

FILE NUMBER: Z189-241(MW)

DATE FILED: April 4, 2019

LOCATION: An area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/south intersecting the terminus of Bedford Street and Duluth Street on the west.

COUNCIL DISTRICT: 6

MAPSCO: 44 P

SIZE OF REQUEST: ± 9.26 acres

CENSUS TRACT: 43.00

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land uses and development standards to ensure compatibility with existing and future development.

CPC RECOMMENDATION: Approval of a Planned Development District for CR Community Retail District and R-5(A) Single Family District Regulations, subject to conditions and no change to Planned Development District No. 1081.

STAFF RECOMMENDATION: Approval of a Planned Development District for CR Community Retail District and R-5(A) Single Family District Regulations, subject to conditions and no change to Planned Development District No. 1081.

BACKGROUND INFORMATION:

- On April 4, 2019, City Plan Commission authorized a hearing to determine proper zoning for the area of request.
- On July 14, 2021, an initial community meeting, hosted by Councilmember Narvaez and Commissioner Carpenter, was held to gather input from the community.
- Between February 23, 2022, and May 4, 2022, staff met with community members to discuss potential zoning for the area.
- On August 25, 2022, a second community meeting was held, hosted by Commissioner Carpenter, to present the proposed recommendations.
- The authorized hearing area consists of a mix of undeveloped land and nonresidential and single-family uses.
- The single-family uses within the authorized hearing area were constructed prior to the city-wide transition from Chapter 51 to Chapter 51A in the 1980's. Before that time, industrial zoning districts allowed any use that ranged in intensity from single-family to industrial – this zoning practice is also known as cumulative zoning.
- When the City transitioned from cumulative zoning to our current zoning regulations, single-family uses became prohibited uses in the IR Industrial Research District. Therefore, the existing single-family uses became nonconforming.
- Nonconforming single-family uses are granted provisions to allow remodels, enlargements, and the right to rebuild if destroyed by natural disaster or other unintentional act; however, a nonconforming single-family structure may not be intentionally demolished and rebuilt in the IR Industrial Research District.
- The intent of the proposed zoning is to address land use incompatibilities, such as industrial zoning and uses adjacent to single-family; enable property owners to enlarge or rebuild their homes by right; allow single-family development on small vacant lots; and enable nonresidential redevelopment along Singleton Boulevard.

Zoning History:

There have been seven recent zoning changes requested in the area in the last five years.

1. **Z145-185** – On June 17, 2015, City Council approved a Planned Development District for townhome uses on property zoned IM Industrial Manufacturing District, located at the southwest corner of Duluth Street and Borger Street. [Megatel Homes]
2. **Z178-366** – On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions to only allow single-family residential on property zoned IR industrial Research District, at the northeast corner of Chicago Street and Duluth Street.
3. **Z178-367** – On May 22, City Council approved an MU-1 Mixed Use District with deed restrictions to only allow single-family residential on property zoned IR industrial Research, at the southeast corner of Chicago Street and Duluth Street.
4. **Z178-368** – On August 14, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions to only allow single-family residential on property zoned IR industrial Research District, at the northwest corner of Chicago Street and Duluth Street.
5. **Z178-369** – On May 22, 2019, City Council approved an MU-1 Mixed Use District with deed restrictions to only allow single-family residential on property zoned IR industrial Research District, at the southeast corner of Chicago Street and Duluth Street.
6. **Z201-105** — On April 12, 2021, City Council approved a Planned Development for multifamily and single family uses on property zoned IR Industrial Research District, located south of the intersection of Chihuahua Street and Singleton Avenue.
7. **Z201-323** - On April 27, 2022, the 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 District on the eastern portion of the authorized hearing area.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|----------------------------|--------------------|---------------------|
| Singleton Boulevard | Principal Arterial | 100 feet |
| Chicago Street | Local Street | 40 feet |
| Bedford Street | Local Street | 40 feet |
| Duluth Street | Local Street | 40 feet |
| Borger Street | Local Street | 40 feet |

Traffic:

The Engineering Division of the Development Services Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. The Senior Traffic Engineer and the Dallas Fire Rescue Senior Fire Prevention Officer both reviewed the area and determined that the narrow streets could pose an issue with emergency vehicle access, therefore street parking should be minimized, and off-street parking should be provided. The proposed Planned Development addresses the need for required parking.

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 goals and policies of the Comprehensive Plan:

Land Use Element

Goal 1.3 Provide equitable housing opportunities for Dallas Residents

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

Economic Element

Goal 2.1 Promote Balanced Growth

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

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

Neighborhood Plus Plan:

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

Policy 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Area Plans:

Trinity River Corridor Comprehensive Land Use Plan

The Trinity River Corridor Comprehensive Land Use Plan, adopted by City Council in March 2005 and updated in 2009, serves as a framework for a coordinated approach to infrastructure improvements, land use, and economic development. It provides guidance about the appropriate land uses and development patterns within different sections of the plan area. One of the recommendations in the Plan states that "Existing single-family residential uses, both in the interior and along the riverfront, are to be protected and enhanced."

Land Use:

| | Zoning | Land Use |
|--------------|--|--|
| Site | IR Industrial Research, MU-1 Mixed Use, PD 1081 | Single-family; auto-related uses; DISD maintenance facility; undeveloped |
| North | CR Community Retail, R-5(A) Single Family | Single-family |
| East | PD 933 Subdistrict A | Multi-family |
| South | PD 944 | Single-family (townhomes); community center |
| West | PD 1049 | Undeveloped; building permit for multi- family applied for on April 13, 2023. |

Land Use Compatibility:

The area of request is currently developed with a mix of non-residential uses (primarily auto-related and a DISD maintenance facility) along Singleton Boulevard and single-family residential uses and undeveloped property on the remainder of the site. While there are currently no industrial uses within the area of request, the IR Industrial Research District allows uses that are incompatible with the existing land uses within and adjacent to the authorized hearing area.

Parking:

Parking required under the proposed zoning is expected to meet the needs of existing and new development. In terms of alternative transportation, a DART bus route (Route 28) runs along Singleton Boulevard; bus stops in both directions are located on Singleton immediately east of Borger Street.

Landscaping:

Any new development will require landscaping in accordance with Article X of the Dallas Development Code, as amended. Additionally, enhanced landscaping is proposed for Subarea 1. This includes a minimum six-foot planting zone between the sidewalk and back of curb and one street buffer tree for every 30 feet of frontage along Singleton Boulevard.

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 to orange, representing the weakest markets. The area of request is partially located within the “E” MVA category.

STAFF RECOMMENDATION:

Planned Development District No 1081 (case Z201-323, private application) was approved on April 27, 2022, on 2.05 acres of undeveloped land located on the east side of the authorized hearing area. The PD allows for a variety of residential and nonresidential uses and was approved subject to a development plan for a 175-unit multi-family project. Staff recommends no change in zoning for this area.

For properties adjacent to Singleton Boulevard, which are currently zoned an IR Industrial Research District and developed with nonresidential uses (primarily auto- related), staff recommends a PD subarea based on CR Community Retail District regulations (Subarea 1). This will provide for the development of community-serving retail, personal service, and office uses at a scale and intensity that is compatible with the adjacent residential development. However, some uses that are allowed in the CR Community Retail District do not align with the community’s vision for the area and are prohibited by the conditions proposed for Subarea 1.

This zoning change will make the existing businesses that have certificates of occupancy for *vehicle or engine repair or maintenance* nonconforming since the use is not allowed in CR Community Retail District. The right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more or when the structure housing the use is destroyed by intentional act of the owner or owner’s agent.

The remainder of the authorized hearing area is developed with single-family residential, interspersed with undeveloped lots. Most of the platted lots in this area do not meet the minimum lot size requirements for any of the R(A) single-family districts.

While the majority of the area is zoned an IR Industrial Research District, eight lots have been rezoned by private application to an MU-1 Mixed Use District with deed restrictions to prohibit all uses except for single-family. The MU-1 District allows single-family and has no minimum lot size requirements These rezonings were necessary to allow infill single-family development.

The community wishes to stabilize the neighborhood; align the zoning with existing single-family homes; allow for infill development of detached single-family homes without replatting; and retain and codify the existing lot sizes.

Since the Dallas Development Code does not have a base district that meets the above criteria, staff recommends a planned development district for R-5(A) Single Family District uses and development standards. To capture the existing lot sizes and pattern, four (4) subareas are proposed with the following minimum and maximum lot sizes:

Subarea 2: 2,600 sf minimum/3,730 sf maximum

Subarea 3: 2,900 sf minimum/3,160 sf maximum

Subarea 4: 3,500 sf minimum/5,450 sf maximum

Subarea 5. 3,700 sf minimum/4,240 sf maximum

The intent of proposing minimum and maximum lot sizes consistent with the existing lot sizes is to allow the housing density of the neighborhood to remain stable.

Development Standards:

Existing and proposed development standards are provided below:

| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | Min/Max Lot Size | FAR | Special Standards | Primary Uses |
|--------------------------------------|----------|-------------------------|---------|--------------------|---------------------|-----------------------|------|--|-----------------------------------|
| | Front | Side/Rear | | | | | | | |
| Existing IR | 15' | 30' | N/A | 200' 15 stories | 80% | N/A | 2.0 | RPS Visual Intrusion | Industrial; Commercial |
| Existing MU-1 with deed restrictions | 15' | 20' adj. to residential | N/A | 36' 3 stories | 80% | N/A | 0.8 | RPS U-form setback Tower spacing Visual Intrusion | Deed restricted to single family |
| Proposed PD – Subarea 1 | 15' | 20' adj. to residential | N/A | 54' 4 stories | 60% | N/A | 0.75 | RPS | Retail & personal service; office |
| Proposed PD – Subarea 2 | 10' | 5' sf 10' other | N/A | 30' 2 stories | 50% sf 25% other | 2,600 sf/ 3,730 sf | N/A | Roof pitch Driveways | Single family |
| Proposed PD – Subarea 3 | 10' | 5' sf 10' other | N/A | 30' 2 Stories | 50% sf 25% other | 2,900 sf/ 3,160 sf | N/A | Roof pitch Driveways | Single family |
| Proposed PD – Subarea 4 | 15' | 5' sf 10' other | N/A | 30' 2 stories | 50% sf 25% other | 3,500 sf/ 5,450 sf | N/A | Roof pitch Driveways | Single family |
| Proposed PD – Subarea 5 | 15' | 5' sf 10' other | N/A | 30' 2 stories | 50% sf 25% other | 3,700 sf/ 4,240 sf | N/A | Roof pitch Driveways | Single family |

CPC Action:

Motion: It was moved to recommend **approval** of a Planned Development District for CR Community Retail District and R-5(A) Single Family District Regulations, subject to staff's recommendation with the following changes: In the yard, lot, and space regulations, in subarea 1, unless further restricted by the residential proximity slope, maximum structure height is 54 feet; and In the landscape regulations, in section 113(a)(2) insert "buffer" between "street" and "tree" and strike "landscape median" and in Section 113(a)(3), change five-foot planting zone to a six-foot planting zone." and **no change** to Planned Development District No. 1081, in an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/south intersecting the terminus of Bedford Street and Duluth Street on the west.

Maker: Carpenter
Second: Rubin
Result: Carried: 15 to 0

For: 15 - Popken, Hampton, Herbert, Anderson, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq*, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 151
Replies: For: 1 Against: 1

Speakers: None

CPC RECOMMENDED CONDITIONS

“ARTICLE _____.

PD _____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- _____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located on property generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/ south intersecting the terminus of Bedford Street and Duluth Street on the west. The size of PD ### is approximately 9.26 acres.

SEC. 51P- _____.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) BAIL BONDS OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) CO-LOCATED DRIVEWAY means a driveway adjacent to the side property line, meeting the edge of a driveway on the adjacent lot.

(3) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupations Code, as amended.

(4) RIBBON DRIVEWAY means a driveway consisting of two parallel paved surfaces.

(5) 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.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) Subarea 1 is considered to be a nonresidential zoning district. Subareas 2, 3, 4, and 5 are considered to be residential zoning districts.

SEC. 51P- ____ .104. CREATION OF SUBAREAS.

This district is divided into five subareas: Subareas 1,2,3,4, and 5 as depicted on the subarea map (Exhibit XXA).

SEC. 51P- ____ .105. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit __A: Subarea Map.

SEC. 51P- ____ .1076. DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P- ____ .108. MAIN USES PERMITTED.

- (a) Subarea 1.

(1) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc.

- (2) The following use is only permitted by SUP.

-- Commercial amusement (inside).

- (3) The following uses are not permitted:

- (A) Commercial or business service uses.

-- Tool or equipment rental.

(B) Office uses.

- Alternative financial establishment.
- Bail bonds office.

(C) Retail and personal service uses.

- Carwash.
- Commercial amusement (outside).
- Convenience store with drive-through.
- Home improvement center, lumber, brick or building materials sales yard.
- Liquor store.
- Massage establishment.
- Motor vehicle fueling station.
- Paraphernalia shop.
- Pawn shop.
- Tattoo or body piercing studio.

(D) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Recycling buy-back center.

(b) Subareas 2, 3, 4, and 5. The only main uses permitted are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-____.109. ACCESSORY USES.

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.

SEC. 51P-.110. 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 51 A-4.400. If there is a conflict between this section and Division 5 1A-4.400, this section controls.)

(a) Subarea 1. The yard, lot, and space regulations for the CR Community Retail District apply.

(1) Height. Unless further restricted by the residential proximity slope, maximum height is 54 feet.

(b) Subareas 2 through 5. Except as provided in this subsection, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(1) Front yard.

(A) Subareas 2 and 3. Minimum front yard is 10 feet.

(B) Subareas 4 and 5. Minimum front yard is 15 feet.

(2) Lot coverage.

(B) Subareas 2 through 5. Maximum lot coverage for residential structures is 50 percent. Maximum lot coverage for nonresidential structures is 25 percent.

(3) Lot size.

(A) Subarea 2. Minimum lot area is 2,600 square feet. Maximum lot area is 3,730 square feet.

(B) Subarea 3. Minimum lot area is 2,900 square feet. Maximum lot area is 3,160 square feet.

(C) Subarea 4. Minimum lot area is 3,500 square feet. Maximum lot area is 5,450 square feet.

(D) Subarea 5. Minimum lot area is /maximum lot area is 4,000 square feet. Maximum lot area is 4,240 square feet.

(4) Stories. Maximum number of stories above grade is 2.

SEC. 51P- _____.111.

OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.1112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.113. LANDSCAPING.

(a) Subarea 1.

(1) Except as provided in this subsection, landscaping must be provided in accordance with Article X.

(2) One street buffer 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, or within 15 feet of a public right-of-way.

(3) A minimum six-foot planting zone must be maintained between the sidewalk and back of curb alignment along Singleton Boulevard. Landscape areas along Singleton Boulevard may use small trees.

(4) Plant materials must be maintained in a healthy, growing condition.

(b) Subareas 2, 3, 4, and 5.

(1) Landscaping must be provided in accordance with Article X.

(2) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-_____.114. SIDEWALKS AND PEDESTRIAN LIGHTING

(a) Sidewalks in Subarea 1.

(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.

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

(4) The building official may approve minor deviations in the width or location of required sidewalks as necessary to accommodate grade, utility locations, or similar site constraints.

(b) Lighting in Subarea 1.

(1) For lighting along Singleton Boulevard, 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.

SEC. 51P- ____ .115. SIGNS.

(a) Subarea 1. Signs must comply with the provisions for business zoning districts in Article VII.

(b) Subareas 2, 3, 4, and 5. Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P- ____ .116. DESIGN STANDARDS FOR RESIDENTIAL USES.

(a) Roofs. Roofs must be hip and gable with a minimum 4:12 pitch.

(b) Driveways.

(1) Type and placement.

(A) Ribbon style driveways are recommended, but not required.

(B) Ribbon driveways must consist of two parallel paved surfaces between two and three feet wide and placed at least three feet apart.

(C) Co-located driveways are recommended, but not required.

(D) Co-located driveways must be eight to 10 feet wide, adjacent to the side property line, and meet the edge of an eight to 10-foot-wide driveway on the adjacent lot.

(2) Width.

(A) The maximum width of a co-located driveway is eight feet for the portion of the driveway between the front property line and the main street-facing facade.

(B) For lots with a street frontage of 40 feet or less, maximum driveway width is 10 feet.

(C) For lots with a street frontage greater than 40 feet, maximum driveway width is 16 feet.

(3) Driveway curb cuts. The minimum allowable curb radius is five feet. The maximum allowable curb cut radius is 10 feet. Driveway radius may not intrude onto the frontage of adjacent lots. Only one driveway curb cut is allowed per lot. No circular or horseshoe driveways are permitted.

SEC. 51P- ____ .117.

ADDITIONAL PROVISIONS.

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

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

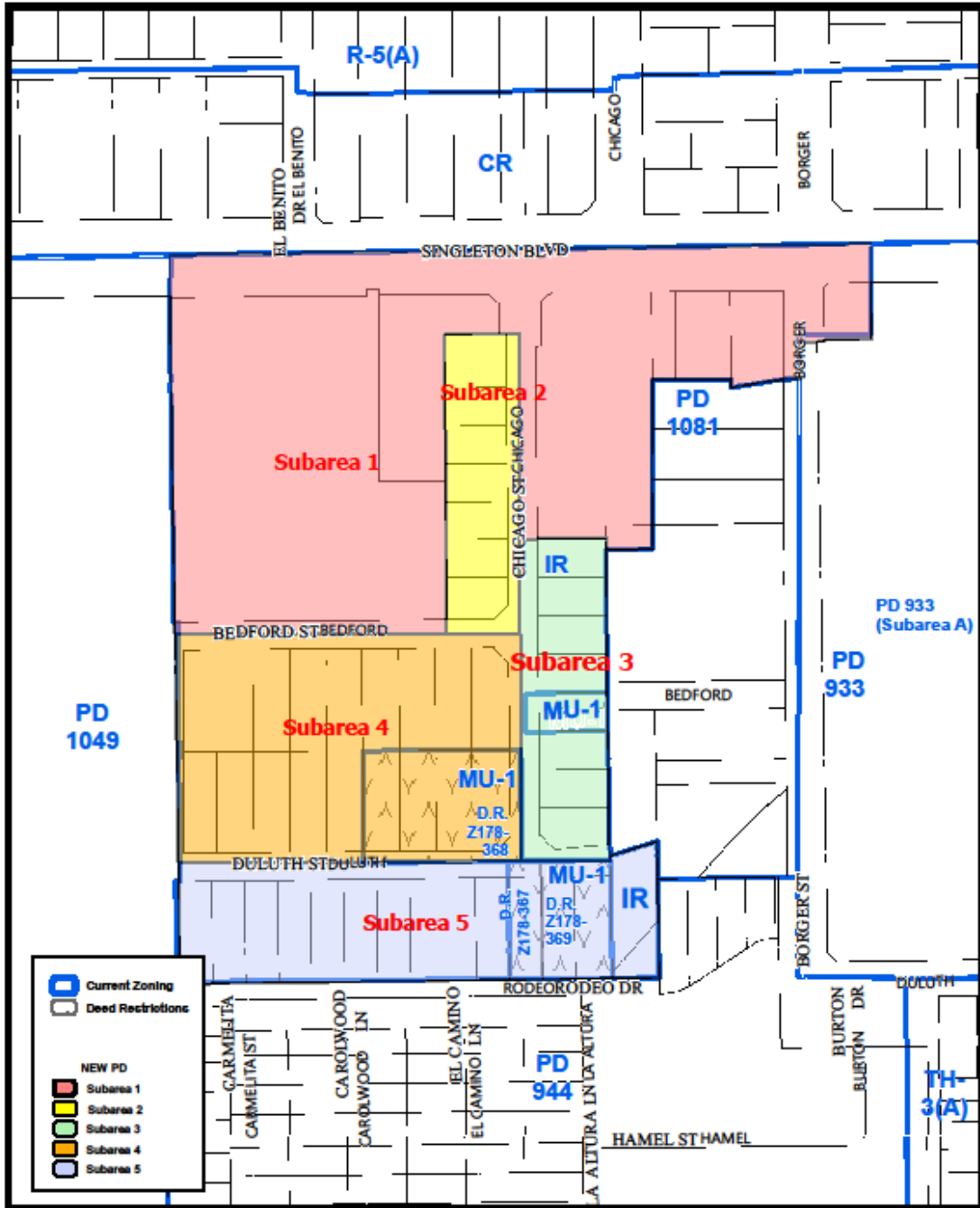
SEC. 51P- ____ .118.

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.”

CPC RECOMMENDED MAP Proposed Changes Map



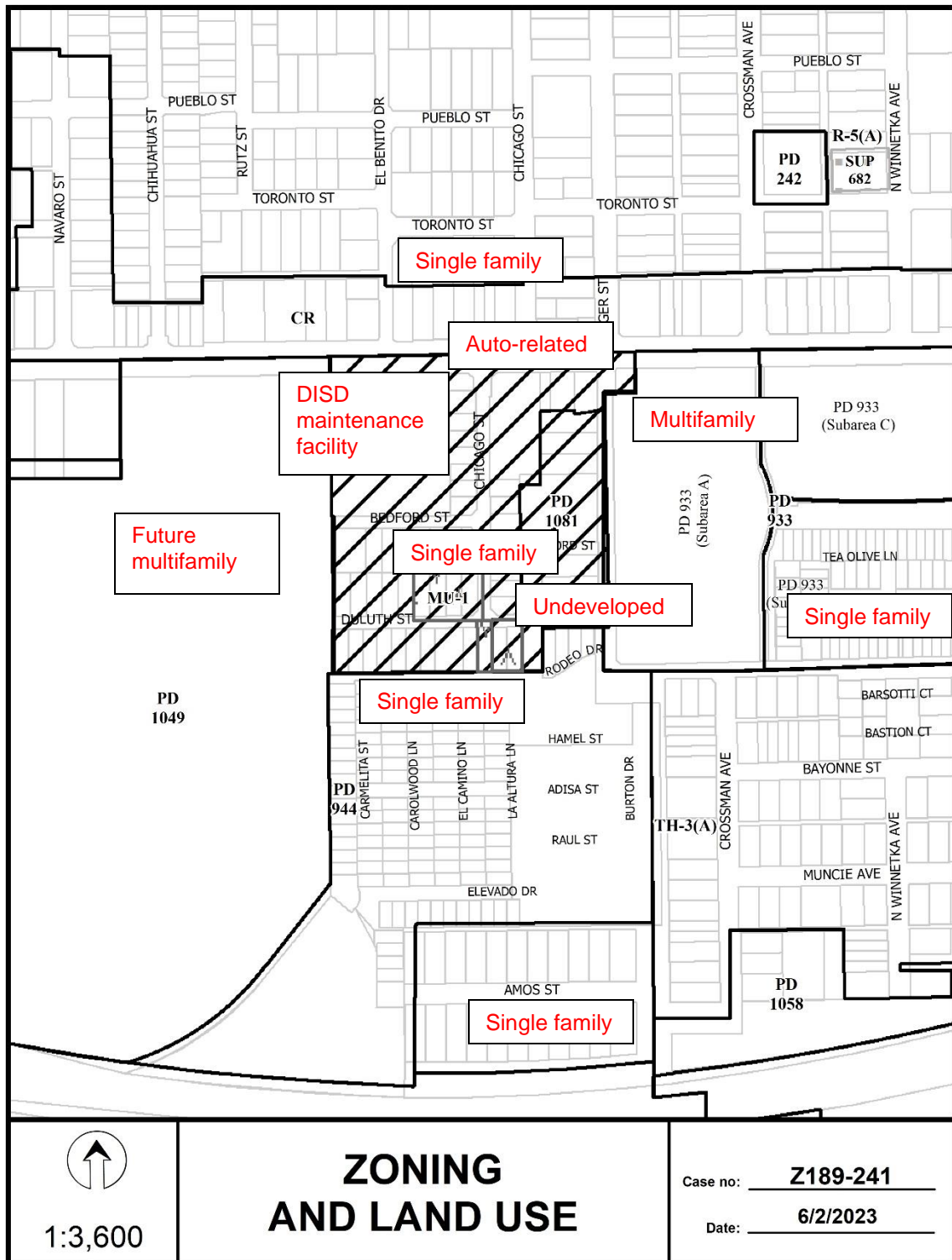
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Z189-241
Singleton Blvd/Chicago

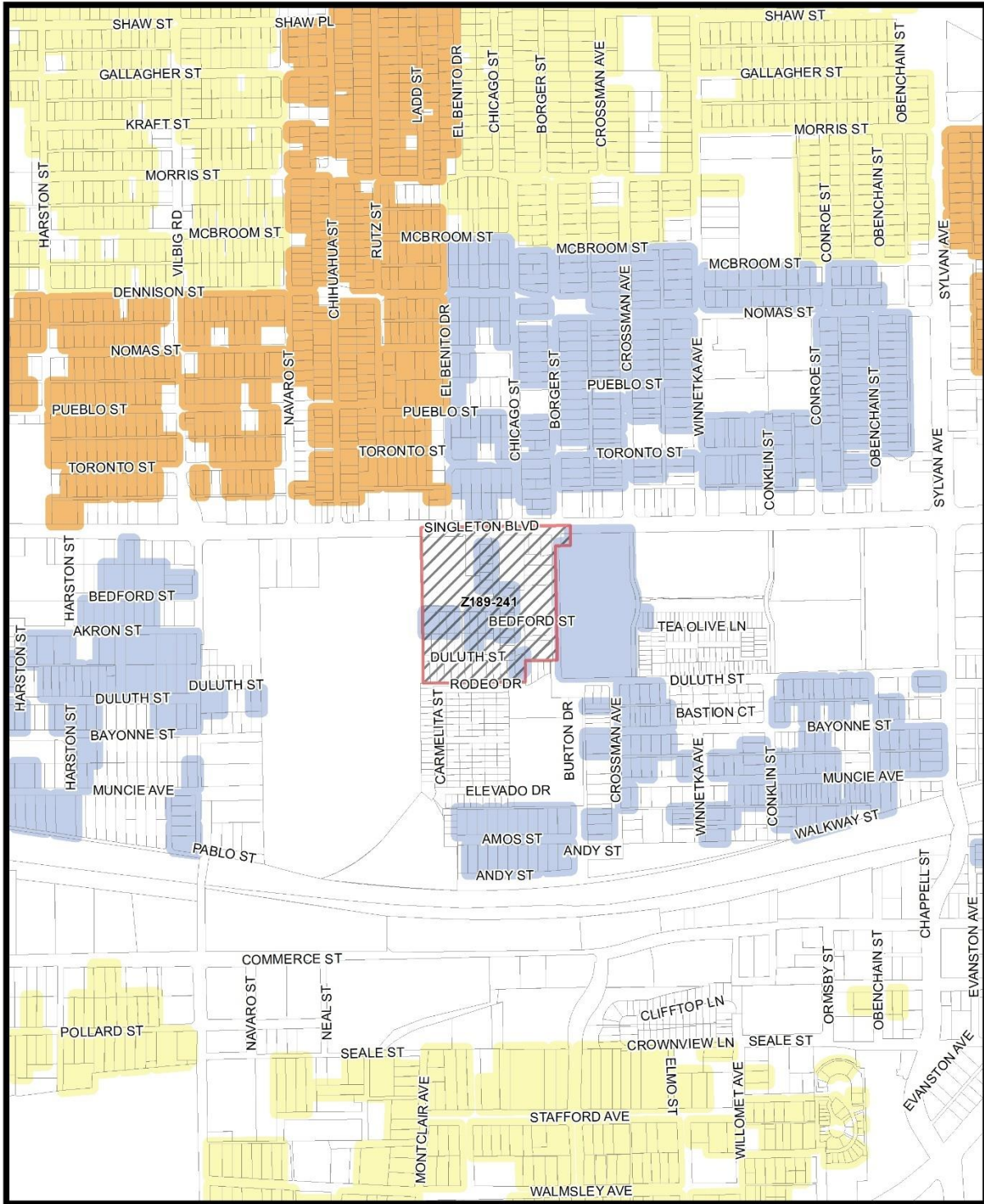
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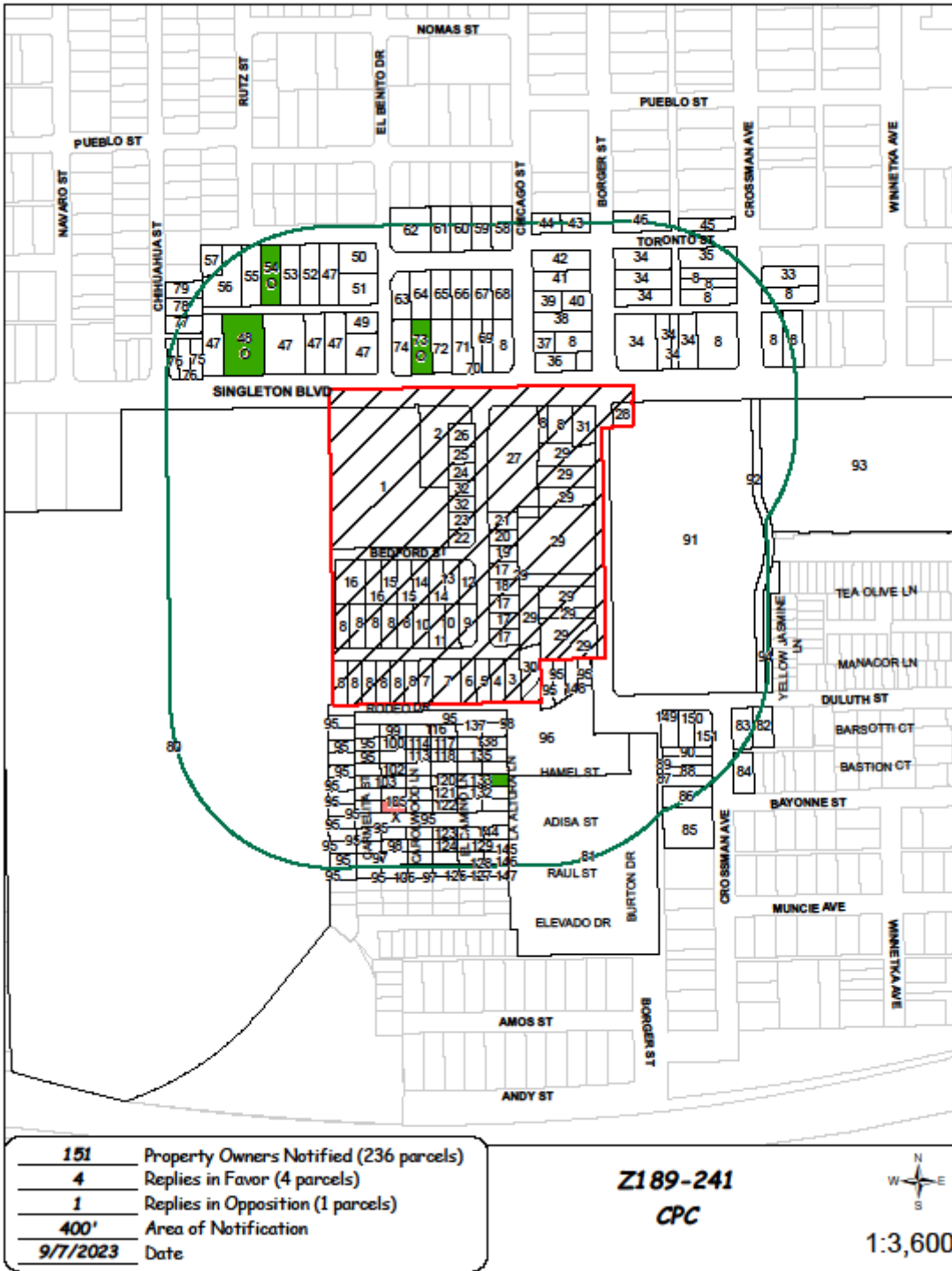


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/28/2023



06/02/2023

08/16/2023

Reply List of Property Owners***Z189-241******151 Property Owners Notified******1 Property Owners in Favor******1 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|-------------------------------|
| | 1 | 1500 SINGLETON BLVD | Dallas ISD |
| | 2 | 1404 SINGLETON BLVD | ROBINSON MONA & |
| | 3 | 1314 DULUTH ST | Taxpayer at |
| | 4 | 1318 DULUTH ST | SUAREZ SILVERIA M |
| | 5 | 1320 DULUTH ST | Taxpayer at |
| | 6 | 1400 DULUTH ST | GALINDO JAVIER FLORENTINO L & |
| | 7 | 1404 DULUTH ST | TEMPLO PENA DE HOREB |
| | 8 | 1119 SINGLETON BLVD | HMK LTD |
| | 9 | 1401 DULUTH ST | Taxpayer at |
| | 10 | 1403 DULUTH ST | SAENZ IRMA HERNANDEZ |
| | 11 | 1407 DULUTH ST | SAENZ IRMA |
| | 12 | 2819 CHICAGO ST | LOPEZ FLORENTINO ET AL |
| | 13 | 1404 BEDFORD ST | HERNANDEZ JENNIFER N |
| | 14 | 1406 BEDFORD ST | HERNANDEZ TONY CORTEZ III |
| | 15 | 1412 BEDFORD ST | RODRIGUEZ ALFREDO S |
| | 16 | 1420 BEDFORD ST | ORTIZ YOLANDA |
| | 17 | 2802 CHICAGO ST | SANCHEZ JUAN |
| | 18 | 2814 CHICAGO ST | LAI YONG |
| | 19 | 2820 CHICAGO ST | SAN SABA ROCK REAL ESTATE LLC |
| | 20 | 2902 CHICAGO ST | DILLARD CHARLES E JR & |
| | 21 | 2904 CHICAGO ST | ELVISARA LLC |
| | 22 | 2903 CHICAGO ST | LOPEZ FLORENTINO |
| | 23 | 2907 CHICAGO ST | WILCHES MARCELEN A |
| | 24 | 2919 CHICAGO ST | YANEZ JORGE & MARIELA |
| | 25 | 2923 CHICAGO ST | WILONSKY DOROTHY & |
| | 26 | 2927 CHICAGO ST | LUNA GETRUDIS |

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|---------------------|--|
| | 27 | 1318 SINGLETON BLVD | ZARATE ANTONIO |
| | 28 | 900 SINGLETON BLVD | DALLAS SMSA TOWER HOLDINGS |
| | 29 | 2823 BORGER ST | UG SINGLETON LP |
| | 30 | 1310 DULUTH ST | SALAZAR RICHARD EST OF |
| | 31 | 1300 SINGLETON BLVD | ORDAZ RASALIO |
| | 32 | 2911 CHICAGO ST | QUINTERO MARIA EULALIA |
| | 33 | 3018 CROSSMAN AVE | JUAREZ CATHEY |
| | 34 | 1211 SINGLETON BLVD | WILLIEJAXON VIB LLC |
| | 35 | 3023 CROSSMAN AVE | HMK LTD |
| | 36 | 1307 SINGLETON BLVD | CASTILLO URSULA G |
| | 37 | 3006 CHICAGO ST | CASTILLO CHRISTINA C REVOCABLE LIVING TRUST |
| | 38 | 3011 BORGER ST | BECERRA JOSE A & |
| | 39 | 3014 CHICAGO ST | ARAGON OMAR & ILIANA |
| | 40 | 3015 BORGER ST | MOYA ELI |
| | 41 | 3019 BORGER ST | BATES LOUISA PEREZ |
| | 42 | 3023 BORGER ST | DEAVILA MARIA C |
| | 43 | 3103 BORGER ST | CRUZ MARIA DE JESUS |
| | 44 | 3102 CHICAGO ST | CORIA RITA |
| | 45 | 3101 CROSSMAN AVE | GUZMAN J TIBURCIO & |
| | 46 | 3102 BORGER ST | OCON LUCIA |
| | 47 | 1533 SINGLETON BLVD | PINNEBOG TEMPLE PARTNERS LTD |
| | 48 | 1525 SINGLETON BLVD | PINNEBOG TEMPLE PARTNERS LTD |
| | 49 | 3011 EL BENITO DR | Taxpayer at |
| | 50 | 1500 TORONTO ST | BETHEL BAPTIST MISSION |
| | 51 | 3000 EL BENITO DR | BETEL IGLESIA B |
| | 52 | 1514 TORONTO ST | DELAGARZA MATIAS JR |
| | 53 | 1518 TORONTO ST | ZEPADA FRANCES & |
| | 54 | 1522 TORONTO ST | PINNEBOG TEMPLE PARTNERS LTD |
| | 55 | 1526 TORONTO ST | CHOVANEC ROBERT H JR |
| | 56 | 1528 TORONTO ST | Taxpayer at |

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|---------------------|------------------------------|
| | 57 | 1534 TORONTO ST | ESPARZA MARY TERESA |
| | 58 | 3101 CHICAGO ST | ROSALES JUAN & |
| | 59 | 1407 TORONTO ST | ROSALES JUAN & |
| | 60 | 1411 TORONTO ST | MIRAMONTES MARTHA |
| | 61 | 1415 TORONTO ST | BUILDERS OF HOPE COMMUNITY |
| | 62 | 1423 TORONTO ST | ARAGON OMAR F |
| | 63 | 1422 TORONTO ST | MENDEZ MIGUEL ANGEL & |
| | 64 | 1420 TORONTO ST | RODRIGUEZ WILFREDO MURILLO |
| | 65 | 1414 TORONTO ST | ESPARZA ANTONIA |
| | 66 | 1410 TORONTO ST | MONTEMAYOR JOSEFINA G |
| | 67 | 1406 TORONTO ST | CASTILLO RAYMOND J |
| | 68 | 3019 CHICAGO ST | ALONZO MARY G |
| | 69 | 1405 SINGLETON BLVD | COSS LUCIA |
| | 70 | 1407 SINGLETON BLVD | DESANTIAGO MARIA |
| | 71 | 1409 SINGLETON BLVD | FLORIDO ELIAS |
| | 72 | 1413 SINGLETON BLVD | RUELAS JOHN EST OF |
| | 73 | 1419 SINGLETON BLVD | PINNEBOG TEMPLE PARTNERS LTD |
| | 74 | 1423 SINGLETON BLVD | VILLANUEVA JUAN |
| | 75 | 1535 SINGLETON BLVD | PINNEBOG TEMPLE PTNRS LTD |
| | 76 | 1537 SINGLETON BLVD | 1537 SINGLETON LLC |
| | 77 | 3010 CHIHUAHUA ST | Taxpayer at |
| | 78 | 3014 CHIHUAHUA ST | DELEON EFRAIN & |
| | 79 | 3018 CHIHUAHUA ST | ROJAS MILCIADES A NIMAJUAN & |
| | 80 | 1600 SINGLETON BLVD | VILLAGES AT SOHO SQUARE LLC |
| | 81 | 1300 DULUTH ST | Taxpayer at |
| | 82 | 1122 DULUTH ST | RODRIGUEZ ARTURO P & |
| | 83 | 1126 DULUTH ST | COVARRUBIAS RAPHAEL |
| | 84 | 1123 BAYONNE ST | ALVARADO RUBEN & |
| | 85 | 2515 CROSSMAN AVE | CROSSMAN OF AMERICA LLC |
| | 86 | 2519 CROSSMAN AVE | CROSSMAN STREET CAPITAL LLC |
| | 87 | 2603 CROSSMAN AVE | HINGORA AATFAB M |
| | 88 | 2605 CROSSMAN AVE | BORDER REBECCA ELIZABETH & |
| | 89 | 2607 CROSSMAN AVE | MENDOZA MIGUEL S |
| | 90 | 2607 CROSSMAN AVE | MENDOZA MIGUEL S & |

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
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| | 91 | 1212 SINGLETON BLVD | BW AUSTIN TRINITY LLC |
| | 92 | 1212 SINGLETON BLVD | TG SINGLETON POA IHNC |
| | 93 | 1002 SINGLETON BLVD | SL3 TRINITY LP |
| | 94 | 1197 TEA OLIVE LN | PARKSIDE AT TRINITY GREEN |
| | 95 | 1301 RODEO DR | MEGATEL TRINITY MEADOWS LLC |
| | 96 | 1351 HAMEL ST | MEGATEL TRINITY MEADOWS LLC |
| | 97 | 2534 CARMELITA ST | MEGATEL SOHO SQUARE SA LLC |
| | 98 | 2542 CARMELITA ST | MEGATEL SOHO SQUARE SA LLC |
| | 99 | 2653 CAROLWOOD LN | WEI PENG PENG & |
| | 100 | 2645 CAROLWOOD LN | SOTO JOSE ALEJANDRO & |
| | 101 | 2637 CAROLWOOD LN | MOOTA SAINATH & |
| | 102 | 2629 CAROLWOOD LN | Taxpayer at |
| | 103 | 2621 CAROLWOOD LN | SORIA BENITO GUADALUPE & |
| | 104 | 2613 CAROLWOOD LN | MCGHEE KATRINA DENISE |
| X | 105 | 2605 CAROLWOOD LN | GARNER BRETT J |
| | 106 | 2527 CAROLWOOD LN | MEGATEL SOHO SQUARES SA LLC |
| | 107 | 2536 CAROLWOOD LN | TURNER ASHLEY A |
| | 108 | 2552 CAROLWOOD LN | ARCHIYAN YELENA ERNESTOVNA |
| | 109 | 2606 CAROLWOOD LN | TATRO LINWOOD SCOTT |
| | 110 | 2614 CAROLWOOD LN | OPARAEKE CRYSTAL |
| | 111 | 2622 CAROLWOOD LN | HAGANS MICHELLE & MARCUS |
| | 112 | 2630 CAROLWOOD LN | WASH KAMERON C |
| | 113 | 2638 CAROLWOOD LN | SIMON HARRY BERNARD JR |
| | 114 | 2646 CAROLWOOD LN | OLLIVANT CALEB |
| | 115 | 2654 CAROLWOOD LN | FIROUZBAKHT FARID & |
| | 116 | 2655 EL CAMINO LN | PERRY SCOTT ANDREW JR |
| | 117 | 2647 EL CAMINO LN | HENRY SEAN WILLIAM & JIE GUO |
| | 118 | 2639 EL CAMINO LN | WANG CLIFFORD & |
| | 119 | 2631 EL CAMINO LN | TURKSON MASERA ASAMNUA & |
| | 120 | 2623 EL CAMINO LN | BROWN TRENTON & MALLORY |
| | 121 | 2615 EL CAMINO LN | MAJMUDAR SHAIL & |
| | 122 | 2607 EL CAMINO LN | LEGORRETA ABRAHAM CORNEJO |
| | 123 | 2553 EL CAMINO LN | NAFZIGER JONATHAN & |
| | 124 | 2545 EL CAMINO LN | CHAPAGAIN NIKESH & |

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-------------------|-----------------------------------|
| | 125 | 2537 EL CAMINO LN | CHOICE JAMEILE |
| | 126 | 2529 EL CAMINO LN | NGUYEN DIANE |
| | 127 | 2530 EL CAMINO LN | GRINNELL NEVIN E |
| | 128 | 2538 EL CAMINO LN | PASQUAL ALICE M & CRAIG M |
| | 129 | 2546 EL CAMINO LN | SEALS KARIMAH & |
| | 130 | 2554 EL CAMINO LN | LEMMON KATIE L |
| | 131 | 2608 EL CAMINO LN | BRYANTHARRELL TERRI |
| | 132 | 2616 EL CAMINO LN | BARCLAY MICHAEL & |
| | 133 | 2624 EL CAMINO LN | FINCH JEREMY |
| | 134 | 2632 EL CAMINO LN | WANG CHEN HAN |
| | 135 | 2640 EL CAMINO LN | HAN EUGENE |
| | 136 | 2648 EL CAMINO LN | CLEETUS CARMEL MARY |
| | 137 | 2656 EL CAMINO LN | BROWN SHAWN MATTHEWS & ANDREA |
| | 138 | 2641 LA ALTURA LN | GOODSPEED KIMBERLY & PETER |
| | 139 | 2633 LA ALTURA LN | NEWTON JACKLYN & NATHANIEL III |
| | 140 | 2625 LA ALTURA LN | PAYROVI DUSTIN |
| O | 141 | 2617 LA ALTURA LN | LINK MARC W |
| | 142 | 2609 LA ALTURA LN | MCCARTHY JOHN & |
| | 143 | 2601 LA ALTURA LN | VO KIET |
| | 144 | 2555 LA ALTURA LN | GHOORBANI FREDERICK |
| | 145 | 2547 LA ALTURA LN | HANSON HEATHER NICOLE |
| | 146 | 2539 LA ALTURA LN | VANIKIOTIS NICHOLAS |
| | 147 | 2531 LA ALTURA LN | AGADA UCHENNA |
| | 148 | 1313 RODEO DR | ENXES INVESTMENTS LLC |
| | 149 | 1228 DULUTH ST | GREER JANESE |
| | 150 | 1220 DULUTH ST | Taxpayer at |
| | 151 | 2619 CROSSMAN AVE | HUGHESGRAHAM KASONDRA & |