

**CITY PLAN COMMISSION**

**THURSDAY, MAY 2, 2024**

**Planner: Sheila Alcantara Segovia**

**FILE NUMBER:** M234-005(SAS)      **DATE FILED:** October 19, 2023  
**LOCATION:** Southwest corner of Singleton Boulevard and Sylvan Avenue  
**COUNCIL DISTRICT:** 6  
**SIZE OF REQUEST:** Approx. 5.78 acres      **CENSUS TRACT:** 48113004300

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**REPRESENTATIVE:** Kiesha Kay

**APPLICANT:** Hunter Webb

**OWNER:** Lantower Singleton Dallas LP.

**REQUEST:** An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development No. 1086.

**STAFF RECOMMENDATION:** Approval.

**PLANNED DEVELOPMENT DISTRICT No. 1068**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1086>

**BACKGROUND INFORMATION:**

- On June 22, 2022, Planned Development District No. 1086 was established by Ordinance No. 32245.
- Development and use of the Property must comply with the development plan (Exhibit 1086C).
- Landscaping must be provided as shown on the landscape plan (Exhibit 1086D).

**REQUEST DETAILS:**

The applicant is requesting to amend the development plan and landscape plan in Planned District No. 1068.

The proposed development plan reflects a slightly reconfigured building footprint, adjusted property lines to match plat, adjusted curb lines, and revised parking spaces interior to the site as well as along surrounding street frontages due to bike lanes along Sylvan Avenue.

The proposed landscape plan reflects the amendments made to the development plan and allows for the removal, replacement, and relocation of trees due to utility conflicts and curb realignment, sidewalks, and proximity to structures. The landscape plan was reviewed by the City Arborist and determined they have no objections.

The Transportation Development Services Division of the Transportation Department has reviewed the request and has no objection to the proposed minor amendment.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the development plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

Upon review of the proposed development plan, staff has determined that the request meets the minor amendment criteria for a development plan, a landscape plan, complies with the requirements set forth by Planned Development Subdistrict No. 1086, and does not impact any other provisions of the ordinance.

M234-005(SAS)

**List of Partners/Officers**

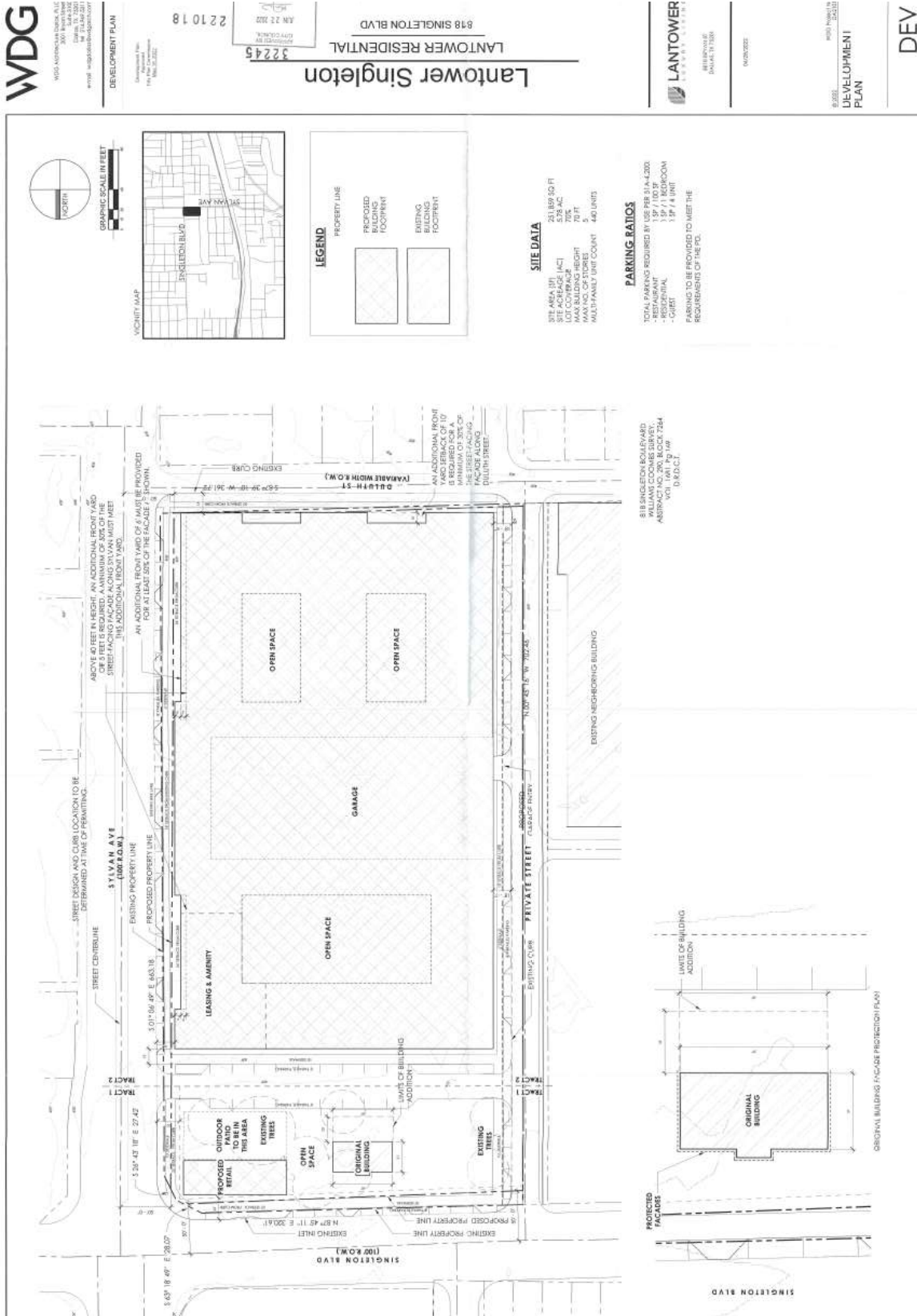
Lantower Singleton Dallas LP

Hunter Webb – EVP Development

Micheal Loeb – ECP Legal



Existing Development Plan



**WDG**  
 WDG ARCHITECTURAL  
 1000 W. 10TH ST.  
 SUITE 100  
 DENVER, CO 80202  
 TEL: (303) 733-1111  
 WWW.WDGARCHITECT.COM

**DEVELOPMENT PLAN**  
 918 SINGLETON BLVD  
 LANTOWER RESIDENTIAL  
 32245

APR 22 2022  
 22 10 18

32245  
 LANTOWER RESIDENTIAL  
 918 SINGLETON BLVD

**LANTOWER**  
 DEVELOPMENT  
 PLAN

DEV

# Proposed Landscaping Plan

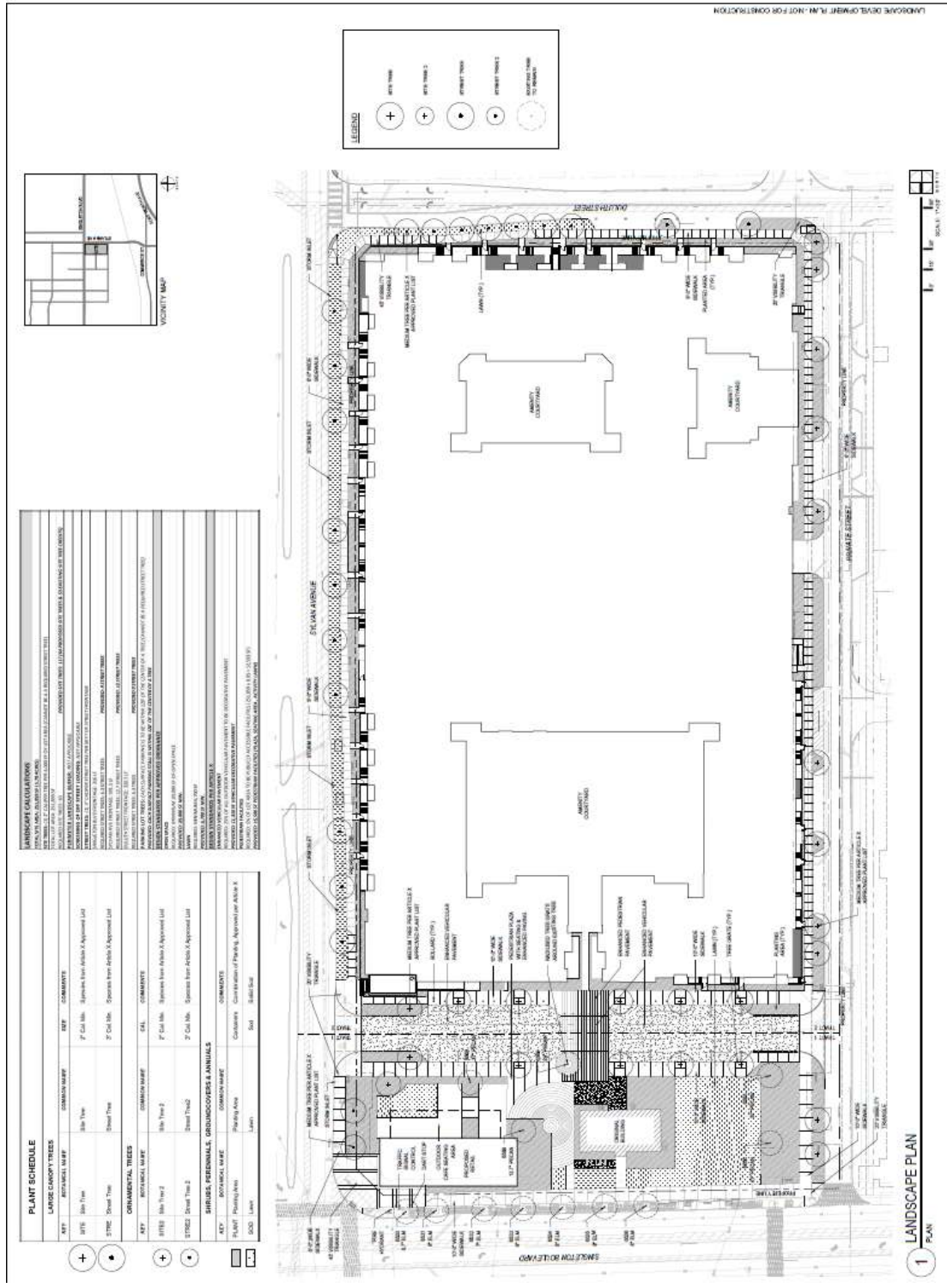


**bvd**  
CREATIVE

1000 WEST END AVENUE  
SUITE 1000  
DALLAS, TEXAS 75201  
PH: 214.760.1000

LANTOWER SINGLETON  
DALLAS, TEXAS

LANDSCAPE DEVELOPMENT PLAN  
L1



**LANDSCAPE CALCULATIONS**

THIS TABLE IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE INFORMATION IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE DESIGNER'S VISUAL INSPECTION OF THE SITE. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

ITEM	DESCRIPTION	QUANTITY	UNIT
1	PLANTING AREAS	100	SQ. FT.
2	PLANTING AREAS	200	SQ. FT.
3	PLANTING AREAS	300	SQ. FT.
4	PLANTING AREAS	400	SQ. FT.
5	PLANTING AREAS	500	SQ. FT.
6	PLANTING AREAS	600	SQ. FT.
7	PLANTING AREAS	700	SQ. FT.
8	PLANTING AREAS	800	SQ. FT.
9	PLANTING AREAS	900	SQ. FT.
10	PLANTING AREAS	1000	SQ. FT.

**PLANT SCHEDULE**

KEY	SYMBOL	COMMON NAME	REF.	COMMENTS
+	(Symbol)	Large canopy trees	1	Spec. from Appendix A Approved List
•	(Symbol)	Medium canopy trees	2	Spec. from Appendix A Approved List
•	(Symbol)	Small canopy trees	3	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	4	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	5	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	6	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	7	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	8	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	9	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	10	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	11	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	12	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	13	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	14	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	15	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	16	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	17	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	18	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	19	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	20	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	21	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	22	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	23	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	24	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	25	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	26	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	27	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	28	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	29	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	30	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	31	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	32	Spec. from Appendix A Approved List
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•	(Symbol)	Shrub trees	43	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	44	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	45	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	46	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	47	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	48	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	49	Spec. from Appendix A Approved List
•	(Symbol)	Shrub trees	50	Spec. from Appendix A Approved List





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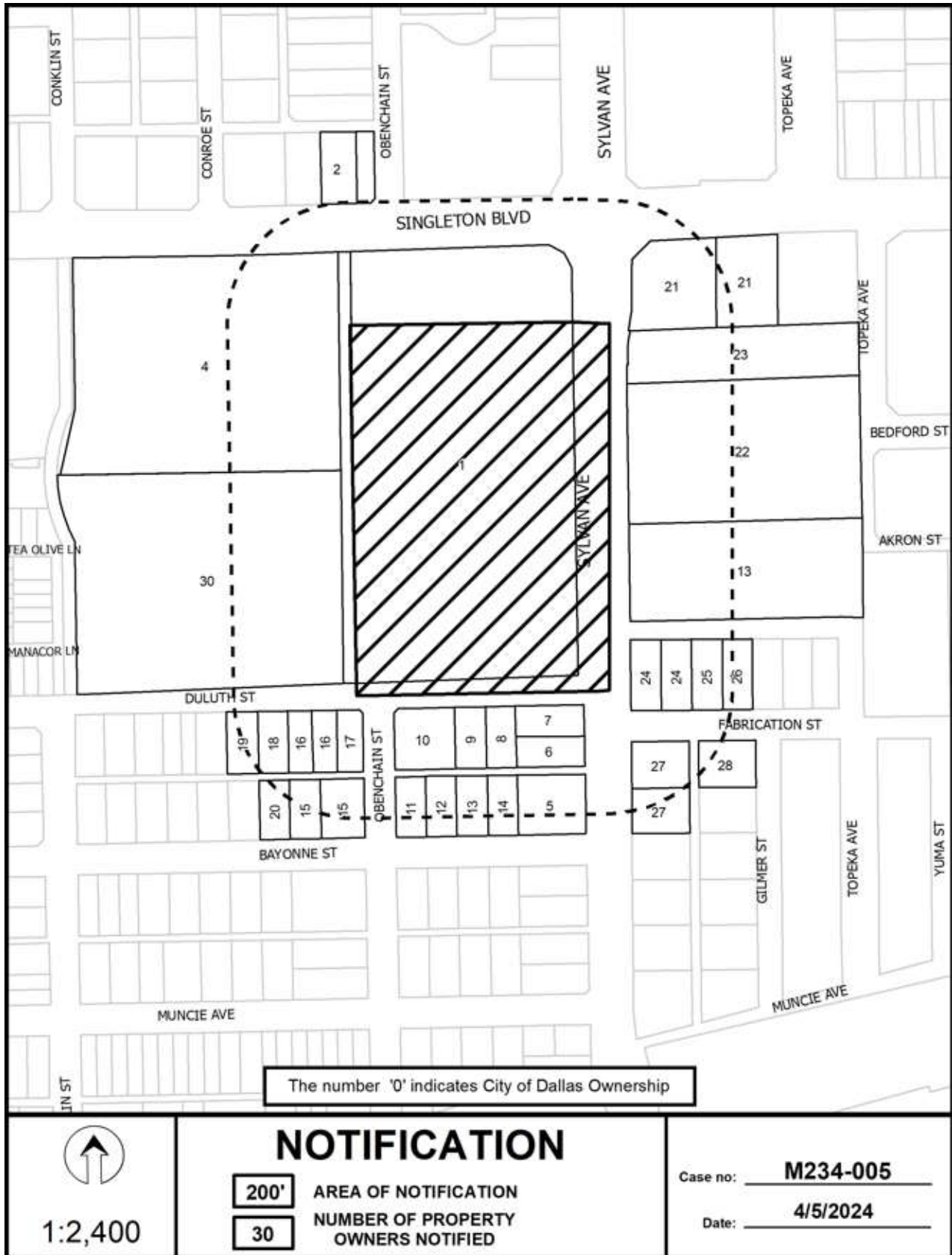
# ZONING MAP

Case no: **M234-005**  
Date: **4/5/2024**





## AERIAL MAP



## *Notification List of Property Owners*

**M234-005**

*30 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	818 SINGLETON BLVD	LANTOWER SINGLETON DALLAS
2	833 SINGLETON BLVD	RUIZ RAYMOND JR
3	829 SINGLETON BLVD	RUIZ MARIA E
4	1000 SINGLETON BLVD	SINGLETON TRINITY GROVES LP
5	805 BAYONNE ST	ROSSFERGUSON JEWEL R
6	2611 SYLVAN AVE	EXOUSIA CONSTRUCTION LLC
7	2615 SYLVAN AVE	CERVANTES RICHARD FLORES &
8	810 DULUTH ST	HURD CHARLIE B
9	814 DULUTH ST	HURD WILLIAM SAMUEL
10	818 DULUTH ST	COLEMAN TONY L
11	825 BAYONNE ST	FUENTES RUBEN
12	819 BAYONNE ST	MARTINEZ CARLOS H
13	815 BAYONNE ST	WEST DALLAS INVESTS LP
14	811 BAYONNE ST	J A HOLDINGS & DEVELOPMENT LLC
15	909 BAYONNE ST	DISCOVER BAYONNE LLC
16	908 DULUTH ST	DULUTH EXPRESS LLC
17	2617 OBENCHAIN ST	CALHOUN LOTTIE
18	912 DULUTH ST	Taxpayer at
19	914 DULUTH ST	HOUSTON DOROTHY
20	911 BAYONNE ST	SANCHEZ JUAN
21	730 SINGLETON BLVD	DURBIN LIVING TRUST
22	2816 SYLVAN AVE	2920 SYLVAN LLC
23	2920 SYLVAN AVE	2920 SYLVAN LLC
24	2700 SYLVAN AVE	MIDDLE VILLAGE LLC
25	719 FABRICATION ST	SYLVANFAB LLC
26	717 FABRICATION ST	717 FABRICATION LLC

M234-005(SAS)

04/05/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2610 SYLVAN AVE	TAHERKHARSANDI ALI
28	714 FABRICATION ST	NASSERI MASSOUD
29	900 SINGLETON BLVD	TG SINGLETON POA INC
30	990 SINGLETON BLVD	BG 15 TRINITY GREEN LLC