

Singleton Blvd. Authorized Hearing Community Meeting

August 25, 2022

Presented by:
Mary Lovell – Sr. Planner



AGENDA

- Introductions
- What is an Authorized Hearing?
- Initiation History
- Process Overview
- Current Zoning/Existing & Surrounding Uses
- Goals
- Zoning Issues
- Recommendations
- Next Steps



INTRODUCTIONS



- Councilmember Omar Narvaez
- City Plan Commissioner Deborah Carpenter



- Andrea Gilles, Assistant Director
- Monique Ward, Chief Planner
- Cory Banacka, Senior Planner
- Patrick Blaydes, Senior Planner
- Erica Greene, Senior Planner
- Mary Lovell, Senior Planner

WHAT IS AN AUTHORIZED HEARING?

An authorized hearing is a request to the City Plan Commission or City Council to start researching a particular area to determine appropriate zoning.

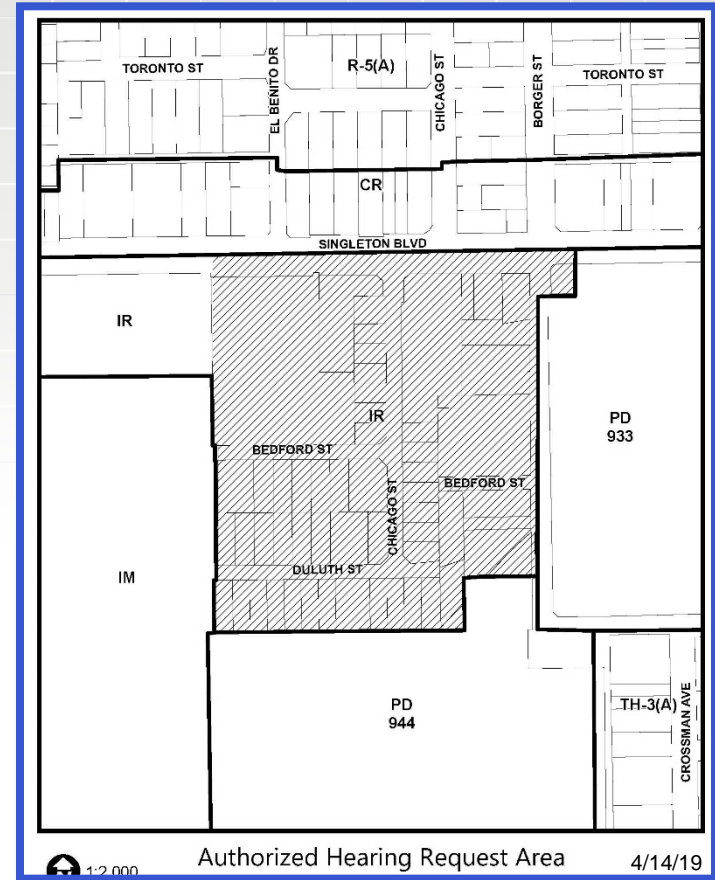
Once authorized or approved, it becomes a city-initiated zoning case.

Planning staff then studies the area, holds meetings with the community and uses planning principles to make zoning recommendations.

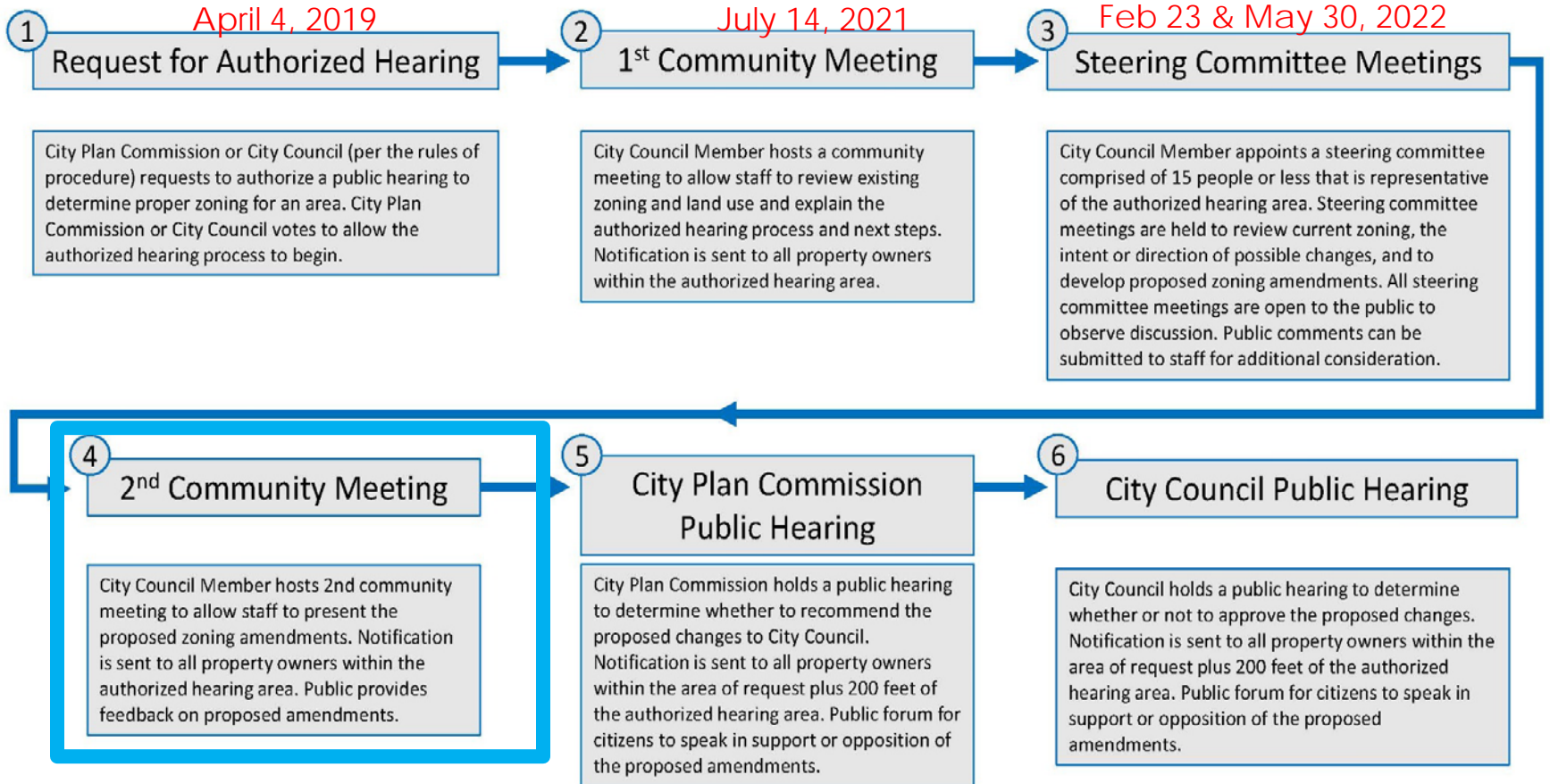
Public hearings are then held before the City Plan Commission and City Council to make the zoning recommendations official.

INITIATION HISTORY

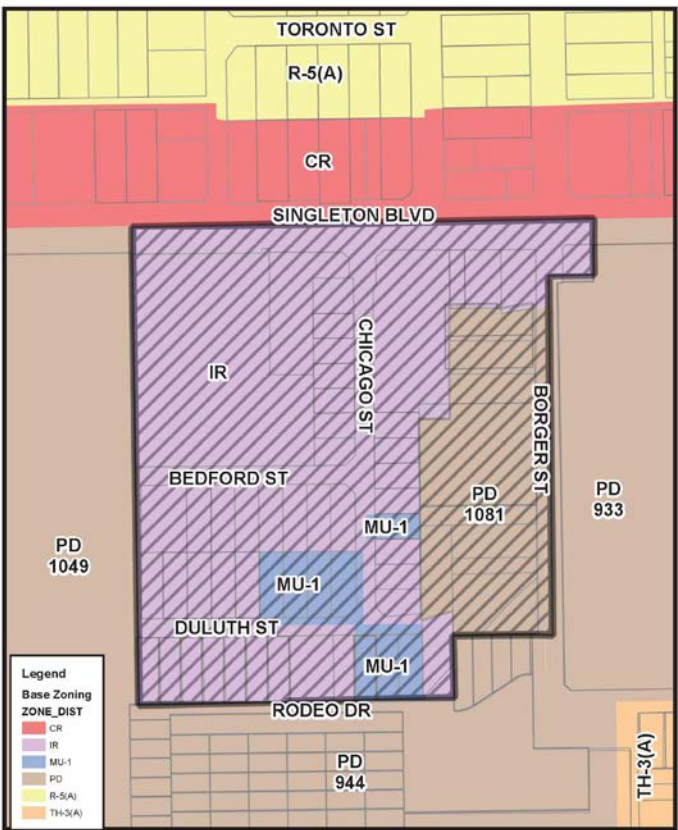
- Authorized on April 14, 2019, by City Plan Commission
- Main Issue: Industrial zoning on residential properties
- Planning staff is responsible for reviewing & determining proper zoning on properties bounded by:
 - Singleton Blvd. to the north
 - Borger Street to the east
 - Rodeo Drive to the south
 - A line running north to south from Singleton Blvd. to rear property line on Duluth St. on the west



PROCESS OVERVIEW



CURRENT ZONING MAP



1:1,600

Singleton Blvd. Authorized Hearing Area
Current Zoning

Printed Date: 8/25/2022

CURRENT ZONING

EXAMPLES OF PERMITTED USES

IR Industrial Research

- Auto service center
- Mini-warehouse
- General merchandise or food store 3,500 square feet or less
- Pawn Shop
- Furniture Store
- Personal service uses

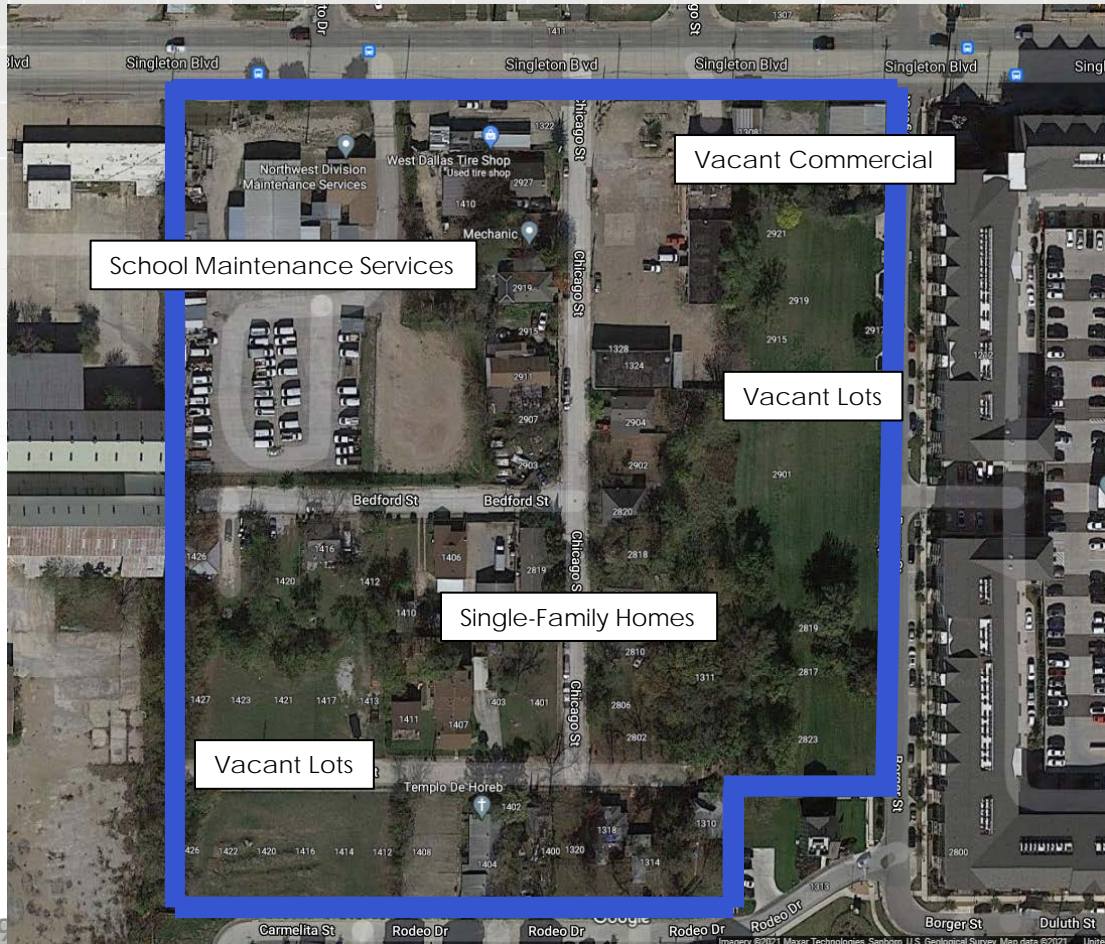
MU-1 Mixed Use with Deed Restrictions

- Single family
- ~~Duplex~~
- ~~Multifamily~~
- Deed Restrictions restrict everything except Single-Family use

PD 1081 Z201-323

- Approved 4/27/22
- Ordinance Number 32188
- MU-2, Mixed Use District as a base.
- Personal use services & retail allowed
- 176 multi-family units proposed

AERIAL MAP



EXISTING USES



Vacant
Commercial/Retail/Restaurant



Many Vacant Lots



Single-Family Homes on Small Lots



Industrial
(School Maintenance Services)

SURROUNDING AREA

	Zoning	Land Use
Site	IR, MU-1 (w/deed restrictions), PD 1081	Single Family Residential, DISD Service Yard, Vacant Commercial, Vacant Lots, Tire Shop, Proposed Multi-Family
North	CR & R-5	Commercial and Single Family Residential
East	PD 933	Multifamily
South	PD 944, TH-3(A)	Single Family Residential, Townhomes
West	PD 1049	Multifamily

GOALS

- Ensure single-family residential lots have appropriate zoning to pull permits for repairs/remodel/new builds
- Promote home ownership in the neighborhood
- Increase light commercial/retail uses along major roadway

ZONING ISSUES

School maintenance yard/tire shop is allowed with current zoning of IR, but there is a desire to change to commercial zoning

Many lots are less than 5000 sq. ft., do not meet minimum lot size for R-5(A), owners do not desire townhome development in TH district or zoning that requires deed restrictions

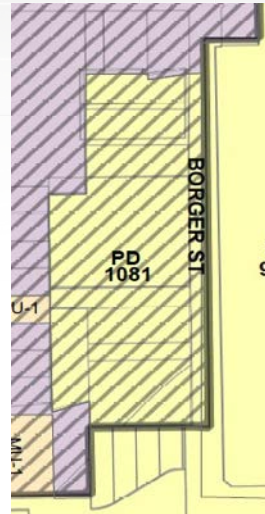


Need commercial zoning along major roadway to promote development on vacant and underutilized properties

Vacant property is currently in the platting process and recently rezoned for multi-family development

RECOMMENDATION #1

Property recently zoned to PD 1081 on the east side of the boundary area, Z201-323 heard at City Council on 4/27/2022, should remain unchanged.



RECOMMENDATION #2

Planned Development District (PD) to include the following Residential Subareas:

2500 sq. ft min lot size

10 ft. front setback
5 ft. side/rear setback
25 ft. height max
Parking 1/DU
Hip/gable roofs

2750 sq. ft. min lot size

10 ft. front setback
5 ft. side/rear setback
25 ft. height max
1/DU
Hip/gable roofs

3700 sq. ft min lot size

20 ft. front setback
5 ft. side/rear setback
25 ft. height max
Lot coverage max 50%
Parking 1/DU
Hip/gable roofs

4000 sq. ft. min lot size

20 ft. front setback
5 ft. side/rear setback
25 ft. height max
Lot coverage max 45%
1/DU
Hip/gable roofs

RECOMMENDATION #3

Planned Development District (PD) to also include the following subarea:

Properties fronting Singleton Blvd.

Properties fronting Singleton Blvd. consist of the Dallas ISD Maintenance Facility, an established tire repair shop and several vacant commercial buildings.

A medium/light commercial zoning district, such as NS, Neighborhood Service, is recommended, with some special uses allowed.

NS(A) Neighborhood Service Base Zoning

- Office
- Personal Service
- Childcare facility
- Restaurant w/o Drive Thru (RAR)
- General Merchandise/Food Store 3500 sq. ft or less
- No Lodging, Alcohol Establishments, Liquor Store, Mortuary, Gas Station, Car Wash

- 15 ft. front setback
- 20 ft. side and rear adjacent to residential some residential zones
- 35 ft. max height

Benefits of Planned District

- No need to replat lots
- Affordable to build
- Existing structures would conform to new zoning requirement
- Affordable workforce housing, close to downtown

NEXT STEPS

City Plan Commission
Briefing & Public Hearing
SEPTEMBER/OCTOBER 2022

City Council
Briefing & Public Hearing
OCTOBER/NOVEMBER 2022

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Questions?

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LOCATION MAP

