

Memorandum



CITY OF DALLAS

DATE April 1, 2026

Honorable Members of the City Council Economic Development Committee: Jesse Moreno (Chair), Poul Ridley (Vice Chair), Laura Cadena, Zarin Gracey, Bill Roth, Chad West

SUBJECT **Background information on GAF (2600 Singleton Blvd) and TAMKO (7910 S Central Ewy) in relation to the 5-signature memo submitted by Council Members to initiate phase 1 of the amortization process**

This memorandum is to brief the Economic Development Committee of an upcoming agenda item to consider a 5-signature-memo submitted by Council Members Laura Cadena, Adam Bazaldua, Chad West, Zarin Gracey, and Paula Blackmon, dated November 21, 2025, directing the city manager to: (1) utilize contingency reserve funds to procure a consultant to determine the amount calculated under Dallas City Code Section 51A-4.704(a)(1)(D)(i) for the uses located at 2600 Singleton Boulevard and 7910 South Central Expressway, and (2) not later than 30 days after the consultant determines the amount under Dallas City Code Section 51A-4.704(a)(1)(D)(i), brief a city council committee and schedule an item for a regular city council voting agenda to consider adding the determined amount to the fund created by Dallas City Code Section 51A-4.704(a)(3).

The 2 locations highlighted in the 5-signature memo are:

1. **2600 Singleton Boulevard - GAF**

Current Zoning: IR - Industrial Research.

Property area: Approximately 22.7 Acres.

Buildings: per DCAD: 24 buildings, built between 1940 and 2003.

Current use of property: Inside manufacturing of asphalt shingles and inside and outside material storage.

Land use: Current determination: industrial (inside) potentially incompatible. This land use is permitted by Specific Use Permit (SUP) only in the Industrial Manufacturing (IM) district. Under current zoning regulations, this land use is not allowed at this location.

Per the plat, the property was annexed in the City of Dallas on December 30, 1952.

2. **7910 S Central Expressway - Tamko**

Current Zoning: IM - Industrial Manufacturing and IR - Industrial Research (NE corner).

Property area: Approximately 23.89 Acres.

Buildings: per DCAD: 10 buildings, constructed between 1946 and 2007.

Land use: Current determination: industrial (inside) potentially incompatible. This land use is permitted by SUP only in the IM district. Under current zoning regulations, this land use is not allowed at this location, as there is no SUP associated with this property. Property was annexed in the City of Dallas in 1955.

The 2 locations and current operation are determined to be legal nonconforming uses. In February 2025, City Council passed a development code amended to change the amortization process for compliance with the new state law SB 929 Tx. State Lege 88, 2023.

Initiation of the Amortization Process Logistics:

Step 1 – Evaluate the necessary expenditure amounts for the Nonconforming Use Fund, as established by the [Dallas Development Code](#):

- City Council initiates the process by asking the City Manager to complete an assessment of the subject property and operation, as highlighted in the code.
 - The Planning and Development Department will lead this step in the process and partner with the Budget and Management Services Department to contract a consultant that will complete the assessment as required by the code. This part of the process is estimated to take a minimum of 90 days.
- Within a maximum of 30 days from completion of the report, the City Manager briefs Economic Development Committee and City Council on findings and the estimated amount.

Step 2 – Initiation of Amortization

- City Council initiates the amortization:
 - After the briefings, City Council considers allocation of money in the Nonconforming Use Fund.
 - The City Council requests that the Board of Adjustment consider imposing a compliance requirement for the nonconforming use.

A short excerpt from the development code to highlight the new [process regulations](#):

(1) Compliance requirement for nonconforming uses.

(A) Request to establish compliance requirement. The city council may request that the board of adjustment consider imposing a compliance requirement for a nonconforming use. A request under this subsection must include estimates of the amounts determined in Section [51A-4.704](#) (a)(1)(D)(i)(aa)-(bb). Upon receiving such a request, the city's chief financial officer must determine if there

are sufficient funds available in the nonconforming use fund established under this subsection to cover potential costs that may be incurred by the city if the board imposes a compliance requirement. If sufficient funds are not available, the application shall be deemed incomplete for lack of funding. If the chief financial officer determines that sufficient funds are available, the board shall hold a public hearing to determine whether continued operation of the nonconforming use will have an adverse effect on nearby properties. If, based on the evidence presented at the public hearing, the board determines that continued operation of the use will have an adverse effect on nearby properties, it shall proceed to impose a compliance requirement for the nonconforming use; otherwise, it shall not.

The code contains factors to be considered by the Board of Adjustment in making their decision.

(D) Determination of remedies.

(i) If the board determines that continued operation of the nonconforming use will have an adverse effect on nearby properties, the director shall, in accordance with the law, determine:

(aa) the costs incurred by the owner or lessee of the property that are directly attributable to ceasing the nonconforming use of the property, including expenses related to demolition, relocation, termination of a lease, or discharge of a mortgage; and

(bb) an amount equal to the greater of, as determined by the director, the diminution in the market value of the property, computed by subtracting the current market value of the property after the imposition of the requirement to stop the nonconforming use of the property from:

(11) the market value of the property on the day before the date notice was given under Section [51A-4.701\(a\)\(1.1\)](#); or

(22) the market value of the property on the day before a request to impose a compliance date is accepted under this section.

(ii) The property owner or lessee may choose to:

(aa) receive a payment from the city for the amount calculated in Romanette (i); or

(bb) continue operating the nonconforming use until the owner or lessee recovers the amount calculated in Romanette (i) through the owner's or lessee's continued business activities according to generally accepted accounting principles.

Upon receiving Committee approval, staff will place this item on the next available City Council agenda. If City Council requests the Board of Adjustment consideration, a general

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SUBJECT **SUBJECT**
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timeframe estimate could place the decision of the Board of Adjustment at the first quarter of 2027.

Should you have questions or need additional information please contact Andreea Udrea, PhD, AICP, Deputy Director, Planning and Zoning, at andreea.udrea@dallas.gov or 214-288-9343.

Service First, Now!



Robin Bentley,
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE January 23, 2026

TO Jesse Moreno, Chair, Committee on Economic Development

SUBJECT **Five-Signature Memorandum Referral**

Dear Chairman Moreno:

On January 21, 2026, I received the attached memorandum titled "Request for Placement of Agenda Item – Council Member(s)" along with the accompanying draft resolution. Pursuant to Section 6.2 of the City Council Rules of Procedure, I hereby refer this request to the Committee on Economic Development.

Should you have any questions, please contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Johnson'.

Eric L. Johnson
Mayor

c: Paul Ridley, District 14
Lorie Blair, District 8
Laura Cadena, District 6
Zarin Gracey, District 3
Bill Roth, District 11
Chad West, District 1

Kim Tolbert, City Manager
Biliera Johnson, City Secretary
Tammy Palomino, City Attorney
Mark Swann, City Auditor

RECEIVED

2026 JAN 20 PM 2:44

CITY SECRETARY
DALLAS, TEXAS



City of Dallas

Memorandum

DATE
TO The Honorable Eric Johnson
FROM Laura Cadena and Adam Bazaldua
SUBJECT Request for Placement of Agenda Item – Council Member(s)

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please refer the following item to a city council committee and schedule this item for a regular city council voting agenda within 30 calendar days after receipt of this request:

Consideration of a resolution directing the city manager to: (1) utilize contingency reserve funds to procure a consultant to determine the amount calculated under Dallas City Code Section 51A-4.704(a)(1)(D)(i) for the uses located at 2600 Singleton Boulevard and 7910 South Central Expressway, and (2) not later than 30 days after the consultant determines the amount under Dallas City Code Section 51A-4.704(a)(1)(D)(i), brief a city council committee and schedule an item for a regular city council voting agenda to consider adding the determined amount to the fund created by Dallas City Code Section 51A-4.704(a)(3).

Submitted for consideration by:

Laura Cadena, District 6

Signature

Adam Bazaldua, District 7

Signature

Supporting Council Member Signatures (3 Signatures Only):

Chad West, District 1

Signature

Zarin Gracey, District 3

Signature

Paula Blackmon, District 9

Signature

c: Honorable Council Members
Kimberly Tolbert, City Manager
Tammy L. Palomino, City Attorney
Mark S. Swann, City Auditor
Biliera Johnson, City Secretary

COUNCIL CHAMBER

January 12, 2026

WHEREAS, on February 12, 2025, the nonconforming use fund was created to comply with state law amortization procedures; and

WHEREAS, the use located at 2600 Singleton Boulevard became nonconforming in 1952; and

WHEREAS, the use located at 7910 South Central Expressway became nonconforming in 1955.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$200,000 in the General Fund, Fund 0001, Department PDV, Unit 1598, Object 3070.

SECTION 2. That the Chief Financial Officer is hereby authorized to transfer funds in an amount not to exceed \$200,000 from General Fund Contingency, Fund 0001, Department NBG, Unit 1000, Revenue Code RTRF to the General Fund, Fund 0001, Department PDV, Unit 1598, Revenue Code 9229; and a clearing entry, in the same amount to Fund 0001, Department BMS, Balance Sheet Account 0950 (Credit) and to Fund 0001, Department BMS, Balance Sheet Account 0991 (Debit).

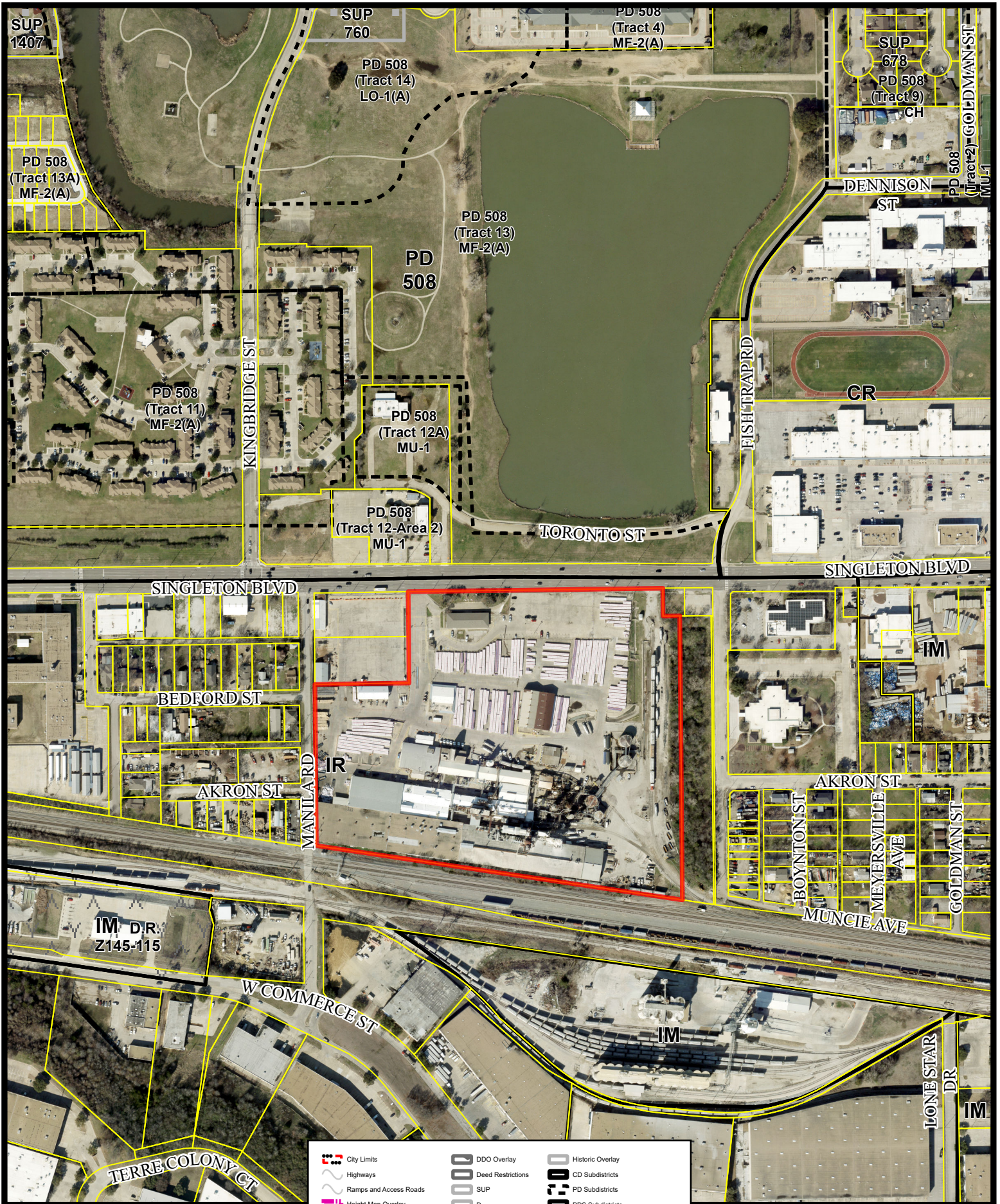
SECTION 3. That the City Council hereby directs the City Manager to utilize the funds appropriated in Sections 1 and 2 to procure a consultant to determine the amount calculated under Dallas City Code Section 51A-4.704(a)(1)(D)(i) for the uses located at 2600 Singleton Boulevard and 7910 South Central Expressway.

SECTION 4. That the City Council hereby further directs the City Manager to, not later than 30 days after the consultant determines the amount under Dallas City Code Section 51A-4.704(a)(1)(D)(i), brief a city council committee, and schedule an item for a regular city council voting agenda to identify a funding source for the determined amount and to allocate the determined to the fund created by Dallas City Code Section 51A-4.704(a)(3).

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

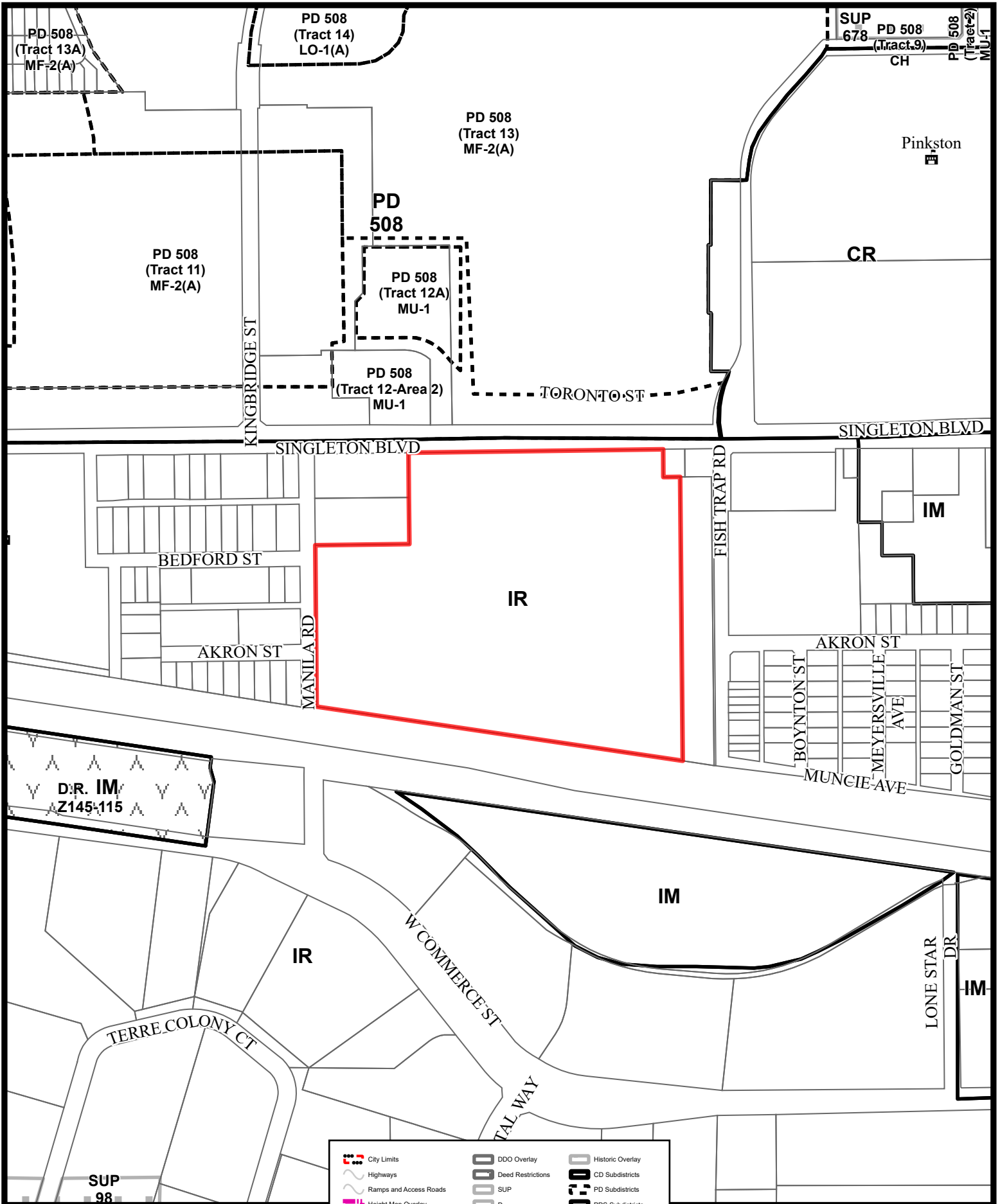
Each councilmember signing the five-person request to place an item on the agenda must review and confirm that they have read and agree with the draft resolution by dating, initialing, and placing their district number below.

<u>1/15/26</u>	<u>1/15/26</u>	<u>1-15-26</u>	<u>1/15/26</u>	<u>1/15/26</u>
DATE	DATE	DATE	DATE	DATE
<u>LC</u>	<u>CB</u>	<u>CW</u>	<u>JA</u>	<u>JB</u>
CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL
<u>District 6</u>	<u>District 7</u>	<u>District 1</u>	<u>District 3</u>	<u>District 9</u>
DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.



1:4,800

Case ID: 2600 Singleton Blvd
 Printed: 2/3/2026



1:4,800

	City Limits		DDO Overlay		Historic Overlay
	Highways		Deed Restrictions		CD Subdistricts
	Ramps and Access Roads		SUP		PD Subdistricts
	Height Map Overlay		D		PDS Subdistricts
	Parking Management Overlay		D-1		NSO Subdistricts
	Shopfront Overlay		CP		NSO Overlay
	Base Zoning		SP		Escarpment Overlay
	PD193 Oak Lawn		MD Overlay		Parks
	Dallas Environmental Corridors		Historic Subdistricts		

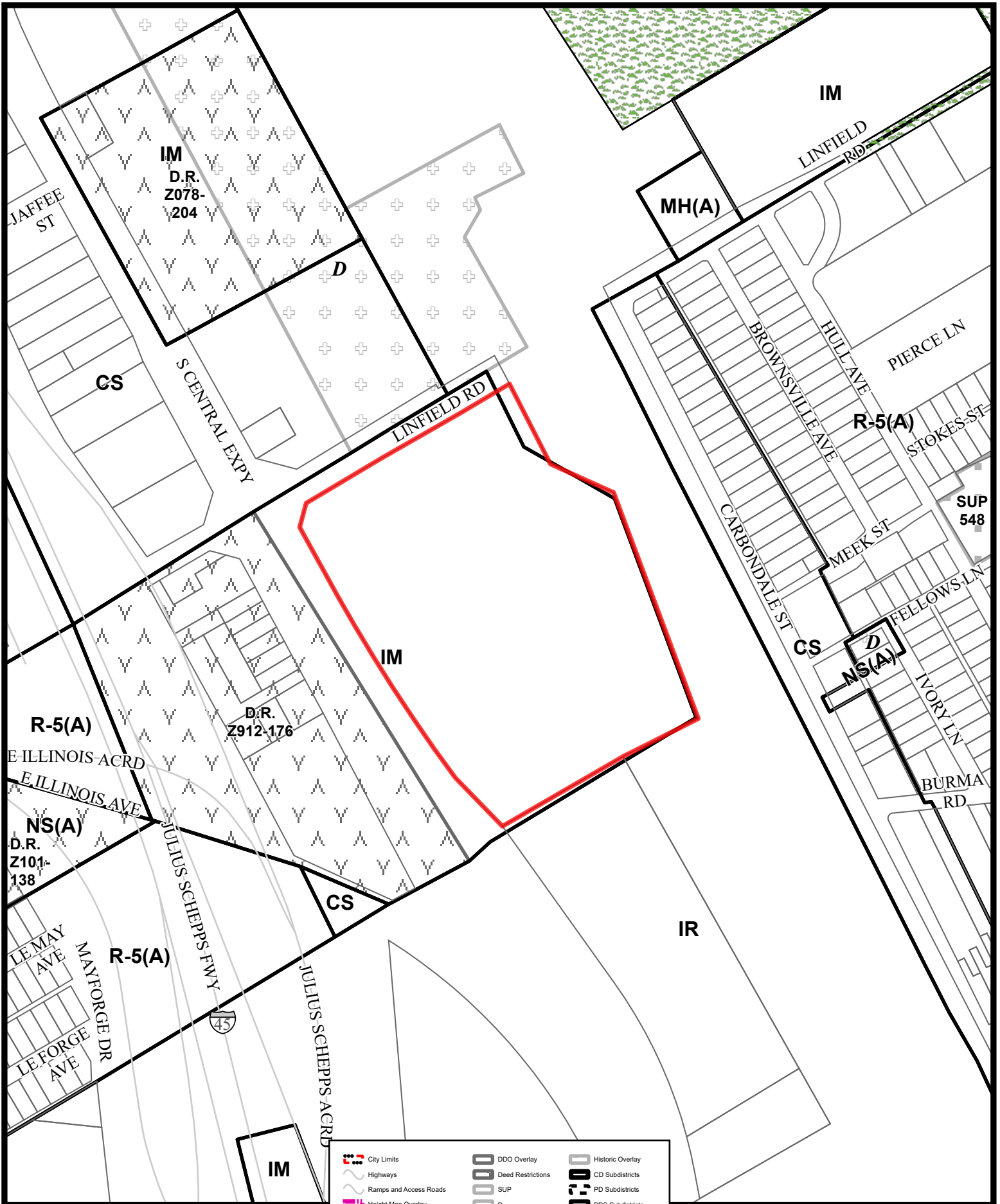
Case ID: 2600 Singleton Blvd.
 Printed: 2/2/2026



1:4,800

	City Limits		DDO Overlay		Historic Overlay
	Highways		Deed Restrictions		CD Subdistricts
	Ramps and Access Roads		SUP		PD Subdistricts
	Height Map Overlay		D		PDS Subdistricts
	Parking Management Overlay		D-1		NSO Subdistricts
	Shopfront Overlay		CP		NSO Overlay
	Base Zoning		SP		Escarpment Overlay
	PD193 Oak Lawn		MD Overlay		SPSD Overlay
	Dallas Environmental Corridors		Historic Subdistricts		

Case ID: 7910 S Central E.
Printed: 2/3/2026



1:4,800

	City Limits		DDO Overlay		Historic Overlay
	Highways		Deed Restrictions		CD Subdistricts
	Ramps and Access Roads		SUP		PD Subdistricts
	Height Map Overlay		D		PDS Subdistricts
	Parking Management Overlay		D-1		NSO Subdistricts
	Shopfront Overlay		CP		NSO_Overlay
	Base Zoning		SP		Escarpment Overlay
	PD193 Oak Lawn		MD Overlay		Parks
	Dallas Environmental Corridors		Historic Subdistricts		

Case ID: 7910 S Central E.

Printed: 2/2/2026