

10-25-23

ORDINANCE NO. 32587

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Blocks 7255, 1/7256, 2/7256, 3/7256, 4/7256, and 7257; fronting approximately 660.00 feet on the south line of Singleton Boulevard; fronting approximately 60 feet on the east line of Borger Street and approximately 94 feet on the west line of Borger Street; fronting approximately 509 feet on the north line of Rodeo Drive; and containing approximately 9.395 acres,

from an IR Industrial/Research District and an MU-1 Mixed Use District to Planned Development District No. 1108; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 1108; establishing use regulations and development standards for this planned development district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; Now, Therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

SECTION 1. That the zoning classification is changed from IR Industrial/Research District and an MU-1 Mixed Use District to Planned Development District No. 1108 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. That Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Article 1108 to read as follows:

**“ARTICLE 1108.**

**PD 1108.**

**SEC. 51P-1108.101. LEGISLATIVE HISTORY.**

PD 1108 was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on October 25, 2023.

**SEC. 51P-1108.102. PROPERTY LOCATION AND SIZE.**

PD 1108 is established 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 1108 is approximately 9.395 acres.

**SEC. 51P-1108.103. 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 a nonresidential zoning district. Subareas 2, 3, 4, and 5 are considered residential zoning districts.

**SEC. 51P-1108.104. CREATION OF SUBAREAS.**

This district is divided into five subareas: Subareas 1, 2, 3, 4, and 5 as described in the legal description of district and subarea boundaries (Exhibit 1108A) and depicted on the subarea map (Exhibit 1108B).

**SEC. 51P-1108.105. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 1108A: legal description of district and subarea boundaries.
- (2) Exhibit 1108B: subarea map.

**SEC. 51P-1108.106. 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-1108.107. MAIN USES PERMITTED.**

(a) Subarea 1.

(1) Except as provided in this subsection, 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 main use is only permitted by SUP.

Retail and personal services use.

- Commercial amusement (inside).

- (3) The following main 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-1108.108. 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-1108.109. 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 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subarea 1.

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations for the CR Community Retail District apply.

(2) Height.

(A) Unless further restricted by Subparagraph (B), maximum structure height is 54 feet.

(B) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. 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.

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

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(2) Front yard.

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

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

(3) Lot coverage. Maximum lot coverage for residential structures is 50 percent.

(4) Lot size.

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

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

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

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

(5) Stories. Maximum number of stories above grade is two.

**SEC. 51P-1108.110. 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-1108.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-1108.112. 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, except for 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 must 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-1108.113.                    SIDEWALKS    AND    PEDESTRIAN    LIGHTING    IN  
SUBAREA 1.**

(a) Sidewalks.

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

- (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 generally away from residential districts or residential properties.
- (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-1108.114.                    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-1108.115. 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 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.

(2) Width.

(A) In a required side or rear yard, co-located driveways must be eight to 10 feet wide. In a required front yard, the maximum width of a co-located driveway is eight feet. Co-located driveways must meet the edge of an eight to 10-foot-wide driveway on the adjacent lot.

(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-1108.116. 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-1108.117. 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.”

SECTION 3. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 4. That development of this district must comply with the full-scale version of Exhibit 1108A (subarea map) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 5. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 1108 in Chapter 51P.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, City Attorney

By  \_\_\_\_\_  
Assistant City Attorney

Passed           OCT 25 2023

**EXHIBIT A**

*(rezoning IR and MU-1 to new PD 1108)*

BEGINNING at the intersection of the centerline of Singleton Boulevard with the common parcel lines running north/south between the VILLAGES AT SOHO SQUARE LLC ADDITION (west side) and Blocks 7255,1/7256, 2/7256, 3/7256 (east side) intersecting the terminus of Bedford Street and Duluth Street running south to north from the north line of the SOHO SQUARE PHASE 1 ADDITION on the south projected to the centerline of Singleton Boulevard on the north. (X = 2,477, 336.67, Y= 6,970,183.75) the following:

THENCE North 89° 06' 16" East a distance of 744.92 feet, to a point for corner;

THENCE South 00° 32' 23" East a distance of 41.36 feet, to a point for corner;

THENCE South 00° 56' 26" East a distance of 59.7 feet, to a point for corner;

THENCE South 89° 05' 26" West a distance of 50.01 feet, to a point for corner;

THENCE South 00° 55' 30" East a distance of 1.89 feet, to a point for corner;

THENCE South 89° 08' 48" West a distance of 8.07 feet, to a point for corner;

THENCE North 89° 23' 55" West a distance of 19.36 feet, to a point for corner;

THENCE South 00° 13' 8" East a distance of 39.78 feet, to a point for corner;

THENCE South 89° 40' 20" West a distance of 16.07 feet, to a point for corner;

THENCE South 80° 37' 57" West a distance of 56.79 feet, to a point for corner;

THENCE North 01° 17' 13" East a distance of 8.78 feet, to a point for corner;

THENCE South 89° 31' 32" West a distance of 83.44 feet, to a point for corner;

THENCE South 00° 01' 30" West a distance of 178.39 feet, to a point for corner;

THENCE South 89° 19' 23" West a distance of 48.2 feet, to a point for corner;

THENCE South 00° 39' 33" East a distance of 330.95 feet, to a point for corner;

THENCE North 72° 33' 59" East a distance of 52.61 feet, to a point for corner;

THENCE South 00° 38' 23" East a distance of 35.06 feet, to a point for corner;

THENCE South 00° 38' 26" East a distance of 105.07 feet, to a point for corner;

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THENCE South 89° 14' 25" West a distance of 508.95 feet, to a point for corner;

THENCE North 00° 54' 12" West a distance of 728.62 feet, to a point for corner;

THENCE North 00° 38' 37" West a distance of 45.51 feet, to the POINT OF BEGINNING and CONTAINING 409,270.565 square feet or 9.395 acres of land more or less.

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**EXHIBIT 1108A**  
**PD 1108 Property Descriptions**

**PERIMETER:**

BEING an area consisting of various platted Lots and Tracts of land in the in following City Blocks: Tract 1 in Block 7255, Lots 8-10 in Block 4/7256 and Tract 2 in Block 7255, Lots 71 and 72 in Block 7257 and parts of Lots 60-65 in Block 3/7257 and a 1247.79 sq foot Tract of land called "research" per DCAD record, Lots 66, 68, 69, 70 in Block 7257, and part of Lots 65, 67 and Tract 1.1 in Block 7257, Lots 1-7 in Block 4/7256, Lots 1-18 in Block 2/7256, Lots 1-13 in Block 1/7256 and Lots 48 and 49 in Block 7257, Lots 1-8 in Block 3/7256 in the City of Dallas, Dallas County, Texas and being an area generally bounded by Singleton Boulevard on the north including a small portion of Borger Street at the northeast corner, Rodeo Drive (aka Hamel Street) on the south, and including the common parcel line running north/south between the VILLAGES AT SOHO SQUARE LLC ADDITIONS and Blocks 7255,1/7256, 2/7256, 3/7256 intersecting the terminus of Bedford Street and Duluth Street on the west running south to north from the north line of the SOHO SQUARE PHASE 1 ADDITION on the south to Singleton Boulevard on the north, and containing approximately 9.395 acres of land more or less and further described;

BEGINNING at the intersection of the centerline of Singleton Boulevard with the common parcel lines running north/south between the VILLAGES AT SOHO SQUARE LLC ADDITION (west side) and Blocks 7255,1/7256, 2/7256, 3/7256 (east side) intersecting the terminus of Bedford Street and Duluth Street running south to north from the north line of the SOHO SQUARE PHASE 1 ADDITION on the south projected to the centerline of Singleton Boulevard on the north. (X = 2,477, 336.67, Y= 6,970,183.75) the following:

THENCE North 89° 06' 16" East a distance of 744.92 feet, to a point for corner;

THENCE South 00° 32' 23" East a distance of 41.36 feet, to a point for corner;

THENCE South 00° 56' 26" East a distance of 59.7 feet, to a point for corner;

THENCE South 89° 05' 26" West a distance of 50.01 feet, to a point for corner;

THENCE South 00° 55' 30" East a distance of 1.89 feet, to a point for corner;

THENCE South 89° 08' 48" West a distance of 8.07 feet, to a point for corner;

THENCE North 89° 23' 55" West a distance of 19.36 feet, to a point for corner;

THENCE South 00° 13' 8" East a distance of 39.78 feet, to a point for corner;

THENCE South 89° 40' 20" West a distance of 16.07 feet, to a point for corner;

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THENCE South 80° 37' 57" West a distance of 56.79 feet, to a point for corner;  
THENCE North 01° 17' 13" East a distance of 8.78 feet, to a point for corner;  
THENCE South 89° 31' 32" West a distance of 83.44 feet, to a point for corner;  
THENCE South 00° 01' 30" West a distance of 178.39 feet, to a point for corner;  
THENCE South 89° 19' 23" West a distance of 48.2 feet, to a point for corner;  
THENCE South 00° 39' 33" East a distance of 330.95 feet, to a point for corner;  
THENCE North 72° 33' 59" East a distance of 52.61 feet, to a point for corner;  
THENCE South 00° 38' 23" East a distance of 35.06 feet, to a point for corner;  
THENCE South 00° 38' 26" East a distance of 105.07 feet, to a point for corner;  
THENCE South 89° 14' 25" West a distance of 508.95 feet, to a point for corner;  
THENCE North 00° 54' 12" West a distance of 728.62 feet, to a point for corner;  
THENCE North 00° 38' 37" West a distance of 45.51 feet, to the POINT OF BEGINNING and  
CONTAINING 409,270.565 square feet or 9.395 acres of land more or less.

**SUBAREA 1:**

BEING an area consisting of various platted Lots and Tracts of land in the following City Blocks: Tract 1 in Block 7255, Lots 8-10 in Block 4/7256 and Tract 2 in Block 7255, Lots 71 and 72 in Block 7257 and parts of Lots 60-65 in Block 3/7256 and a 1247.79 sq foot Tract of land called "research" per DCAD record, and part of Lots 65, 66, 67, 68, 69 and 70 in Block 7257, and Tract 1.1 in Block 7257 at the southeast corner of Singleton Boulevard and Borger Street;

BEGINNING at the intersection of the centerline of Singleton Boulevard with the common parcel lines running north/south between the VILLAGES AT SOHO SQUARE LLC ADDITION (west side) and Blocks 7255,1/7256, 2/7256, 3/7256 (east side) intersecting the terminus of Bedford Street and Duluth Street running south to north from the north line of the SOHO SQUARE PHASE 1 ADDITION on the south projected to the centerline of Singleton Boulevard on the north. (X = 2,477, 336.67, Y= 6,970,183.75) the following:

THENCE North 89° 06' 16" East a distance of 744.92 feet, to a point for corner;  
THENCE South 00° 32' 23" East a distance of 41.36 feet, to a corner;  
THENCE South 00° 56' 26" East a distance of 59.7 feet, to a corner;

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THENCE South 89° 05' 26" West a distance of 50.01 feet to a corner;  
THENCE South 00° 55' 31" East a distance of 1.89 feet to a corner;  
THENCE South 89° 08' 48" West a distance of 8.07 feet to a corner;  
THENCE North 89° 23' 55" West a distance of 19.36 feet to a corner;  
THENCE South 00° 13' 08" East a distance of 39.78 feet to a corner;  
THENCE South 89° 40' 20" West a distance of 16.07 feet to a corner;  
THENCE South 80° 37' 57" West a distance of 56.79 feet to a corner;  
THENCE North 01° 17' 13" East a distance of 8.78 feet to a corner;  
THENCE South 89° 31' 32" West a distance of 83.44 feet to a corner;  
THENCE South 00° 01' 30" West a distance of 178.39 feet to a corner;  
THENCE South 89° 19' 23" West a distance of 48.2 feet to a corner;  
THENCE North 00° 11' 6" East a distance of 11.39 feet to a corner;  
THENCE South 89° 16' 43" West a distance of 73.48 feet to a corner  
THENCE North 89° 54' 31" West a distance of 16.72 feet to a corner;  
THENCE North 00° 56' 33" West a distance of 218.23 feet to a corner;  
THENCE South 89° 14' 45" West a distance of 78.9 feet to a corner;  
THENCE South 00° 15' 44" East a distance of 316.25 feet to a corner;  
THENCE South 89° 25' 17" West a distance of 288 feet to a corner;  
THENCE North 00° 54' 12" West a distance of 358.05 feet to a corner;  
THENCE North 00° 38' 37" West a distance 45.51 feet to a corner, to the POINT OF BEGINNING and CONTAINING 198,288.56 square feet or 4.552 acres of land more or less.

**SUBAREA 2:**

BEING all of Lots 1 through 7 in City Block 4/7256, an area bounded by Bedford Street on the south and Chicago Street on the west located approximately 42 feet south of Singleton Boulevard.

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**SUBAREA 3:**

BEING all of Lots 1 through 8 in City Block 3/7256, an area bounded by Chicago Street on the east and Duluth Street on the south located approximately 260 feet south of Singleton Boulevard.

**SUBAREA 4:**

BEING all of Lots 1 through 18 in City Block 2/7256 an area bounded by Bedford Street on the north, Duluth Street on the south and Chicago Street on the east.

**SUBAREA 5:**

BEING all of Lots 1 through 13 in City Block 1/7256 and part of Lots 48 and 49 in City Block 7257, an area bounded by Duluth Street on the north and Rodeo Drive on the south.

**DISCLAIMER**

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



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**EXHIBIT 1108B: Subarea Map**

231482

EL BENITO DR

CHICAGO ST

SINGLETON BLVD

**Subarea 1**

**Subarea 1**

**Subarea 2**

CHICAGO ST

BORGER ST

BEDFORD ST

**Subarea 3**

BEDFORD ST

**Subarea 4**

DULUTH ST

**Subarea 5**

RODEO DR

DULUTH ST

CARMELITA ST

CAROLWOOD LN

EL CAMINO LN

LA ALTURA LN

HAMEL ST

BURTON DR



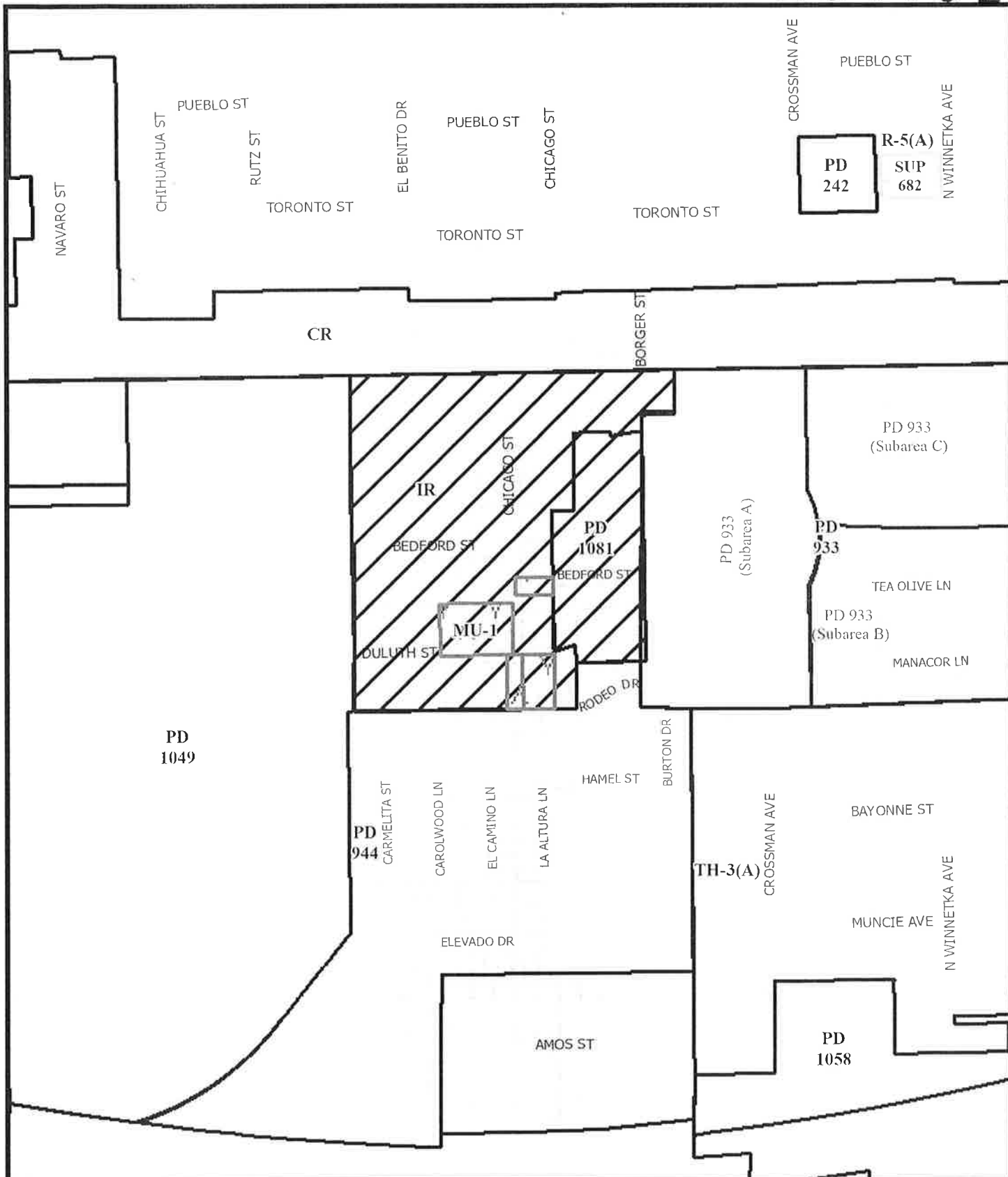
1:1,600

**PD 1108\_ Singleton Blvd/Chicago  
Subareas 1, 2, 3, 4, 5**

Z189-241 (MW)\_IR and MU-1 to new PD 1108 Subarea 5

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1:3,600

# ZONING MAP

Case no: Z189-241

Date: 10/5/2023



## PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL OCT 25 2023

ORDINANCE NUMBER 32587

DATE PUBLISHED OCT 28 2023

ATTESTED BY: