

Memorandum



CITY OF DALLAS

DATE April 6, 2026

TO Honorable Mayor and City Council

SUBJECT **Addition - Background information on GAF (2600 Singleton Blvd) and TAMKO (7910 S Central Ewy) in relation to the 5-signature memo submitted by Council Members to initiate phase 1 of the amortization process**

This addition is to provide more information about the 2 locations subject to the 5-signature-memo submitted by Council Members Laura Cadena, Adam Bazaldua, Chad West, Zarin Gracey, and Paula Blackmon, dated November 21, 2025, directing the city manager to: (1) utilize contingency reserve funds to procure a consultant to determine the amount calculated under Dallas City Code Section 51A-4.704(a)(1)(D)(i) for the uses located at 2600 Singleton Boulevard and 7910 South Central Expressway, and (2) not later than 30 days after the consultant determines the amount under Dallas City Code Section 51A-4.704(a)(1)(D)(i), brief a city council committee and schedule an item for a regular city council voting agenda to consider adding the determined amount to the fund created by Dallas City Code Section 51A-4.704(a)(3).

The 2 locations highlighted in the 5-signature memo are:

1. **2600 Singleton Boulevard - GAF**

Current Zoning: IR - Industrial Research.

Property area: Approximately 22.7 Acres.

Buildings: per DCAD: 24 buildings, built between 1940 and 2003.

Current use of property: Inside manufacturing of asphalt shingles and inside and outside material storage.

Land use: Current determination: industrial (inside) potentially incompatible. This land use is permitted by Specific Use Permit (SUP) only in the Industrial Manufacturing (IM) district. Under current zoning regulations, this land use is not allowed at this location.

Per the plat, the property was annexed in the City of Dallas on December 30, 1952.

2. **7910 S Central Expressway - Tamko**

Current Zoning: IM - Industrial Manufacturing and IR - Industrial Research (NE corner).

Property area: Approximately 23.89 Acres.

Buildings: per DCAD: 10 buildings, constructed between 1946 and 2007.

Land use: Current determination: industrial (inside) potentially incompatible. This land use is permitted by SUP only in the IM district. Under current zoning regulations, this land use is not allowed at this location, as there is no SUP associated with this property.

Property was annexed in the City of Dallas in 1955.

The 2 locations and current operation are determined to be legal nonconforming uses. In February 2025, City Council passed a development code amended to change the amortization process for compliance with the new state law SB 929 Tx. State Lege 88, 2023.

Excerpt from the Dallas Development Code:

SEC. 51A-4.123. COMMERCIAL SERVICE AND INDUSTRIAL DISTRICTS.

(c) Industrial/research (IR) district.

(1) Purpose. To provide for research and development, light industrial, office, and supporting commercial uses in an industrial research park setting. This district is not intended to be located in areas of low and medium density residential development.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Bus or rail transit vehicle maintenance or storage facility. [RAR]

-- Catering service.

-- Commercial cleaning or laundry plant. [RAR]

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Job or lithographic printing. [RAR]

-- Labor hall. [SUP may be required. See Section [51A-4.202](#) (8.1).]

-- Machine or welding shop. [RAR]

-- Machinery, heavy equipment, or truck sales and services. [RAR]

-- Medical or scientific laboratory.

-- Technical school.

-- Tool or equipment rental.

-- Vehicle or engine repair or maintenance.

(C) Industrial uses.

-- Alcoholic beverage manufacturing. [RAR]

-- Gas drilling and production. [SUP]

-- Industrial (inside). [See Section [51A-4.203\(b\)\(1\)](#).]

-- Industrial (inside) for light manufacturing.

-- Industrial (outside). [See Section [51A-4.203\(b\)\(2\)](#).]

-- Medical/infectious waste incinerator. [SUP]

- *Municipal waste incinerator. [SUP]*
- *Organic compost recycling facility. [SUP]*
- *Pathological waste incinerator. [SUP]*
- *Temporary concrete or asphalt batching plant. [SUP]*
- (D) *Institutional and community service uses.*
 - *Adult day care facility.*
 - *Cemetery or mausoleum. [SUP]*
 - *Child-care facility.*
 - *Church.*
 - *College, university, or seminary.*
 - *Community service center.*
 - *Hospital. [RAR]*
 - *Public or private school. [SUP]*
- (E) *Lodging uses.*
 - *Extended stay hotel or motel. [SUP]*
 - *Hotel or motel. [RAR]*
 - *Lodging or boarding house.*
 - *Overnight general purpose shelter. [See Section [51A-4.205\(2.1\)](#).]*
- (F) *Miscellaneous uses.*
 - *Attached non-premise sign. [SUP]*
 - *Carnival or circus (temporary). [By special authorization of the building official.]*
 - *Hazardous waste management facility. [Except when operated as a hazardous waste incinerator.]*
 - *Temporary construction or sales office.*
- (G) *Office uses.*
 - *Alternative financial establishment. [SUP]*
 - *Financial institution without drive-in window.*
 - *Financial institution with drive-in window. [RAR]*
 - *Medical clinic or ambulatory surgical center.*
 - *Office.*
- (H) *Recreation uses.*
 - *Country club with private membership.*
 - *Private recreation center, club, or area.*
 - *Public park, playground, or golf course.*
- (I) *Residential uses.*
 - *None permitted.*
- (J) *Retail and personal service uses.*
 - *Alcoholic beverage establishments. [See Section [51A-4.210\(b\)\(4\)](#).]*
 - *Animal shelter or clinic without outside runs.*

- *Animal shelter or clinic with outside runs. [SUP may be required. See Section [51A-4.210\(b\)\(2\).](#)]*
- *Auto service center. [RAR]*
- *Business school.*
- *Car wash. [RAR]*
- *Commercial amusement (inside). [SUP may be required. See Section [51A-4.210\(b\)\(7\)\(B\).](#)]*
- *Commercial motor vehicle parking. [By SUP only if within 500 feet of a residential district.]*
- *Commercial parking lot or garage. [RAR]*
- *Convenience store with drive-through. [SUP]*
- *Dry cleaning or laundry store.*
- *Furniture store.*
- *General merchandise or food store 3,500 square feet or less.*
- *Home improvement center, lumber, brick or building materials sales yard. [RAR]*
- *Household equipment and appliance repair.*
- *Liquefied natural gas fueling station. [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses.]*
- *Motor vehicle fueling station.*
- *Paraphernalia shop. [SUP]*
- *Pawn shop.*
- *Personal service uses.*
- *Restaurant without drive-in or drive-through service. [RAR]*
- *Restaurant with drive-in or drive-through service. [DIR]*
- *Taxidermist.*
- *Temporary retail use.*
- *Theater.*
- *Truck stop. [SUP]*
- *Vehicle display, sales, and service. [RAR]*
- (K) *Transportation uses.*
 - *Airport or landing field. [SUP].*
 - *Commercial bus station and terminal. [RAR].*
 - *Heliport. [RAR]*
 - *Helistop. [RAR]*
 - *Railroad passenger station. [SUP]*
 - *STOL (short take off or landing) port. [SUP]*
 - *Transit passenger shelter.*

-- Transit passenger station or transfer center. [By SUP or city council resolution. See Section [51A-4.211](#).]

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section [51A-4.212\(4\)](#).]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [RAR]
- Tower/antenna for cellular communication. [See Section [51A-4.212\(10.1\)](#).]
- Utility or government installation other than listed. [SUP]
- Water treatment plant. [SUP]

(M) Wholesale, distribution, and storage uses.

- Freight terminal. [RAR]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage. [RAR]
- Recycling buy-back center. [See Section [51A-4.213\(11\)](#).]
- Recycling collection center. [See Section [51A-4.213\(11.1\)](#).]
- Recycling drop-off container. [See Section [51A-4.213\(11.2\)](#).]
- Recycling drop-off for special occasion collection. [See Section [51A-4.213\(11.3\)](#).]
- Trade center.
- Warehouse. [RAR]

(3) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section [51A-4.217](#). For more information regarding accessory uses, consult Section [51A-4.217](#). The following accessory uses are not permitted in this district:

(A) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

(B) Reserved.

(C) In this district, an SUP may be required for the following accessory uses:

- Accessory medical/infectious waste incinerator. [See Section [51A-4.217 \(3.1\)](#).]

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in

Division [51A-4.400](#). In the event of a conflict between this subsection and Division [51A-4.400](#), Division [51A-4.400](#) controls.)

(A) Front yard. Minimum front yard is 15 feet.

(B) Side and rear yard. Minimum side and rear yard is:

(i) 30 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(ii) no minimum in all other cases.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is:

(i) 0.5 for retail and personal service uses;

(ii) 0.75 for any combination of lodging, office, and retail and personal service uses; and

(iii) 2.0 for all uses combined.

(E) Height.

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

(ii) Maximum height. Unless further restricted under Subparagraph (i), maximum structure height is 200 feet.

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories above grade is 15. Parking garages are exempt from this requirement, but must comply with the height regulations of Subparagraph (E).

(5) Off-street parking and loading. Consult the use regulations (Division [51A-4.200](#)) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions [51A-4.300](#) et seq.) for information regarding off-street parking and loading generally.

(6) Environmental performance standards. See [Article VI](#).

(7) Landscape regulations. See [Article X](#).

(8) Additional provisions.

(A) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section [51A-4.803](#) before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section [51A-4.803](#) to calculate estimated trip generation.

(B) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF- 2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section [51A-4.412](#).) For purposes of this paragraph, the term “opening” means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(d) Industrial manufacturing (IM) district.

(1) Purpose. To provide for heavy industrial manufacturing uses with accompanying open storage and supporting commercial uses. This district is not intended to be located in or near areas of residential development.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Bus or rail transit vehicle maintenance or storage facility. [RAR]

-- Catering service.

-- Commercial cleaning or laundry plant. [RAR]

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Job or lithographic printing. [RAR]

-- Labor hall. [SUP may be required. See Section [51A-4.202](#) (8.1).]

-- Machine or welding shop. [RAR]

-- Machinery, heavy equipment, or truck sales and services. [RAR]

-- Medical or scientific laboratory.

-- Technical school.

-- Tool or equipment rental.

-- Vehicle or engine repair or maintenance. [RAR]

(C) Industrial uses.

-- Alcoholic beverage manufacturing. [RAR]

-- Gas drilling and production. [SUP]

-- Gas pipeline compressor station. [SUP]

-- Industrial (inside). [SUP may be required. See Section [51A-4.203\(a\)](#); otherwise RAR.]

-- Industrial (inside) for light manufacturing.

-- Industrial (outside). [SUP may be required. See Section [51A-4.203\(a\)](#); otherwise

RAR.]

-- Medical/infectious waste incinerator. [SUP]

-- Metal salvage facility. [SUP]

- *Mining. [SUP]*
- *Municipal waste incinerator. [SUP]*
- *Organic compost recycling facility. [RAR]*
- *Outside salvage or reclamation. [SUP]*
- *Pathological waste incinerator. [SUP]*
- *Temporary concrete or asphalt batching plant. [SUP]*
- (D) *Institutional and community service uses.*
 - *Adult day care facility.*
 - *Cemetery or mausoleum. [SUP]*
 - *Child-care facility.*
 - *Church.*
 - *College, university, or seminary.*
 - *Hospital. [SUP]*
 - *Public or private school. [SUP]*
- (E) *Lodging uses.*
 - *Extended stay hotel or motel. [SUP]*
 - *Hotel or motel. [RAR]*
 - *Lodging or boarding house. [SUP]*
- (F) *Miscellaneous uses.*
 - *Attached non-premise sign. [SUP]*
 - *Carnival or circus (temporary). [By special authorization of the building official.]*
 - *Hazardous waste management facility.*
 - *Temporary construction or sales office.*
- (G) *Office uses.*
 - *Alternative financial establishment. [SUP]*
 - *Financial institution without drive-in window.*
 - *Financial institution with drive-in window. [RAR]*
 - *Medical clinic or ambulatory surgical center.*
 - *Office.*
- (H) *Recreation uses.*
 - *Country club with private membership.*
 - *Private recreation center, club, or area.*
 - *Public park, playground, or golf course.*
- (I) *Residential uses.*

None permitted.
- (J) *Retail and personal service uses.*
 - *Alcoholic beverage establishments. [See Section [51A-4.210\(b\)\(4\)](#).]*
 - *Animal shelter or clinic without outside runs.*

- *Animal shelter or clinic with outside runs. [SUP may be required. See Section [51A-4.210\(b\)\(2\).](#)]*
- *Auto service center. [RAR]*
- *Business school.*
- *Car wash. [RAR]*
- *Commercial amusement (inside). [SUP may be required. See Section [51A-4.210\(b\)\(7\)\(B\).](#)]*
- *Commercial motor vehicle parking. [By SUP only if within 500 feet of a residential district.]*
- *Commercial parking lot or garage. [RAR]*
- *Convenience store with drive-through. [SUP]*
- *Drive-in theater. [SUP]*
- *Dry cleaning or laundry store.*
- *Furniture store.*
- *General merchandise or food store 3,500 square feet or less.*
- *Home improvement center, lumber, brick or building materials sales yard. [RAR]*
- *Household equipment and appliance repair.*
- *Liquefied natural gas fueling station. [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses.]*
- *Motor vehicle fueling station.*
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- *Pawn shop.*
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- *Restaurant with drive-in or drive-through service. [DIR]*
- *Taxidermist.*
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- *Vehicle display, sales, and service. [RAR]*
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 - *Airport or landing field. [SUP]*
 - *Commercial bus station and terminal. [RAR]*
 - *Heliport. [RAR]*
 - *Helistop. [RAR]*
 - *Railroad passenger station. [SUP]*
 - *Railroad yard, roundhouse, or shops. [RAR]*
 - *STOL (short take off or landing) port. [SUP]*

-- Transit passenger shelter.
-- Transit passenger station or transfer center. [By SUP or city council resolution. See Section [51A-4.211.](#)]

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant. [SUP]
- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section [51A-4.212\(4\).](#)]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [RAR]
- Refuse transfer station. [SUP]
- Sanitary landfill. [SUP]
- Sewage treatment plant. [SUP]
- Tower/antenna for cellular communication. [See Section [51A-4.212\(10.1\).](#)]
- Utility or government installation other than listed. [SUP]
- Water treatment plant. [RAR]

(M) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Building mover's temporary storage yard. [SUP]
- Contractor's maintenance yard. [RAR]
- Freight terminal. [RAR]
- Livestock auction pens or sheds. [SUP]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage. [RAR]
- Petroleum product storage and wholesale. [RAR]
- Recycling buy-back center. [See Section [51A-4.213\(11\).](#)]
- Recycling collection center. [See Section [51A-4.213\(11.1\).](#)]
- Recycling drop-off container. [See Section [51A-4.213\(11.2\).](#)]
- Recycling drop-off for special occasion collection. [See Section [51A-4.213\(11.3\).](#)]
- Sand, gravel, or earth sales and storage. [RAR]
- Trade center.
- Vehicle storage lot.
- Warehouse. [RAR]

(3) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section [51A-4.217.](#) For more

information regarding accessory uses, consult Section [51A-4.217](#). The following accessory uses are not permitted in this district:

(A) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

(B) Reserved.

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(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division [51A-4.400](#). In the event of a conflict between this subsection and Division [51A-4.400](#), Division [51A-4.400](#) controls.)

(A) Front yard. Minimum front yard is:

- (i) 15 feet where adjacent to an expressway or a thoroughfare; and
- (ii) no minimum in all other cases.

(B) Side and rear yard. Minimum side and rear yard is:

- (i) 30 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and
- (ii) no minimum in all other cases.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is:

- (i) 0.5 for retail and personal service uses;
- (ii) 0.75 for any combination of lodging, office, and retail and personal service uses; and
- (iii) 2.0 for all uses combined.

(E) Height.

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

(ii) Maximum height. Unless further restricted under Subparagraph (i), maximum structure height is 110 feet.

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories above grade is eight. Parking garages are exempt from this requirement, but must comply with the height regulations of Subparagraph (E).

(5) Off-street parking and loading. Consult the use regulations (Division [51A-4.200](#)) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions [51A-4.300](#) et seq.) for information regarding off-street parking and loading generally.

(6) Environmental performance standards. See [Article VI](#).

(7) Landscape regulations. See [Article X](#).

(8) Additional provisions.

(A) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section [51A-4.803](#) before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section [51A-4.803](#) to calculate estimated trip generation.

(B) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF- 2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section [51A-4.412](#).) For purposes of this paragraph, the term “opening” means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use. (Ord. Nos. 19455; 19786; 19806; 19873; 19931; 20242; 20273; 20363; 20382; 20425; 20478; 20625; 20806; 20895; 20902; 20920; 20950; 21002; 21044; 21186; 21259; 21314; 21399; 21442; 21456; 21663; 21735; 22204; 22255; 22392; 22531; 22782; 23735; 24232; 24271; 24543; 24759; 24857; 25056; 25785; 25815; 26269; 26920; 27563; 28079; 28214; 28700; 28737; 28803; 29228; [29917](#); [30477](#); [32209](#); [32659](#))

Service First, Now!

Robin Bentley,
Assistant City Manager

DATE April 6, 2026
SUBJECT **SUBJECT**
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c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety

Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors