |
|--------------|----------------|---------------------|------------------------------|
|              | 58             | 1403 SINGLETON BLVD | Taxpayer at                  |
|              | 59             | 1405 SINGLETON BLVD | COSS LUCIA                   |
| O            | 60             | 1407 SINGLETON BLVD | DESANTIAGO MARIA             |
|              | 61             | 1409 SINGLETON BLVD | FLORIDO ELIAS                |
|              | 62             | 1413 SINGLETON BLVD | UTHMAN OLANIYI               |
|              | 63             | 1419 SINGLETON BLVD | Taxpayer at                  |
|              | 64             | 1423 SINGLETON BLVD | PANTOJA SARAH VILLANUEVA     |
|              | 65             | 1535 SINGLETON BLVD | Taxpayer at                  |
|              | 66             | 1537 SINGLETON BLVD | Taxpayer at                  |
|              | 67             | 1539 SINGLETON BLVD | Taxpayer at                  |
|              | 68             | 3010 CHIHUAHUA ST   | Taxpayer at                  |
|              | 69             | 3014 CHIHUAHUA ST   | DELEON EFRAIN &              |
|              | 70             | 3018 CHIHUAHUA ST   | ROJAS MILCIADES A NIMAJUAN & |
|              | 71             | 3022 CHIHUAHUA ST   | HERNANDEZ PORFIRIO &         |
|              | 72             | 3026 CHIHUAHUA ST   | RAMIREZ JORGE                |
|              | 73             | 3106 CHIHUAHUA ST   | DELEON EFRAIN ELIZONDO       |
|              | 74             | 3110 CHIHUAHUA ST   | DELEON EFRAIN                |
|              | 75             | 3114 CHIHUAHUA ST   | SUNSET MANOR LLC             |
|              | 76             | 1601 SINGLETON BLVD | MALAGON ABEL OCTAVIO         |
|              | 77             | 1603 SINGLETON BLVD | Taxpayer at                  |
|              | 78             | 1605 SINGLETON BLVD | MARTINEZ FERNANDO            |
|              | 79             | 3011 CHIHUAHUA ST   | RODRIGUEZ JUAN &             |
|              | 80             | 3015 CHIHUAHUA ST   | SIMON ELI S &                |
|              | 81             | 3019 CHIHUAHUA ST   | DELEON DIONICIO              |
|              | 82             | 3023 CHIHUAHUA ST   | VALENZUELA MARIA D &         |
|              | 83             | 3029 CHIHUAHUA ST   | TREVINO JESSICA              |
|              | 84             | 3101 CHIHUAHUA ST   | RICE RUBY JEAN &             |
|              | 85             | 3105 CHIHUAHUA ST   | BROWEN QOF LLC               |
|              | 86             | 3111 CHIHUAHUA ST   | MORALES MARTIN               |
|              | 87             | 3113 CHIHUAHUA ST   | CASTILLO MARCELLO            |
|              | 88             | 1723 SINGLETON BLVD | JSM DEVELOPMENT COMPANY      |

06/05/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>              |
|--------------|----------------|---------------------|---------------------------|
|              | 89             | 1713 SINGLETON BLVD | JSM DEVELOPMENT CO        |
|              | 90             | 1701 SINGLETON BLVD | MONREAL ROGELIO           |
|              | 91             | 3013 NAVARO ST      | ANTHONY WILLIAM DOUGLAS   |
|              | 92             | 1710 TORONTO ST     | LEIJA LUIS                |
|              | 93             | 1708 TORONTO ST     | HERNANDEZ MARIO           |
|              | 94             | 1714 TORONTO ST     | DAVIS CARLOES LEE         |
|              | 95             | 1718 TORONTO ST     | MEADOWS ZACHARY ALAN      |
|              | 96             | 1720 TORONTO ST     | ORTIZ BLANCA ITZEL        |
|              | 97             | 1726 TORONTO ST     | Taxpayer at               |
|              | 98             | 1724 TORONTO ST     | HMK LTD                   |
|              | 99             | 1734 TORONTO ST     | OWENS NATHAN GLENN        |
|              | 100            | 1738 TORONTO ST     | HERNANDEZ GELACIO         |
|              | 101            | 1737 TORONTO ST     | RUBIOREYES MANUEL D       |
|              | 102            | 1739 TORONTO ST     | RAMOS NORA DELIA MENDEZ & |
|              | 103            | 1727 TORONTO ST     | LEWIS OPHELIA DOWNS       |
|              | 104            | 1723 TORONTO ST     | ALVAREZ NORMA ELIZABETH   |
|              | 105            | 1719 TORONTO ST     | RODRIGUEZ ANTONIO         |
|              | 106            | 1715 TORONTO ST     | GRAY LARRY JAMES &        |
|              | 107            | 1711 TORONTO ST     | DUNN BENNIE L             |
|              | 108            | 1707 TORONTO ST     | BENITEZ PATRICIO          |
|              | 109            | 3103 NAVARO ST      | DUVALL RICHARD DUANE      |
|              | 110            | 3113 NAVARO ST      | POSADA FRANCISCO          |
|              | 111            | 1706 PUEBLO ST      | Taxpayer at               |
|              | 112            | 1710 PUEBLO ST      | JOHNSON TONY ETAL         |
|              | 113            | 1714 PUEBLO ST      | LOPEZ JUAN                |
|              | 114            | 1718 PUEBLO ST      | MARSH ADA                 |
|              | 115            | 1720 PUEBLO ST      | AREDA MELESSE             |
|              | 116            | 1726 PUEBLO ST      | FUERY BRENDA J EST OF     |
|              | 117            | 3112 NAVARO ST      | Taxpayer at               |
|              | 118            | 3110 NAVARO ST      | CASTILLO MARCELO          |
|              | 119            | 3104 NAVARO ST      | TTBI LLC                  |

06/05/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>              |
|--------------|----------------|---------------------|---------------------------|
|              | 120            | 3100 NAVAROST       | SESSION LAWANZA &         |
|              | 121            | 3020 NAVAROST       | SENNAYR MCMASTER HOLDINGS |
|              | 122            | 3018 NAVAROST       | SMITH CURTIS              |
|              | 123            | 3012 NAVAROST       | WDA PROPERTIES LLC        |
|              | 124            | 1801 SINGLETON BLVD | Taxpayer at               |
|              | 125            | 1804 TORONTO ST     | KIRKWALLS PATRICIA A      |
|              | 126            | 1837 DULUTH ST      | JOHNSON JANET &           |
|              | 127            | 1814 SINGLETON BLVD | Taxpayer at               |
|              | 128            | 1810 SINGLETON BLVD | Taxpayer at               |
|              | 129            | 1802 SINGLETON BLVD | Taxpayer at               |
|              | 130            | 2917 VILBIG RD      | Taxpayer at               |
|              | 131            | 2921 VILBIG RD      | Taxpayer at               |
|              | 132            | 2913 VILBIG RD      | DEAVILA MARIA C           |
|              | 133            | 1815 AKRON ST       | SMCCP RC                  |
|              | 134            | 2818 GUYMON ST      | CHAVEZ MARY ANN           |
|              | 135            | 1825 DULUTH ST      | JOHNSON LAWRENCE EST OF   |
|              | 136            | 1819 DULUTH ST      | HERNANDEZ MANUEL &        |
|              | 137            | 1813 DULUTH ST      | Taxpayer at               |
|              | 138            | 1811 DULUTH ST      | MEDINA ANTONIA            |
|              | 139            | 1807 DULUTH ST      | MEDINA DAGABERTO          |
|              | 140            | 1801 DULUTH ST      | MEDINA DAGOBERTO          |
|              | 141            | 1802 AKRON ST       | MEDINA ANTONIO &          |
|              | 142            | 1806 AKRON ST       | TORRES JESUS              |
|              | 143            | 1810 AKRON ST       | HALL DOROTHY J            |
|              | 144            | 1838 DULUTH ST      | SPRINGFUL PROPERTIES LLC  |
|              | 145            | 1834 DULUTH ST      | FRANKLIN L A &            |
|              | 146            | 1828 DULUTH ST      | PEREZ PAULA               |
|              | 147            | 1826 DULUTH ST      | VI PHONG                  |
|              | 148            | 1822 DULUTH ST      | MEDINA JOSE G             |
|              | 149            | 1814 DULUTH ST      | Taxpayer at               |
|              | 150            | 1804 DULUTH ST      | VELEZ ABEL                |

06/05/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>     | <i>Owner</i>                               |
|--------------|----------------|--------------------|--|
| O            | 151            | 1800 DULUTH ST     | INFINITE WESTERN LLC                       |
|              | 152            | 1838 BAYONNE ST    | FLORES ALFREDO                             |
|              | 153            | 1834 BAYONNE ST    | PERRY VERNICE                              |
|              | 154            | 1830 BAYONNE ST    | SIMPSON CHERRIE                            |
|              | 155            | 1826 BAYONNE ST    | ESCOBAR JUAN                               |
|              | 156            | 1822 BAYONNE ST    | DALLAS AREA HABITAT FOR HUMANITY INC       |
|              | 157            | 1810 BAYONNE ST    | DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT   |
|              | 158            | 1806 BAYONNE ST    | DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT&  |
|              | 159            | 2603 VILBIG RD     | Taxpayer at                                |
|              | 160            | 1809 MUNCIE AVE    | DALLAS AREA HABITAT FOR HUMANITY           |
|              | 161            | 1811 MUNCIE AVE    | STRICKLAND SHARON                          |
|              | 162            | 1815 MUNCIE AVE    | WILLIS TAMEKIA PORSHE                      |
|              | 163            | 1819 MUNCIE AVE    | RAMIREZ DAVID &                            |
|              | 164            | 1823 MUNCIE AVE    | DELGADILLO LUIS LORENZO                    |
|              | 165            | 1831 MUNCIE AVE    | PORTLEY ASHANTI                            |
|              | 166            | 1835 MUNCIE AVE    | AYELE WALELAW ALEMENEH &                   |
|              | 167            | 1837 MUNCIE AVE    | HABIA AYAO &                               |
|              | 168            | 2513 VILBIG RD     | ALVAREZ EPIFANIO & JULIA                   |
|              | 169            | 2507 VILBIG RD     | MARTINEZ LORENA                            |
|              | 170            | 2503 VILBIG RD     | BASORIA JOSE ABEL &                        |
|              | 171            | 2409 VILBIG RD     | GALINDO DOUGLAS                            |
|              | 172            | 2405 VILBIG RD     | BATRES WILIAN WALDEMAR GARCIA &            |
|              | 173            | 1810 MUNCIE AVE    | OKOCHA OKE                                 |
|              | 174            | 1816 MUNCIE AVE    | ABDU BINYAM K & ZEYNEB K IBRAHIM           |
|              | 175            | 1820 MUNCIE AVE    | FRIAS JOSE L RODRIGUEZ &                   |
|              | 176            | 1822 MUNCIE AVE    | DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT & |
|              | 177            | 1824 MUNCIE AVE    | LAWRENCE REGINALD SR                       |
|              | 178            | 1828 MUNCIE AVE    | SOTO JOSE A ARREOLA &                      |
|              | 179            | 1832 MUNCIE AVE    | AMAYA J JESUS CAMACHO &                    |
|              | 180            | 1836 MUNCIE AVE    | PONCE CESAR                                |
|              | 181            | 1813 W COMMERCE ST | Taxpayer at                                |

06/05/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                  |
|--------------|----------------|---------------------|-------------------------------|
|              | 182            | 2800 VILBIG RD      | VALDEZ JESSIE                 |
|              | 183            | 2708 VILBIG RD      | BANDA REBECA                  |
|              | 184            | 1730 DULUTH ST      | GEBBIA ANTHONY &              |
|              | 185            | 1716 DULUTH ST      | SHERMAN CHAISL                |
|              | 186            | 2726 VILBIG RD      | CERVANTES RAYMOND             |
|              | 187            | 1735 BAYONNE ST     | CERVANTES RAYMOND             |
|              | 188            | 2406 VILBIG RD      | MONAS VENTURES DALLAS LLC     |
|              | 189            | 1500 SINGLETON BLVD | Dallas ISD                    |
|              | 190            | 1404 SINGLETON BLVD | M2 EQUITY GROUP LLC           |
|              | 191            | 1314 DULUTH ST      | GARZA MARIA E                 |
|              | 192            | 1318 DULUTH ST      | HERNANDEZ MANUEL H &          |
|              | 193            | 1320 DULUTH ST      | MARTINEZ ALEJANDRO            |
|              | 194            | 1400 DULUTH ST      | GALINDO JAVIER FLORENTINO L & |
|              | 195            | 1404 DULUTH ST      | TEMPLO PENA DE HOREB          |
|              | 196            | 1401 DULUTH ST      | SAENZ IRMA                    |
|              | 197            | 1403 DULUTH ST      | SAENZ IRMA HERNANDEZ          |
|              | 198            | 2819 CHICAGO ST     | LOPEZ FLORENTINO ET AL        |
|              | 199            | 1404 BEDFORD ST     | HERNANDEZ JENNIFER N          |
|              | 200            | 1406 BEDFORD ST     | HERNANDEZ TONY CORTEZ III     |
|              | 201            | 1412 BEDFORD ST     | RODRIGUEZ ALFREDO S           |
|              | 202            | 1420 BEDFORD ST     | ORTIZ YOLANDA                 |
|              | 203            | 2802 CHICAGO ST     | THEORY REALTY LLC &           |
|              | 204            | 2806 CHICAGO ST     | SANCHEZ JUAN                  |
|              | 205            | 2814 CHICAGO ST     | LAI YONG                      |
|              | 206            | 2820 CHICAGO ST     | SAN SABA ROCK REAL ESTATE LLC |
|              | 207            | 2902 CHICAGO ST     | TI DEVELOPMENT LLC            |
|              | 208            | 2904 CHICAGO ST     | ELVISARA LLC                  |
|              | 209            | 2903 CHICAGO ST     | LOPEZ FLORENTINO              |
|              | 210            | 2907 CHICAGO ST     | WILCHES MARCELEN A            |
|              | 211            | 2919 CHICAGO ST     | YANEZ JORGE & MARIELA         |
|              | 212            | 2927 CHICAGO ST     | LUNA GETRUDIS                 |

06/05/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                 |
|--------------|----------------|---------------------|------------------------------|
|              | 213            | 1318 SINGLETON BLVD | ZARATE ANTONIO               |
|              | 214            | 1310 DULUTH ST      | SALAZAR RICHARD EST OF       |
|              | 215            | 1311 DULUTH ST      | UG SINGLETON LP              |
|              | 216            | 1311 DULUTH ST      | HERNANDEZ MANUEL             |
|              | 217            | 1300 DULUTH ST      | MEGATEL TRINITY MEADOWS LLC  |
|              | 218            | 1300 DULUTH ST      | MEGATEL TRINITY MEADOWS LLC  |
|              | 219            | 1324 AMOS ST        | YBARA REYNALDO &             |
|              | 220            | 1328 AMOS ST        | TORRES ALEJANDRINO           |
|              | 221            | 1332 AMOS ST        | TORRES PEDRO &               |
|              | 222            | 1336 AMOS ST        | LUNA JOSE G                  |
|              | 223            | 1340 AMOS ST        | LIPP DANA E                  |
|              | 224            | 1317 AMOS ST        | CRAYTON LATISHIA D           |
|              | 225            | 1323 AMOS ST        | JOHNSON GLORIA               |
|              | 226            | 1325 AMOS ST        | HAMILTON JERRY R             |
|              | 227            | 1329 AMOS ST        | GRIMALDO J GUADALUPE MEJIA & |
|              | 228            | 1333 AMOS ST        | GRIMALDO ALBERTO             |
|              | 229            | 1337 AMOS ST        | GRIMALDO MARIA               |
|              | 230            | 1341 AMOS ST        | GRIMALDO FLORENTINA          |
|              | 231            | 1610 W COMMERCE ST  | COMMERCIAL METALS COMPANY    |
|              | 232            | 1618 W COMMERCE ST  | PAULINES LAND HOLDINGS LLC   |
|              | 233            | 1607 W COMMERCE ST  | RINGER LLC                   |
|              | 234            | 1401 W COMMERCE ST  | LO 1401 WEST COMMERCE LLC    |
|              | 235            | 1400 W COMMERCE ST  | 1400 TRIPLE B HOLDINGS LP    |
|              | 236            | 1739 SINGLETON BLVD | Taxpayer at                  |
|              | 237            | 2911 CHICAGO ST     | QUINTERO MARIA EULALIA       |
|              | 238            | 1351 HAMEL ST       | MEGATEL SOHO SQUARE SA LLC   |
|              | 239            | 2651 CARMELITA ST   | MEGATEL SOHO SQUARE SA LLC   |
|              | 240            | 2533 CARMELITA ST   | MEGATEL SOHO SQUARE SA LLC   |
|              | 241            | 2653 CAROLWOOD LN   | WEI PENG &                   |
| O            | 242            | 2645 CAROLWOOD LN   | SOTO JOSE ALEJANDRO &        |
|              | 243            | 2637 CAROLWOOD LN   | Taxpayer at                  |

06/05/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                 |
|--------------|----------------|-------------------|------------------------------|
|              | 244            | 2629 CAROLWOOD LN | JOHN CONRAD &                |
|              | 245            | 2621 CAROLWOOD LN | SORIA BENITO GUADALUPE &     |
|              | 246            | 2613 CAROLWOOD LN | MCGHEE KATRINA DENISE        |
|              | 247            | 2605 CAROLWOOD LN | GARNER BRETT J               |
|              | 248            | 2551 CAROLWOOD LN | THURMAN ASHLEY NICOLE        |
|              | 249            | 2527 CAROLWOOD LN | MEGATEL SOHO SQUARES SA LLC  |
|              | 250            | 2511 CAROLWOOD LN | SANTAGATA PROPERTIES LLC     |
|              | 251            | 2503 CAROLWOOD LN | SISK BRANDY C & IVORY LEE JR |
|              | 252            | 2504 CAROLWOOD LN | SMITH SHELDAN PERCIVAL &     |
|              | 253            | 2512 CAROLWOOD LN | MCMURRAY ERIN &              |
|              | 254            | 2520 CAROLWOOD LN | GRANT JASON                  |
|              | 255            | 2536 CAROLWOOD LN | TURNER ASHLEY A              |
|              | 256            | 2552 CAROLWOOD LN | Taxpayer at                  |
|              | 257            | 2606 CAROLWOOD LN | TATRO LINWOOD SCOTT          |
|              | 258            | 2614 CAROLWOOD LN | OPARAEKE CRYSTAL             |
|              | 259            | 2622 CAROLWOOD LN | HAGANS MICHELLE              |
|              | 260            | 2630 CAROLWOOD LN | WASH KAMERON C               |
|              | 261            | 2638 CAROLWOOD LN | SIMON HARRY BERNARD JR       |
|              | 262            | 2646 CAROLWOOD LN | OLLIVANT CALEB               |
|              | 263            | 2654 CAROLWOOD LN | FIROUZBAKHT FARID &          |
|              | 264            | 2655 EL CAMINO LN | PERRY SCOTT ANDREW JR        |
|              | 265            | 2647 EL CAMINO LN | HENRY SEAN WILLIAM & JIE GUO |
|              | 266            | 2639 EL CAMINO LN | Taxpayer at                  |
|              | 267            | 2631 EL CAMINO LN | TURKSON MASERA ASAMNUA &     |
|              | 268            | 2623 EL CAMINO LN | SCHECHTER OSCAR T &          |
|              | 269            | 2615 EL CAMINO LN | MAJMUDAR SHAIL &             |
|              | 270            | 2607 EL CAMINO LN | LEGORRETA ABRAHAM CORNEJO    |
|              | 271            | 2553 EL CAMINO LN | NAFZIGER JONATHAN &          |
|              | 272            | 2545 EL CAMINO LN | CHAPAGAIN NIKESH &           |
|              | 273            | 2537 EL CAMINO LN | CHOICE JAMEILE               |
|              | 274            | 2529 EL CAMINO LN | NGUYEN DIANE                 |

06/05/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                   |
|--------------|----------------|-------------------|--------------------------------|
|              | 275            | 2521 EL CAMINO LN | RICHARDSON ANN M               |
|              | 276            | 2513 EL CAMINO LN | SPENCER EDDRICK LAWRENCE &     |
|              | 277            | 2505 EL CAMINO LN | LEWIS ERIXSA                   |
|              | 278            | 2506 EL CAMINO LN | MATHEW CHRIS T                 |
|              | 279            | 2514 EL CAMINO LN | RAZO JOSE EMMANUEL &           |
|              | 280            | 2522 EL CAMINO LN | RODRIGUEZ VALERIA &            |
|              | 281            | 2530 EL CAMINO LN | GRINNELL NEVIN E               |
|              | 282            | 2538 EL CAMINO LN | PASQUAL ALICE M & CRAIG M      |
|              | 283            | 2546 EL CAMINO LN | Taxpayer at                    |
|              | 284            | 2554 EL CAMINO LN | LEMMON KATIE L                 |
|              | 285            | 2608 EL CAMINO LN | BRYANTHARRELL TERRI            |
|              | 286            | 2616 EL CAMINO LN | SAENZ JONATHAN                 |
|              | 287            | 2624 EL CAMINO LN | FINCH JEREMY                   |
|              | 288            | 2632 EL CAMINO LN | WANG CHEN HAN                  |
|              | 289            | 2640 EL CAMINO LN | HAN EUGENE                     |
|              | 290            | 2648 EL CAMINO LN | CLEETUS CARMEL MARY            |
|              | 291            | 2656 EL CAMINO LN | BROWN SHAWN MATTHEWS & ANDREA  |
|              | 292            | 2641 LA ALTURA LN | GOODSPEED KIMBERLY & PETER     |
|              | 293            | 2633 LA ALTURA LN | NEWTON JACKLYN & NATHANIEL III |
|              | 294            | 2625 LA ALTURA LN | PAYROVI DUSTIN                 |
|              | 295            | 2617 LA ALTURA LN | LINK MARC W                    |
|              | 296            | 2609 LA ALTURA LN | MCCARTHY JOHN &                |
|              | 297            | 2601 LA ALTURA LN | VO KIET                        |
|              | 298            | 2555 LA ALTURA LN | GHOORBANI FREDERICK            |
|              | 299            | 2547 LA ALTURA LN | HANSON HEATHER NICOLE          |
|              | 300            | 2539 LA ALTURA LN | HARRIS JALEN &                 |
|              | 301            | 2531 LA ALTURA LN | WARDEN BENJAMIN                |
|              | 302            | 2523 LA ALTURA LN | ANTHONY KEITH                  |
|              | 303            | 2515 LA ALTURA LN | CANO MARIA                     |
|              | 304            | 2507 LA ALTURA LN | JONES ERICA                    |
|              | 305            | 1410 ELEVADO DR   | NOLAN CHRISTOPHER J            |

06/05/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>       | <i>Owner</i>              |
|--------------|----------------|----------------------|---------------------------|
|              | 306            | 1418 ELEVADO DR      | BROWN COREY & ALICIA      |
|              | 307            | 1426 ELEVADO DR      | CERVANTES ANTHONY &       |
|              | 308            | 1434 ELEVADO DR      | ELAMPARO MARITESS         |
|              | 309            | 1442 ELEVADO DR      | MONTEMAYOR JENNIFER IVETT |
|              | 310            | 1450 ELEVADO DR      | Taxpayer at               |
|              | 311            | 1458 ELEVADO DR      | VENNETI VIKRAM & NEERAJA  |
|              | 312            | 1466 ELEVADO DR      | MOBLEY MICHAEL            |
|              | 313            | 1474 ELEVADO DR      | PHAM DAVID TUAN &         |
|              | 314            | 1482 ELEVADO DR      | HARRIS BARRYLEWIS II      |
|              | 315            | 2468 CARMELITA ST    | MEGATEL SOHO SQUARES      |
|              | 316            | 2452 CARMELITA ST    | LUKE DOUGLAS THOMAS       |
|              | 317            | 2300 AL LIPSCOMB WAY | BNSF RAILWAY              |
|              | 318            | 2300 AL LIPSCOMB WAY | BNSF RAILWAY              |