

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, JANUARY 26, 2022

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z201-110(AU)

DATE FILED: October 13, 2020

LOCATION: North line of Singleton Boulevard, east of North Westmoreland Road

COUNCIL DISTRICT: 6

MAPSCO: 43 L

SIZE OF REQUEST: +/- 18.25 Acres

CENSUS TRACT: 205.00

REPRESENTATIVE: Victor Toledo

APPLICANT/OWNER: Greenleaf Ventures, LLC

REQUEST: An application for an amendment to Tract 13(A) for Multi-Family MF-2(A) Tract within Planned Development District No. 508.

SUMMARY: The purpose of this request is to primarily allow for additional uses, increase in height, increase in maximum number of dwelling units, and modifications to side yard requirements.

CPC RECOMMENDATION: Approval, subject to conditions.

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION

- On June 10, 1998, City Council approved Planned Development District No. 508. The PD is comprised of approximately 481.26 acres. PD No. 508 is divided into 17 tracts. The 18.25-acre request site is located within Tract 13A and is currently under construction with single family homes.
- On June 26, 2006, the City Council approved Specific Use Permit No. 1636 for multifamily uses for 233 multifamily units for a permanent time period on the request site. On September 28, 2016, the City Council approved Specific Use Permit No. 2213 for a maximum of 104 single family units for a permanent time period on the request site. On September 26, 2018, City Council repealed Specific Use Permit Nos. 1636 and 2213.
- On September 26, 2018, City Council approved Tract 13A, that defaults to MF-2(A) district, on property zoned Tracts 12 and Tract 13, within Planned Development District No. 508.
- The applicant proposes to amend Tract 13(A) within Planned Development No. 508 to allow an increase in height, an increased number of dwelling units, and changes to side yard requirements.
- Changes from the October 21, 2021 report: in an effort to allow flexibility for site layout and allow a combination of units types that includes larger units, the applicant and staff agreed on a modified parking ratio for multifamily uses to require 1 parking space per bedroom, but to a maximum of 2 parking spaces per dwelling unit. Staff agreed that the proposed ratio is aligned with the parking demand for this type of residential development.

Zoning History:

There have been no zoning cases requested in the area in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing/Proposed ROW
Singleton Boulevard	Principal arterial	100 feet Bike Plan

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the local street system. The TIA analyzed the proposal containing approximately 114 single-family units and 207 multifamily dwelling units. The following is an excerpt from the submitted Traffic Impact Analysis.

Analysis of existing conditions shows that the intersection experiences Level of Service (LOS) C overall in both peak hours. Analysis of Full Build conditions shows that the intersection is expected to remain operating at LOS C overall in both peak hours. No improvements are recommended. Staff reviewed the submitted TIA and agrees with the findings.

STAFF ANALYSIS

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

Land Use Element

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

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.

1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout 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.

2.1.1.6 Ensure that zoning regulations are sensitive to existing context by incorporating urban design principles and appropriate mitigation measures.

2.1.1.7 Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers.

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and Greenfield site locations in order to attract and retain urban homeowners.

Urban Design Element

Goal 5.2 Promote a sense of place, safety, and walkability.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

Area Plans:

The *Trinity River Corridor Comprehensive Land Use Study* was adopted in 2005 and revised in 2009. The 2050 Vision Statement envision the Trinity River Corridor as a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River.

The Plan includes land use types that are combined into “land use modules” that illustrate preferred development patterns for each part of the Trinity River Corridor, while providing flexibility in the use of particular parcels within an area.

The subject site is located within the community corridor module, that spans along Singleton Boulevard and is a combination of primary land uses: retail-community, office-regional, and secondary uses: mixed use A, residential multi family 3, entertainment, civic, and optional land uses: parks and open space, industrial distribution, retail neighborhood. The mixed use ‘A’ is a mix of uses in a vertical arrangement, of 2- to 3-story buildings, and that generally consists of ground floor retail or office with residential or office above. The multi-family 3 is a residential development characterized by 4- to 8-story structures with multiple units located adjacent to the street and an urban streetscape.

The rest of the site is located within the residential traditional module that is a combination of primary uses: single family detached, secondary land uses: residential multi family 2, retail neighborhood, office neighborhood, civic, and optional land uses: parks and open space and single family estate. The multi-family 2 is a residential development characterized by 2- to 3-story structures with multiple units, where typical developments are loosely organized around landscaped areas and use surface parking.

The site is also located within the West Dallas District and prototype site 18, Westmoreland Heights / Lake West. Study Area 18, Westmoreland Heights / Lake West the Westmoreland Heights / Lake West Study Area is one of the largest in the study. The Land Use Opportunity Plan for this area retains the existing single-family neighborhoods by designating them for Residential-Neighborhood Infill use. The areas

controlled by DHA reflect the Residential-Planned Village and Residential-Multi-Family character of the Lake West community. Retail-Community uses along Singleton Boulevard should provide desired shopping and services for area residents. If a new DART line is located here, the area at Manila would develop with a mix of more intense residential and commercial uses; without a DART Station, the plan designates particular areas for Residential-Multi-Family and Retail-Commercial uses. New and revitalized commercial uses are also appropriate along Westmoreland Road.

The request site is also within the *West Dallas Comprehensive Land Use Study* area adopted in May 1999. The Study identifies the request site as being in Subarea 6: Dallas Housing Authority / Lakewest. The Study's future land use recommendation indicates that, "Land use in general is in conformance with the zoning district regulations. No change in zoning is recommended at this time."

Further, the Study includes the following among the recommended policies:

- Encourage infill housing development consistent with the existing residential character of neighborhood.

The Study also includes community identified goals, issues, and opportunities for urban design:

- Foster a sense of place and identity in the West Dallas community by reinforcing existing and encouraging new, character-giving environments.
- Encourage street design with sidewalks that facilitate pedestrian movement between residential communities and major places.
- Foster consistency of design and streetscape amenities along Singleton Boulevard and other gateways into the community.

The Study also includes community identified goals, issues and opportunities for parks and open spaces:

- Integrate bike, pedestrian way, parks, and open space uses with retail and housing to increase their use.
- Interconnected parks, open space, bike paths and pedestrian trails should serve new residential development.

The Study also includes community identified goals, issues and opportunities for parks and open spaces:

- Encourage developers to build mixed housing development (i.e. condos, multifamily, retirement, and townhouse) to attract diverse income families and to attract economic development that serves the neighborhoods.

The request to increase the multifamily residential type generally complies with the stated goals and recommendations of the Plans. Staff's recommended design standards will add ensure a better alignment with the desired quality contained in the Plans.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 508, Tract 13(A)	Under construction with single family homes
North	PD No. 508, Tract 12 w SUP No.	Multifamily
Northeast	PD No. 508, Tract 13	Knightsbridge Park
East	PD No. 508, Tract 12 and Tract 11	Multifamily
South	IR, Industrial Research District	Public School / Learning Center
Southwest	PD No. 718	Office
West	PD No. 508, Tract 12 - Area 1	Vacant, gas station, general merchandise, or food store

Land Use Compatibility:

The site is currently under development with single-family homes. The request area is surrounded by multifamily uses to the north and east, a school and school-related office to the south, a gas station, and a general merchandise store to the west.

The applicant proposes to amend Tract 13(A) to change the proportion of residential types and increase the allowable number of multifamily units. In addition, the applicant is requesting to add unmanned guard house as accessory use, with limited square footage, and office use, to serve as a homestead preservation office for the proposed development.

Per the applicant explanation, a homestead preservation office would provide targeted assistance to property owners and other vulnerable households in gentrifying areas to assist with all ownership financial aspects. Per city code, this falls under “office” use.

The proposed changes to the use combination are consistent with the surrounding area.

Development Standards:

	PD No. 508, Tract 13 (A)
Front yard (min)	Singleton: 15' Other: no min
Side / rear yard (min)	SF: no min Other permitted structures: side: 10' Other permitted structures: side: 15'; 10' if is backing multifamily, office, retail, commercial, central area, industrial zoning districts. <i>Proposed change for Tract 13(A):</i> <i>For multifamily uses: 5'; none if adjacent to open space</i> <i>(staff does not support; staff recommends following existing PD standards)</i>

	PD No. 508, Tract 13 (A)
Density (max)	Multifamily units: 73 Overall units: 233 Proposed change for Tract 13(A): Multifamily units: 201 Overall units: 321
Height (max)	Singleton: 36' Other: 30' Proposed change for Tract 13(A): 36'
Stories (max)	3 except for rooftop decks
Lot coverage (max)	75%

In addition, for Tract 13A, PD No. 508 includes urban design requirements for limitation for blank walls, requires direct entries from the sidewalk for units fronting Singleton Boulevard, four-foot-high fences, transparency for ground story. The PD also includes the requirements for a min 87,120 square feet open space with required pedestrian amenities.

The applicant submitted an exhibit for information purposes only that indicated the public street currently under construction, the single-family portions, and the potential multi-family pads, and include a location for the proposed homestead preservation office. The submitted exhibit does not meet the code requirements for development plans. PD No. 508 requires a development plan for each phase of development, so a development plan for this proposal will have to be approved at a later date. Staff recommendation includes a development plan to be submitted with this PD amendment request.

Considering the new composition of residential units mix, with an increase in multifamily units, and the overall proposed site layout, to ensure a pedestrian-oriented environment and quality open space, staff is recommending additional urban design standards comparable with standards typically used in other developments and that generally follow the development code standards for affordable housing:

- Parking locations for multifamily uses – generally in the rear portions of the site
- Street and open space frontage and individual entries
- Sidewalk lighting
- Limitation for non-required fences

Parking:

The proposed development will comply with the parking requirements of PD No. 508, which defaults to the Development Code for specific off-street parking requirements for each use. For office uses, the code requires one space per 333 square feet of floor area. No additional parking is required for accessory uses that are limited principally to residents.

For multifamily uses, the development code requires one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.

Changes from the October 21, 2021 report: in an effort to allow flexibility for site layout and allow a combination of units types that includes larger units, the applicant and staff agreed on a modified parking ratio for multifamily uses to require 1 parking space per bedroom, but to a maximum of 2 parking spaces per dwelling unit. Staff agreed that the proposed ratio is aligned with the parking demand for this type of residential development. With this ratio applied the parking supply would be between 201 and 402 spaces for the entire Tract 13A for multifamily uses.

Landscaping:

The proposed development will comply with the landscaping requirements of PD No. 508 that generally default to Article X. For Tract 13A, PD No. 508 includes an additional provision that specifies that along Singleton Boulevard, one large street tree with a minimum caliper of four inches must be provided for every 40 feet of frontage and must be located within two and one-half feet and 20 feet from the back of the projected Singleton Boulevard street curb.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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

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colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is uncategorized. Properties located to the east and north are located within the H category, and further east and south are located within the I category.

LIST OF OFFICERS

Greenleaf Ventures LLC

D Kent Casey – Owner and Manager

Victor Toledo – Owner

CPC Action

DECEMBER 16, 2021

Motion: It was moved to recommend **approval** of an amendment to Tract 13(A) for Multi-Family MF-2(A) Tract, subject to revised conditions; as briefed, within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road.

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

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

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

Notices: Area: 500 Mailed: 27
Replies: For: 0 Against: 0

Speakers: For: Victor Toledo, 2950 Singleton Blvd., Dallas, TX, 75212
Against: None

CPC Action

NOVEMBER 18, 2021

Motion: In considering an application for an amendment to Tract 13(A) for Multi-Family MF-2(A) Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until December 16, 2021.

Maker: Suhler
Second: Shidid
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

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

Notices:	Area: 500	Mailed: 27
Replies:	For: 0	Against: 0

Speakers: None

CPC Action
OCTOBER 21, 2021

Motion: In considering an application for an amendment to Tract 13(A) for Multi-Family MF-2(A) Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until November 18, 2021.

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

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

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

Notices:	Area: 500	Mailed: 27
Replies:	For: 0	Against: 0

Speakers: None

CPC Action

SEPTEMBER 23, 2021

Motion: In considering an application for an amendment to Tract 13(A) for Multi-Family MF-2(A) Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until October 21, 2021.

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

For: 12 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Jackson
Vacancy: 2 - District 4, District 10

Notices: Area: 500 Mailed: 27

Replies: For: 0 Against: 0

Speakers: None

CPC Action
AUGUST 5, 2021

Motion: In considering an application for an amendment to Tract 13(A) for Multi-Family [MF-2(A)] Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until September 23, 2021.

Maker: Carpenter
Second: Schwope
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

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

Notices:	Area: 500	Mailed: 27
Replies:	For: 0	Against: 0

Speakers: None

CPC Action
JUNE 17, 2021

Motion: In considering an application for an amendment to Tract 13(A) for Multi-Family [MF-2(A)] Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until August 5, 2021.

Maker: Carpenter
Second: Hampton
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler,
Garcia, Rubin

Against: 0
Absent: 3 - Stinson, Schwope, Murphy
Vacancy: 1 - District 10

Notices:	Area: 500	Mailed: 27
Replies:	For: 0	Against: 0

Speakers: None

CPC Action
MAY 6, 2021

Motion: In considering an application for an amendment to Tract 13(A) for Multi-Family [MF-2(A)] Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until June 17, 2021.

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

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Suhler, Murphy, Rubin

Against: 0
Absent: 2 - Schwope, Garcia
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 27
Replies: For: 0 Against: 0

Speakers: For: Victor Toledo, 7255 Mimosa Ln., Dallas, TX, 75230
For (Did not Speak): Kent Casey, 5711 Redwood Ln., Dallas, TX, 75209
Against: None

CPC RECOMMENDED PD CONDITIONS

**ARTICLE 508.
PD 508.**

SEC. 51P-508.101. LEGISLATIVE HISTORY.

PD 508 was established by Ordinance No. 23536, passed by the Dallas City Council on June 10, 1998. Ordinance No. 23536 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23536 was amended by Ordinance No. 24076, passed by the Dallas City Council on October 27, 1999; Ordinance No. 24374, passed by the Dallas City Council on September 13, 2000; Ordinance No. 24655, passed by the Dallas City Council on June 27, 2001; Ordinance No. 24725, passed by the Dallas City Council on September 26, 2001; and Ordinance No. 25982, passed by the Dallas City Council on May 25, 2005. (Ord. Nos. 19455; 23536; 24076; 24374; 24655; 24725; 25982; 26042)

SEC. 51P-508.102. PROPERTY LOCATION AND SIZE.

PD 508 is established on property generally bounded by Hampton Road on the east, Dennison Street, Fish Trap Road and Singleton Boulevard on the South, Westmoreland Road and the centerline of Old Trinity River on the west, and Canada Drive on the north. The size of PD 508 is approximately 481.26 acres. (Ord. Nos. 23536; 26042)

SEC. 51P-508.103. 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. In this district,

- (1) **COMMERCIAL AMUSEMENT CABLE SKI PARK AND RECREATION AREA** means a facility offering water skiing and wakeboarding by an automated cable pulling system and other recreation or games of skill to the general public for a fee. This use must include water skiing and wakeboarding by an automated cable pulling system, but may also include other recreation activities and games of skill. Office, retail, and restaurant uses are permitted as part of this use but are limited to a total of 5,000 square feet of floor area.
- (2) **OPEN SPACE** means an area that is open to the public and is unobstructed to the sky without permanent structures except structures supporting pedestrian or outdoor recreational uses; kiosks that provide information related to the open space; water

features, including fountains, ponds, and waterfalls; and security, audio-visual, or maintenance equipment.

- (3) GUARD HOUSE means an unmanned building that is not intended to control access into the district or a public street.

(c) Tract 13A is considered to be a residential zoning district. (Ord. Nos. 23536; 25982; 26042; 27771; 31007).

SEC. 51P-508.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 508A: conceptual plan.
- (2) Exhibit 508B: development plan for Tract 12A.
- (3) Exhibit 508C: development plan for a portion of Tract 3.
- (4) Exhibit 508D: development plan for a portion of Tract 14.
- (5) Exhibit 508E: development plan for a portion of Tract 12.
- (6) Exhibit 508F: athletic field traffic management plan.
- (7) Exhibit 508G: development plan for Tract 6.
- (8) Exhibit 508H: landscape plan for a portion of Tract 3.
- (9) Exhibit 508I: landscape plan for Tract 6.
- (10) Exhibit 508J: traffic management plan for Tract 6. (Ord. Nos. 28758; 30024; 30230; 31246)

SEC. 51P-508.104. CONCEPTUAL PLAN.

Use of the Property must comply with the conceptual plan (Exhibit 508A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 23536; 25982; 26042; 27175)

SEC. 51P-508.105. DEVELOPMENT PLAN.

(a) A development plan for each phase of development must be approved by the city plan commission prior to the issuance of a building permit for each phase.

(b) A development plan for Tract 12A is labeled Exhibit 508B.

(c) A development plan for a portion of Tract 3 is labeled Exhibit 508C.

(d) A development plan for a portion of Tract 14 is labeled Exhibit 508D.

(e) For open space and single family uses in Tract 13A, a final plat may serve as a development plan.

(f) A development plan for Tract 6 is labeled Exhibit 508G. (Ord. Nos. 23536; 24655; 25982; 26042; 27785; 28758; 31007; 31246)

SEC. 51P-508.106. CREATION OF TRACTS.

This district is divided into 17 tracts: Tracts 1, 2, 3, 4, 5, 6, 7, 7A, 8, 9, 10, 11, 12, 12A, 13, 13A, and 14. The boundaries of all areas are described in Exhibit A of Ordinance No. 23536, as amended by Ordinance No. 25982. The boundaries of the areas are shown on the conceptual plan. If there is a conflict, the descriptions in Exhibit A of Ordinance No. 23536, as amended, control over the graphic description on the conceptual plan. (Ord. Nos. 23536; 24725; 25982; 26042; 30230; 31007)

SEC. 51P-508.107. TRACT REGULATIONS.

(a) Tracts 1 and 9 [CLUSTERED HOUSING (CH) Tracts].

[omitted for brevity]

(b) Tracts 4, 8, 10, 11, 13 and 13A (MULTI-FAMILY [MF-2(A)] Tracts).

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[SUP]*

-- Child-care facility. *[SUP]*

-- Church.

-- College, university, or seminary. *[SUP]*

-- Community service center. *[SUP]*

-- Convalescent and nursing homes, hospice care, and related institutions.

-- Convent or monastery. *[SUP]*

-- Foster home. *[SUP]*

-- Hospital. *[SUP]*

-- Library, art gallery, or museum. *[SUP]*

- Public or private school. *[SUP]*
- Cemetery or mausoleum.

(E) Lodging uses.

- None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.

- None permitted.
- Office *[allowed only in Tract 13A, and limited to maximum 5,000 square feet]*

(H) Recreation uses.

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

(I) Residential uses.

- Multifamily.
- Single family.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Retirement housing. *[Tract 4 only.]*

(J) Retail and personal service uses.

- None permitted. *[Tracts 4, 8, 10, 11 only.]*
- Commercial amusement cable ski park and recreation area. *[Tract 13 only.]*

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities.
- Police or fire station. *[SUP]*
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or governmental installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container.

-- Recycling drop-off for special occasion collection.

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(A) The following accessory uses are not permitted in this district:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Accessory guard house *[allowed only in Tract 13A]*

(B) The following accessory use is permitted by SUP only:

- Accessory helistop.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.)

(A) Front yard.

(i) Tract 4. Minimum front yard is 50 feet.

(ii) Tracts 8, 10, 11, and 13. Minimum front yard is 15 feet.

(iii) Tract 13A.

(aa) Except as provided in this subparagraph, no minimum front yard.

(bb) Minimum front yard is 15 feet along Singleton Boulevard.

(B) Side and rear yard.

(i) Tract 4. Minimum side and rear yard is 50 feet.

(ii) Tracts 8, 10, 11, 13, and 13A.

(aa) No minimum side and rear yard for single family structures.

(bb) Minimum side yard for other permitted structures is 10 feet.

(cc) Minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs

upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial

(dd) In Tract 13A, minimum side setbacks for multifamily dwellings is 5 feet.

(C) Dwelling unit density.

(i) Except as provided in this subparagraph, no maximum dwelling unit density.

(ii) In Tract 13A, maximum number of multifamily dwelling units is ~~73~~ **201** and maximum total number of dwelling units is ~~233~~ **321**.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph (E)(i) and except as provided in this paragraph, maximum structure height is 36 feet.

(bb) In Tract 4, maximum structure height is 50 feet.

(cc) In Tract 13, maximum height for towers for a commercial amusement cable ski park and recreation area is 60 feet.

(dd) In Tract 13A, ~~except as further restricted under Subparagraph (E)(i) and as provided in this paragraph, maximum structure height is 30 feet. For lots with frontage on Singleton Boulevard, maximum structure height is 36 feet.~~ maximum structure height is 36 feet.

(F) Lot coverage.

(i) Except as provided in this subparagraph, maximum lot coverage is:

(aa) 60 percent for residential structures;

(bb) 50 percent for nonresidential structures; and

(cc) 75 percent in Tract 13A.

(ii) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size.

(i) Except for Tract 13A, minimum lot area per dwelling unit is as follows:

Minimum Lot Area

Type of Structure Per Dwelling Unit

Single family 1,000 sq. ft.

Multifamily:

No separate bedroom 800 sq. ft.

One bedroom 1,000 sq. ft.

Two bedroom 1,200 sq. ft.

More than two bedrooms 150 sq. ft.

(Add this amount for each
bedroom over two)

(ii) In Tract 13A, no minimum lot size.

(H) Stories.

(i) Except as provided in this subparagraph, no maximum number of stories.

(ii) In Tract 13A, except for a rooftop deck, maximum number of stories above grade is three.

(4) Off-street parking and loading.

(A) In general. Except as provided in this paragraph, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(B) Commercial amusement cable ski park and recreation area. A commercial amusement cable ski park and recreation area is required to provide 150 parking spaces. The parking must be paved or of a surface approved by the Building Official.

(C) Tract 13A.

(...) For multifamily uses. Required off-street parking: One space per bedroom with a maximum of two spaces per dwelling unit.

(aa) Garage design. Front loading, street facing enclosed parking spaces must not project out from the ground story street-facing building facade. When an enclosed parking space is recessed less than seven feet from the ground story street-facing building facade, it must incorporate four different architectural elements. Architectural elements include:

- (i) Arches.
- (ii) Balconies or other decorative overhangs above an enclosed parking space.
- (iii) Columns flanking an enclosed parking space.
- (iv) Decorative banding or moldings.
- (v) Decorative vent covers on a gable facade just above the enclosed parking space.
- (vi) Multiple raised panel garage door designs.
- (vii) Architectural detailing including decorative brackets on garage doors.
- (viii) Sconce lighting.
- (ix) Windows or openings on garage doors.

(bb) Garage location. Except as provided in this subparagraph, a parking space in an enclosed structure must be at least 20 feet from the right-of-way line adjacent to a street or alley when the space faces upon or can be entered directly from the street or alley. A parking space in an enclosed structure may be within 20 feet of the right-of-way line adjacent to a street or alley when:

- (i) the parking space can be entered directly only from a street or alley that is not designated as a thoroughfare in the city's thoroughfare plan;
- (ii) the garage door has a remote automatic control installed that is maintained in working condition; and
- (iii) the garage door is a minimum of 20 feet from the sidewalk.

(5) Environmental performance standards.

(A) Except as provided in this paragraph, see Article VI.

(B) All of the following are required for a commercial amusement cable ski park and recreation area in Tract 13:

(i) A plan and design to preserve and enhance the water quality of the lake prepared by a Certified Professional Wetland Scientist by the Society of Wetland Scientists must be submitted with the development plan for City Plan Commission approval. The plan must show the location and type of aquatic vegetation.

(ii) Aquatic vegetation must be planted adjacent to all storm water outfalls.

(iii) The wetland buffer must be an area shown on the development plan with a minimum of 7,000 square feet adjacent to the outfall at the southeast corner of Fish Trap Lake. Native wetland plants suitable for planting include, but are not limited to:

(aa) Grasses:

- Sedges (*Carex*, *Eleocharis* sp.)
- Rushes (*Juncus* sp.)
- Bulrushes (*Schoenoplectus*, *Scirpus* sp.)

(bb) Herbs:

- Sweetflag (*Acorus* sp.)
- Cannas (*Canna* sp.)
- Horsetails (*Equisetum* sp.)
- Irises (*Iris* sp.)
- Arrowheads (*Sagittaria* sp.)
- Lilies (*Nymphaea* sp.)

(iv) Sediment discharge from the storm water outfalls shall be removed annually for the duration of the commercial amusement cable ski park and recreation area use.

(v) A person operating a commercial amusement cable ski park and recreation area must test the water in Fish Trap Lake on a quarterly basis using the current state standard for contact water sports. The test results must be made available to the Building Inspector and the Director of Storm Water Management, upon request.

(6) Landscaping.

(A) In general. Except as provided in this paragraph, landscaping must be provided in compliance with the requirements of Article X.

(B) Tract 13A. Along Singleton Boulevard, one large street tree with a minimum caliper of four inches must be provided for every 40 feet of frontage and must be located within two and one-half feet and 20 feet from the back of the projected Singleton Boulevard street curb.

(6.1) Tract 13A urban design requirements. The requirements in this paragraph apply in Tract 13A.

(A) Blank wall. Maximum blank wall area on street-facing facades is 30 feet.

(B) Direct entries on Singleton Boulevard. Street-fronting, ground-level dwelling units along Singleton Boulevard must have an improved path connecting individual dwelling units facing Singleton Boulevard to the public sidewalk. The improved path may be constructed of concrete or a permeable hardscape material such as decomposed granite.

(...) Street and open space frontages for multifamily uses.

(...) Frontages. All street-fronting facades and open-space fronting facades must have at least one window and at least one common primary entrance facing the street or open space at street-level. The entrance must access the street or open space with an improved path connecting to the sidewalk. A transparent surface is required for every 25 linear feet of continuous street-fronting and open-space-fronting facade.

(C) Fences. Fences between the right-of-way and the street-facing building facade may not exceed four feet in height. For all other fences, a fence must be a minimum 50 percent open when the fence:

- (i) exceeds six feet in height;
- (ii) is located within 10 feet of an area used as required open space; or
- (iii) is located within 35 feet of the Singleton Boulevard right-of-way.

(D) Transparency.

(i) In general. Ground story transparency is calculated as a percentage of the ground story building facade that contains openings filled with glass. Upper story transparency is calculated as a percentage of the building facade above the ground story building facade that contains openings filled with glass. Transparency applies to street-facing facades and to facades that face open space. Transparency does not apply to detached single family structures.

(ii) Ground story transparency. A minimum of 30 percent of the ground story facade must contain openings filled with glass.

(iii) Upper story transparency. A minimum of 25 percent of the upper story facade must contain openings filled with glass.

(iv) Walking distance to open space. Maximum walking distance to open space from the nearest point of a ground story entrance of a residential building is 500 feet, measured along the most convenient pedestrian walkway.

(E) Open space.

(i) In general. A minimum of 87,120 square feet or ten percent of the building site, whichever is more, must be provided as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

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

(.) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

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

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

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

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

(ii) Pedestrian amenities. In each open space area, a minimum of one of the following pedestrian amenities is required:

(aa) Art or an architectural element. This pedestrian amenity is required within the open space area at the southeast corner of Tract 13A fronting Singleton Boulevard.

(bb) Fishing pier or boat launch.

(cc) Playground.

(dd) Dog park with a minimum four-foot tall, minimum 50 percent open perimeter fence and a minimum of one pet waste station for every 2,000 square feet of fenced dog park area.

(ee) Public seating or gathering areas.

(ff) Bicycle racks.

(iii) Maintenance. All pedestrian amenities must be maintained by the owner of the lot or the home owner's association; if there is more than one owner, all owners are jointly and severally responsible for maintenance.

(F) Parking locations for multifamily uses.

(...) In general. Except as provided herein, surface parking is prohibited between the street-facing facade and the property line. A maximum of 25 percent of the provided surface parking may be located between the street-facing facade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement

(...) For Lot 8, Block 19/7135 and Lot 1, Block 20/7135 parking may be located between the street-facing facade and the property line and it must be screened by landscaping in accordance with Article X and one large or medium tree must be provided for every 40 feet of linear feet of street frontage.

(G) Sidewalk, lighting, and driveway standards for multifamily uses.

(i) Sidewalks.

(...) A sidewalk with a minimum average width of five feet must be provided along all street frontages.

(...) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.

(...) Tree grates do not count toward the minimum unobstructed sidewalk width.

(...) If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.

(ii) Lighting for multifamily uses on Lot 1, Block 17/7135

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

(...) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along

public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(7) Additional provisions.

(A) Structure spacing. In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(B) Commercial amusement cable ski park and recreation area access. Access to a commercial amusement cable ski park and recreation area in Tract 13 must be off Toronto Street as shown in the traffic management plan (Exhibit 508C).

(C) Tract 13A.

(i) Single family residential uses are allowed as shared access developments.

~~(ii) Sidewalks must be a minimum of five feet wide.~~

(iii) Internal roadways must be designed to limit excessive speed of vehicles. At least one of the following speed reduction strategies must be considered in the design of internal roadways following review and approval by the director: neighborhood traffic circles, speed tables, or curb extensions.

(iv) A guard house, maximum 75 square feet in area and 11 feet in height is permitted within the private entry drive and may be located within the setback. The final location and design of the guard house must be approved by the building official. The guard house may include ancillary improvements such as inoperable gates and security cameras.

(c) Tracts 3, 5, 6, 7, 7A, and 14 (LIMITED OFFICE [LO-1(A)] Tracts).

[omitted for brevity]

(d) Tracts 2, 12, and 12A [MIXED USE (MU-1) Tracts].

[omitted for brevity]

SEC.51P-508.107.1. TRAFFIC MANAGEMENT PLAN FOR TRACT 6.

[omitted for brevity]

SEC. 51P-508.108. SIGNS.

Signs must comply with the following regulations:

(1) For Tracts 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 13A, and 14, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(2) For Tracts 2, 7A, 12, and 12A, signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23536; 25982; 26042; 30230; 31007)

SEC. 51P-508.108.1. ADDITIONAL PROVISIONS FOR ATHLETIC FIELDS IN TRACTS 2 AND 7A.

[omitted for brevity]

SEC. 51P-508.109. ADDITIONAL PROVISIONS.

(a) The entire premises must be properly maintained in a state of good repair and neat appearance at all times.

(b) Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23536; 25982; 26042)

SEC. 51P-508.110. PAVING.

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 director of public works and transportation. (Ord. Nos. 24655; 26042)

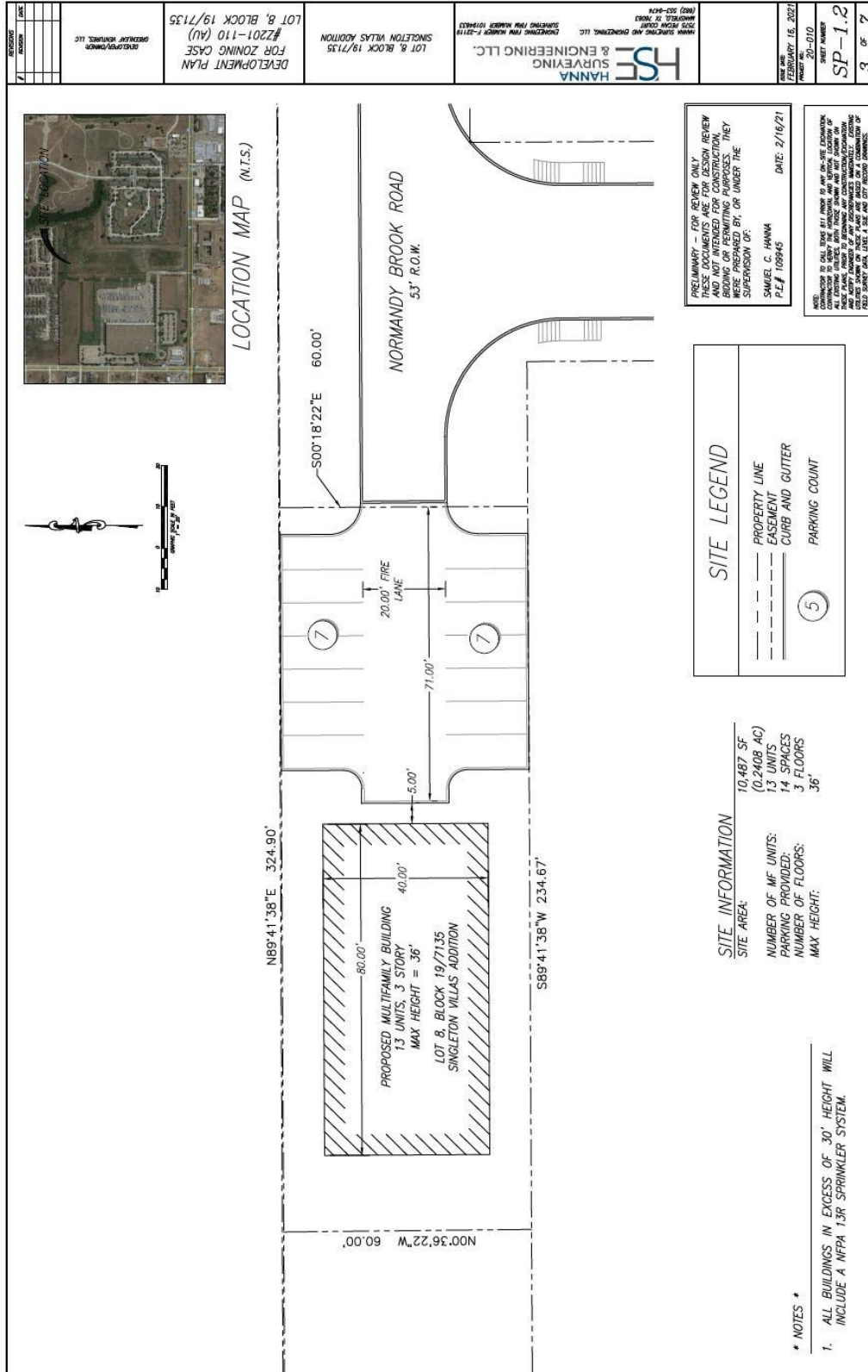
SEC. 51P-508.111. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD 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. Nos. 24655; 26042)

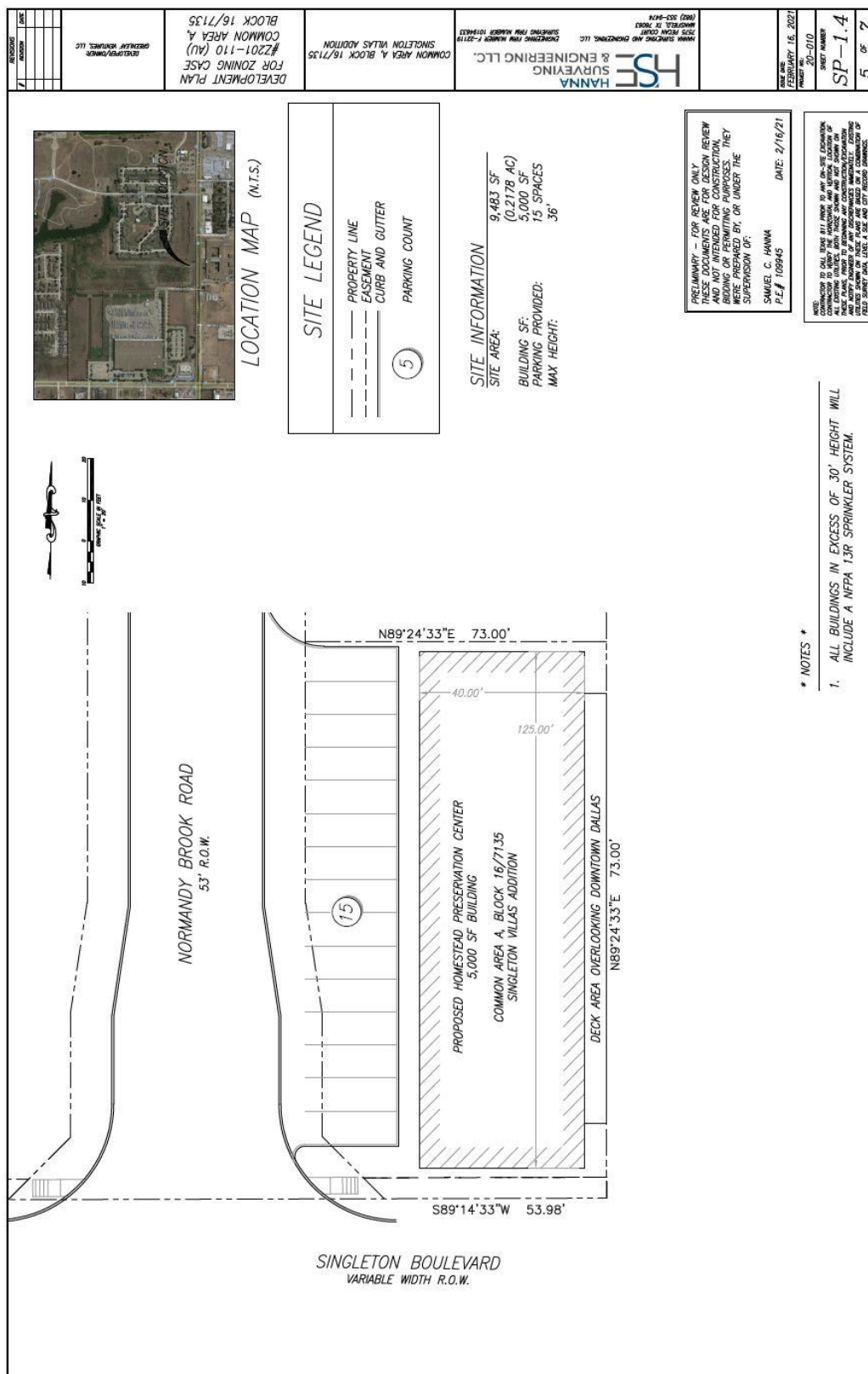




PROPOSED DEVELOPMENT PLAN _PAD 2 FOR INFORMATION PURPOSES ONLY

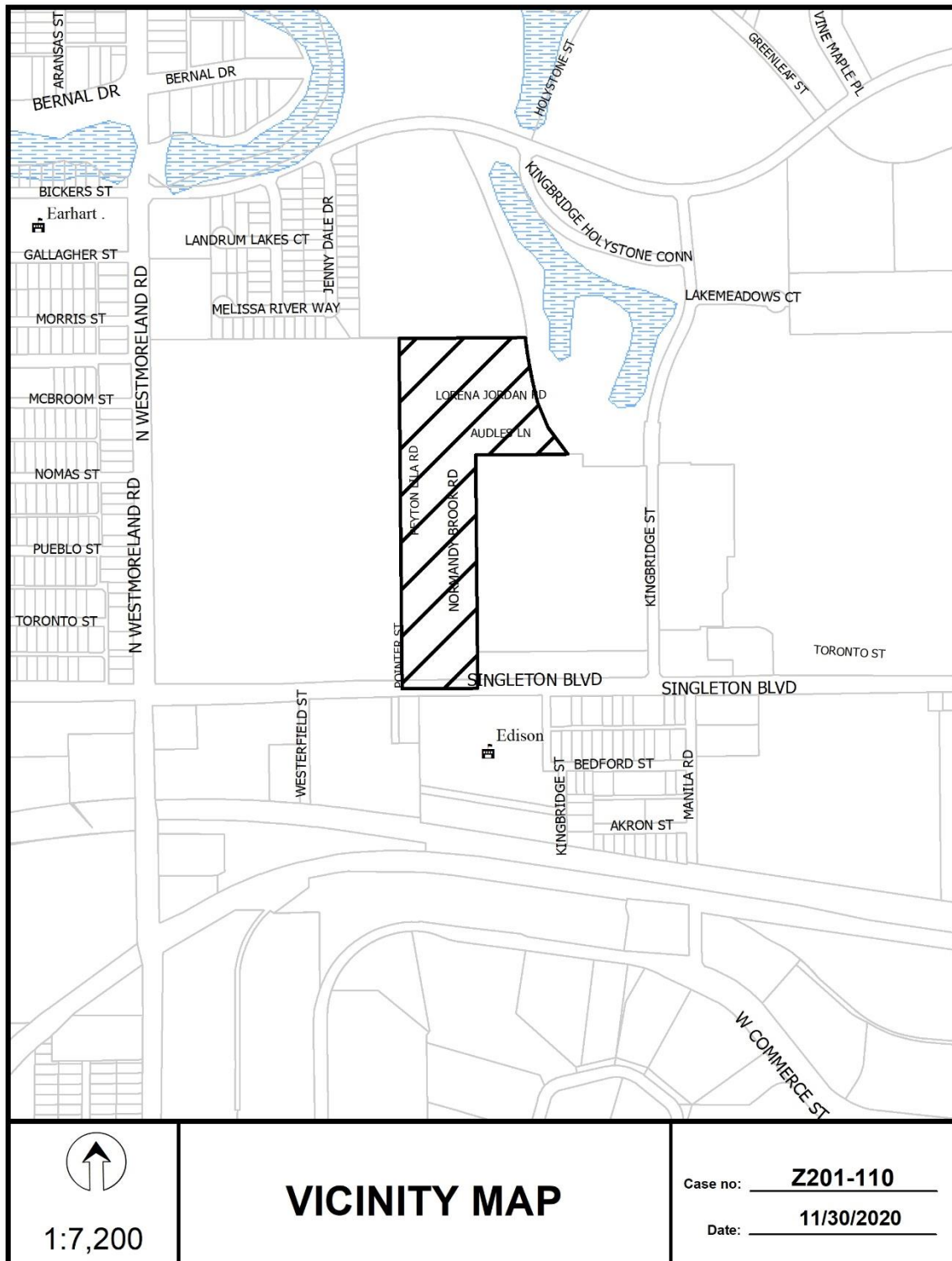


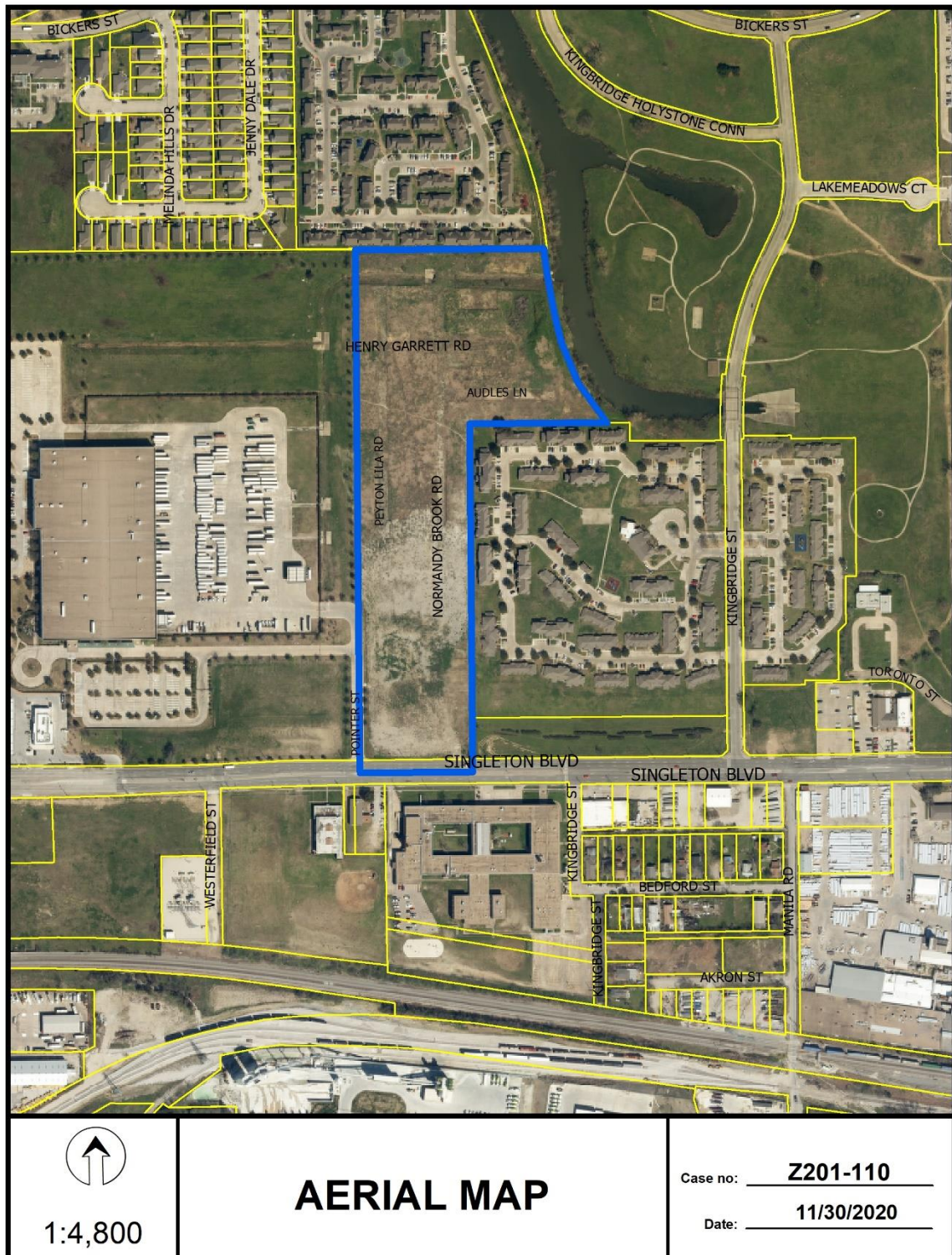


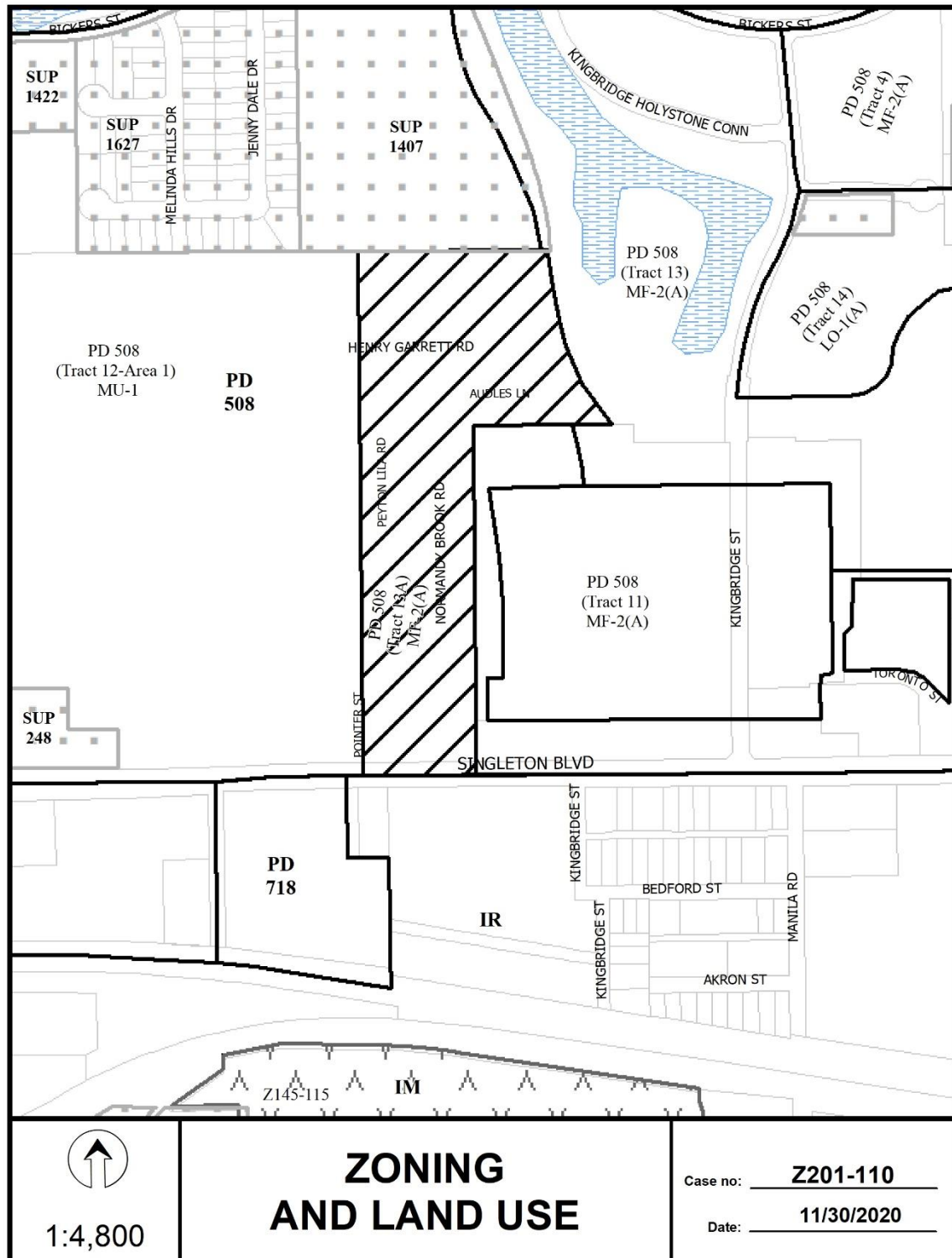


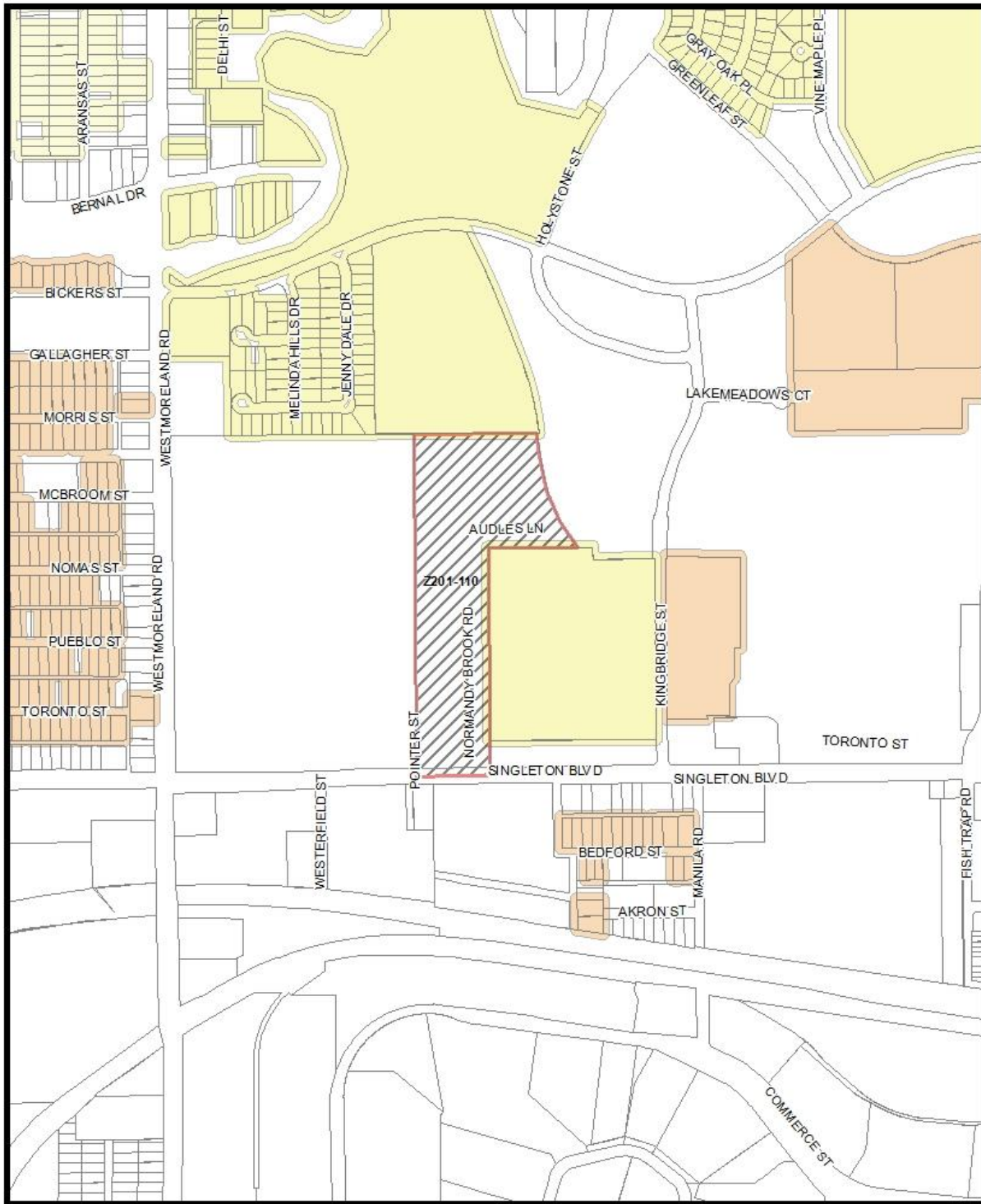












Market Value Analysis

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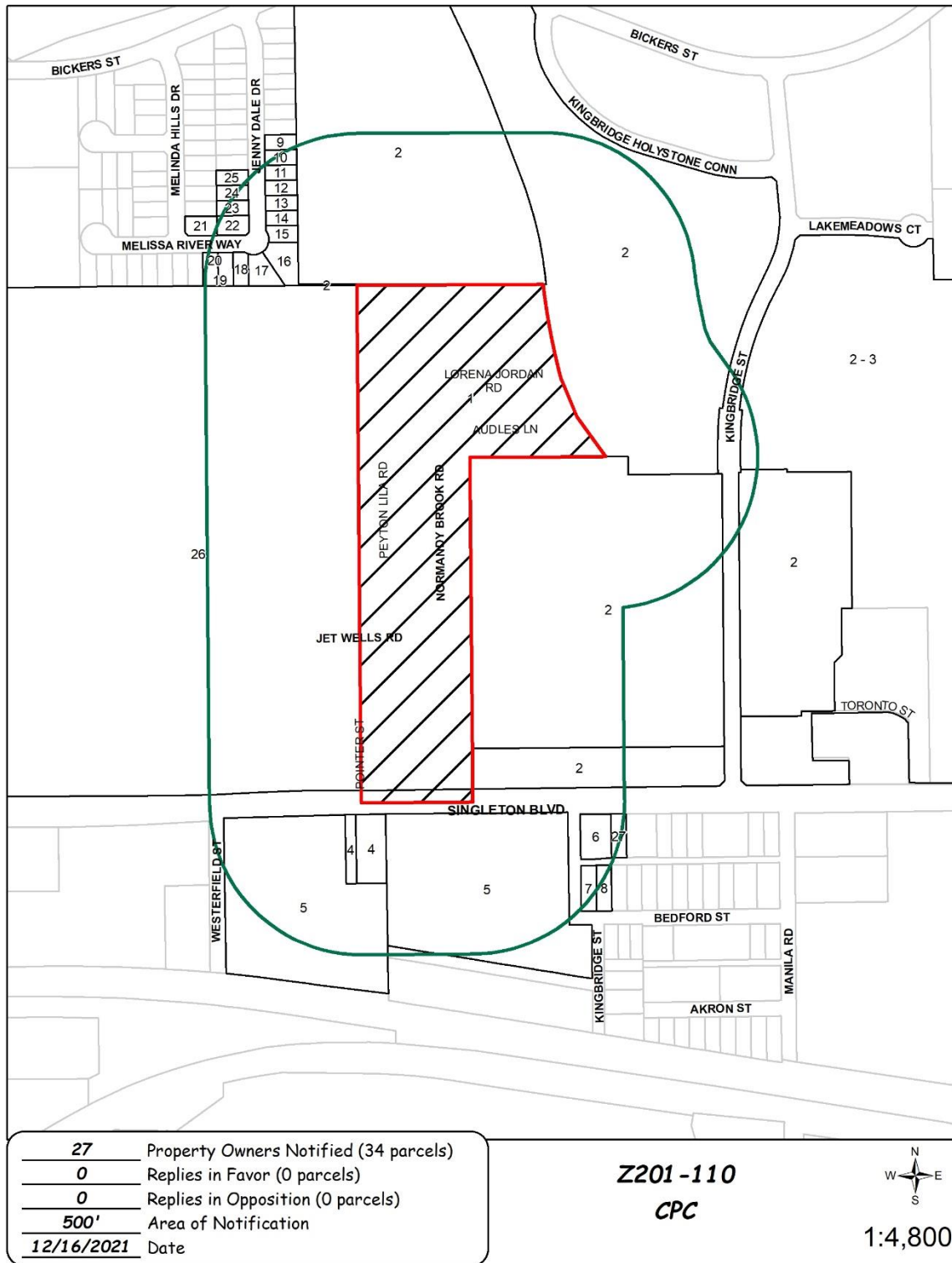


1:7,200

Market Value Analysis

Printed Date: 11/30/2020

CPC RESPONSES



12/15/2021

Reply List of Property Owners***Z201-110******27 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3020 BICKERS ST	GREENLEAF VENTURES LLC
	2	3130 KINGBRIDGE ST	DALLAS HOUSING AUTHORITY
	3	2607 TORONTO ST	DALLAS HOUSING AUTHORITY
	4	2950 SINGLETON BLVD	REDEEMER BAPTIST CHURCH
	5	3002 SINGLETON BLVD	Dallas ISD
	6	2850 SINGLETON BLVD	KATIE LITTLE ANGEL DAY CARE
	7	2849 BEDFORD ST	ZAMUDIO MARIA DE LA PAZ
	8	2847 BEDFORD ST	LOPEZ MICHELLE
	9	3528 JENNY DALE DR	GARCIACORDOVA CHRISTOPHER
	10	3524 JENNY DALE DR	RAMIREZMARTINEZ CARLOS
	11	3520 JENNY DALE DR	ODA HAREGEWOIN
	12	3516 JENNY DALE DR	HARRINGTON DONNA
	13	3512 JENNY DALE DR	FELEKE DANIEL & W KIRKOS RAHEL
	14	3508 JENNY DALE DR	FEYE TESFAYE & EMEBET GEBRETSADIK
	15	3504 JENNY DALE DR	QUEZADA JUAN ANTONIO & MARIA
	16	3502 JENNY DALE DR	ESTALA BRYAN
	17	3106 MELISSA RIVER WAY	ASHRAF MUHAMMAD
	18	3110 MELISSA RIVER WAY	JUAREZ RAMON &
	19	3114 MELISSA RIVER WAY	ANDERSON TRIONA A
	20	3118 MELISSA RIVER WAY	VARGAS JOSEFINA
	21	3502 MELINDA HILLS DR	MIRIANI NINA DANDAN &
	22	3507 JENNY DALE DR	FERNANDEZ ADELAIDE &
	23	3511 JENNY DALE DR	ESTIFANOS SEMERT
	24	3515 JENNY DALE DR	METAFERIA FIKRU &
	25	3519 JENNY DALE DR	RAMOS SUSANA
	26	3020 N WESTMORELAND RD	GOODWILL INDUSTRIES OF

Z201-110(AU)

12/15/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2840 SINGLETON BLVD	Taxpayer at