

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

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.

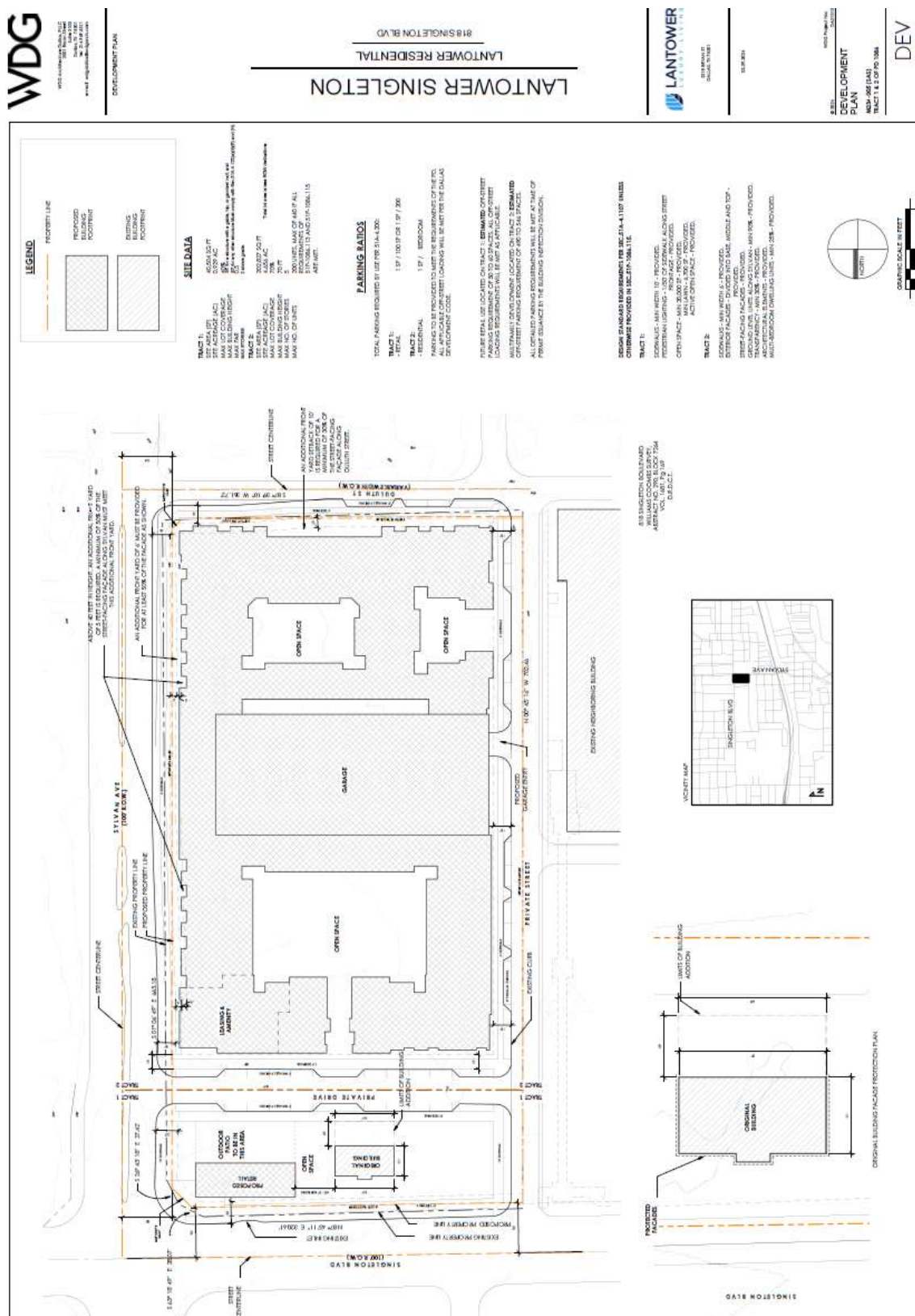
List of Partners/Officers

Lantower Singleton Dallas LP

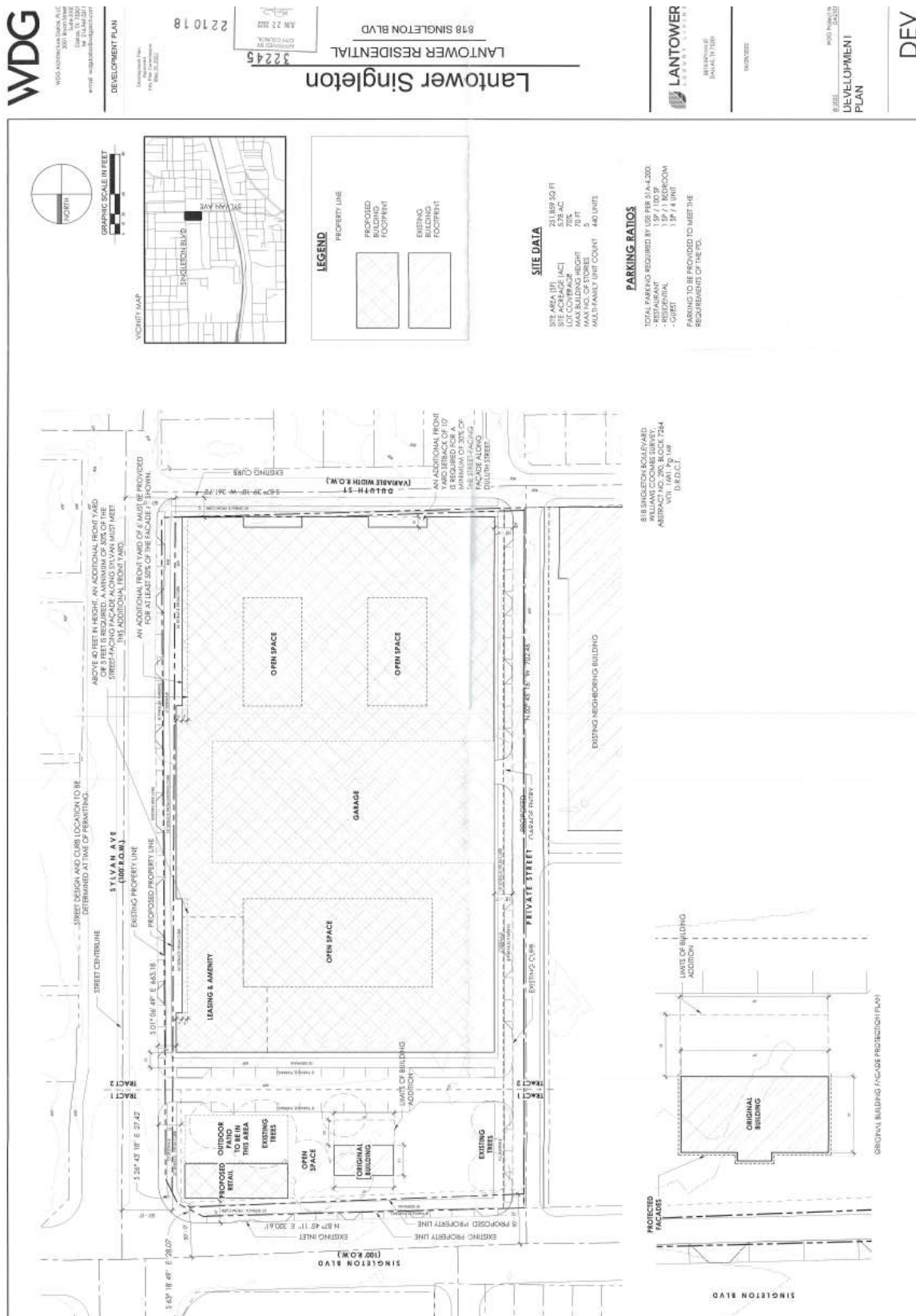
Hunter Webb – EVP Development

Micheal Loeb – ECP Legal

Proposed Development Plan



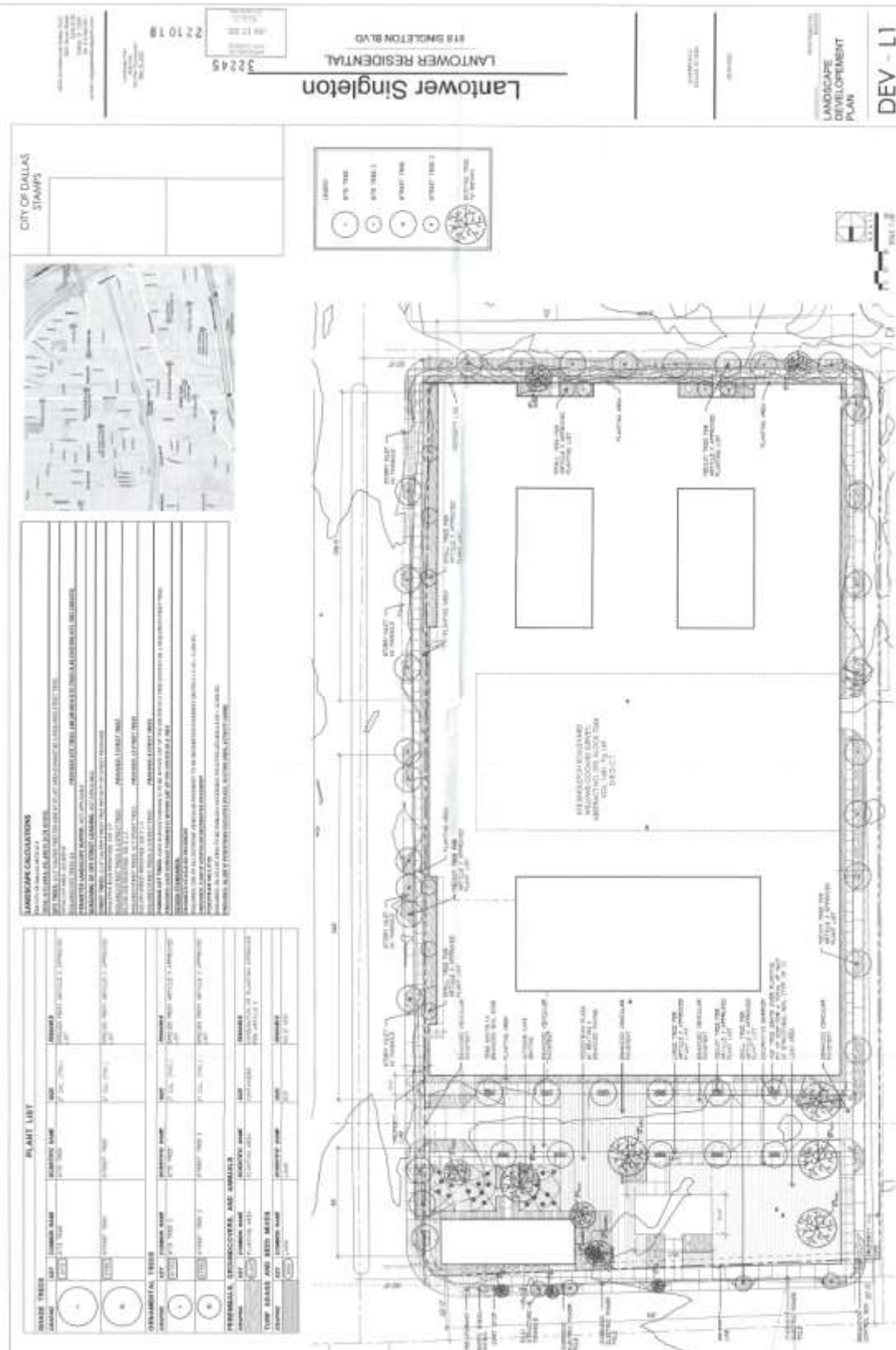
Existing Development Plan



Proposed Landscaping Plan

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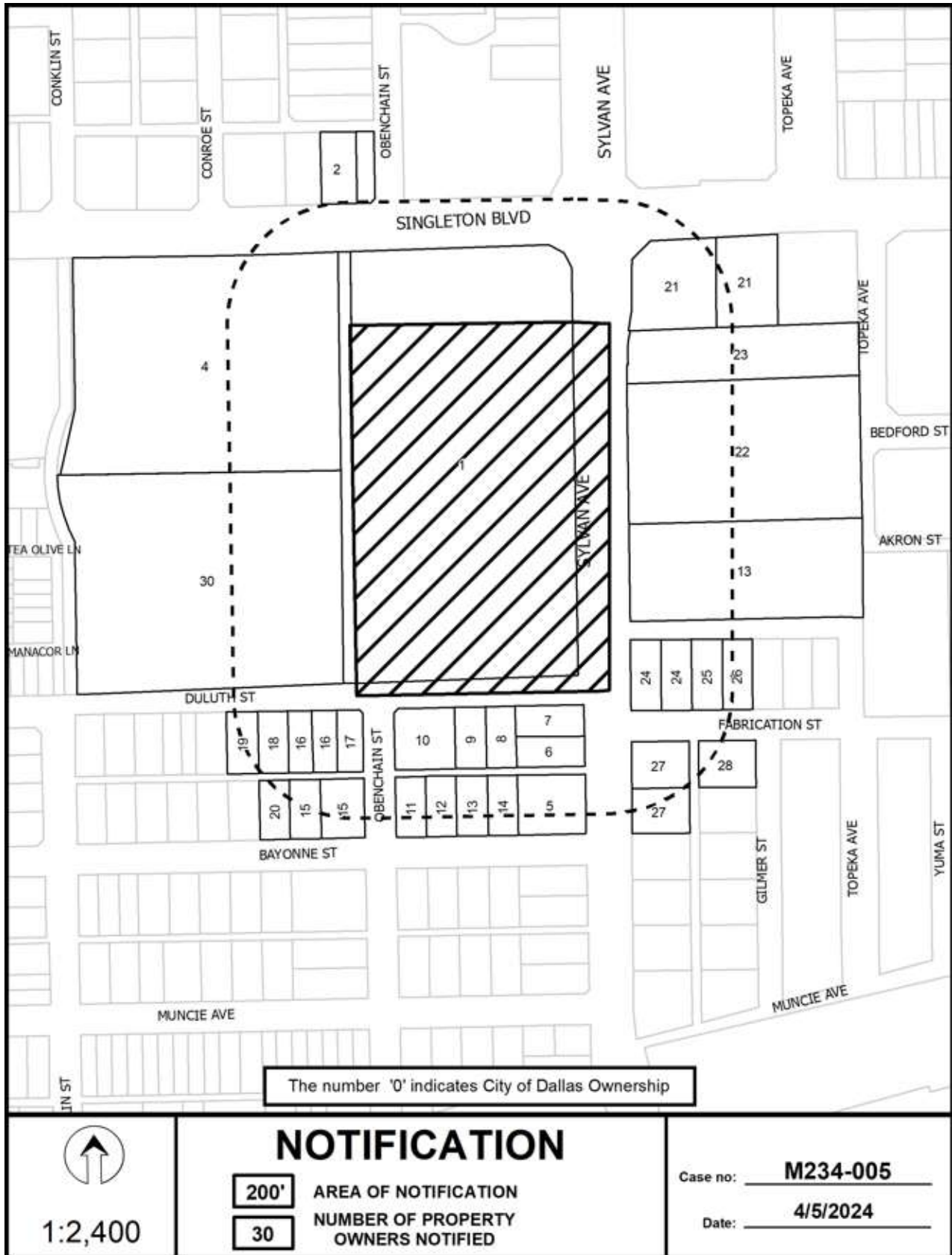
Existing Landscape Plan







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

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<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