



Duncanville Planning and Zoning Commission Regular Meeting

City Hall Council Chambers
203 E. Wheatland Rd.
Duncanville, TX 75116

Monday, January 12, 2026

6:30 P.M. Briefing | 7:00 P.M. Meeting

City of Duncanville Planning and Zoning Commission meetings are available to all persons regardless of disability. The Duncanville City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-780-5017 or email city.secretary@duncanvilletx.gov at least three (3) business days prior to the scheduled meeting to request an accommodation.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Duncanville and Planning and Zoning Commission reserves the right to reconvene, recess or align the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Persons may participate by live broadcast via Swagit. To view the live meeting or previous meetings click on the following link: <https://duncanvilletx.new.swagit.com/views/454/>

(6:30 P.M. BRIEFING)

(7:00 P.M.) PLANNING AND ZONING COMMISSION MEETING

1. Call to order and confirm a quorum

2. Public Comment

Receive Public Comments on items not listed on the agenda, limit 2-minutes per individual speaker.

To submit a comment via email and for your comments to be read, the following information is required:

- Submit a comment by 4:00 p.m. on Monday, January 12, 2026.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – January 12, 2026.
- First and Last Name and address.

The Board Secretary will still set a two-minute time limit on the comments as they are read.

3. Agenda Item

A. Consider approval of the minutes from the Planning and Zoning Commission Meeting held on December 8, 2025.

4. Planning and Zoning Commission Action Items/Public Hearing

A. ZONE-2025-00003: Request from Tim Maiden (owner) for a Specific Use Permit (SUP) to allow an event center and outdoor pickleball courts on real property located at 202 W. Center Street, 3.35 acres, **legally described as Block 8 & part of Block 7, Original Town Duncanville, City of Duncanville, Dallas County, Texas.**

B. ZONE-2025-00004: Request from Caroline Rosendall (owner) and Ruth Carlson (applicant) for a Specific Use Permit (SUP) to allow for Temporary Workforce Housing in a residential neighborhood on real property located at 710 Markwood Drive, **legally described as Block 16, Lot 25, Irwin Keasler Development Red Bird No. 4 Addition, City of Duncanville, Dallas County, Texas.**

5. Adjournment

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Duncanville City Hall, a place convenient and readily accessible to the general public, as well as to the City's website www.duncanvilletx.gov and said Notice was posted by the following date and time: **Tuesday, January 6, 2026, by 6:30 p.m.** and remained posted for at least two hours after said meeting was convened.

Desiree' Powell

Desiree' Powell, City Planner

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
DUNCANVILLE COUNCIL CHAMBERS
203 EAST WHEATLAND ROAD
MONDAY, DECEMBER 08, 2025, 7:00 P.M.**

Chair Jarred Davis	Present	
Vice Chair D. Bailey Wynne	Present	
Commissioner Izaiah Salazar	Present	
Commissioner Danielle Zarate	Present	

Staff:

LaSheyla Jones, Assistant Director Planning and Zoning
Desiree' Powell, City Planner
Catessa Malone, City Attorney

Item No. 1

Call to Order and confirm a quorum.

Commissioner Davis called the meeting to order at 7:07 p.m.

Item No. 2

Appointment for New Chair and Vice Chair

Commissioner Davis opened floor for nominations for Chair.
Commissioner Wynne nominated Jarred Davis for the Chair position. Commissioner Salazar seconded.

Vote – Roll Call:

- Commissioner Wynne – Approve
- Commissioner Salazar – Approve
- Commissioner Zarate – Approve
- Commissioner Davis – Approve

Result: Motion to Approve passed 4–0.

Chair Davis opened floor for nominations for Vice Chair.
Commissioner Salazar nominated Commissioner Wynne for the Vice Chair position. Chair Davis seconded.

Vote – Roll Call:

- Vice Chair Wynne – Approve
- Commissioner Salazar – Approve
- Commissioner Zarate – Approve
- Chair Davis – Approve

Result: Motion to Approve passed 4–0.

Item No. 3

Public Comments.

No public comments.

Item No. 4

Agenda Item

- A. Approval of minutes from Planning and Zoning Commission Meetings held on August 11, 2025, and November 10, 2025

Chair Davis opened the floor for approval of the minutes.

Action

Motion: Vice Chair Wynne moved to approve of minutes.

Second: Commissioner Salazar

Vote – Roll Call:

- Chair Davis - Approve
 - Vice Chair Wynne – Approve
 - Commissioner Salazar – Approve
 - Commissioner Zarate – Approve
- Result: Motion to Approve passed 4–0.**

- B. Text Amendment Discussion (P&Z Alternate Members)

Desireé Powell presented a proposed text amendment to allow for two P&Z alternate members, noting that the current ordinance does not include language permitting alternates. The amendment would provide coverage in cases of lack of quorum, emergencies, or absences.

Chair Davis stated the need to ensure a robust P&Z Commission and recommended further review of the underlying causes of quorum issues before adopting a solution.

Action

Motion: Chair Davis moved to table the item until the February 2026 meeting to allow time for study and review of attendance and access concerns before amending the code.

Second: Vice Chair Wynne

Vote – Roll Call:

- Chair Davis- Approve
 - Vice Chair Wynne – Approve
 - Commissioner Salazar – Approve
 - Commissioner Zarate – Approve
- Result: Motion to Approve passed 4–0.**

Item No. 5

5A. PLAT-2025-00004: Request from Duncanville Independent School District (owner) and Edward Chadwick (applicant/agent) on real property located at 900 W. Camp Wisdom Road, legally described as Lot 1, Block 1 of Duncanville High School Addition on 61.795 acres in the City of Duncanville, Dallas County, Texas.

Staff Presentation:

Desireé Powell presented a replat request from Duncanville ISD to subdivide one (1) existing lot into two (2) lots and to add water utility easement lines for clarification and recording purposes. The proposed replat meets all setback requirements for SF-10. Staff recommended approval.

Comments:

No additional questions were raised by the Commission.

Motion: Chair Davis to open public hearing

No public comments were received.

Motion: Chair Davis to close public hearing

Second: Vice Chair Wynne closed public hearing

Action

Motion: Vice Chair Wynne moved to approve Item 5A

Second: Commissioner Salazar

Vote – Roll Call:

- Chair Davis- Approve
- Vice Chair Wynne – Approve
- Commissioner Salazar – Approve
- Commissioner Zarate – Approve

Result: Motion to Approve passed 4–0.

5B. ZONE-2025-00001: Request from Roland Ako (owner and applicant) to amend an existing Specific Use Permit (SUP) site plan for a drive-thru on real property located at 102 E. Daniieldale Road, 1.170 acres, legally described as Hopco Wedge Tract 1, City of Duncanville, Dallas County, Texas.

Staff Presentation:

Desireé Powell presented a request for a Specific Use Permit (SUP) amendment to allow an increase in the number of vehicles permitted in the drive-thru stacking lane from four (4) cars to nine (9) cars. The property is zoned Local Office Retail (LOR) with an existing SUP for a drive-thru and contains an existing pharmacy on the east side of the site.

The applicant proposed to operate a franchised business named Ziggy's Coffee shop on the site. Staff worked with the applicant to reduce the design to a single stacking lane while still accommodating nine (9) vehicles. Staff noted that completion of the stub-out connection to Daniieldale Road is necessary prior to permitting approval or vertical construction to ensure adequate site circulation. Staff recommended approval contingent upon completion of the exit drive to Daniieldale Road.

Comments:

Chair Davis asked if there were any questions for staff.

Vice Chair Wynne inquired where the eight (8) notices were distributed. Staff responded that the 200-foot notification buffer captured eight (8) property owners.

Vice Chair Wynne asked whether the buffer extended as far as Timothy Trail; staff clarified that the buffer ended just before that area.

Chair Davis asked what assurance the Commission has that site circulation will function as intended. Staff explained that, based on calculations using the existing pharmacy's current traffic, vehicles should remain free flowing and that a Traffic Impact Analysis (TIA) would provide more accuracy but is not required in this case.

Chair Davis noted that while a TIA is more precise, the broader question is what assurance exists that patrons will use East Daniieldale Road via the new stub-out. Staff stated that once the stub-out is completed, traffic will naturally circulate through that exit, and that the requirement could be added as a condition of approval.

Chair Davis thanked staff and asked if there were any further questions.

Motion: Chair Davis to open public hearing

No public comments were received.

Motion: Chair Davis to close public hearing

Second: Commissioner Zarate closed public hearing

Action

Motion: Chair Davis requested a motion to approve Item 5B for a ten (10) year period with conditions that the stub out must be finished and extended out to Daniieldale before permits are issued and that the applicant provides a circulation pattern for ingress and egress.

Second: Commissioner Salazar

Vote – Roll Call:

- Chair Davis- Approve
- Vice Chair Wynne – Approve
- Commissioner Salazar – Approve
- Commissioner Zarate – Approve

Result: Motion to Approve passed 4–0.

5C. ZONE-2025-00018: Request from Costco Wholesale (owner) and David Kopczynski (agent) for a Specific Use Permit (SUP) to allow for accessory and incidental fuel pumps on real property located at 250 W. Highway 67, legally described as Lot 2, Block A of Three Corners Addition

Staff Presentation:

Desireé Powell presented a request from Costco for an SUP to add fuel pumps to an existing business, which would involve removing some parking stalls. The property is zoned General Office Retail (GOR), and fuel pumps require approval through the accessory SUP process. The proposal includes 15 relocated fuel pumps and 9 new pumps. Staff recommends approval.

Comments:

Chair Davis asked how many fuel pumps currently exist on the site. Staff responded that the site plan shows six (6) existing pumps.

Chair Davis asked where the new pumps would be located in relation to the site plan. Staff indicated that the new pumps would be on the southeast corner of the property, directly across from Wintergreen.

Chair Davis noted that there are residential uses across Wintergreen and asked staff to explain how traffic would circulate in and out of the site. Staff confirmed that the ingress and egress points would not change and that vehicles would continue to enter the property as they currently do.

Motion: Chair Davis to open public hearing.

Public Comments:

1. Charles Moseley, Core States, 18215 72nd Ave South, Kent, Washington 98032, stated that they worked closely with Desireé Powell and city staff, reviewed the staff report, and agreed with its recommendations. He expressed support and looked forward to the Commission's approval.
2. Emily Ebanks, representing Costco (include Costco's address), was present but did not provide additional comments.

No other speakers came forward.

Motion: Vice Chair Wynne to close public hearing

Second: Commissioner Salazar closed public hearing

Action:

Motion: Chair Davis moved to approve item 5D with the timeframe for 15 years.

Second: Vice Chair Wynne

Vote – Roll Call:

- Chair Davis- Approve
- Vice Chair Wynne – Approve
- Commissioner Salazar – Approve
- Commissioner Zarate – Approve

Result: Motion to Approve passed 4–0.

Adjournment

Motion to adjourn: Chair Davis

Second: Commissioner Salazar

Meeting adjourned at 7:38 p.m.



203 E Wheatland Rd.
Duncanville, TX 75116
(972) 780-5000

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree' Powell, City Planner
Date: January 7, 2025
RE: Specific Use Permit (SUP) Request| 202 W. Center Street
ZONE-2025-00003
Applicant: Tim Maiden| Applicant and Owner

REQUEST: The applicant is requesting a Specific Use Permit (SUP) to operate an event center and outdoor pickleball courts.

LOCATION: 202 W. Center Street, Duncanville, TX

EXISTING ZONING: Downton Duncanville – General Main Street (DD-GMS)

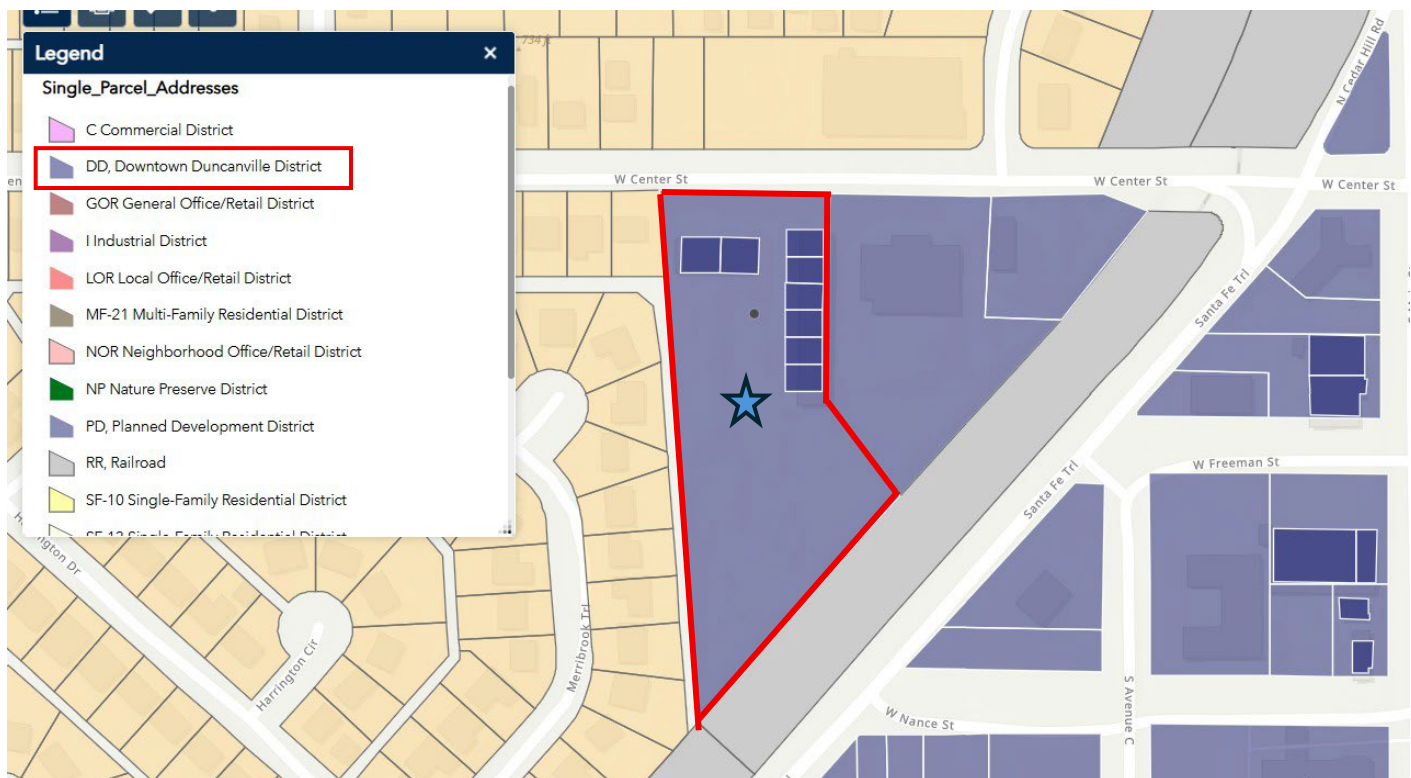
PROPOSED ZONING: Downtown Duncanville-General Main Street (DD-GMS) with an SUP for an event center and outdoor pickleball courts.

**FUTURE LAND
USE DESIGNATION:** Downtown District

PROJECT SUMMARY:

The applicant is requesting approval of a Specific Use Permit (SUP) to operate an event center in a 4,000 square foot building (faces Center Street) and four (4) outdoor pickleball courts. The event center is proposed to operate as a multi-purpose arts and event space until a permanent tenant is secured. The pickleball courts are proposed to be membership-based with limited tournaments and private event rentals of the existing building. The applicant is requesting a four (4) year expiration timeframe for the SUP including both uses.

The primary purpose of the SUP is to review the site plan with the proposed event center and outdoor pickleball courts operations.



Subject Property ★

Figure 1. Zoning Map



203 E Wheatland Rd.
Duncanville, TX 75116
(972) 780-5000

ZONING DISTRICT DESCRIPTION:

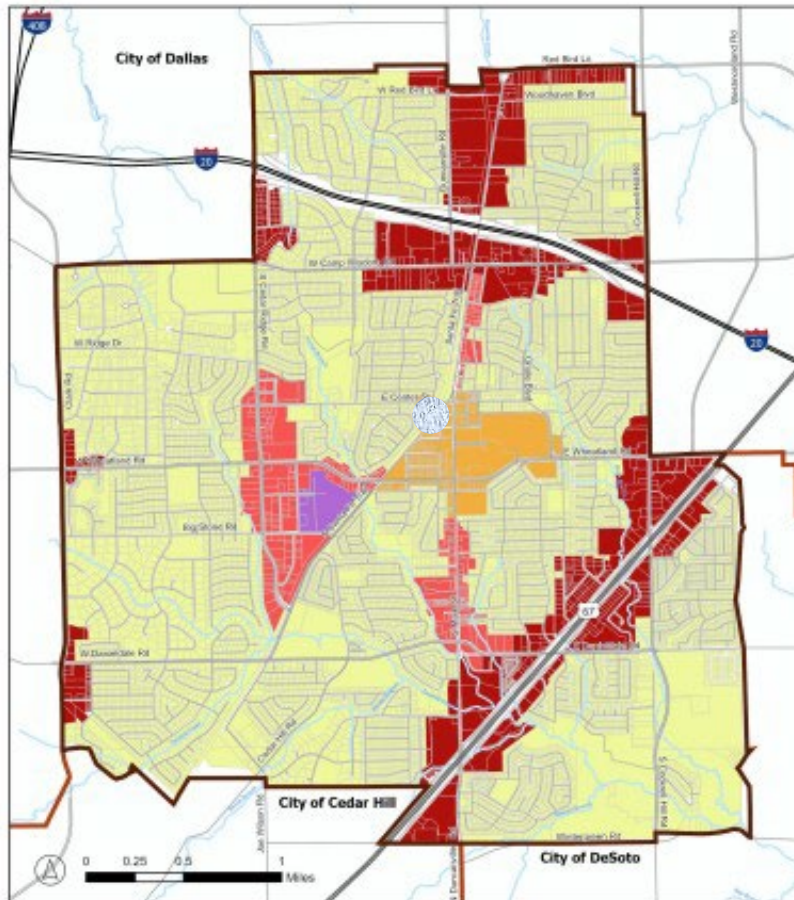
Downtown Duncanville (DD) supports a pedestrian-oriented, mixed-use urban development environment with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The intent is to revitalize Duncanville's Main Street to be the center of life in the community.

Encouraging efficient, compact land use pattern, pedestrian activity, reducing the reliance on private automobiles, promoting a more functional and attractive community through the use of recognized principles of urban design and allowing property owners flexibility in land use. This district is intended to implement the vision laid out in the Downtown Duncanville Master Plan including maximizing development opportunities in the vicinity of the future rail transit stop at Center Street.

Figure 2: Future Land Use Map

»» **Future Land Use Map**

TX Loc Govt Code § 213.005 (2024):
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



- Legend**
- City of Duncanville
 - Municipal Boundaries
 - Hydrography
 - Traditional Neighborhood Residential
 - Gateway Corridor
 - Main Street
 - Downtown
 - Industrial

Subject Property 

Figure 2. Future Land Use Map



203 E Wheatland Rd.
Duncanville, TX 75116
(972) 780-5000

FUTURE LAND USE DESCRIPTION:

Downtown District land uses within this character area provide for a diversity of commercial, retail, office, civic, and residential uses to foster a vibrant downtown atmosphere in Duncanville. The Downtown District is anchored by an Arts and Culture District consisting generally of Armstrong Park and surrounding areas. There should be a variety of medium and higher density residential offerings mixed with local businesses and community anchor institutions. Land uses in this area should focus on creating a thriving downtown district that prioritizes walkability and compact design.

Future development should focus on infill and adaptive reuse of vacant and underutilized space as well as mixed-use commercial and residential opportunities. Intentional mixed-use development and revitalization strategies will contribute to a threefold impact of addressing blight and underutilized space, increasing the housing stock, and encouraging economic development in the City.

USE DEFINITIONS:

Article VII Section 7.02.D Recreational and Entertainment Uses

Banquet or Event Center: a building, facility, room, or portion thereof, that is rented, leased, or otherwise made available to any person or group for a private event function that is not open to the general public, regardless of whether a fee is charged. Includes reception facilities and wedding venues.

Article VII Section 7.02.D Recreational and Entertainment Uses

Amusement, Outdoor (Permanent): a permanent amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park a golf driving range, archery range, batting cages, go-cart tracks, and outdoor swimming pool.

Recreational and Entertainment Uses														
Amusement, Indoor								○	○	●	●	●	●	1 : 300
Amusement, Outdoor (Permanent)										●	●	●	○ ○	1 : 3 patrons
Amusement, Outdoor (Temporary)									○	○	○	○	○ ○	1 : 3 patrons
Banquet or Event Center									○	○	●		○ ○	Non-Fixed Seats 1 : 150 or Fixed Seats 1 : 4 seats
Country Club	○	○	○	○	○	○	○	○	●	●	●	●	●	9 : hole + 1 : 150 of clubhouse/rooms
Park, Private	●	●	●	●	●	●	●	●	●	●	●	●	●	N/A
Park, Public	●	●	●	●	●	●	●	●	●	●	●	●	●	N/A
Theater, Indoor Only								○	●	●	●	●	○ ○ ○	1 : 4 seats
Theater, Performing Arts									●	●	●	○	○ ○ ○ ○	1 : 4 seats

Figure 3. Article 3 Land Use Chart

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** Single Family Residential 7 (SF-7)
 - Southwest Harvest Church, West Park Estates No. 1
- **EAST:** Downtown Duncanville – General Main Street (DD-GMS)
 - Clayton & Sons Funeral Home
- **SOUTH:** Santa Fe Trail
 - N/A
- **WEST:** Single Family Residential 7 (SF-7)
 - Single family residential subdivisions, Merribrook Park Installment No. 1 and No. 3

STAFF REVIEW:

The Specific Use Permit (SUP) request is to allow an event center and outdoor permanent pickleball courts. The event center use is proposed to be in an existing 4,000 square foot building that faces W. Center Street which will be utilized for multi-purpose events, as well as an art incubator space. Prior to the current owner, the space was utilized as a part of

church programs and activities. Staff recognizes that the proposed use directly abuts a single family subdivision, Merribrook Park, to the West. Based on the applicant's proposed operations, the event center use can be cohesive with the surrounding neighborhood, however, staff does recognize the concerns regarding traffic, noise, and the type of events that may be hosted here. In addition to such concerns, the applicant has done a variety of renovation work without the appropriate permits. This work has been done in the proposed building for the event center along with the construction of the pickleball courts and work done in the building on the East side of the property. Amongst the unpermitted work taking place, staff finds that building has been hosting events in the building prior to submission of the SUP without a proper Certificate of Occupancy (CO). Due to these issues, staff is not confident in the applicant's willingness to follow City procedures and processes.

Regarding the outdoor pickleball courts (permanent), staff find that the use could be compatible with the entire property. With this, staff has noted that the pickleball courts cannot exist as an independent use without the existing building, as there must be access to restrooms during hours of operation. Due to the "membership-based" model the applicant is proposing for the pickleball courts, staff is concerned with the capacity of the building if two events are taking place inside of the space. This concern also relates to the available parking capacity on-site in tandem with the other existing businesses. While the pickleball courts are an opportunity to create an entertainment activity in this area there operations cannot be supported without a building to support it.

There are currently two businesses operating in the building located on the East side of the property. This building is expected to have additional businesses occupy space in the future which would cause increased intensity of uses and possible need for additional parking spaces. Based on this, staff believe that the site, proposed uses for the SUP, and future businesses/development may constrain the site's ability to accommodate adequate parking. In recognizing the availability of parking and site constraints, staff acknowledges that renovating and revitalizing the existing buildings does reflect the intentions of the Downtown Duncanville zoning district. These are elements of the site that staff believes can be an opportunity for creative design with the applicant if the site is cohesive in functionality and the uses/future development on-site.

SITE PLAN:

The site plan submitted by the applicant specifically addresses the proposed 4,000 square foot building on the West side of the property and the outdoor pickleball courts to the South of that building. Since the building is existing the site plan focuses on how the property will accommodate the proposed uses with the other existing business in the

building on the East side of the property. The site plan illustrates the functionality of how these uses and their hours of operation may/may not interfere with traffic flow, access for public safety vehicles, and/or future development at this site.

KEY FEATURES OF AN SUP:

a. The proposed uses are consistent and compatible with the adjacent land use and zoning.

The proposed uses are not entirely consistent or compatible with adjacent land uses and the current zoning. The subject property is zoned Downtown Duncanville – General Main Street (DD-GMS. Staff finds that the proposed outdoor pickleball courts are more appropriate and compatible with the intention of this zoning district. Staff finds the proposed event center is not entirely incompatible in this zoning district and adjacent land uses on a long-term basis.

The lot to the east of the subject property is also zoned DD-GMS so it is compatible by zoning but this property is not currently active. Although the subject property abuts residential there is an opportunity to set a precedence for a cohesive land use pattern encouraging more commercial activity and entertainment along this street. Since the subject property is at the edge of the Downtown zoning district, compatibility and cohesiveness with the adjacent land uses and zoning is challenging but also presents an opportunity to create the standard for cohesive development in the area.

Staff concludes that the proposed outdoor pickleball courts does not conflict with the surrounding land uses, however, the proposed event center may cause conflict. The requested SUP is the minimum mechanism necessary to authorize the proposed uses under current zoning regulations.

b. The proposed use is consistent with the architecture and characteristics of the adjacent properties.

Staff finds that the proposed uses are an upgrade of the previous architectural elements and materials. These upgrades have set the desired compatibility for adjacent commercial development revitalization projects along this street.

c. The proposed use may promote innovative use of modern development concepts, without having an adverse impact on adjacent properties.

Staff finds that the proposed uses follows the development standards set forth in the City of Duncanville Zoning Ordinance and does not foresee an adverse impact on adjacent properties as long as the applicant/owner maintains the property as described.

d. The proposed use is consistent with the goals and objectives of the City.

The proposed uses have instances of consistent and inconsistent elements as it relates to the goals and objectives of the City. The Comprehensive Plan envisions the Downtown district as a hub and connector to Main Street through enhanced walkability, commercial offerings, mixed-use, and arts/culture. This area is challenging due to its proximity to the rest of the Downtown district and the railroad being a barrier to connectivity/ease of access to Main Street. However, the Comprehensive Plan mentions Center Street as a future opportunity for rail/transit connectivity that can support Transit-Oriented Development (TOD) developed with retail, entertainment, eating, and socializing. The outdoor pickleball courts do contribute to the vision of the City's goals for Downtown. The event center intent to function as a multi-purpose space and an arts incubator (temporarily) does contribute to the arts/culture element in a way but does not fully meet the City's goals for Downtown. As such, the proposed uses could contribute to the City's long-term vision for Downtown development.

e. The proposed use is an enhancement or improvement beyond the minimum standards set forth by the Zoning Ordinance.

Staff finds that the proposed use meets the minimum standards set forth by the zoning ordinance.

f. The proposed use will not be detrimental to the general health, safety, and welfare of the community.

The proposed use should not be detrimental to the general health, safety, and welfare of the community.

g. The proposed use would stabilize and improve property values within the City.

Staff cannot prove or disprove that the proposed use would stabilize and improve property values within the City.

h. The proposed use would protect and enhance the City's attractiveness to residents, businesses, tourists, and visitors.

Staff cannot speak to how the proposed use would protect and enhance the City's attractiveness to residents, businesses, tourists, and visitors. Staff recognizes that the event center may be concerning to neighbors but can be utilized as an asset to attract visitors. The outdoor pickleball courts can contribute to more entertainment offerings attracting residents and visitors to the City and Downtown. While staff cannot definitively determine the broader impact on the City's image or appeal, the proposed use does align with infrastructure and service expectations typical of a well-developed retail corridor.

i. The proposed use would strengthen and help diversify the economy of the City.

Staff cannot speak to how the proposed use would strengthen and help diversify the economy of the City.

PUBLIC INPUT:

Staff mailed out 31 notices. At the time of preparation of this report staff has received one (1) letter in support and one (1) letter in opposition to the proposed SUP request.

STAFF RECOMMENDATION:

Denial. Staff recommends denial of the SUP as presented based on the building being used/occupied without the proper permits and inspections. The request impacts both uses as the outdoor pickleball courts cannot exist with a building which staff does not feel that the applicant will only utilize the building for pickleball related events.

FIGURES:

Figure 1: Zoning Map

Figure 2: Future Land Use Map

Figure 3: Land Use Chart

ATTACHMENTS:

Attachment 1: Downtown Duncanville Ordinance No. 2055

Attachment 2: Downtown Duncanville District Requirements



203 E Wheatland Rd.
Duncanville, TX 75116
(972) 780-5000

Attachment 3: Operational Plan

Attachment 4: Site Plan

Attachment 5: Landscape Plan

Attachment 6: Map of properties within 200 ft.

Addendum

To: City of Duncanville Planning and Zoning Commission

From: NEI Development, LLC

Date: December 17, 2025

Re: SUP Application – 202 W. Center Street, Duncanville, TX (Old Rail Station)

Approval Objectives: Outdoor Amusement (Pickleball Courts) and Multi-Purpose Arts & Event Center

Request #1 – Pickleball Courts

The applicant seeks approval to develop four (4) pickleball courts adjoining a 4,000 SF multi-purpose facility.

Approval of a four-year SUP to operate a membership-based pickleball facility with limited tournaments and private event rentals.

Proposed Features and Operations:

- 12-foot perimeter security fence and noise barrier
- 3,300 SF artificial turf landscaped greenspace
- 200 SF outdoor patio
- Membership-based access model
- Reservation-only court scheduling
- Controlled access and supervised operations
- Owner-managed facility

Programming and Use:

- Pickleball leagues, tournaments, and private court rentals
- Corporate team-building, nonprofit, and school events
- Family-oriented activities in the adjacent greenspace including outdoor yoga, jump rope sessions, pilates, food trucks, and seasonal community gatherings

Hours of Operation:

- Indoor: 8:00 AM – 10:00 PM
- Outdoor: 9:00 AM – 8:00 PM

Safety & Compliance:

- ADA restrooms and accessibility compliant
- Licensed security staff on-site during events
- Post and enforce community courtesy rules regarding noise
- Full compliance with all City of Duncanville safety and operational requirements
- Established shared parking arrangement with tenants and overflow parking agreement with SW Harvest Church d/b/a Arise Church for community events

Request #2 – Arts Incubator / Multi-Purpose (Flex) Space

The applicant seeks to convert the existing 4,000 SF anchor space into an arts incubator and multi-purpose center designed to serve as a community hub for creativity, wellness, and cultural engagement.

Proposed Features and Programming:

- Owner-managed facility
- Partnership with local arts nonprofits (including current tenant, Arts Junction) to launch a cultural and creative hub for Duncanville
- Activation through art exhibits, performances, wellness events, and creative workshops
- Complementary programming alongside pickleball tournaments and leagues to encourage regional tourism
- Indoor/outdoor functionality for expos, arts showcases, corporate meetings, and cultural festivals

Community and Economic Impact:

- Aligns with city goals for family recreation, arts & culture in downtown, tourism, and economic development
- Supports partnerships with the City of Duncanville, local schools, and nonprofits
- Designed to drive inclusivity, wellness, and creative entrepreneurship

Facility Improvements:

- Fully renovated with new flooring, restrooms, accent wood walls, and HVAC systems
- Standard kitchen in place; to be upgraded to a commercial kitchen with vent hood and grease trap if a qualified food service or restaurant tenant is secured
- Planned collaboration with local caterers, food trucks, and chefs for seasonal menus and private catering

Long-Term Objective:

To establish a permanent restaurant tenant/operator while maintaining flexible community-oriented programming that enhances Old Rail Station's role as a regional destination.

ORDINANCE NO. 2055

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING APPENDIX A, ZONING, BY ADDING ARTICLE XII-L, TO PROVIDE FOR A NEW ZONING DISTRICT TO BE ENTITLED "DOWNTOWN DUNCANVILLE DISTRICT (DD)", WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"; PROVIDING A GENERAL PURPOSE; PROVIDING FOR THE DOWNTOWN DUNCANVILLE MASTER PLAN; PROVIDING FOR APPLICABILITY AND LOCATION; PROVIDING GENERAL DISTRICT STANDARDS; PROVIDING FOR PERMITTED USES BY FRONTAGE TYPE; PROVIDING FOR DEVELOPMENT STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH AND EVERY OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Duncanville, Texas, and the governing body of the City, in compliance with the laws of the State of Texas and the ordinances of the City, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Zoning Map of the City should be amended; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS:

SECTION 1. That the Code of Ordinances be, and the same is, hereby amended by amending Appendix A, Zoning, by adding a new Article XII-L, to provide for a new zoning district to be entitled "Downtown Duncanville District (DD)," which is attached hereto and incorporated herein as Exhibit A.

SECTION 2. In the event that a property owner or occupant invokes the provisions of Article XII-L, Section 4, Subsection (2) for "Transition Exemption" as provided herein, such property owner or occupant shall construct the façade of the building to the style and elevation

existing on the date of the adoption of the Ordinance; the building must comply with the Building Code in effect at the time of issuance of a building permit.

SECTION 3. That all provisions of the ordinances of the City of Duncanville in conflict with the provisions of this ordinance be and the same are hereby repealed and all ordinances not so in conflict shall remain in full force and effect.

SECTION 4. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

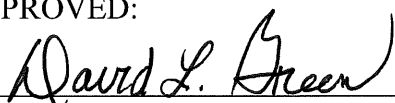
SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY ADOPTED by the City Council of the City of Duncanville, Texas on the 17th day of June, 2008.

APPROVED:

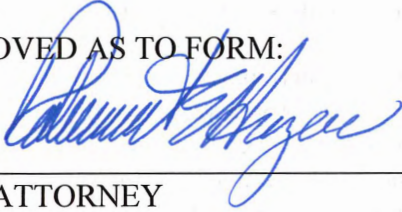


MAYOR

ATTEST:

Dana Crabtree
CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY

(REH/cdb 06/09/08)

EXHIBIT “A”

ARTICLE XII-L. DOWNTOWN DUNCANVILLE DISTRICT “DD”

Section 1. General purpose.

The purpose of the Downtown Duncanville District is to support a pedestrian-oriented, mixed-use urban development environment, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The intent is to revitalize Duncanville’s Main Street to be the center of life in the community. Therefore, an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles; promoting a more functional and attractive community through the use of recognized principles of urban design; and allowing property owners flexibility in land use, while prescribing a high level of detail in building design and form are encouraged by the Downtown Duncanville District. The Downtown Duncanville District is intended to implement the vision laid out in the Downtown Duncanville Master Plan including maximizing development opportunities in the vicinity of the future rail transit stop at Center Street. Specifically, the zoning district will guide the private development decisions on a market based approach with flexibility in use and density.

The Downtown Duncanville District provides simple and clear graphic standards for the location, height, and building elements to achieve good urban design.

Section 2. Downtown Duncanville Master Plan.

The Downtown Duncanville Master Plan establishes the community vision for the redevelopment of city’s downtown into a vibrant center of community life. The Master Plan builds on “Our Visions”, Main Street Duncanville established 2003. The Master Plan is illustrative but provides guidance for the character and standards for the redevelopment of the “Main Street/Downtown” Sector of the City’s Comprehensive Plan.

Section 3. Applicability and location.

(1) The Downtown Duncanville District shall be mandatory for all properties along with frontage along Main Street from I-20 frontage road to Wheatland Road and other properties as depicted in the Regulating Plan. See Exhibit 1.

(2) The Downtown Duncanville District is composed of following major elements:

(A) **Downtown Regulating Plan:** The frontage types are provided herein and establish the development standards for all lots within the district including:

(1) Frontage types – The *frontage type* establishes the building standards including height, bulk, building and parking location, and functional design for all lots within the Downtown Duncanville District. The frontage types in Section 4 classify all lots within the Downtown Duncanville Master Plan area into one of five (5) frontage types. The different frontage types are based on historic and regional architectural traditions to create a built environment that is consistent with the vision for Downtown Street, Duncanville.

- (2) Build-to lines and zones (BTL/BTZ) - The *Build-to line or zone* establishes the location on the lot where the building shall be built.
 - (3) Parking setback lines (PSL) – The *Parking setback line* shall establish the location behind which surface parking is permitted on each lot, and
 - (4) Streetscape standards – The *Streetscape standards* shall establish a consistent character along Main Street that relates private development along the street to its public improvements. Public improvements along Main Street shall include the placement of street trees, sidewalks, pedestrian amenities, on-street parking, configuration of travel lanes, and the relationship between the street and buildings.
- (B) Downtown Duncanville District Text: The *Downtown Duncanville District Text* shall enumerate the use and development standards with text and graphics including frontage, streetscape, landscape, architectural, signage, lighting, and all related standards for all private development.
- (C) The development standards under Appendix A of the City of Duncanville Comprehensive Zoning Ordinance, as amended, shall not apply to the Downtown Duncanville District except as specifically referenced herein. Development standards not addressed in this ordinance shall be governed by the City of Duncanville Comprehensive Zoning Ordinance to the extent they are not in conflict with the intent of the Downtown Duncanville District.

Section 4. General district standards.

(1) Non-conforming uses and buildings: Non-conforming uses shall be governed by Article XVI of the Comprehensive Zoning Ordinance, as amended. Regardless of transfer of ownership, existing buildings that do not conform to the provisions of this District may continue in use as they are until the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any five (5) year period are valued at more than either \$50,000 or a total of fifty (50) % of the assessed value of the structure in the most recently certified tax rolls, whichever is greater. In addition, for all improvements over either \$50,000 or 50% of the assessed value the structure, any changes to non-conforming buildings that do not comply with *Section 6, Development Standards* shall only be approved if a Special Exception (SE) permit is granted by the Board of Adjustments after a recommendation from the Development Review Committee. In reviewing the Special Exception application the Board shall grant the Special Exception based on the extent to which standards in Section 6 can be feasibly met and the extent to which the proposed changes not in conformance with Section 6 meet the pedestrian orientation intent of the Ordinance.

(2) Exemption.

- (A) The provisions of this Ordinance shall not require a current property owner or occupant to conform to the development regulations as set forth herein for any structure, lot or property currently owned or occupied and used as of the effective date of this ordinance, if and only if, such property or structure is destroyed by an act of nature, such as tornado, flooding or natural disaster or by fire, not the cause of intentional negligence or gross negligence of the owner or occupant.

- (B) The provisions of this exemption shall expire on the tenth anniversary date of enactment of this ordinance.

(3) Pedestrian Orientation: In order to facilitate walkability and livability, Main Street and intersecting streets within the Downtown Duncanville District shall provide accessible sidewalks with street trees. Cross-sections as delineated on the Main Street Regulating Plan, incorporated herein by reference, are established to facilitate guidance for an integrated set of transportation choices—driving, walking and cycling, as well as to form public places bounded by building facades creating a sense of “outdoor rooms” or enclosure along the street or within building courtyards opening to the street.

(4) Public Improvements: The public improvements within city right-of-way necessary to facilitate walkability, as delineated on the Downtown Duncanville Master Plan and Regulating Plan, shall be designed and constructed by the City or other public entities when funding becomes available; accordingly, new design and construction of private buildings and improvements within the district shall conform to and be complementary with those public improvements.

(5) Frontage Types Established: Based on the existing character and to implement the ultimate vision for the Main Street corridor, the following frontage types are established:

- (A) Core Main Street Frontage (CMS) – This frontage type is intended to preserve and enhance the existing historic character of Main Street between Carder Street and Cherry Street.
- (B) General Main Street Frontage (GMS) – This frontage type is intended to encourage properties along and behind Main Street from Camp Wisdom to Carder Streets to redevelop into a pedestrian-oriented, mixed use character through the aggregation of lots for urban village projects.
- (C) Transit-Oriented Development Frontage (TOD) – This frontage type is intended to maximize the development opportunities in the vicinity of the future rail stop identified in the Santa Fe Trail and Center Street area. Development in the TOD frontage shall be higher intensity mixed use with a significant residential component to support future transit ridership.
- (D) Urban Living Frontage (UL) – This frontage type along the cross streets intersecting with Main Street and along the blocks flanking Main Street is intended to encourage a dense residential neighborhood to support the revitalization of the Core Main Street and the future rail transit stop.
- (E) Civic Frontage (CV) – This frontage is intended to integrate the significant civic, public and commercial uses along Main Street from Nance Street to Wheatland Road with the Core Main Street and TOD frontages.

(F) Major Roadway Frontage (MR) – This frontage is intended to provide appropriate development opportunities to take advantage of the I-20 frontage road access while transitioning to pedestrian-oriented development along the Main Street and Camp Wisdom Road frontages.

Section 5. Schedule of permitted uses by frontage type.

(1) Generally: Due to the emphasis on urban form over land uses in the Downtown Duncanville District, general use categories have been identified by frontage types. Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or his or her designee, subject to appeal to the City Council. For the purposes of use regulation, uses permitted in the Core Main Street, General Main Street, TOD, and Civic frontages shall be same.

(2) Schedule of Uses

Table 1

<i>Land Use</i>	<i>CMS/GSM/TOD/CV Frontages</i>	<i>MR Frontage</i>	<i>Urban Living Frontage</i>
Commercial Uses (Office & Retail Uses)			
<ul style="list-style-type: none"> ▪ Retail Sales or Service with <u>no drive through facility</u> (includes alcohol sales). Excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations. 	P	P	P/C (permitted only at corner sites on the ground floor)
<ul style="list-style-type: none"> ▪ Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u> 	P	P	P/C (permitted only at corner sites on the ground floor)
<ul style="list-style-type: none"> ▪ Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc. 	P	P	P
<ul style="list-style-type: none"> ▪ Food Service Uses such as full-service restaurants, cafeterias, and snack bars with no drive through facilities including café seating within a public or private sidewalk area with no obstruction of pedestrian circulation 	P	P	P/C (permitted only at corner sites on the ground floor)
Arts, Entertainment, and Recreation Uses			
<ul style="list-style-type: none"> ▪ Art galleries 	P	P	P/C (permitted only at corner sites on the ground floor)
<ul style="list-style-type: none"> ▪ Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service) 	P	P	NP
<ul style="list-style-type: none"> ▪ Games arcade establishments 	SUP	SUP	NP
<ul style="list-style-type: none"> ▪ Theater, cinema, dance, or music establishment 	P	P	NP
<ul style="list-style-type: none"> ▪ Museums and other special purpose recreational institutions 	P	P	NP
<ul style="list-style-type: none"> ▪ Fitness, recreational sports, gym, or athletic club 	P	P	P/C (permitted only at corner sites on the ground floor)
<ul style="list-style-type: none"> ▪ Parks, greens, plazas, squares, and playgrounds 	P	P	P
Educational, Public Administration, Health Care and Other Institutional Uses			
<ul style="list-style-type: none"> ▪ Business associations and professional membership organizations 	P	P	P/C (permitted only at corner sites on the ground floor)
<ul style="list-style-type: none"> ▪ Child day care and preschools 	SUP	SUP	P/C (permitted only on the ground floor)
<ul style="list-style-type: none"> ▪ Schools, libraries, and community halls 	P	P	NP
<ul style="list-style-type: none"> ▪ Civic uses 	P	P	NP
<ul style="list-style-type: none"> ▪ Social and fraternal organizations 	P	P	NP
<ul style="list-style-type: none"> ▪ Social services and philanthropic organizations [consultant recommendation] 	SUP	SUP	NP
<ul style="list-style-type: none"> ▪ Religious Institutions [consultant recommendation] 	SUP	SUP	NP

<i>Land Use</i>	<i>CMS/GSM/TOD/CV Frontages</i>	<i>MR Frontage</i>	<i>Urban Living Frontage</i>
▪ Funeral homes	SUP	SUP	NP
Residential Uses			
▪ Home Occupations	NA	NA	P
▪ Live/Work units	NA	NA	P
▪ Residential Apartments and/or condominiums	P	P/C (permitted on N. Duncanville Road frontage only)	P
▪ Upper floor residential uses ¹	P	P	P
▪ Single-family residential attached dwelling unit (Townhomes)	NP	NP	P
Other Uses			
▪ Model homes for sales and promotion**	NA	NP	P
▪ Full-service hotels	P	P	NP
▪ Bed and breakfast establishments	P	NP	P
▪ Parking, surface	P	P	A
▪ Parking, structured	P	P	P
▪ Sales from kiosks	P	P	NP
▪ Any permitted use with a drive through facility	SUP (minimize pedestrian conflicts and, drive through shall not be visible from Main Street)		NP
▪ Veterinary clinic (no outdoor facilities for overnight storage of animals)	P	NP	NP

P= Permitted by right NP= Not Permitted P/C= Permitted with conditions A= Permitted Accessory Use NA= Not applicable SUP = Permitted with a Specific Use Permit

Section 6. Development standards.

In addition to the following development standards, all buildings/structures shall meet all other applicable city ordinances with respect building code, fire code, and other related ordinances.

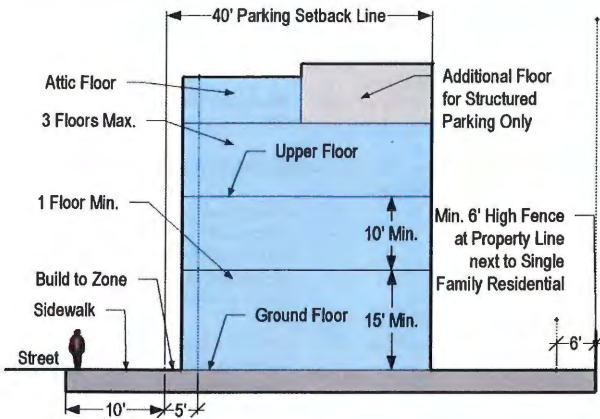
(1) Building Standards by Street Frontage Type

¹ Residential uses shall be permitted by right in the upper floors of all buildings

** Model homes are limited to a time period until all the homes are sold in the neighborhood.

I. CORE MAIN STREET (CMS) FRONTAGE SITES

Height Standards



Principal building height:

- i. Height shall be established by number of floors.
- ii. The height of principal buildings shall be between 1 and 3 floors or as established in the Regulating Plan.

Structured Parking height:

- i. Parking structures shall not exceed the principal building height for all principal structures 2 floors or less.
- ii. Parking structures may be permitted to be a maximum of 4 floors if the principal building is at least 3 stories tall.

Mezzanines and Attics:

Mezzanines and attics shall be excluded from the height calculations as long as they do not exceed 50% of the floor area of a typical floor in the same building.

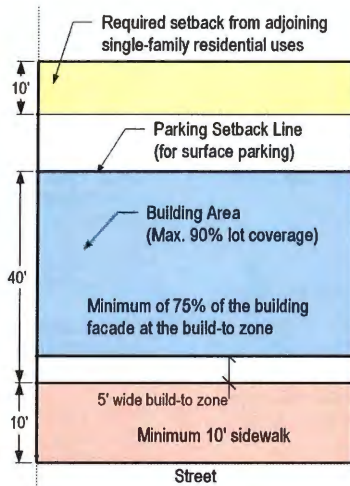
Ground Floor Height:

- i. The finished floor elevation of the ground floor relative to the finished elevation of the sidewalk shall be either the same or no greater than 18" higher.
- ii. The minimum height as measured from the finished sidewalk to the second floor shall be a minimum of 15 feet.
- iii. Minimum height of upper floors shall be 10'.

Neighborhood Transitions:

- i. A Neighborhood Transition Zone shall be established on all sites in the Core Main Street frontage area at 25' parallel to any lot line that is common with a single-family residential lot.
- ii. Building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.

Building Disposition



- ii. Corner lots shall be built to the build-to-zone for a minimum of 35' from the corner along each street front.
- iii. The building to zone shall be a 5' wide zone that provides property owners flexibility in the location of the building along Main Street to accommodate building jogs, café seating, and other pedestrian amenities.
- iv. The build-to-zone is established from the future edge of pavement as shown in the Regulating Plan. The build-to-zone shall be a minimum of 10' from the future edge of pavement to allow for a sidewalk width of 10'.

Buildable Area:

- i. A maximum of 100% of the lot may be covered with the building footprint.
- ii. Buildings over 10,000 sq. ft. gross shall provide at least 5% of the lot area in publicly accessible civic space in the form of courtyards, forecourts, plazas, squares, greens, playgrounds or other forms of civic space.

Rear and Side Setbacks:

- i. No rear or side setbacks are required unless abutting a single-family residential lot in which case, the side and/or rear setback shall be a minimum of 10' from the shared lot line.
- ii. A privacy fence (masonry or vegetative only) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.

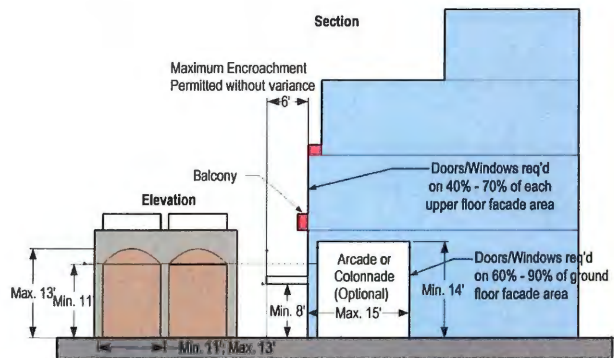
Off-Street Parking:

- i. Ground floor surface parking shall be located behind the parking setback line established on the lot which shall be 40' from the edge of the build-to-zone.
- ii. Parking garages shall be lined along Main Street with active uses at least on the ground floor.
- iii. Access to surface parking shall generally be from alleys unless no alley access is available in which case; driveways shall be consolidated between adjoining lots to the extent possible.

Street Façade:

- i. At least 75% of each building in the Core Main Street Frontage area shall be built to the build-to-zone.

Façade Elements



Doors and Windows:

- i. There shall be no blank walls more than 25 feet in width along any public street façade (except alleys) of any building.
- ii. Doors and windows on the ground floor of all buildings shall be between 60% and 90% of the ground floor façade area along any public street (except alleys).

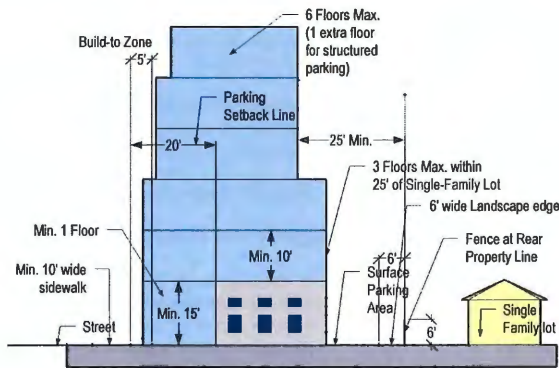
- iii. Primary entrance doors for all buildings shall be on the Main Street façade.
- iv. Windows and doors on the upper floors shall be between 40% and 70% of each upper floor façade area which is measured between 3' and 9' above each finished floor.
- v. Windows on façades directly facing towards a lot line shared by any single family residential lot and less than 10 feet from the lot line shall have sills higher than 6' on the ground floor unless a privacy fence or wall of at least 6' in height is constructed to obscure any direct views into adjacent properties.

Building projections and encroachments:

- i. Building projections and appurtenances such as awnings, balconies, canopies, etc. may project a maximum of 6' over any sidewalk or public right-of-way along Main Street provided they meet the standards established in Section 6(d) of this ordinance.
- ii. Building projections on all other façades may not be closer than 5' to any adjacent property line.
- iii. Columns or piers shall be spaced between 12' and 15'.
- iv. The minimum interior clearance height within an arcade or colonnade shall be 14' and the height of the arcade/colonnade opening shall be between 11' and 13'.

II. GENERAL MAIN STREET (GMS) FRONTAGE SITES

Height Standards



Principal building height:

- i. Height shall be established by number of floors.

- ii. The height of principal buildings shall be between 1 and 6 floors or as established in the Regulating Plan.

Structured Parking height:

- i. Parking structures shall not exceed the principal building height for all principal structures 2 floors or less.
- ii. Parking structures may be permitted to be a maximum of 7 floors if the principal building is at least 3 stories tall.

Mezzanines and Attics:

Mezzanines and attics shall be excluded from the height calculations as long as they do not exceed 50% of the floor area of a typical floor in the same building.

Ground Floor Height:

- i. The finished floor elevation of the ground floor relative to the finished elevation of the sidewalk

shall be either the same or no greater than 18" higher.

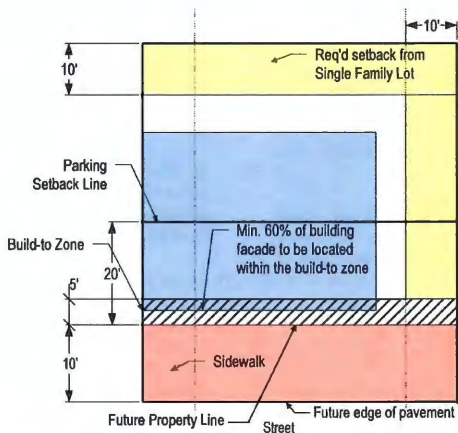
- ii. The minimum height as measured from the finished sidewalk to the second floor shall be a minimum of 15 feet.

- iii. Minimum height of upper floors shall be 10'.

Neighborhood Transitions:

- i. A Neighborhood Transition Zone shall be established on all sites in the General Main Street frontage area at 25' parallel to any lot line that is common with a single-family residential lot.
- ii. Building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.

Building Disposition



Street Façade:

- i. At least 60% of each building on the ground floor in the General Main Street Frontage area shall be built to the build-to-zone.
- ii. Corner lots shall be built to the build-to-zone for a minimum of 20' from the corner along each street front.

- iii. The building to zone shall be a 5' wide zone that provides property owners flexibility in the location of the building along Main Street to accommodate building jogs, café seating, and other pedestrian amenities.

- iv. The build-to-zone is established from the future edge of pavement as shown in the Regulating Plan. The build-to zone shall be a minimum of 15' from the future edge of pavement to allow for a clear sidewalk width of 9' and a tree planting zone of 6'.

Buildable Area:

- i. A maximum of 100% of the lot may be covered with the building footprint.
- ii. Buildings over 10,000 sq. ft. gross shall provide at least 5% of the lot area in publicly accessible civic space in the form of courtyards, forecourts, plazas, squares, greens, playgrounds or other forms of civic space.

case, the side and/or rear setback shall be a minimum of 10' from the shared lot line.

- ii. A privacy fence (masonry or vegetative only) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.

Off-Street Parking:

- i. Ground floor surface parking shall be located behind the parking setback line established on the lot which shall be a minimum of 20' from the edge of the build-to-zone for all interior lots and 40' for all corner lots.
- ii. Surface parking lots along any public street shall be no more than either 40% of lot width or 60'.
- iii. Parking garages shall be lined along all public streets (except alleys) with active uses at least on the ground floor.

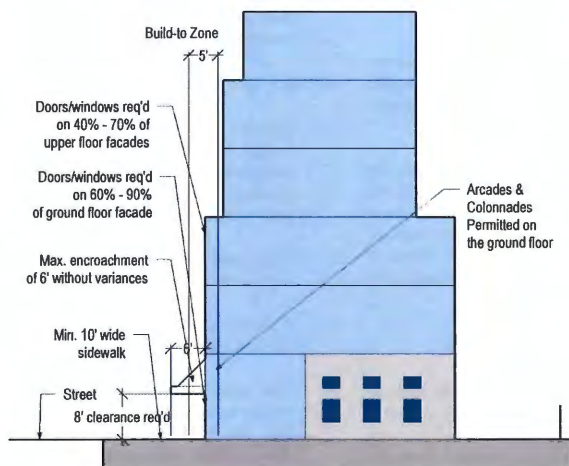
Rear and Side Setbacks:

- i. No rear or side setbacks are required unless abutting a single-family residential lot in which

- iv. Access to surface parking shall generally be from alleys unless no alley access is available in which case driveways shall be consolidated between adjoining lots to the extent possible.

meet the standards established in Section 6(d) of this ordinance.

Façade Elements



Doors and Windows:

- i. There shall be no blank walls along any public street façade (except alleys) of any building.

- ii. Doors and windows on the ground floor of all buildings shall between 60% and 90% of the ground floor façade area along any public street (except alleys).

- iii. Primary entrance doors for all buildings shall be on the Main Street façade.

- iv. Windows and doors on the upper floors shall be between 40% and 70% of each upper floor façade area which is measured between 3' and 9' above each finished floor.

- v. Windows on facades directly facing towards a lot line shared by any single family residential lot and less than 10 feet from the lot line shall have sills higher than 6' on the ground floor unless a privacy fence or wall of at least 6' in height is constructed to obscure any direct views into adjacent properties.

Building projections and encroachments:

- i. Building projections and appurtenances such as awnings, balconies, canopies, etc. may project a maximum of 6' over any sidewalk or public right-of-way along Main Street provided they

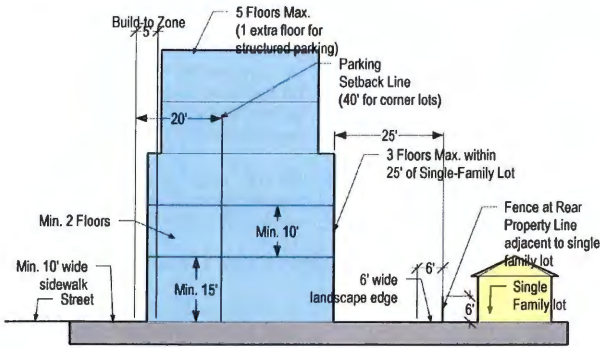
- ii. Building projections on all other facades may not be closer than 5' to any adjacent property line.

Arcades and Colonnades:

- i. Arcades and Colonnades are permitted within the build-to zone and shall not encroach into any sidewalk area. The arcade/colonnade area shall be designated with a public access easement.
- ii. They shall be no deeper than 15' from the edge of the required sidewalk.
- iii. Columns or piers shall be spaced between 12' and 15'.
- iv. The minimum interior clearance height within an arcade or colonnade shall be 14' and the height of the arcade/colonnade opening shall be between 11' and 13'.

III. TRANSIT-ORIENTED DEVELOPMENT (TOD) FRONTAGE SITES

Height Standards



Principal building height:

- i. Height shall be established by number of floors.

- ii. The height of principal buildings shall be between 2 and 5 floors or as established in the Regulating Plan.

Structured Parking height:

- i. Parking structures shall not exceed the principal building height for all principal structures 2 floors or less.
- ii. Parking structures may be permitted to be a maximum of 6 floors if the principal building is at least 3 stories tall.

Mezzanines and Attics:

Mezzanines and attics shall be excluded from the height calculations as long as they do not exceed 50% of the floor area of a typical floor in the same building.

Ground Floor Height:

- i. The finished floor elevation of the ground floor relative to the finished elevation of the sidewalk
- ii. Corner lots shall be built to the build-to-zone for a minimum of 35' from the corner along each street front.
- iii. The building to zone shall be a 5' wide zone that provides property owners flexibility in the location of the building along a public street to accommodate building jogs, café seating, and other pedestrian amenities.
- iv. The build-to-zone is established from the future edge of pavement as shown in the Regulating Plan. The build-to zone shall be a minimum of 15' from the future edge of pavement to allow for a clear sidewalk width of 9' and a tree planting zone of 6'.

Buildable Area:

- i. A maximum of 95% of the lot may be covered with the building footprint.
- ii. Buildings over 10,000 sq. ft. gross shall provide at least 5% of the lot area in publicly accessible civic space in the form of courtyards, forecourts, plazas, squares, greens, playgrounds or other forms of civic space.

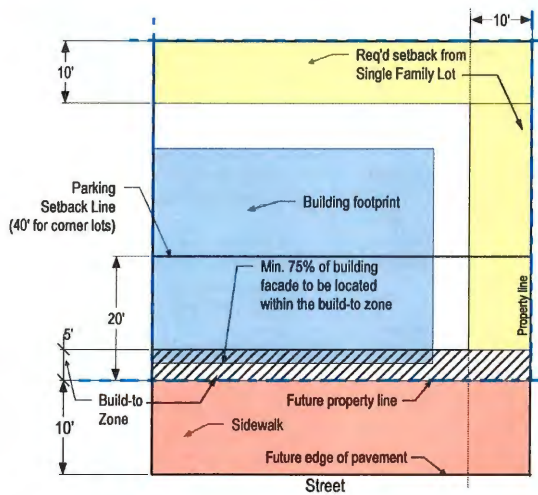
shall be either the same or no greater than 18" higher.

- ii. The minimum height as measured from the finished sidewalk to the second floor shall be a minimum of 15 feet.
- iii. Minimum height of upper floors shall be 10'.

Neighborhood Transitions:

- i. A Neighborhood Transition Zone shall be established on all sites in the TOD frontage area at 25' parallel to any lot line that is common with a single-family residential lot.
- ii. Building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.

Building Disposition



Street Façade:

- i. At least 75% of each building in the Transit-Oriented Development Frontage area shall be built to the build-to-zone.

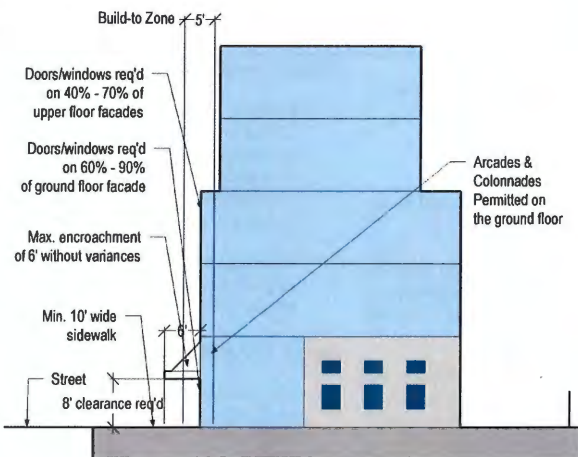
Rear and Side Setbacks:

- i. No rear or side setbacks are required unless abutting a single-family residential lot in which case, the side and/or rear setback shall be a minimum of 10' from the shared lot line.
- ii. A privacy fence (masonry or vegetative only) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.

Off-Street Parking:

- i. Ground floor surface parking shall be located behind the parking setback line established on the lot which shall be a minimum of 20' from the edge of the build-to-zone for all interior lots and 40' for all corner lots.
- ii. Parking garages shall be lined along all public streets (except alleys) with active uses at least on the ground floor.
- iii. Access to surface parking shall generally be from alleys unless no alley access is available in which case driveways shall be consolidated between adjoining lots to the extent possible.

Façade Elements



Doors and Windows:

- i. There shall be no blank walls along any public street façade (except alleys) of any building.

- ii. Doors and windows on the ground floor of all buildings shall between 60% and 90% of the ground floor façade area along all public street facades (except alleys).

- iii. Primary entrance doors for all buildings shall be on a public street façade.

- iv. Windows and doors on the upper floors shall be between 40% and 70% of each upper floor façade area which is measured between 3' and 9' above each finished floor.

- v. Windows on facades directly facing towards a lot line shared by any single family residential lot and less than 10 feet from the lot line shall have sills higher than 6' on the ground floor unless a privacy fence or wall of at least 6' in height is constructed to obscure any direct views into adjacent properties.

Building projections and encroachments:

- i. Building projections and appurtenances such as awnings, balconies, canopies, etc. may project a maximum of 6' over any sidewalk or public

right-of-way along Main Street provided they meet the standards established in Section 6(d) of this ordinance.

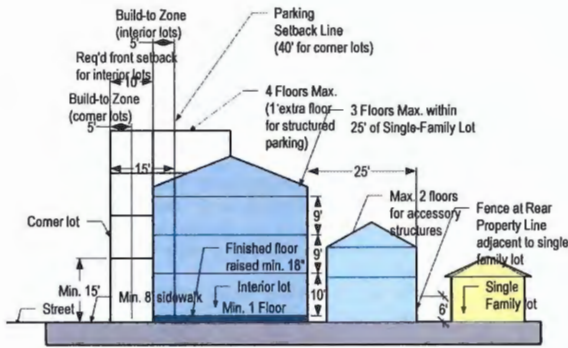
- ii. Building projections on all other facades may not be closer than 5' to any adjacent property line.

- iii. Arcades and colonnades permitted in corner buildings with retail uses only. Standards for arcades and colonnades shall be the same as the Core Main Street frontage sites.

Stoops & Porches:

- i. Stoops and porches are within the build-to zone and shall not encroach into any sidewalk area.
- ii. Stoops and porches that provide access to residential uses on the ground floor shall be at least 18" higher than the finished elevation of the sidewalk.

Height Standards



Principal building height:

- i. Height shall be established by number of floors.
- ii. The height of principal buildings shall be between 1 and 4 floors or as established in the Regulating Plan.

Accessory Structure height:

The maximum height for accessory structures such as residential garages and accessory dwelling units shall be 2 floors.

Structured Parking height:

- i. Parking structures shall not exceed the principal building height for all principal structures 2 floors or less.
- ii. Parking structures may be permitted to be a maximum of 5 floors if the principal building is at least 3 stories tall.

Mezzanines and Attics:

Mezzanines and attics shall be excluded from the height calculations as long as they do not exceed 50% of the floor area of a typical floor in the same building.

Ground Floor Height:

- i. For commercial and live/work buildings, the finished floor elevation of the ground floor shall be either the same or no greater than 18" higher than the finished elevation of the sidewalk.

ii. For all other residential buildings, the finished floor elevation of the ground floor shall be at least 18" higher than the finished elevation of the sidewalk.

iii. For commercial and live/work buildings, the minimum height as measured from the finished sidewalk to the second floor shall be a minimum of 15 feet.

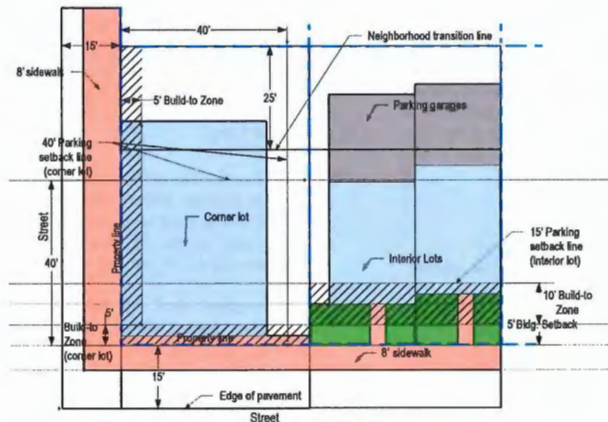
iv. For all other residential buildings, the minimum ground floor height shall be 10' and all other upper floors shall be 9'.

Neighborhood Transitions:

i. A Neighborhood Transition Zone shall be established on all sites in the Urban Living frontage area at 25' parallel to any lot line that is common with a single-family residential lot.

ii. Principal building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.

Building Disposition



Street Façade:

- i. At least 60% of each building in the Urban Living Frontage area shall be built to the build-to-zone.
- ii. Corner lots shall be built to the build-to-zone for a minimum of 25' from the corner along each street front.

iii. The building to zone shall be a 5' - 10' wide zone that provides property owners flexibility in the location of the building to accommodate building jogs, café seating, and other pedestrian amenities.

iv. For interior lots: The build-to-zone is established from the future edge of pavement as shown in the Regulating Plan. The build-to zone shall be a minimum of 22' from the future edge of pavement to allow for a clear sidewalk width of 6', a tree planting zone of 6', and a minimum front setback of 5'.

v. For corner lots: The build-to zone shall be a minimum of 15' from the future edge of pavement, allowing a 9' wide sidewalk and a 6' planting strip.

Buildable Area:

- i. A maximum of 90% of the lot may be covered with the building footprint.
- ii. Buildings over 5,000 sq. ft. gross shall provide at least 10% of the lot area in publicly accessible civic space in the form of courtyards, forecourts, plazas, squares, greens, playgrounds or other forms of civic space.

Rear and Side Setbacks:

i. No rear or side setbacks are required unless abutting a single-family residential lot in which case, the side and/or rear setback shall be a minimum of 10' from the shared lot line.

ii. A privacy fence (masonry or vegetative only) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.

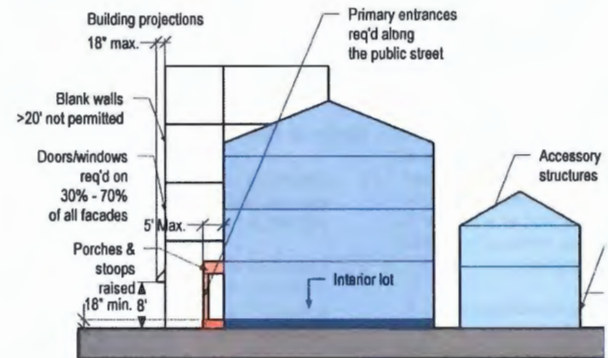
Off-Street Parking:

i. Ground floor surface parking shall be located behind the parking setback line established on the lot which shall be a minimum of 15' from the edge of the build-to-zone for all interior lots and 40' for all corner lots.

ii. Parking garages shall be lined along all public streets (except alleys) with active uses at least on the ground floor.

iii. Access to surface parking shall generally be from alleys unless no alley access is available in which case driveways shall be consolidated between adjoining lots to the extent possible.

Façade Elements



Doors and Windows:

- i. Continuous blank walls exceeding 20 linear feet shall not be permitted along any public street façade (except alleys) of any building.

ii. Doors and windows on the ground floor of all buildings shall between 30% and 70% of the ground floor façade area along all public street façades (except alleys). Windows shall be oriented vertically.

iii. Primary entrance doors for all buildings shall be on a public street façade.

iv. Windows and doors on the upper floors shall be between 30% and 70% of each upper floor façade area which is measured between 3' and 9' above each finished floor.

v. Windows on façades directly facing towards a lot line shared by any single family residential lot and less than 10 feet from the lot line shall have sills higher than 6' on the ground floor unless a privacy fence or wall of at least 6' in height is constructed to obscure any direct views into adjacent properties.

Building projections and encroachments:

i. Building projections and appurtenances such as awnings, balconies and canopies, etc, may project a maximum of 6' for commercial buildings and 18' for residential buildings and shall meet the standard in Section 6(d) of this ordinance.

ii. Building projections on all other façades may not be closer than 5' to any adjacent property line.

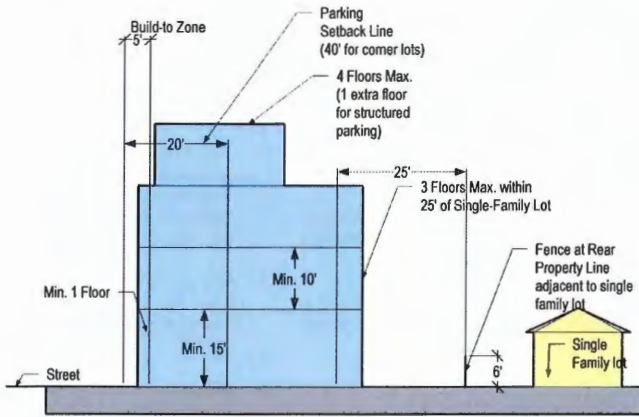
Stoops & Porches:

i. Stoops and porches are encouraged within the build-to zone and may encroach a maximum of 5' into the required front setback.

ii. Stoops and porches that provide access to residential uses on the ground floor shall be at least 18" higher than the finished elevation of the sidewalk.

V. CIVIC (CV) FRONTAGE SITES

Height Standards



Principal building height:

- i. Height shall be established by number of floors.
- ii. The height of principal buildings shall be between 1 and 4 floors or as established in the Regulating Plan.

Structured Parking height:

- i. Parking structures shall not exceed the principal building height for all principal structures 2 floors or less.
- ii. Parking structures may be permitted to be a maximum of 5 floors if the principal building is at least 3 stories tall.

Mezzanines and Attics:

Mezzanines and attics shall be excluded from the height calculations as long as they do not exceed 50% of the floor area of a typical floor in the same building.

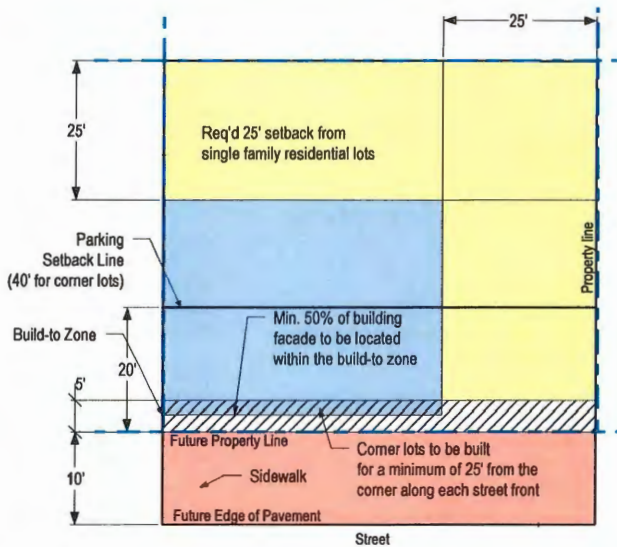
Ground Floor Height:

- i. For commercial and live/work buildings, the finished floor elevation of the ground floor shall be either the same or no greater than 18" higher than the finished elevation of the sidewalk.
- ii. For commercial and live/work buildings, the minimum height as measured from the finished sidewalk to the second floor shall be a minimum of 15 feet.

Neighborhood Transitions:

- i. A Neighborhood Transition Zone shall be established on all sites in the Civic frontage area at 25' parallel to any lot line that is common with a single-family residential lot.
- ii. Building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.

Building Disposition



- ii. Corner lots shall be built to the build-to-zone for a minimum of 25' from the corner along each street front.

- iii. The building to zone shall be a 5' wide zone that provides property owners flexibility in the location of the building to accommodate building jogs, café seating, and other pedestrian amenities.

- iv. The build-to-zone is established from the future edge of pavement as shown in the Regulating Plan. The build-to zone shall be a minimum of 12' from the future edge of pavement to allow for a clear sidewalk width of 6' and a tree planting zone of 6'.

Buildable Area:

- i. A maximum of 90% of the lot may be covered with the building footprint.
- ii. Buildings over 10,000 sq. ft. gross shall provide at least 5% of the lot area in publicly accessible civic space in the form of courtyards, forecourts, plazas, squares, greens, playgrounds or other forms of civic space.

Rear and Side Setbacks:

- i. No rear or side setbacks are required unless abutting a single-family residential lot in which case, the side and/or rear setback shall be a minimum of 25' from the shared lot line.
- ii. A privacy fence (masonry or vegetative only) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.

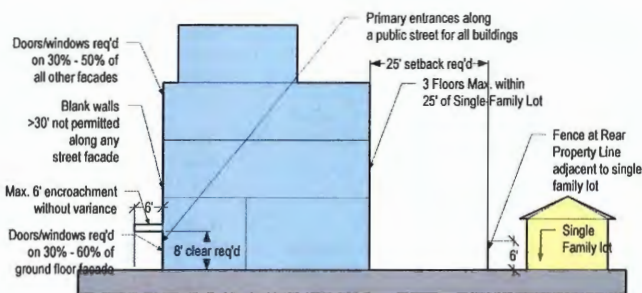
Off-Street Parking:

- i. Ground floor surface parking shall be located behind the parking setback line established on the lot which shall be a minimum of 20' from the edge of the build-to-zone for all interior lots and 40' for all corner lots.
- ii. Parking garages shall be lined along all public streets (except alleys) with active uses at least on the ground floor.

Street Façade:

- i. At least 50% of each building in the Civic Frontage area shall be built to the build-to-zone.

Façade Elements



- iii. Windows and doors on the upper floors shall be between 30% and 50% of each upper floor façade area which is measured between 3' and 9' above each finished floor.

- iv. Primary entrance doors for all buildings shall be on a public street façade.

- v. Windows on facades directly facing towards a lot line shared by any single family residential lot and less than 10 feet from the lot line shall have sills higher than 6' on the ground floor unless a privacy fence or wall of at least 6' in height is constructed to obscure any direct views into adjacent properties.

Building projections and encroachments:

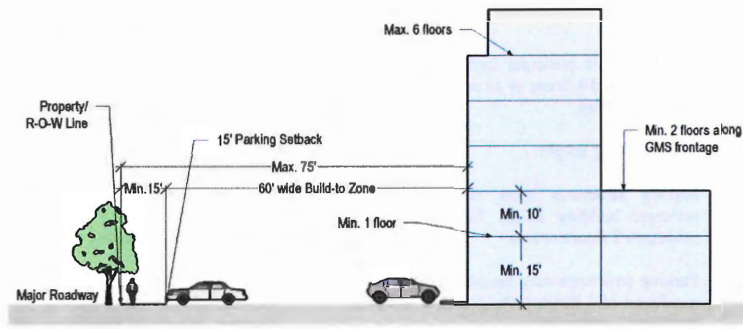
- i. Building projections and appurtenances such as awnings, balconies, canopies, etc, may project a maximum of 6' over any sidewalk or public right-of-way provided they meet the standards established in Section 6(d) of this ordinance.
- ii. Building projections on all other facades may not be closer than 5' to any adjacent property line.

Doors and Windows:

- i. Continuous blank walls exceeding 30 linear feet shall not be permitted along any public street façade (except alleys) of any building.
- ii. Doors and windows on the ground floor of all buildings shall between 30% and 60% of the ground floor façade area along all public street facades (except alleys).

VI. MAJOR ROADWAY (MR) FRONTAGE SITES

Height Standards



Principal building height:

- i. Height shall be established by number of floors.
- ii. The height of principal buildings shall be between 1 and 6 floors and between 2 and 6 stories along the GMS frontage or as established in the Regulating Plan.

Mezzanines and Attics:

Mezzanines and attics shall be excluded from the height calculations as long as they do not exceed 50% of the floor area of a typical floor in the same building.

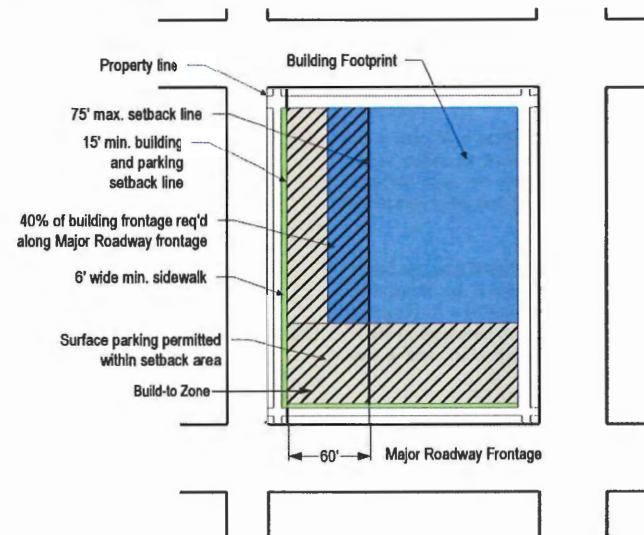
Structured Parking height:

- i. Parking structures shall not exceed the principal building height for all principal structures 2 floors or less.
- ii. Parking structures may be permitted to be a maximum of 7 floors if the principal building is at least 3 stories tall.

Ground Floor Height:

- i. The finished floor elevation of the ground floor relative to the finished elevation of the sidewalk shall be either the same or no greater than 18" higher.
- ii. The minimum height as measured from the finished sidewalk to the second floor shall be a minimum of 15 feet.
- iii. Minimum height of upper floors shall be 10'.

Building Disposition



Street Façade:

- i. At least 40% of each building on the ground floor in the Major Roadway Frontage area shall be built to the build-to-zone.
- ii. The building to zone shall be a 60' wide zone that provides property owners flexibility in the location of the building along the Major Roadway to accommodate surface parking along the major roadway frontage.
- iii. The build-to-zone is established from the right-of-way line/property line as shown in the Regulating Plan. The build to zone shall be a minimum of 15' from the property line to allow for a clear sidewalk width of 6' and a tree planting zone.

Rear and Side Setbacks:

- i. No rear or side setbacks are required unless abutting a single-family residential lot in which case, the side and/or rear setback shall be a minimum of 10' from the shared lot line.
- iii. A privacy fence (masonry or vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.

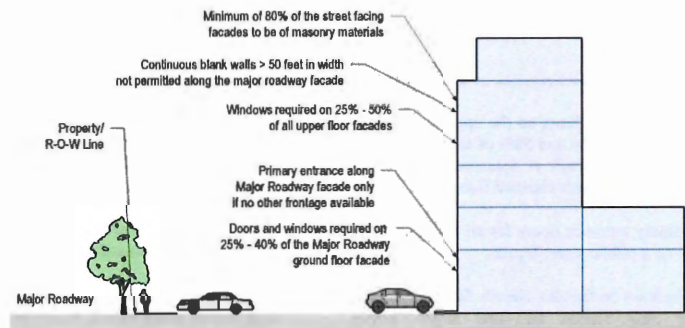
Buildable Area:

- i. A maximum of 90% of the lot may be covered with the building footprint.
- ii. Buildings over 10,000 sq. ft. gross shall provide at least 3% of the lot area in publicly accessible civic space in the form of courtyards, forecourts, plazas, squares, greens, playgrounds or other forms of civic space.

Off-Street Parking:

- i. Ground floor surface parking shall be located behind the parking setback line established on the lot which shall be a minimum of 15' from the front property line.
- ii. Surface parking may be located between the major roadway and the building but shall be limited to one double loaded parking aisle along each roadway frontage.

Façade Elements



- iii. Primary entrance doors for all buildings shall be on the Major Roadway façade only if the building has no other roadway frontage.
- iv. Windows on the upper floors shall be between 25% and 50% of each upper floor façade area which is measured between 3' and 9' above each finished floor.
- v. Windows on facades directly facing towards a lot line shared by any single family residential lot and less than 10 feet from the lot line shall have sills higher than 6' on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6' in height is constructed to obscure any direct views into adjacent properties.

- ii. Building projections on all other facades may not be closer than 5' to any adjacent property line.

Arcades and Colonnades:

- i. Arcades and Colonnades are permitted within the build-to zone and shall not encroach into any sidewalk area. The arcade/colonnade area shall be designated with a public access easement.
- ii. They shall be no deeper than 15' from the edge of the required sidewalk.
- iii. Columns or piers shall be spaced between 12' and 15'.
- iv. The minimum interior clearance height within an arcade or colonnade shall be 14' and the height of the arcade/colonnade opening shall be between 11' and 13'.

Doors and Windows:

- i. There shall be no blank walls > than 50 feet in width along any Major Roadway street façade (except alleys) of any building.
- ii. Doors and windows on the ground floor of all buildings shall between 25% and 40% of the ground floor façade area along any public street (except alleys).

Building projections and encroachments:

- i. Building projections and appurtenances such as awnings, signs, balconies, canopies, etc, may project a maximum of 18" over any sidewalk. A clear distance of 8' shall be maintained between the projection and the finished elevation of the sidewalk.

(2) Note about measuring build-to lines, zones, and parking setbacks: Due to the public improvements planned for Main Street including the realignment of travel lanes, addition of the slip-street and on-street parking, the future right-of-way lines and corresponding property lines are subject to change based on the approved streetscape plan. The future edge of pavement as shown the adopted Downtown Master Plan shall be the basis for establishing the build-to zones, lines and parking setback lines along Main Street and any other street in the Downtown Duncanville District that requires public street improvements. If the existing street does not require any public improvements, the build-to zone, line and parking setback lines shall all be measured from the property/R-O-W line along that street frontage. The City Manager or designee may revise the build-to lines, zones, and parking setbacks to accommodate required streetscape improvements based upon a Council approved Streetscape Plan and survey.

(3) Landscaping

New landscaping or substantial reconfiguration of existing landscaping on all lots within the Downtown Duncanville District shall comply with the following standards:

(A) Landscaping Requirements for Surface Parking Lots: Where an existing off-street surface parking area is altered or expanded to increase the number of parking spaces to more than 20, interior landscaping shall be provided on the new portion of the lot in accordance with the following standards. All new surface parking lots with more than 20 parking spaces shall also meet the following standards. Parking provided in structured parking garages shall be exempt from the parking lot landscaping requirements.

(1) *Landscape Edge*: At least 75 percent of the frontage of parking lots, adjacent to a public right-of-way and within the street yard (on private property), shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet, earthen berm, or a low masonry wall of equal height. The minimum width of the landscape edge shall be five feet. Within this landscaped edge, shrubs (five gallon minimum) shall be planted at a four feet spacing. Use of a wall for parking lot screening should be accompanied with landscape planting in the form of low shrubs and ground cover to soften the appearance of the wall. In cases of extreme grade differential between the street grade and private property, the building official has the authority to modify and/or eliminate the berm requirement, or accept an alternative screening arrangement that would accomplish the same goal.

a. Necessary driveways, sidewalks, lead walks, accessibility ways/ramps from the public right-of-way shall be permitted through all required landscaping in accordance with city regulations.

(2) Landscape areas within parking lots should generally be at least one parking space in size, with no landscape area less than 50 square feet in area. Landscape areas shall be no less than five feet wide. There shall be a landscaped area with at least one small tree within 60 feet of every parking space. There shall be a minimum of one small tree planted in the parking area for every 15 parking spaces. Within parking lots, landscape areas should be located to define parking areas and assist in clarifying appropriate circulation patterns. A landscape island shall be located at the terminus of all parking rows, and should contain at least one small tree. All landscape areas shall

be protected by a monolithic curb or wheel stops and remain free of trash, litter, and car bumper overhangs. Large trees may be planted in parking lot areas as long as sufficient permeable surface is provided for the ultimate drip line of the mature tree.

(3) *Residential Adjacency*: If a surface parking lot is located immediately adjacent to a single-family residential lot:

a. A landscaped area of at least six feet wide shall be provided, planted with one large tree for each 30 linear feet or portion thereof of adjacent exposure.

(B) To ensure regional compatibility and reduce excessive vehicular emissions, all proposed plant materials should be grown/propagated and delivered from a nursery source located within a 200-mile radius to the site.

(C) All efforts should be made to preserve existing plant materials that are in a desirable condition. Existing trees 6 inches in diameter measured at 4 feet above the finished ground level that are removed shall be replaced at an inch per inch ratio.

(D) All proposed plant materials should conform to the American Standard for Nursery Stock, *ANSI Z60.1-1990*. Seasonal bed color should be achieved through the use of either native or well adapted xeriphytic perennials. The use of St. Augustine turf grass shall not be permitted.

(E) Pedestrian safety shall be considered in the location of planting beds and plant material locations.

(F) Shade trees shall be a minimum of 3 inches in caliper and 10 feet in height.

(G) Ornamental trees should be a minimum 3 inches in caliper and 6-8 feet in height.

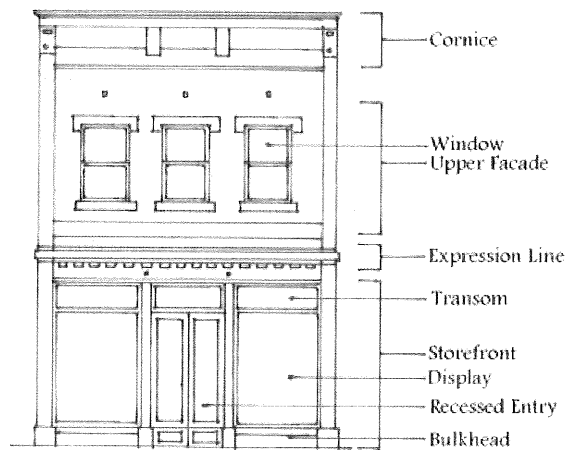
(H) Even with the preferred pallet of native and well-adapted plant species, irrigation should be provided for, at a minimum, the first growing season following installation. The primary function of the irrigation system is as a means of establishing new tree, shrub, and bed (perennial) plantings.

(I) The use of municipally-provided potable water for landscape irrigation is discouraged. All efforts should be made to incorporate the use of captured rainwater, ground water and/or recycled site water for all irrigation needs.

(J) In areas where the use of municipally-provided potable water is the only feasible option, temporary above-ground irrigation should be installed for all tree, shrub, and bed plantings. Temporary irrigation should be actively maintained and routinely evaluated, and modifications should be made to ensure adequate coverage. All above ground irrigation components should be removed no later than one year after installation. Permanent in-ground irrigation should be provided for all turf areas regardless of the water source.

- (K) "High efficiency" equipment shall be used for all required irrigation components.
- (L) Drip irrigation is encouraged for all non-turf irrigation areas zones.
- (M) Irrigation delivery systems shall be designed in such a manner that water does not run off or over spray onto adjacent pavement, sidewalks, structures or other non-landscaped areas. Irrigated areas adjacent to structures should not spray within 18 inches of the structural foundation.
- (N) Freeze and rain sensors shall be provided for all irrigation delivery systems installed.
- (4) Architectural standards
- (A) Commercial and Mixed Use Buildings

- (1) An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.



- (2) The visual and acoustic impacts of all mechanical, electrical, and communications equipments (ground and roof-mounted) shall not be visible from adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and similar in design and color to the building materials of the principal structures on the lot.
- (3) Mansard roofs are prohibited. Flat roofs without parapets on all sides are prohibited.
- (4) Roofs shall be constructed of a process and of materials that shall have a minimum installation and manufacturer's warranty of at least 20 years.
- (5) Ground floor retail building plate heights shall be at least fifteen (15) feet in height.
- (6) Windows shall be oriented vertically.

- (7) Columns and piers shall be spaced no farther apart than the height of the column or pier.
- (8) Transparency: Each floor of any building façade facing a park, plaza or street shall contain transparent windows. The specific standards for transparency are established under the Frontage standards for all sites within the Downtown Duncanville District.
- (9) Permitted finishes for commercial or mixed use buildings – At least eighty percent (80%) of the exterior facades of all new buildings (excluding area included in doors and windows) fronting on any public street (with the exception of alleys) and fifty percent (50%) of all non-public street fronting (including alleys) facades shall be finished in one or more of the following materials:
- a. Brick, stone, cast stone, rock, marble, granite, non-synthetic stucco applied using a 3-step process, glass block and/or tile.
 - b. Cementitious-fiber siding with at least a 30-year warranty.
 - c. Split face concrete block, poured-in-place concrete, and tilt-wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the façade on at least twenty-five (25) percent of each façade.
 - d. Fascia and soffit shall be constructed with a cementitious fiber material with a 30-year warranty. Hardboard and pressboard shall not be permitted.
- (10) EFIS (Exterior Insulating Finishing System) or synthetic stucco shall only be permitted as an accent material and shall be less than 20% of any given façade and shall be permitted only on the portions of the building facades higher than 8 feet from the finished ground level.
- (11) The exterior walls of buildings may be lit with wall washer type lights, natural gas lamps, or low wattage decorative electric lamps.
- (12) Building Encroachments: Table 2 shall establish the standards for encroachments into the public right-of-way:

Table 2

<i>Item</i>	<i>Maximum encroachment allowed</i>	<i>Criteria to be Met</i>
Awnings, stoops, first floor roof overhangs and canopies	6' from the front property line	<ul style="list-style-type: none"> • Minimum 10-foot wide sidewalk required (including planting well or strip) • Minimum of 8' of vertical clearance from the finished sidewalk • Shall all be cantilevered with no support structure on the sidewalk
Balconies and upper floor roof overhangs	6' from the front property line	<ul style="list-style-type: none"> • Minimum 10-foot wide sidewalk required (including planting well or strip) • Minimum of 23' of vertical clearance from the finished sidewalk • Shall not interfere with any existing or future mature street tree canopy • Shall not interfere with any overhead utility lines

Awnings, stoops, roof overhangs, canopies, and balconies	Greater than permitted by right	<ul style="list-style-type: none"> • Shall not overhang on to any travel lanes Shall require a Special Exception by the Board of Adjustments and shall meet the following standards <ul style="list-style-type: none"> • Minimum 10-foot wide sidewalk required (including planting well or strip) • Minimum of 8' of vertical clearance from the finished sidewalk • Shall not interfere with any existing or proposed street tree planting scheme • Shall not interfere with any overhead utility lines • Shall not overhang on to any travel lanes
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(B) Live/Work and Residential Buildings

- (1) Windows on live/work and town house residential buildings shall also utilize significant surrounds or shutters, as well as mullions between grouped windows.
- (2) The following permitted finishes for residential buildings and live/work units shall be allowed: Cementitious-fiber siding (not sheets) with at least a 30-year warranty; brick; stone; man-made stone and non-synthetic stucco utilizing a three-step process. The following shall be allowed up to twenty percent (20%) as an accent material: Exterior Insulating Finishing System (EIFS) (abuse resistant EIFS above 8 feet above grade) or similar material over a cementitious base, rock, glass block and tile.
- (3) Side facades, rear facades, accessory structures, and garages shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.
- (4) On townhouses, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. These architectural elements may encroach into the build-to-line.
- (5) Plate Heights for townhouse residential units shall be no less than ten (10) feet for the first floor and nine (9) feet for the second or higher floors.
- (6) Unless served by a parking structure or shared parking, all residential buildings shall utilize rear-loaded or “pull-through” garages/carports. Carports shall be constructed and finished of the same material and style as the primary building.

(5) Signage

Except as specifically listed below, all other signage and sign standards must comply with Chapter 16A, Sign Guidelines of the City of Duncanville Code of Ordinances, as amended.

- (A) For conforming uses and new signs for non-conforming uses, the standards in Table 3 shall apply and sign permits may be approved administratively unless specifically noted in this section. An applicant has the option to establish unique sign standards including size, color, type, design, and location based upon specific performance criteria. Such

sign standards shall be reviewed by staff and is subject to approval of the Sign Control Board.

Table 3

Frontage Zone	CMS	GMS	TOD	UL	CV	MR	Standard
Sign Type							
(1) Wall Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> For all commercial uses fronting on I-20 access road: One sign per tenant space; area to be calculated at 0.75 sq.ft. per linear foot of highway frontage with a maximum of 200 sq.ft. For all other commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1 sq.ft. per linear foot of public street frontage with a maximum of 50 sq.ft. Second floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 0.75 sq.ft. per linear foot of second floor frontage along that public street. Live-Work and Home occupations: One sign limited to an area of 12 sq.ft. max. May encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 7' from the finished sidewalk. Wall signs may be internally or externally lit.
(2) Monument Signs	NP	NP	NP	NP	P	P	One monument sign per lot per street frontage (no more than 2 per lot separated by at least 300 feet) limited to a maximum of 50 sq.ft. per sign face and 6' in height.
(3) Window Signs	P	P	P	P	P	P	<p>Limited to 10% of the window area</p> <p>The following shall be exempt from this limitation:</p> <ul style="list-style-type: none"> Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. Mannequins and storefront displays of merchandise sold. Interior directory signage identifying shopping aisles and merchandise display areas.
(4) Blade Signs	P	P	P	P	P	NP	<ul style="list-style-type: none"> Shall be permitted for all commercial uses only (retail, restaurant, and office) 10 sq.ft. maximum per sign face. May encroach a maximum of 2' on to a sidewalk. Blade signs may be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical clearance of 7' from the finished sidewalk.
(5) For sale/for lease signs	P	P	P	P	P	P	Same as Sign Ordinance
(6) Address signs	P	P	P	P	P	P	Same as Sign Ordinance
(7) Temporary construction signs	P	P	P	P	P	P	1 free standing sign per lot during construction only; limited to 32 sq.ft.
(8) Banners	P	P	P	P	P	P	Same as Sign Ordinance
(9) Sandwich board signs	P	P	P	P	NP	NP	<ul style="list-style-type: none"> Permitted only for retail, service, or restaurant uses Limited to 8 sq.ft. per storefront; Sign may not exceed 2 feet in width or 4 feet in height. A minimum of 4 feet of sidewalk shall remain clear. Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. Sign shall be removed every day after the business is closed.
(10) Light Pole Banners	P	P	P	P	P	P	<ul style="list-style-type: none"> 10 sq.ft. per sign face. Limited to one per light pole

Frontage Zone							
							<ul style="list-style-type: none"> All light pole banners shall be approved by the appropriate utility company prior to consideration by Sign Control Board. Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
(11) Directory signs	P	P	P	P	P	P	<ul style="list-style-type: none"> Shall be allowed for all multi-tenant buildings only One directory sign per multi-tenant building limited to 10 sq.ft. in area Design of the sign shall be integral to the façade on which the sign is to be affixed.
(12) Any sign with LED lights or electronic reader boards	NP	NP	NP	NP	NP	NP	<ul style="list-style-type: none"> New signs with LED lights and electronic reader boards shall be prohibited in the Downtown Duncanville District.

(6) Other Standards:

(A) All masonry screening walls shall meet the requirements under Article XIV-G of the City of Duncanville Comprehensive Zoning Ordinance

(B) Refuse storage areas shall be located on the site to the rear or side of the principal structure on the lot in such a manner as to minimize its visibility from any adjoining rights-of-way. In addition, they shall be visually screened by a minimum six foot solid brick or masonry wall on all sides except the side used for garbage pickup service, such side shall provide a gate (See Article XIV-G, Figure #2). No container shall exceed the height of the screening wall. Refuse containers over eight feet in height shall require a Special Exception from the Board of Adjustments.

(C) Off-street Parking and Loading:

(1) The Downtown Duncanville District shall be exempt from the off-street parking requirements under Article XIV-D Subsection (6) of the Duncanville Comprehensive Zoning Ordinance. However, if off-street parking is provided on the lot, then the frontage standards for location of off-street parking and design standards in this section shall apply.

(2) All provided off-street parking, maneuvering, loading and storage areas shall be paved with concrete.

(3) To prevent nuisance situations, all parking area shall be lit and lighting shall be designed and operated so as not to reflect or shine on adjacent properties.

(4) Where feasible, common access easements shall be provided to adjacent off-street parking lots.

(5) Each parking space provided shall be a minimum of 18 feet by 9 feet (perpendicular) or 22 feet by 8 feet (parallel).

(6) All parking and loading spaces on private property shall have a vehicle stopping device installed so as to prevent parking of motor vehicles in any required landscaped areas, to prevent vehicles from hitting buildings, and to prevent any parked vehicle from overhanging a public right-of-way line, public sidewalk, or adjacent private property.

- (7) The perimeter of all surface parking lots and driveways shall be provided with concrete curbs, medians, or other means to control traffic.
- (8) Handicap parking space(s) shall be provided according to State and Federal regulations.
- (9) Refuse storage facilities placed in a parking lot shall not be located in a designated parking or loading space. Each refuse facility shall be located so as to facilitate pickup by refuse collection agencies. Adequate reinforced concrete paved areas shall be provided for refuse facilities and their approaches for loading and unloading.
- (10) Off-street loading shall meet the requirements set forth under Article XIV-D Subsection (4) of the City of Duncanville Comprehensive Zoning Ordinance.

Section 7. Application and review requirements.

- (1) The City's Development Review Committee shall be responsible for the following:
 - (A) Reviewing applications for concept plans, site plans, and any other development related applications within the Downtown Duncanville District.
 - (B) Make determinations on the applications and interpretations of guidelines, standards, and requirements of this ordinance.
 - (C) Approval of site plans within the Downtown Duncanville District that comply with all applicable city ordinances.
- (2) Site Plan: All non-residential and mixed use development within the Downtown Duncanville District shall comply with the requirements under Article XIV-H of the City of Duncanville Comprehensive Zoning Ordinance, as amended.
- (3) Special Uses, Special Events, and Specific Use Permits: Special Uses, Special Events, and Specific Use Permits in the Downtown Duncanville District shall meet the requirements under Article XIII, XIII-A, and XIII-B of the City of Duncanville Comprehensive Zoning Ordinance.

Section 8. Definitions.

The following definitions shall apply exclusively to this article:

Alley. The right of way for vehicles and pedestrians within a block that provides access to the rear of buildings, vehicle parking, utility meters, and service areas. An easement for public access is required if the alley is a private right-of-way.

Awning/Canopy. An awning is a cantilevered, projected or suspended cover over the sidewalk portion of any public street. Awnings may also be roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. Awnings shall have a minimum clear height of eight (8) feet from the finished sidewalk in front of it.

Block. A block is an increment of land comprised of lots, alleys, and tracts circumscribed by streets.

Build-to Line or Build-to Zone. The build-to line or build-to zone shall be the line or area within which the principal building's front façade shall be built.

Building Frontage. It is the percentage of the building's front façade that is required to be located at the front building setback line or zone as a proportion of the block frontage along that public street. Parks, plazas, squares, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.

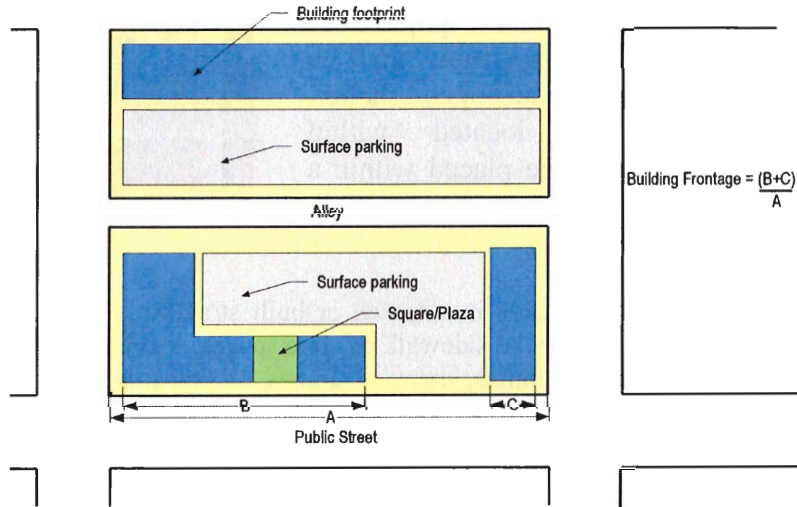


Image showing how building frontage is calculated along a block.

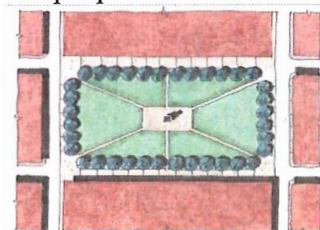
Building Permit. An official document or certificate issued by the City of Duncanville authorizing erection, construction, renovation, maintenance, or any other specified activity on any building, structure or land, or on any installations or facilities therein. The term "building permit" shall include but not be limited to building permits, electrical permits, mechanical permits, and plumbing permits.

Certificate of Occupancy. An official certificate issued by the City through the Administrative Official which indicates conformance with building, zoning and health and safety regulations and authorizes legal use and occupancy of the premises for which it is issued.

Civic Space. Civic space shall be publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches, and balconies may also be considered as Civic Space for the purposes of this ordinance.

Square

A civic/open space available for unstructured recreation and civic purposes. A square is spatially defined by buildings. Its landscape shall consist of landscaping, hardscaping, water features, pathways, and pedestrian amenities arranged in formal and informal patterns. Squares shall be located at the intersection of important streets.

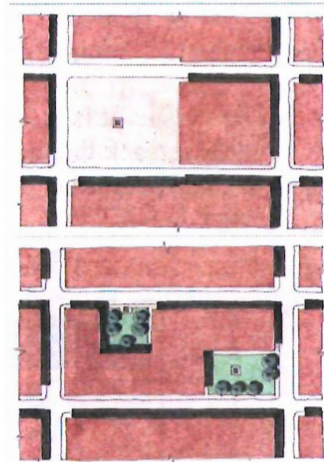


Plaza

A primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

Playground

A civic/open space designed and equipped for children's recreation. A playground shall be fenced and may include an open shelter. Playgrounds shall be located within residential areas and may be placed within a block as illustrated. They may included in other open spaces.



Colonnade or Arcade. A colonnade or arcade is a roofed or built structure, extending beyond the ground floor front façade of a building and over the sidewalk or civic space. A colonnade or arcade shall be open to the street except for supporting columns, piers, or arches. Residential or office units may occupy the space over the colonnade or arcade.

Common Lot Line. A lot line shared by more than one lot shall be a common lot line.

Corner Site/Lot. A corner site or lot shall be one that has more than one intersecting street frontages (with the exception of alleys).

Interior Site/Lot. An interior site or lot shall be one that has only one public street frontage (with the exception of alleys).

Live-Work Unit. A live-work unit is a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level. The 'live' component may be located on the street level (behind the work component) or any other level of the building.

Parking Setback Line. The parking setback line shall be the line behind which *ground floor surface parking* may be located on any lot in the Downtown Duncanville District. The parking setback line shall be established in the regulating plan by frontage type.

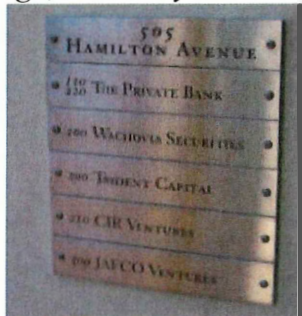
Regulating Plan. A plan for adoption of zoning and a conceptual plan that establishes the location of frontages, streetscape standards, and other development standards within such frontages, subject to changes within such plan pursuant to the terms of this Ordinance.

Sign, blade.



An attached sign oriented perpendicular to the face of the building which projects (vertically or horizontally) more than twelve (12) inches beyond the surface of the building to which it is affixed or supported.

Sign, Directory.



A permanent on-site attached wall sign providing direction to or identifying the buildings/suites in the development/building.

Sign, Light Pole Banner.



A banner sign attached to a light/utility pole along a public street or within a public park.

Sign, Sandwich Board.



A portable sign consisting of two panels of equal size, which are hinged at the top and or a single panel placed on the ground or pavement so as to be self-supporting.

Stoop.



A small porch or set of steps at the front entrance of a house.



Section 4.11. DD, Downtown Duncanville District Requirements

A. Downtown Duncanville Master Plan

The Downtown Duncanville Master Plan establishes the community vision for the redevelopment of City's downtown into a vibrant center of community life. The Master Plan builds on "Our Visions", Main Street Duncanville established 2003. The Master Plan is illustrative but provides guidance for the character and standards for the redevelopment of the Downtown Duncanville District.

B. Applicability and Location

The DD, Downtown Duncanville District shall be mandatory for all properties along with frontage along Main Street from I-20 frontage road to Wheatland Road and other properties as depicted in the Regulating Plan as outlined in **Figure 4.11.1**.

C. DD District Major Elements

The DD, Downtown Duncanville District is composed of following major elements:

1. Regulating Plan

The regulating plan (**Figure 4.11.1**) identifies the frontage types and associated standards for all lots within the district.

2. Frontage Types

The frontage type establishes the building standards including height, bulk, building and parking location, and functional design for all lots within the DD, Downtown Duncanville District. All lots within the Downtown Duncanville Master Plan area are classified into one of the following frontage types:

- a. Core Main Street (CMS)
- b. Urban Living (UL)
- c. General Main Street (GMS)

3. Building Height

The building height requirements establish the vertical form of all buildings within the DD, Downtown Duncanville District, including the following elements:

- a. Height of principal buildings,
- b. Height of any structured parking,

- c. Height of a principal building's ground floor from the sidewalk, and
- d. Height of buildings adjacent to single-family neighborhoods.

4. Site Design

The site design requirements establish the layout of all sites within the DD, Downtown Duncanville District, including the following elements:

- a. Build-To Zone to define the location of the front façade,
- b. Maximum lot coverage,
- c. Required side and rear setbacks, and
- d. Amount and placement of parking.

5. Building Design

The building design requirements establish the architectural design of all buildings within the DD, Downtown Duncanville District, including the following elements:

- a. Placement of doors and windows,
- b. Building projections,
- c. Arcade and colonnades located in the Build-To Zone, and
- d. Height and projections of stoops and porches.

D. Architectural Standards

See **K. Architectural Standards** for standards for commercial, mixed use, live/work, and residential buildings.

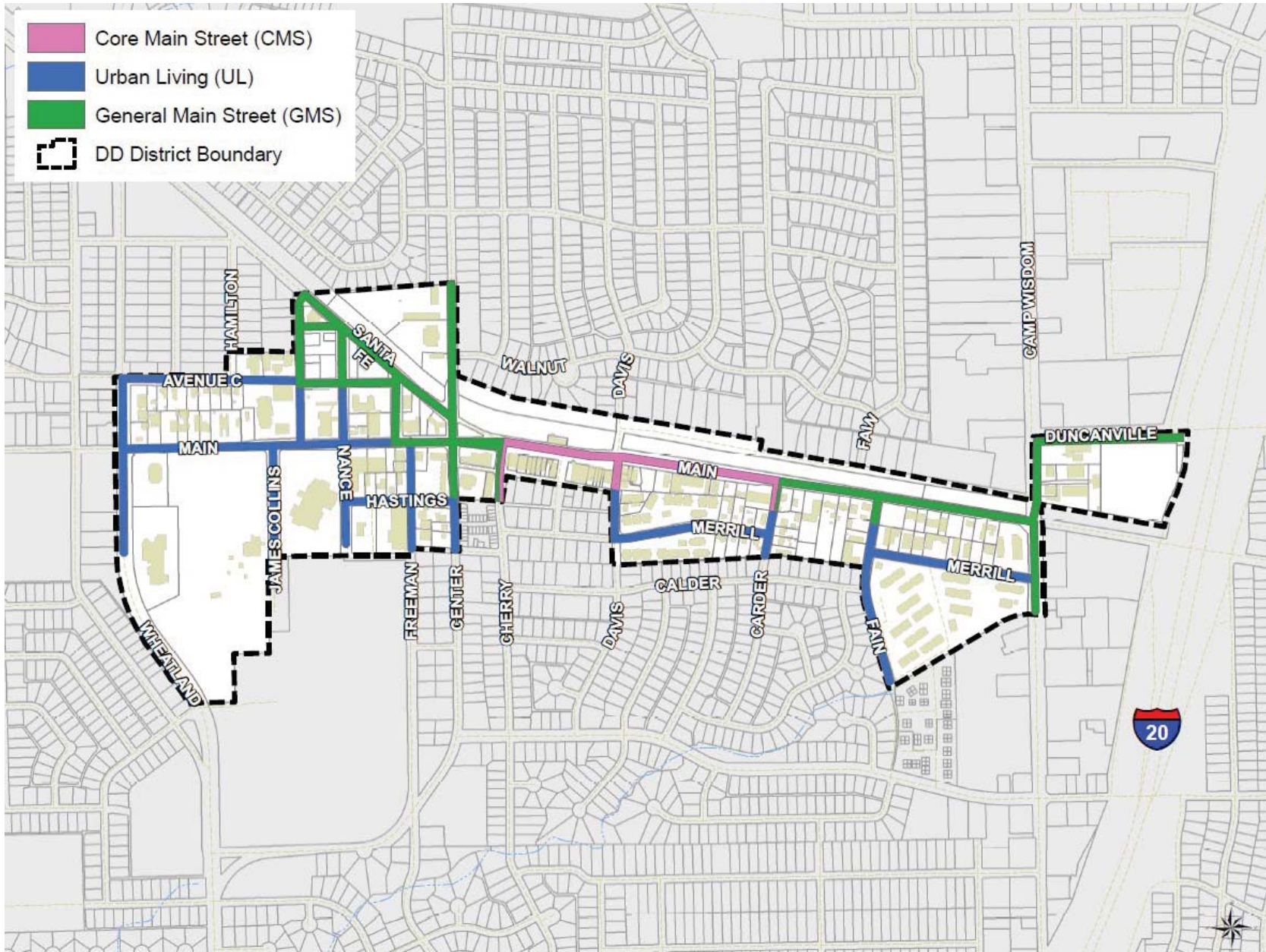
E. Development Standards

Development standards not addressed this **Section 4.11** shall be governed by **Article 4. Development Standards** to the extent they are not in conflict with the intent of the DD, Downtown Duncanville District.

F. Land Uses

See **Section 3.03. Permitted Use Chart** for permitted land uses by frontage type.

Figure 4.11.1. DD District Regulating Plan





G. Standards by Street Frontage Type

1. Core Main Street (CMS)

Building Height			
Principal Building Height	Structured Parking Height	Ground Floor Height	Neighborhood Transition Zone
<p>1 to 3 stories</p> <p>Mezzanines and attics are excluded from the height calculations as long as they do not exceed 50% of the floor area of a typical floor in the same building</p>	<p>Not to exceed principal building height if principal structure is 2 floors or less</p> <p>May be a maximum of 4 stories if principal building is at least 3 stories</p>	<p>Ground floor from sidewalk: 18" max</p> <p>First story height: 15' min</p> <p>Upper story height: 10' min</p>	<p>Within 25' of any single-family residence, no structures shall exceed 3 stories</p>
Site Design			
Build-To Zone	Lot Coverage	Side and Rear Setbacks	Parking
<p>Location: 10' to 15' zone measured from the future edge of pavement</p> <p>Frontage: At least 75% of the building front façade shall be located within the Build-To Zone</p> <p>Corner Lots: The front 35' of the side façade shall be located within the Build-To Zone</p>	<p>100% maximum</p>	<p>None, unless abutting a single-family residential lot in which case, the side and/or rear setback shall be a minimum of 10' from the shared lot line.</p>	<p>No off-street parking required.</p> <p>Surface parking: 40' setback from the nearest edge of the Build-To Zone</p> <p>Access to surface parking shall generally be from alleys unless no alley access is available in which case driveways shall be consolidated between adjoining lots to the extent possible</p> <p>Parking garages shall be lined along Main Street with active uses at least on the ground floor</p>
Building Design			
Doors and Windows	Building Projections	Arcades and Colonnades	Stoops and Porches
<p>For buildings adjacent to Main Street, the primary entrance shall front Main Street.</p> <p>There shall be no blank walls more than 25' in width along any public street façade (except alleys) of any building.</p> <p>Ground floor shall be 60% to 90% doors and/or windows.</p> <p>Upper floors shall be 40% to 70% doors and/or windows (measured between 3' to 9' above each finished floor).</p> <p>Windows on facades directly facing towards a lot line shared by any single family residential lot and less than 10 feet from the lot line shall have sills higher than 6' on the ground floor unless a privacy fence or wall of at least 6' in height is constructed to obscure any direct views into adjacent properties.</p>	<p>Building projections and appurtenances may project a maximum of 6' over any sidewalk or public right-of-way along Main Street provided they meet the standards established in this section.</p> <p>Building projections on all other facades shall not be closer than 5' to any adjacent property line.</p>	<p>Arcades and colonnades are permitted within the build-to zone and shall not encroach into any sidewalk area.</p> <p>The arcade/colonnade area shall be designated with a public access easement.</p> <p>They shall be no deeper than 15' from the edge of the required sidewalk.</p> <p>Columns or piers shall be spaced between 12' and 15'.</p> <p>The minimum interior clearance height within an arcade or colonnade shall be 14' and the height of the arcade/colonnade opening shall be between 11' and 13'.</p>	<p>N/A</p>

Figure 4.11.2. CMS Height Standards

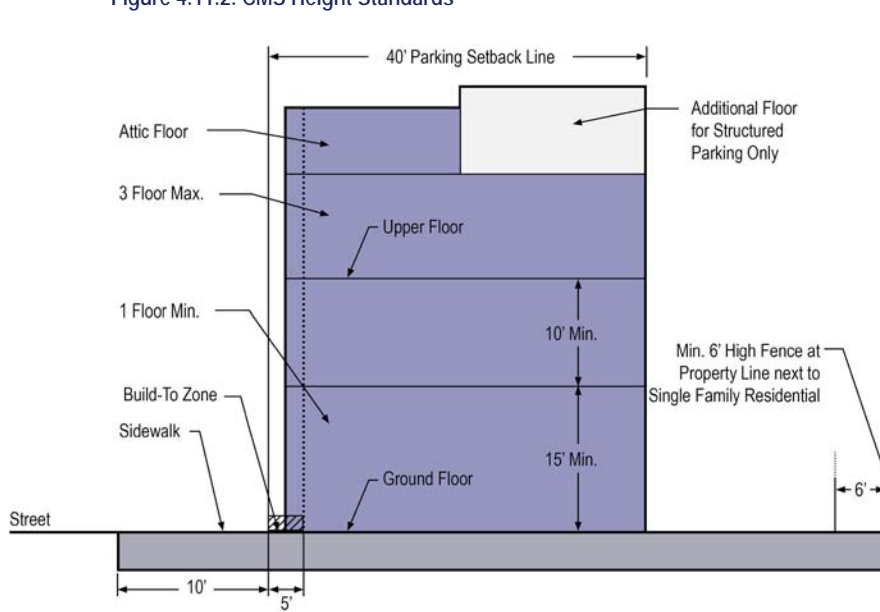


Figure 4.11.3. CMS Building Disposition

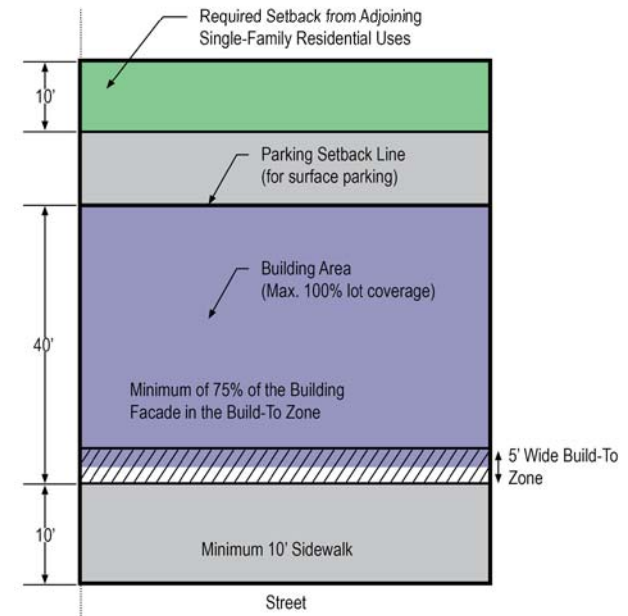
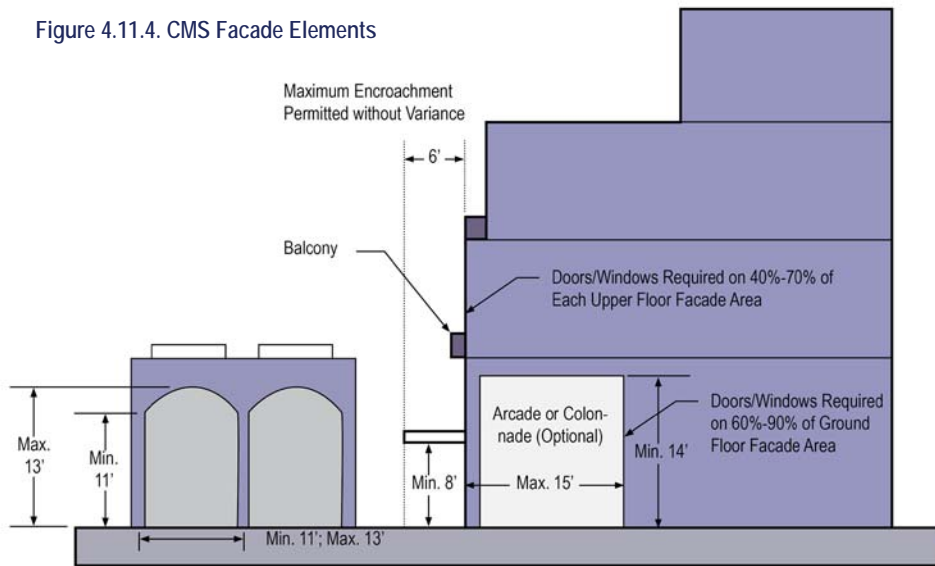


Figure 4.11.4. CMS Facade Elements





2. Urban Living (UL)

Building Height			
Principal Building Height	Structured Parking Height	Ground Floor Height	Neighborhood Transition Zone
1 to 4 stories	Not to exceed principal building height if principal structure is 2 floors or less May be a maximum of 6 stories if principal building is at least 3 stories	Ground floor from sidewalk for commercial and live/work buildings: 18" max Ground floor from sidewalk for residential buildings: 18" min First story height for commercial and live/work buildings: 15' min First story height for residential buildings: 10' min Upper story height for residential buildings: 9'	Within 25' of any single-family residence, no structures shall exceed 3 stories
Site Design			
Build-To Zone	Lot Coverage	Side and Rear Setbacks	Parking
Location for interior lots: 22' to 32' zone to allow for a sidewalk width of 6', a tree planting zone of 6', and a minimum front setback of 5' Location for corner lots: 15' to 25' zone to allow for a sidewalk width of 9' and a tree planting zone of 6' Frontage: At least 60% of the building façade shall be located within the Build-To Zone Corner Lots: The front 25' of the side façade shall be located within the Build-To Zone	90% maximum	None, unless abutting a single-family residential lot in which case, the side and/or rear setback shall be a minimum of 10' from the shared lot line.	The minimum off-street parking requirement shall be fifty (50) percent of the ratio required by Section 3.03. Permitted Use Chart. Surface parking for interior lots: 15' setback from the nearest edge of the Build-To Zone Surface parking for corner lots: 40' setback from the nearest edge of the Build-To Zone Access to surface parking shall generally be from alleys unless no Alley access is available in which case driveways shall be consolidated between adjoining lots to the extent possible Parking garages shall be lined along public streets (except alleys) with active uses at least on the ground floor
Building Design			
Doors and Windows	Building Projections	Arcades and Colonnades	Stoops and Porches
Primary entrance shall front a public street. There shall be no continuous blank walls exceeding 20 linear feet along any public street façade (except alleys) of any building. Ground floor shall be 30% to 70% doors and/or windows. Upper floors shall be 30% to 70% doors and/or windows (measured between 3' to 9' above each finished floor). Windows on facades directly facing towards a lot line shared by any single family residential lot and less than 10 feet from the lot line shall have sills higher than 6' on the ground floor unless a privacy fence or wall of at least 6' in height is constructed to obscure any direct views into adjacent properties.	Building projections and appurtenances may project a maximum of 6' for commercial buildings provided they meet the standards provided in this section. Building projections and appurtenances may project a maximum of 18' for residential buildings provided they meet the standards provided in this section. Building projections on all other facades shall not be closer than 5' to any adjacent property line.	N/A	Stoops and porches are encouraged in the build-to zone and are permitted to encroach a maximum of 5' into the required front setback. Stoops and porches providing access to residential uses on the ground floor shall be a minimum of 18" higher than the finished elevation of the sidewalk.

Figure 4.11.5. UL Height Standards

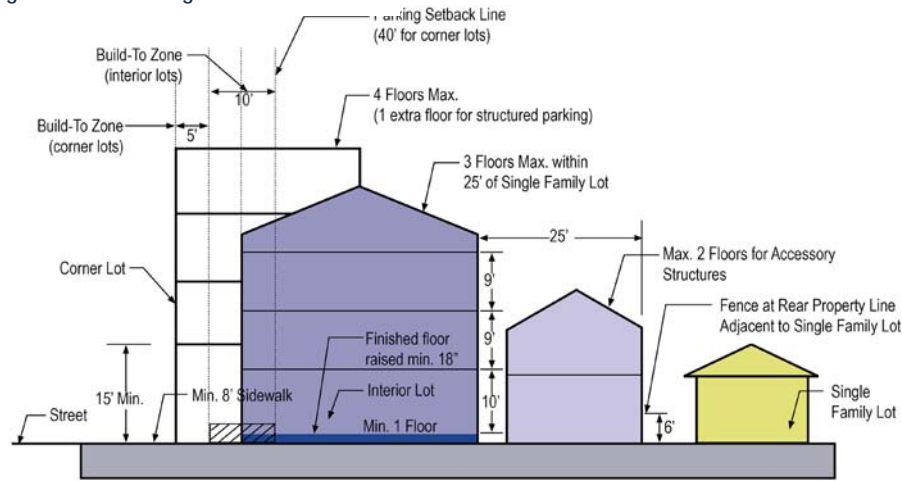


Figure 4.11.6. UL Building Disposition

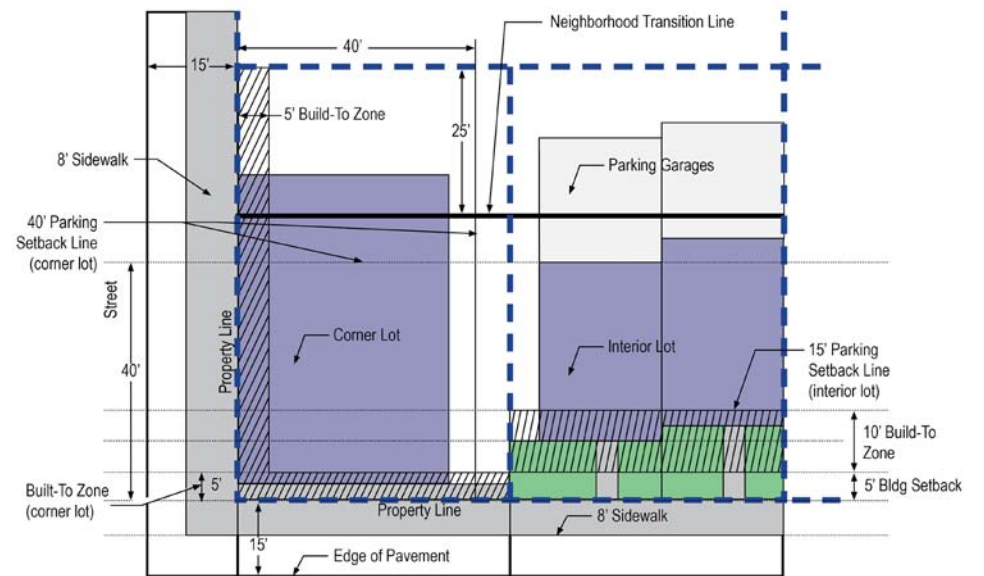
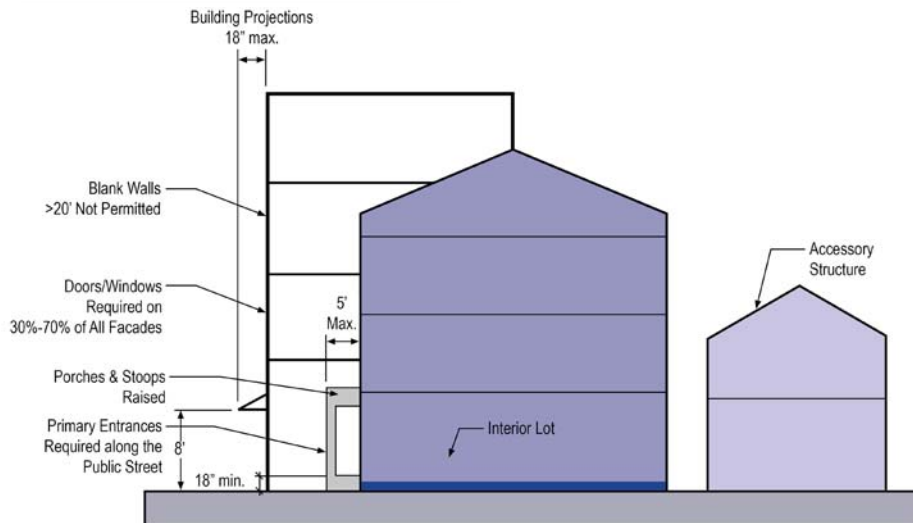


Figure 4.11.7. UL Facade Elements





3. General Main Street (GMS)

Building Height			
Principal Building Height	Structured Parking Height	Ground Floor Height	Neighborhood Transition Zone
1 to 6 stories	Not to exceed principal building height if principal structure is 2 floors or less May be a maximum of 7 stories if principal building is at least 3 stories	Ground floor from sidewalk: 18" max First story height: 15' min Upper story height: 10' min	N/A
Site Design			
Build-To Zone	Lot Coverage	Side and Rear Setbacks	Parking
Location: 15' min to allow for a sidewalk width of 6' and a tree planting zone of 6' Frontage: At least 40% of the building façade shall be located within the Build-To Zone The front 60' of the side façade shall be located within the Build-To Zone	90% maximum	None, unless abutting a single-family residential lot in which case, the side and/or rear setback shall be a minimum of 10' from the shared lot line.	The minimum off-street parking requirement shall be fifty (50) percent of the ratio required by Section 3.03. Permitted Use Chart. Surface parking: 15' minimum setback from the nearest edge of the Build-To Zone Surface parking may be located between the major roadway and the building but shall be limited to one double loaded parking aisle along each roadway frontage
Building Design			
Doors and Windows	Building Projections	Arcades and Colonnades	Stoops and Porches
Primary entrance shall be on the Major Roadway façade unless the building has another roadway frontage. There shall be no continuous blank walls exceeding 50 feet in width along any Major Roadway street façade (except alleys) of any building. Ground floor shall be 25% to 40% doors and/or windows. Upper floors shall be 25% to 50% doors and/or windows (measured between 3' to 9' above each finished floor). Windows on facades directly facing towards a lot line shared by any single family residential lot and less than 10 feet from the lot line shall have sills higher than 6' on the ground floor unless a privacy fence or wall of at least 6' in height is constructed to obscure any direct views into adjacent properties.	Building projections and appurtenances may project a maximum of 18" over any sidewalk or public right-of-way. A clear distance of 8' shall be maintained between the projection and the finished elevation of the sidewalk. Building projections on all other facades shall not be closer than 5' to any adjacent property line.	Arcades and colonnades are permitted within the Build-To Zone and shall not encroach into any sidewalk area. The arcade/colonnade area shall be designated with a public access easement. They shall be no deeper than 15' from the edge of the required sidewalk. Columns or piers shall be spaced between 12' and 15'. The minimum interior clearance height within an arcade or colonnade shall be 14' and the height of the arcade/colonnade opening shall be between 11' and 13'.	Stoops and porches are encouraged in the Build-To Zone and are permitted to encroach a maximum of 5' into the required front setback. Stoops and porches providing access to residential uses on the ground floor shall be a minimum of 18" higher than the finished elevation of the sidewalk.

Figure 4.11.8. GMS Height Standards

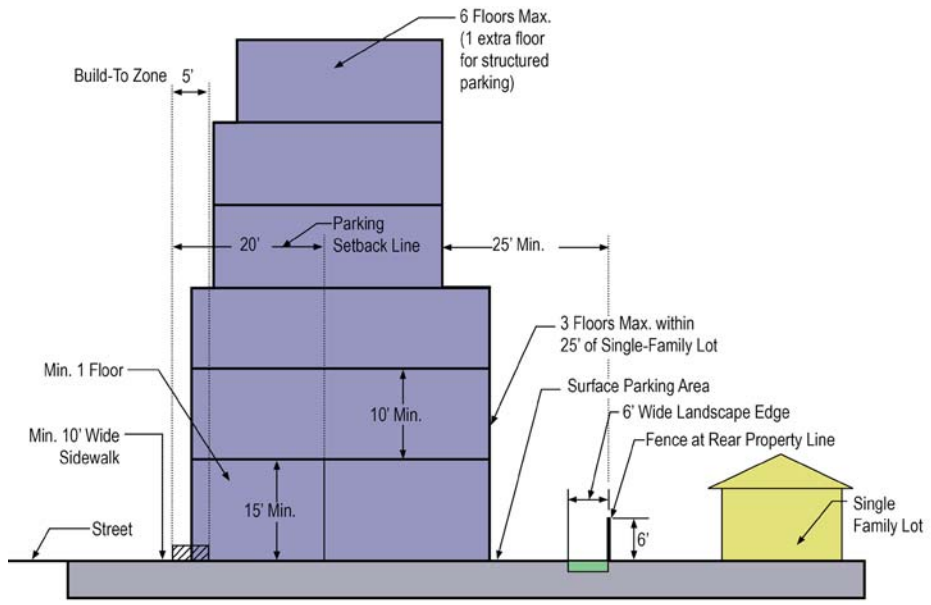


Figure 4.11.9. GMS Building Disposition

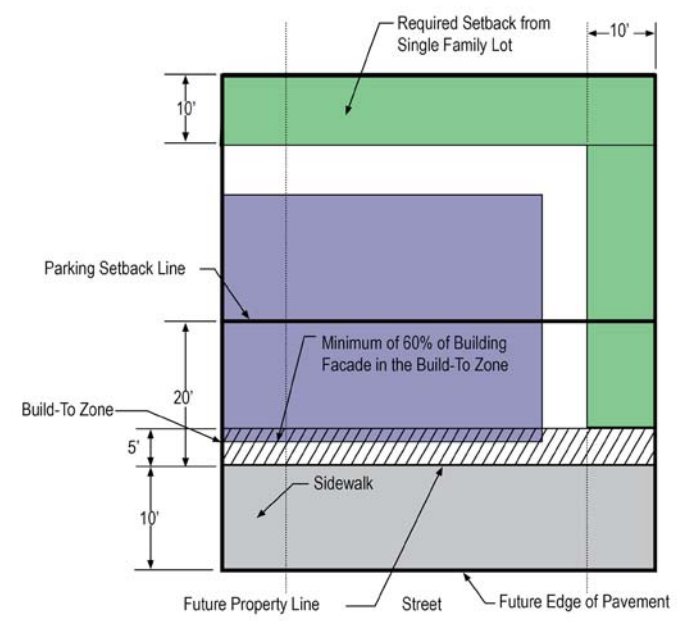
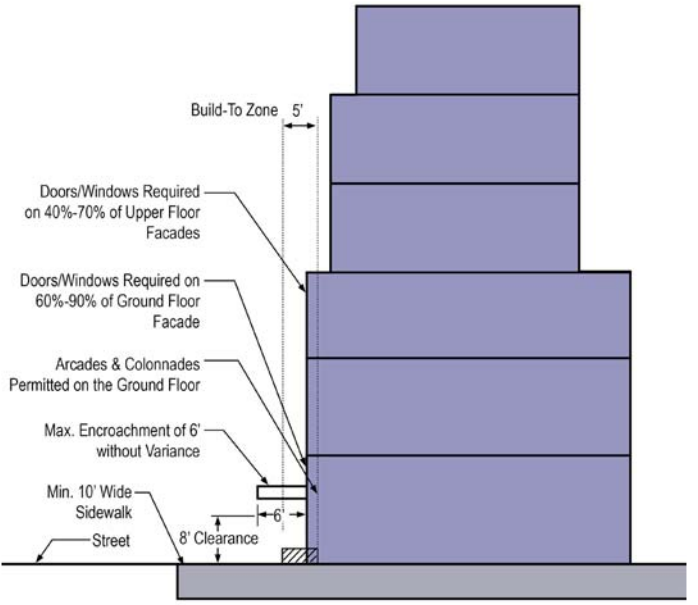


Figure 4.11.10. GMS Facade Elements





H. Boundary Determination

Due to the public improvements planned for Main Street including the realignment of travel lanes, addition of the slip-street and on-street parking, the future Right-of-Way lines and corresponding property lines are subject to change based on the approved streetscape plan. The future edge of pavement as shown the adopted Downtown Master Plan shall be the basis for establishing the build-to zones, lines and parking setback lines along Main Street and any other street in the DD, Downtown Duncanville District that requires public street improvements. If the existing street does not require any public improvements, the build-to zone, line and parking setback lines shall all be measured from the property/Right-of-Way line along that street frontage. The City Manager may revise the build-to zones and parking setbacks to accommodate required streetscape improvements based upon a City Council approved Streetscape Plan and survey.

I. Pedestrian Orientation

In order to facilitate walkability and livability, Main Street and intersecting streets within the DD, Downtown Duncanville District shall provide accessible sidewalks with street trees. Cross-sections as delineated on the Main Street Regulating Plan, incorporated herein by reference, are established to facilitate guidance for an integrated set of transportation choices—driving, walking and cycling, as well as to form public places bounded by building facades creating a sense of "outdoor rooms" or enclosure along the street or within building courtyards opening to the street.

J. Public Improvements

Public improvements within the Right-of-Way necessary to facilitate walkability, as delineated on the Downtown Duncanville Master Plan and Regulating Plan, shall be designed and constructed by the City or other public entities when funding becomes available; accordingly, new design and construction of private buildings and improvements within the district shall conform to and be complementary with those public improvements.

K. Architectural Standards

1. Commercial and Mixed-Use Buildings

- a. An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.
- b. The visual and acoustic impacts of all mechanical, electrical, and communications equipment (ground and roof-mounted) shall not be visible from

adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and similar in design and color to the building materials of the principal structures on the lot.

- c. Mansard roofs are prohibited. Flat roofs without parapets on all sides are prohibited.
- d. Roofs shall be constructed of a process and of materials that shall have a minimum installation and manufacturer's warranty of at least twenty (20) years.
- e. Ground floor retail building plate heights shall be at least fifteen (15) feet in height.
- f. Windows shall be oriented vertically.
- g. Columns and piers shall be spaced no farther apart than the height of the column or pier.
- h. Transparency

Each floor of any building facade facing a park, plaza or street shall contain transparent windows. The specific standards for transparency are established under the Frontage standards for all sites within the DD, Downtown Duncanville District.

i. Permitted Finishes for Commercial or Mixed-Use Buildings

At least eighty (80) percent of the exterior facades of all new buildings (excluding area included in doors and windows) fronting on any public street (with the exception of alleys) and fifty (50) percent of all non-public street fronting (including alleys) facades shall be finished in one or more of the following materials:

- (1) Brick, stone, cast stone, rock, marble, granite, non-synthetic stucco applied using a three-step process, glass block and/or tile.
- (2) Fiber cement siding with at least a thirty (30) year warranty.
- (3) Split face concrete block, poured-in-place concrete, and tilt-wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the facade on at least twenty-five (25) percent of each facade.

- (4) Fascia and soffit shall be constructed with a fiber cement material with a thirty (30) year warranty. Hardboard and pressboard shall not be permitted.
- j. EIFS (Exterior Insulating Finishing System) or synthetic stucco shall only be permitted as an accent material and shall be less than twenty (20) percent of any given facade and shall be permitted only on the portions of the building facades higher than eight (8) feet from the finished ground level.
- k. The exterior walls of buildings may be lit with wall washer type lights, natural gas lamps, or low wattage decorative electric lamps.
- l. Building Encroachments:

Table 4.11.1 shall establish the standards for encroachments into the public Right-of-Way.

Figure 4.11.11. Architectural Elements

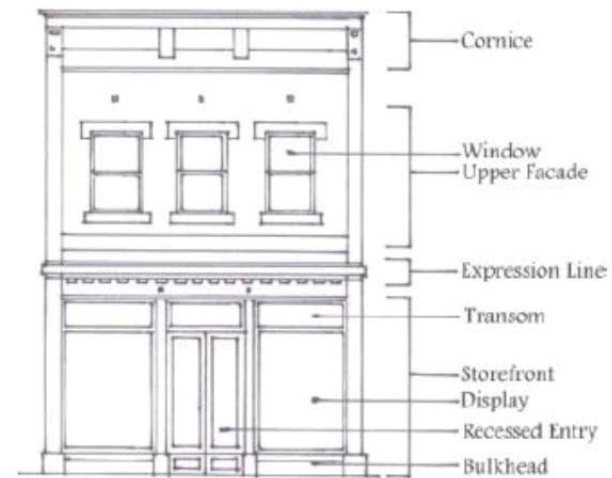


Table 4.11.1. Building Encroachment Standards

Item	Maximum Encroachment Allowed	Criteria to be Met
Awnings, stoops, first floor roof overhangs and canopies	6' from the front property line	<ul style="list-style-type: none"> • Minimum 10-foot wide sidewalk required (including planting well or strip) • Minimum of 8' of vertical clearance from the finished sidewalk • Shall all be cantilevered with no support structure on the sidewalk
Balconies and upper floor roof overhangs	6' from the front property line	<ul style="list-style-type: none"> • Minimum 10-foot wide sidewalk required (including planting well or strip) • Minimum of 23' of vertical clearance from the finished sidewalk • Shall not interfere with any existing or future mature street tree canopy • Shall not interfere with any overhead utility lines • Shall not overhang on to any travel lanes
Awnings, stoops, roof overhangs, canopies, and balconies	Greater than permitted by right	<ul style="list-style-type: none"> • Shall require a Special Exception by the Board of Adjustments and shall meet the following standards • Minimum 10-foot wide sidewalk required (including planting well or strip) • Minimum of 8' of vertical clearance from the finished sidewalk • Shall not interfere with any existing or proposed street tree planting scheme • Shall not interfere with any overhead utility lines • Shall not overhang on to any travel lanes



Table 4.11.2. Permitted Sign Types

Sign Type	CMS	UL	MR	
Wall Signs	P	P	P	<ul style="list-style-type: none"> For all commercial uses fronting on I-20 access road: One sign per tenant space; area to be calculated at 0.75 sq. ft. per linear foot of highway frontage with a maximum of 200 sq. ft. For all other commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1 sq. ft. per linear foot of public street frontage with a maximum of 50 sq. ft. Second floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 0.75 sq. ft. per linear foot of second floor frontage along that public street. Live-Work and Home occupations: One sign limited to an area of 12 sq. ft. max. May encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 7' from the finished sidewalk. Wall signs may be internally or externally lit.
Monument Signs	NP	NP	P	<ul style="list-style-type: none"> One monument sign per lot per street frontage (no more than 2 per lot separated by at least 300 feet) limited to a maximum of 50 sq. ft. per sign face and 6' in height.
Window Signs	P	P	P	<ul style="list-style-type: none"> Limited to 10% of the window area The following shall be exempt from this limitation: <ul style="list-style-type: none"> Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. Mannequins and storefront displays of merchandise sold. Interior directory signage identifying shopping aisles and merchandise display areas
Blade Signs	P	P	NP	<ul style="list-style-type: none"> Shall be permitted for all commercial uses only (retail, restaurant, and office) 10 sq. ft. maximum per sign face. May encroach a maximum of 2' on to a sidewalk. Blade signs may be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical clearance of 7' from the finished sidewalk.
For Sale/For Lease Signs	P	P	P	<ul style="list-style-type: none"> Same as Sign Ordinance
Address Signs	P	P	P	<ul style="list-style-type: none"> Same as Sign Ordinance
Temporary Construction Signs	P	P	P	<ul style="list-style-type: none"> 1 free standing sign per lot during construction only; limited to 32 sq. ft.
Banners	P	P	P	<ul style="list-style-type: none"> Same as Sign Ordinance
Sandwich Board Signs	P	P	NP	<ul style="list-style-type: none"> Permitted only for retail, service, or restaurant uses Limited to 8 sq. ft. per storefront; Sign may not exceed 2 feet in width or 4 feet in height. A minimum of 4 feet of sidewalk shall remain clear. Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P	P	<ul style="list-style-type: none"> 10 sq. ft. per sign face. Limited to one per light pole All light pole banners shall be approved by the appropriate utility company prior to consideration by Sign Control Board. Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory Signs	P	P	P	<ul style="list-style-type: none"> Shall be allowed for all multi-tenant buildings only One directory sign per multi-tenant building limited to 10 sq. ft. in area Design of the sign shall be integral to the façade on which the sign is to be affixed.
Any sign with LED lights or electronic reader boards	NP	NP	NP	<ul style="list-style-type: none"> New signs with LED lights and electronic reader boards shall be prohibited in the Downtown Duncanville District.

M. Application and Review Requirements

1. The Development Review Committee shall be responsible for the following:
 - a. Reviewing applications for concept plans, site plans, and any other development related applications within the DD, Downtown Duncanville District.
 - b. Make determinations on the applications and interpretations of guidelines, standards, and requirements of this ordinance.
 - c. Approval of site plans within the DD, Downtown Duncanville District that comply with all applicable city ordinances.
2. Site Plan
All nonresidential, mixed-use, multi-family, and townhome development within the DD, Downtown Duncanville District shall comply with the requirements under **Section 6.04. Site Plans.**
3. Special Uses, Special Events, and Specific Use Permits Special Uses, Special Events, and Specific Use Permits in the DD, Downtown Duncanville District shall meet the requirements under **Article 6. Zoning Procedures.**

N. Alternative Compliance for DD, Downtown Duncanville District

Alternative Compliance is a method for Planning and Zoning Commission to approve alternative methods of compliance for nonconforming structures in the DD, Downtown Duncanville District based on predetermined standards that may be suitable for this District in select scenarios of land development, reconstruction or modifications. The purpose of Alternative Compliance is to provide a method to allow for nonconforming structures to remain nonconforming after reconstruction or substantial modification if it is in agreement with the Downtown Duncanville District Main Street Master Plan, the Main Street Vision, this District and other policies/regulations that may be adopted by the City Council.

1. Applicability

Requests for Alternative Compliance for DD, Downtown Duncanville District are only suitable for nonconforming buildings (not nonconforming uses) zoned DD, Downtown Duncanville District and the applicant seeks approval for reconstruction or substantial modifications to the building exterior or building façade of a nonconforming building where the collective reconstructions or modifications within any five (5) year period are valued at more than either \$50,000 or a total of fifty (50) percent of the assessed value of the structure in the most recently certified tax rolls, whichever is greater.

2. Review and Approval Criteria

- a. The Alternative Compliance requested shall be in agreement with and promote the concepts from the Downtown Duncanville District Main Street Master Plan.
- b. The Alternative Compliance requested shall promote the concepts of the form-based zoning within the DD, Downtown Duncanville District.
- c. The Alternative Compliance requested shall be in agreement with and promote the concept of orienting buildings in a manner that enhances the pedestrian environment.
- d. Consideration shall be given to the impact of the Alternative Compliance requested on parking areas, vehicle circulation, building layout, connectivity to surrounding streets and sidewalks.
- e. Consideration shall be given to whether the Alternative Compliance requested adversely affects or potentially adversely affects nearby property.
- f. The applicant shall demonstrate the structural and engineering obstacles and difficulties with making the building conforming.

3. Approval Process

- a. Applications for approval of Alternative Compliance shall be submitted to the City and shall specify in detail:
 - (1) The Alternative Compliance sought from the requirements that would otherwise make the building conforming.
 - (2) Describe in detail the structural and engineering obstacles and difficulties with making the building conforming.
 - (3) All other information determined by staff to be needed to properly consider the request.
- b. Alternative Compliance applications shall be considered by the Planning and Zoning Commission after review by the Development Review Committee. To hear and take action on an application for Alternative Compliance the Planning and Zoning Commission shall hold a public hearing at least ten (10) days after publishing notice one time in the official publication of the city, stating the time and place of such hearing, and after providing written notice at least ten (10) days before the hearing date to each owner, as indicated on the most recently approved municipal tax roll, of real property within 200 feet of the property on which the Alternative Compliance is requested to be considered.



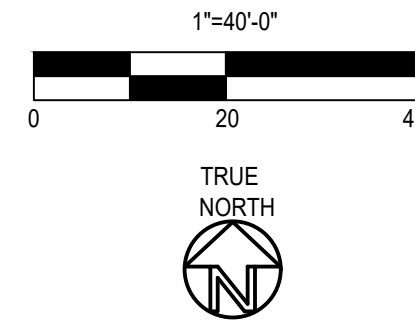
4. Appeal Process

The applicant may appeal a decision of the Planning and Zoning Commission denying the application to the City Council by submitting written notice of appeal through the Director of Public Works as follows:

- a. The applicant must submit said written notice of appeal no later than twenty (20) calendar days from the date of such decision by the Planning and Zoning Commission.
- b. Following receipt of a proper written notice of appeal from the applicant, the City Council shall consider the appeal at one of its next two regular meetings for which there is time to post an agenda and publish notice. To hear and take action on a notice of appeal the City Council shall hold a public hearing at least fifteen (15) days after publishing notice one time in the official publication of the city, stating the time and place of such hearing, and after providing written notice at least fifteen (15) days before the hearing date to each owner, as indicated on the most recently approved municipal tax roll, of real property within two hundred (200) feet of the property on which the Alternative Compliance is requested to be considered.
- c. The City Council may affirm, modify or reverse the decision of the Planning and Zoning Commission. If the City Council upholds the decision of the Planning and Zoning Commission, the applicant may not apply for Alternative Compliance for the same building for twelve (12) months from the date of the City Council's decision.

1 SITE PLAN

SCALE:



SYMBOL LEGEND

— PROPERTY LINE

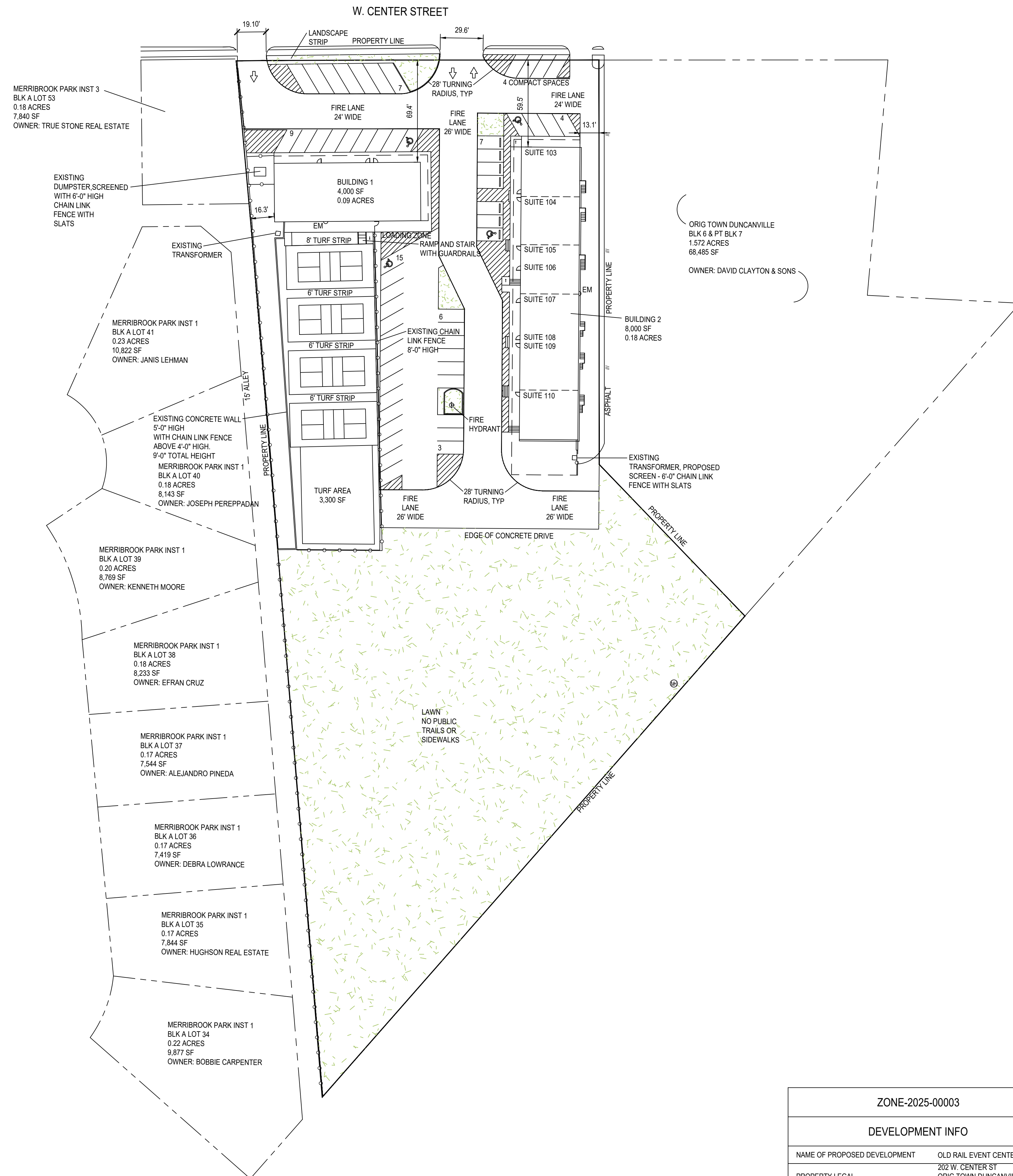


SITE
202 W CENTER ST
DUNCANVILLE, TX 75116

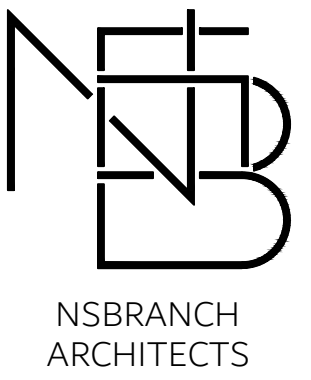
2 VICINITY MAP

SCALE:

SITE DATA TABLE	
ZONING	DOWNTOWN DUNCANVILLE DISTRICT GENERAL MAIN STREET (GMS)
PROPERTY LEGAL DESCRIPTION	202 W. CENTER ST ORIG TOWN DUNCANVILLE BLK 8 & PT BLK 7
LOT AREA	3.35 ACRES - 145,749 SF
BUILDING 1	4,000 SF - 0.09 ACRES
PICKLEBALL COURTS	7,200 SF - 0.16 ACRES
BUILDING 2	8,000 SF - 0.18 ACRES
LOT COVERAGE	19,200 SF/145,749 SF = 13%
BLDG 1-CURRENT USE	PLACE OF WORSHIP
BLDG 1-PROPOSED USE	EVENT CENTER/ART INCUBATOR WITH PICKLEBALL COURTS
PICKLEBALL COURTS	AMUSEMENT OUTDOOR, PERMANENT
BLDG 2-CURRENT USE	RETAIL AND SERVICE USES
SUITE 103	RESTAURANT, SEATED SERVICE - COFFEE SHOP - 1,374 SF
SUITE 104	GYM & FITNESS FACILITY WITH JUICE BAR - 1,281 SF
SUITE 106	ANIMAL SERVICES, NO OUTSIDE PENS - 480 SF
SUITE 107	MEDICAL CLINIC OR OFFICE - DENTIST, LOCAL SCALE - 2,646 SF
SUITE 110	RESTAURANT, SEATING SERVICE - LOUNGE - 1,361 SF
PARKING TABULATION	
TOTAL OFF STREET PARKING	51 SPACES + 4 HANDICAP = 55 TOTAL SPACES PROVIDED 61 SPACES REQUIRED
BLDG 1 - EVENT CENTER	REQUIRED 1:150 SF = 27 SPACES - PROVIDED 26 + 1 HC = 27 TOTAL SPACES
PICKLEBALL COURTS	4 DOUBLE COURTS = 16 PATRONS 6 SPACES REQUIRED
BLDG 2	PROVIDED 26 SPACES + 2 HC = 28 TOTAL SPACES REQUIRED 28 SPACES
SUITE 103	RESTAURANT SEATED SERVICE - COFFEE SHOP - 1,374 SF REQUIRED 1,200 SF - PROVIDED 7 SPACES
SUITE 104	GYM & FITNESS FACILITY WITH JUICE BAR - 1,281 SF REQUIRED 1,300 SF - PROVIDED 5 SPACES
SUITE 106	ANIMAL SERVICES - DOG GROOMING - 480 SF 1,400 SF - PROVIDED 2 SPACES
SUITE 107	MEDICAL CLINIC OR OFFICE - DENTIST - 2,646 SF REQUIRED 1,400 SF - PROVIDED 7 SPACES
SUITE 110	RESTAURANT, SEATED SERVICE - LOUNGE - 1,361 SF REQUIRED 1,200 SF - PROVIDED 7 SPACES



ZONE-2025-00003	
DEVELOPMENT INFO	
NAME OF PROPOSED DEVELOPMENT	OLD RAIL EVENT CENTER
PROPERTY LEGAL DESCRIPTION	202 W. CENTER ST ORIG TOWN DUNCANVILLE BLK 8 & PT BLK 7 OWNER: NEI DEVELOPMENT LLC
LOT AREA	3.35 ACRES - 145,749 SF



1920 MCKINNEY AVE STE 700
DALLAS, TX 75201
WWW.NSBRANCH.COM
FIRM REG. NO. BR-3247

FOR SUP APPLICATION

NEI DEVELOPMENT
202 W. CENTER ST.
DUNCANVILLE, TX 75116

PROJECT NO. 2024.311

REV	DESCRIPTION	DATE

ISSUE

SUP SUBMITTAL

ISSUE DATE

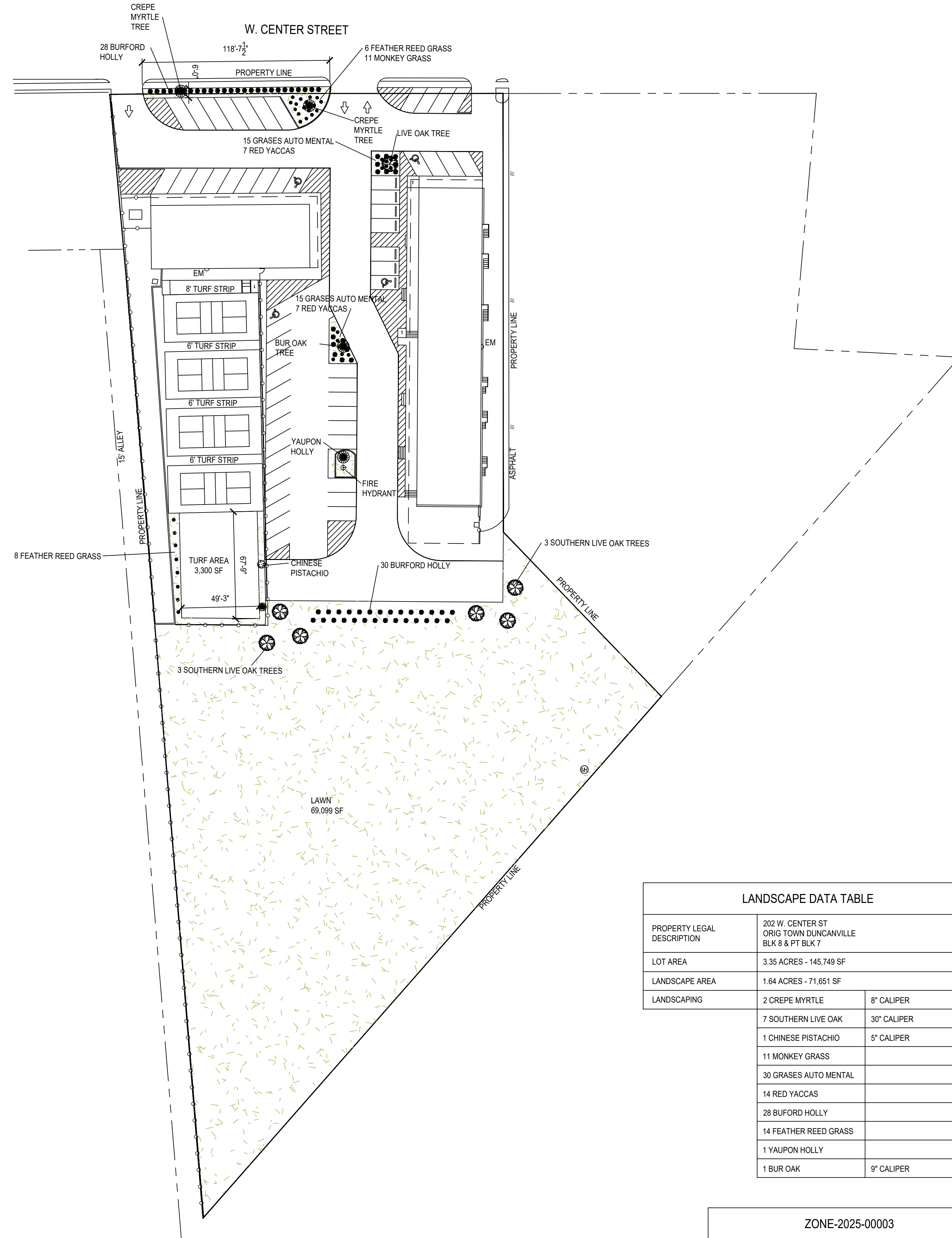
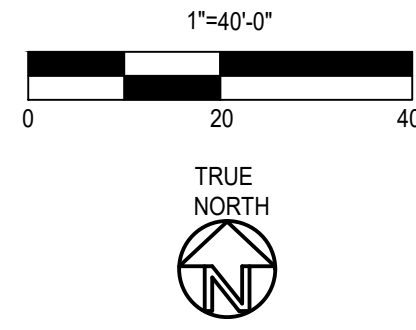
DECEMBER 18, 2025

SITE PLAN

A101

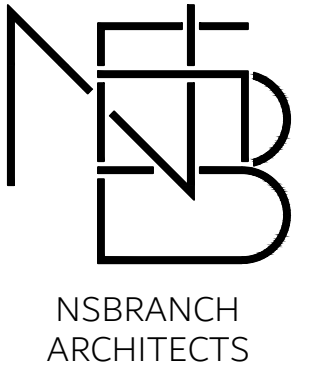
1 LANDSCAPE PLAN

SCALE:



LANDSCAPE DATA TABLE		
PROPERTY LEGAL DESCRIPTION	202 W. CENTER ST ORIG TOWN DUNCANVILLE BLK 8 & PT BLK 7	
LOT AREA	3.35 ACRES - 145,749 SF	
LANDSCAPE AREA	1.64 ACRES - 71,651 SF	
LANDSCAPING	2 CREPE MYRTLE	8" CALIPER
	7 SOUTHERN LIVE OAK	30" CALIPER
	1 CHINESE PISTACHIO	5" CALIPER
	11 MONKEY GRASS	
	30 GRASES AUTO MENTAL	
	14 RED YACCAS	
	28 BUFORD HOLLY	
	14 FEATHER REED GRASS	
	1 YAUPON HOLLY	
	1 BUR OAK	9" CALIPER

ZONE-2025-00003	
DEVELOPMENT INFO	
NAME OF PROPOSED DEVELOPMENT	OLD RAIL EVENT CENTER
PROPERTY LEGAL DESCRIPTION	202 W. CENTER ST ORIG TOWN DUNCANVILLE BLK 8 & PT BLK 7 OWNER: NEI DEVELOPMENT LLC
LOT AREA	3.35 ACRES - 145,749 SF



1920 MCKINNEY AVE STE 700
DALLAS, TX 75201
WWW.NSBRANCH.COM
FIRM REG. NO. BR-3247

FOR SUP APPLICATION

NEI DEVELOPMENT
202 W. CENTER ST.
DUNCANVILLE, TX 75116

PROJECT NO. 2024.311

REV	DESCRIPTION	DATE

ISSUE

SUP SUBMITTAL

ISSUE DATE

DECEMBER 18, 2025

LANDSCAPE PLAN

LA-1

Public Notice



Legend

- Roads
- 202 W. Center St.
- 200 ft. buffer
- Parcels within 200 ft. buffer

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree' Powell, City Planner
Date: January 7, 2025
RE: Specific Use Permit (SUP) Request| 710 Markwood Drive
ZONE-2025-00004
Applicant: Ruth Carlson| Applicant
Caroline Rosendall | Owner

REQUEST: The applicant is requesting a Specific Use Permit (SUP) to operate a Temporary Workforce Housing (TWH) property in a residential neighborhood.

LOCATION: 710 Markwood Drive, Duncanville, TX

EXISTING ZONING: Single Family Residential District 10 (SF-10)

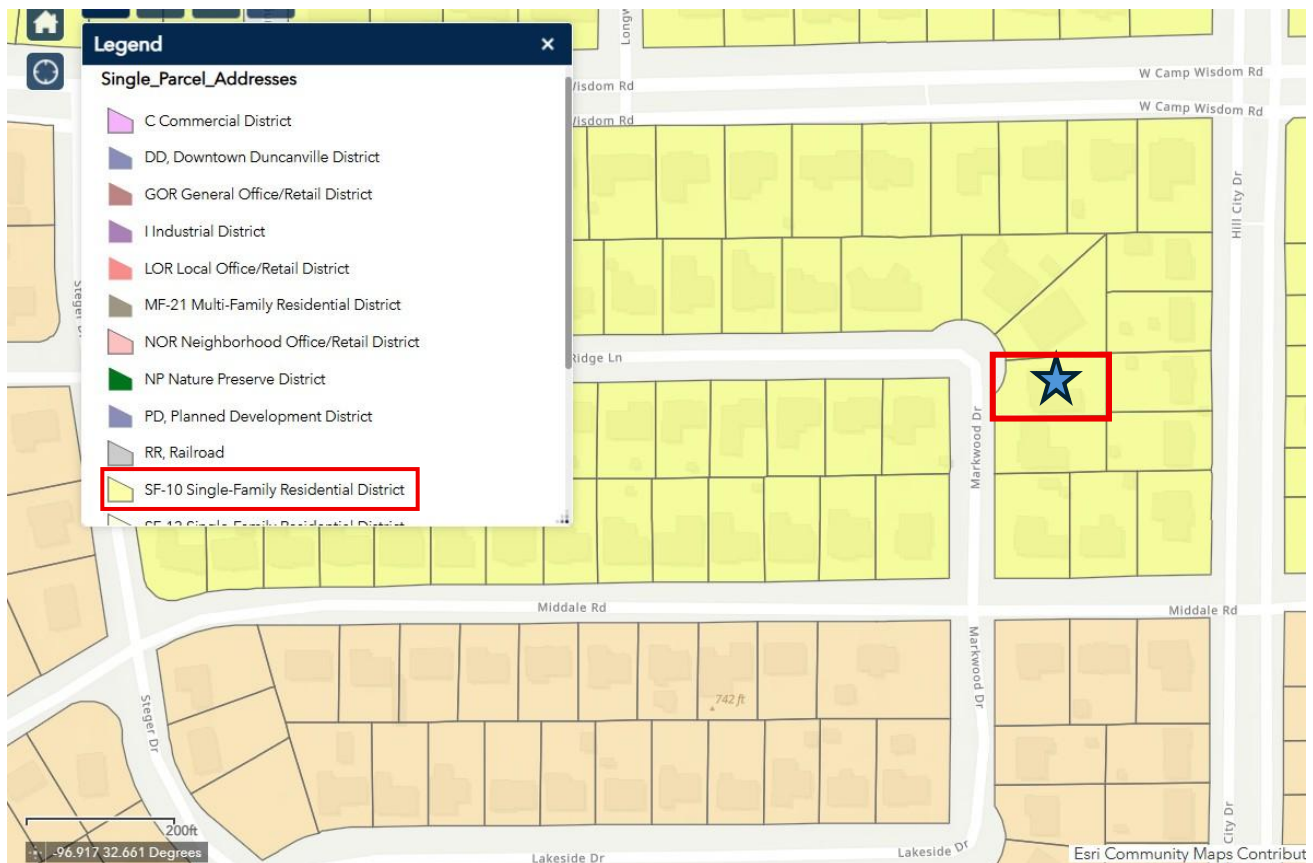
PROPOSED ZONING: Single Family Residential District 10 (SF-10) with a Specific Use Permit (SUP)

FUTURE LAND USE DESIGNATION: Traditional Neighborhood Residential District

PROJECT SUMMARY:

The applicant is requesting approval of a Specific Use Permit (SUP) to operate a Temporary Workforce Housing (TWH) at a home located in a residentially zoned neighborhood.

The primary purpose of the SUP is to review the site plan and operations of the Temporary Workforce Housing.



Subject Property ★

Figure 1. Zoning Map



203 E Wheatland Rd.
Duncanville, TX 75116
(972) 780-5000

ZONING DISTRICT DESCRIPTION:

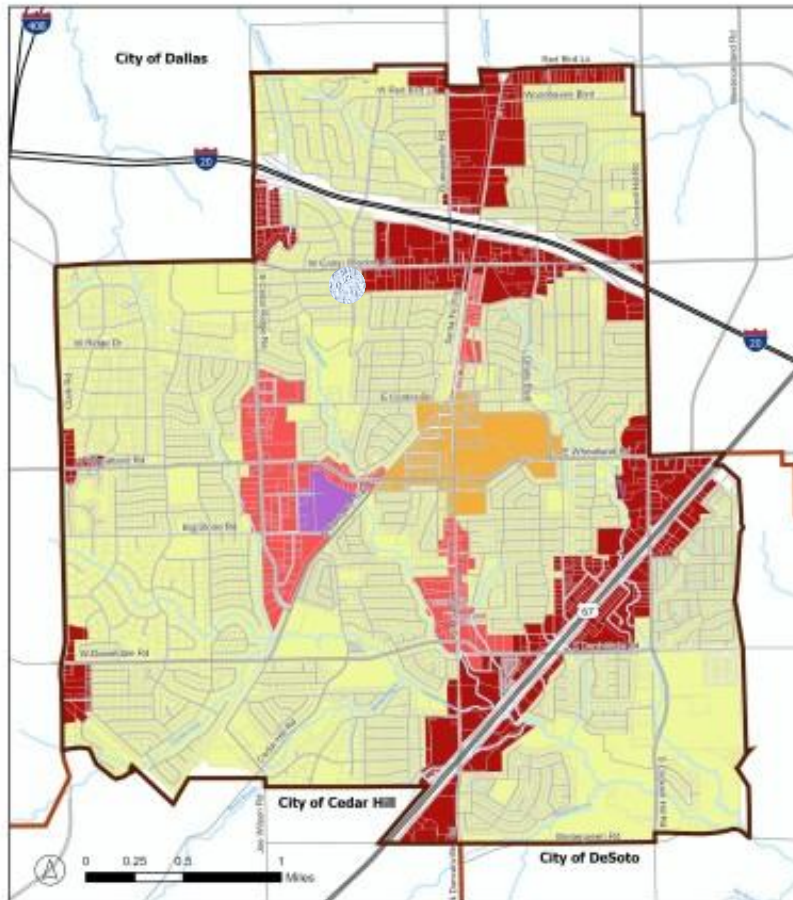
Single Family Residential District 10 (SF-10) is intended primarily for suburban style single-family dwellings and related recreational and educational facilities normally required to provide an orderly and attractive residential area. Civic institutions may be appropriate if compatible in size and operation with the surrounding residential areas.

This district is intended to be defined and protected from the encroachment of uses that are not appropriate to a residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.



Figure 2: Future Land Use Map

Future Land Use Map

TX Loc Govt Code § 213.005 (2024):
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Legend

- | | |
|--|--|
|  City of Duncanville |  Traditional Neighborhood Residential |
|  Municipal Boundaries |  Gateway Corridor |
|  Hydrography |  Main Street |
| |  Downtown |
| |  Industrial |

Subject Property 

Figure 2. Future Land Use Map

FUTURE LAND USE DESCRIPTION:

Traditional Neighborhood Residential District future development within this character area should reinforce community connectivity through neighborhood-scale infrastructure in residential areas in the City. Vibrant neighborhoods should offer a mixture of housing types and small-scale mixed-use neighborhood commercial areas coupled with green spaces and recreational amenities to promote social connectivity and community health.

Future development in these areas should be carefully considered to ensure they align with existing uses and add to the general character and vitality of the neighborhoods.

USE DEFINITIONS:

Article VII Section 7.02.B Accessory and Incidental Uses

Temporary Workforce Housing: a residential unit offered for rental to guests for residential purposes for a temporary work assignment/contract or to attend vocational or occupational training for a period of more than thirty (30) nights but less than six (6) months. Such rentals may include a shared room, a single room, or the entire dwelling unit. These uses are conducted by the homeowner or tenant, not by a hotel or other business.

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** Single Family Residential 10 (SF-10)
 - Single family residential subdivision, Irwin Keasler Development Red Bird No. 4
- **EAST:** Single Family Residential 10 (SF-10)
 - Single family residential subdivision, Irwin Keasler Development Red Bird No. 4
- **SOUTH:** Single Family Residential 10 (SF-10)
 - Single family residential subdivision, Irwin Keasler Development Red Bird No. 4
- **WEST:** Single Family Residential 10 (SF-10)
 - Single family residential subdivision, Irwin Keasler Development Red Bird No. 4

STAFF REVIEW:

The Specific Use Permit (SUP) request is to allow for the operation of Temporary Workforce Housing (TWH) in a residential zoning district. The land use chart states that the TWH use requires an SUP in all single family residential zoning districts. Currently, the applicant operate and owns three (3) other TWH properties in the City of Duncanville. These properties are located at: 103 South Capri Drive, 822 Sherrill Boulevard, and 360 Linklea Drive. All of these properties are in single family residential zoning districts and have been approved for separate SUPs in 2024. The previously approved SUPs were all set with a ten (10) year renewal timeframe.

By City definition, any TWH properties can only be rented out by a landlord or homeowner of the subject property. Based on staff findings, the home's operation plans to have five (5) people that can stay up to six (6) months or as little as 30 days based on their work arrangement/assignment. There are five (5) parking spaces available on-site; two in the garage and three spaces on the concrete slab. Due to the nature of the property being temporary, tenants have the option to leave or renew their lease to align with their work arrangement.

These properties are regulated and inspected by the City's rental inspector for compliance on an annual or semi-annual basis. The inspection cycle is determined by the Permitting and Inspections department. Additionally, these properties are required to participate in the City's rental registration program and pay any related fees.

SITE PLAN:

The site plan submitted by the applicant specifically addresses the proposed use of the home as a Temporary Workforce Housing (TWH) site. The site plan illustrates how the proposed use will operate on-site within the context of the neighborhood.

KEY FEATURES OF AN SUP:

a. The proposed use is consistent and compatible with the adjacent land use and zoning.

The proposed use is consistent and compatible with the adjacent land uses and zoning. Staff concludes that the proposed use of Temporary Workforce Housing (TWH) does not conflict with the surrounding land uses or the character of the neighborhood. The requested SUP is the minimum mechanism necessary to authorize the proposed uses under current zoning regulations.

b. The proposed use is consistent with the architecture and characteristics of the adjacent properties.

Staff finds that the proposed use meets the architectural characteristics and elements of the adjacent properties.

- c. The proposed use may promote innovative use of modern development concepts, without having an adverse impact on adjacent properties.**

Staff finds that the proposed use follows the development standards set forth in the City of Duncanville Zoning Ordinance and does not foresee an adverse impact on adjacent properties.

- d. The proposed use is consistent with the goals and objectives of the City.**

The proposed use is consistent with the goals and objectives of the City of Duncanville.

- e. The proposed use is an enhancement or improvement beyond the minimum standards set forth by the Zoning Ordinance.**

Staff finds that the proposed use meets the minimum standards set forth by the zoning ordinance.

- f. The proposed use will not be detrimental to the general health, safety, and welfare of the community.**

The proposed use should not be detrimental to the general health, safety, and welfare of the community.

- g. The proposed use would stabilize and improve property values within the City.**

Staff cannot prove or disprove that the proposed use would stabilize and improve property values within the City.

- h. The proposed use would protect and enhance the City's attractiveness to residents, businesses, tourists, and visitors.**

Staff cannot speak to how the proposed use would protect and enhance the City's attractiveness to residents, businesses, tourists, and visitors.

- i. The proposed use would strengthen and help diversify the economy of the City.**



203 E Wheatland Rd.
Duncanville, TX 75116
(972) 780-5000

Staff cannot speak to how the proposed use would strengthen and help diversify the economy of the City.

PUBLIC INPUT:

Staff mailed out 20 notices. At the time of preparation of this report staff has not received any letters in support or opposition to the proposed SUP request.

STAFF RECOMMENDATION:

Approve. Staff recommends approval of the SUP to expire in five (5) years from the City Council approval date.

FIGURES:

Figure 1: Zoning Map

Figure 2: Future Land Use Map

ATTACHMENTS:

Attachment 1: Temporary Workforce Housing Ordinance No. 2487

Attachment 2: Floor Plan

Attachment 3: Site Plan

Attachment 4: Map of properties within 200 ft.

ORDINANCE NO. 2487

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, BY AMENDING THE CODE OF ORDINANCES BY AMENDING APPENDIX A, ARTICLE III, SECTION 3.03, RESIDENTIAL USES, ACCESSORY AND INCIDENTAL USES TO ADD THE LAND USE TEMPORARY WORKFORCE HOUSING; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and City Council of the City of Duncanville, in compliance with state laws with reference to amending the Code of Ordinances by amending Appendix A, Comprehensive Zoning Ordinance, by adopting an amendment to Article III, Section 3.03, Recreational and Entertainment Uses, to add the land use Workforce Housing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, THAT:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Duncanville, Texas, as heretofore amended, by amending the Code of Ordinances, Appendix A, Article III, Section 3.03, Recreational and Entertainment Uses is hereby amended by adding the land use Workforce Housing to hereinafter read as follows:

“Appendix A, Zoning Ordinance

Article III – Land Uses

Sec. 3.03. Permitted Use Chart

Land Use	SF-43	SF-13	SF-10	SF-7	TF-7	MF14	MF21	Add'l Regs. #
.....									
Residential Uses									
.....									
Accessory and Incidental Uses									
Short-Term Rental	o	o	o	o	o	o	o		
.....									
Temporary Workforce Housing	o	o	o	o					3.04.B8A

Wind Energy Turbine”	○	○	○	○	○	○	○		
----------------------------------	---	---	---	---	---	---	---	--	--

SECTION 2. That the City Council of the City of Duncanville, Texas hereby approves and amends the Code of Ordinances, Appendix A – Zoning Ordinance, Article VII ‘Definitions’, Section 7.02. ‘Land use terms’ by adding subsection H, to hereinafter read as follows:

“Appendix A – ZONING ORDINANCE

Article I. General Provisions

.....

Article VII. – Definitions

Sec. 7.01. – General

Sec. 7.02. – Land Use Terms.

The following terms are the land use types that correspond to Section 3.03. Permitted Use Chart.

A. Residential uses
.....

B. Accessory and Incidental Uses.

Temporary Workforce Housing, a residential unit offered for rental to guests for residential purposes for a temporary work assignment/contract or to attend vocational or occupational training for a period of more than thirty (30) nights but less than six (6) months. Such rentals may include a shared room, a single room, or the entire dwelling unit. These uses are conducted by the homeowner or tenant, not by a hotel or other business.

SECTION 3. That said accessory use shall be used, developed, and maintained only in the manner and for the purposes provided for this Ordinance, Comprehensive Zoning Ordinance of the City of Duncanville, as heretofore amended, and in conformance with this Ordinance.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That all provisions of the Ordinance of the City of Duncanville in conflict with provisions of this Ordinance be, and same are hereby repealed, and all other provisions of the ordinances of the City of Duncanville not in conflict with the provisions of this Ordinance shall remain in full force and effect.

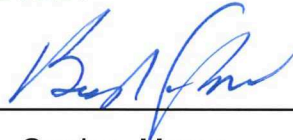
SECTION 6. That the above-described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Duncanville, as amended herein by the granting of this planned development.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Comprehensive Zoning Ordinance as amended hereby shall be deemed guilty of a misdemeanor, and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance, and upon conviction shall be punished by fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance, as the law in such cases provides.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Duncanville, Texas, on the 1st day of August, 2023.

APPROVED:



Barry L. Gordon, Mayor

ATTEST:

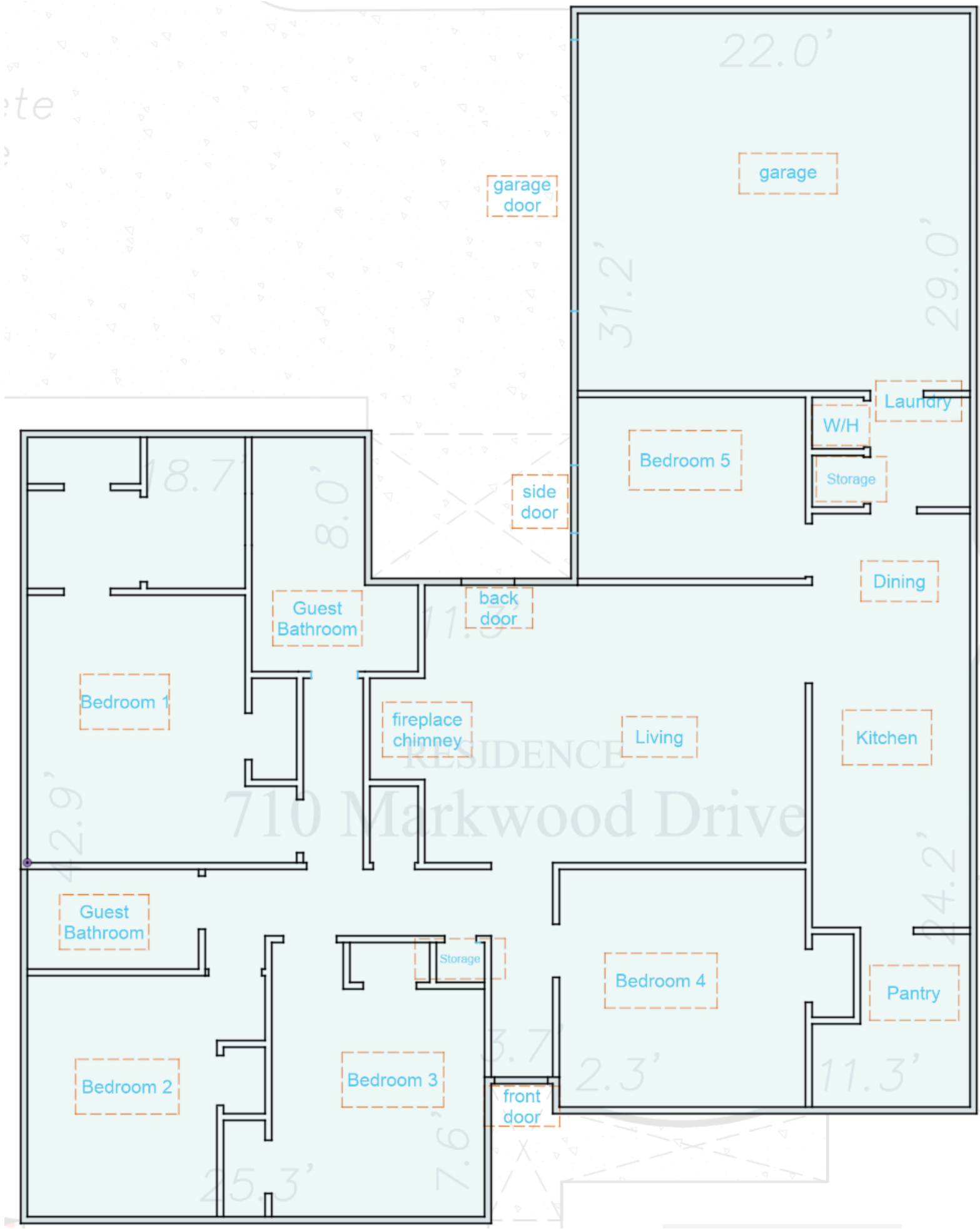


Kristin Downs, Interim City Secretary

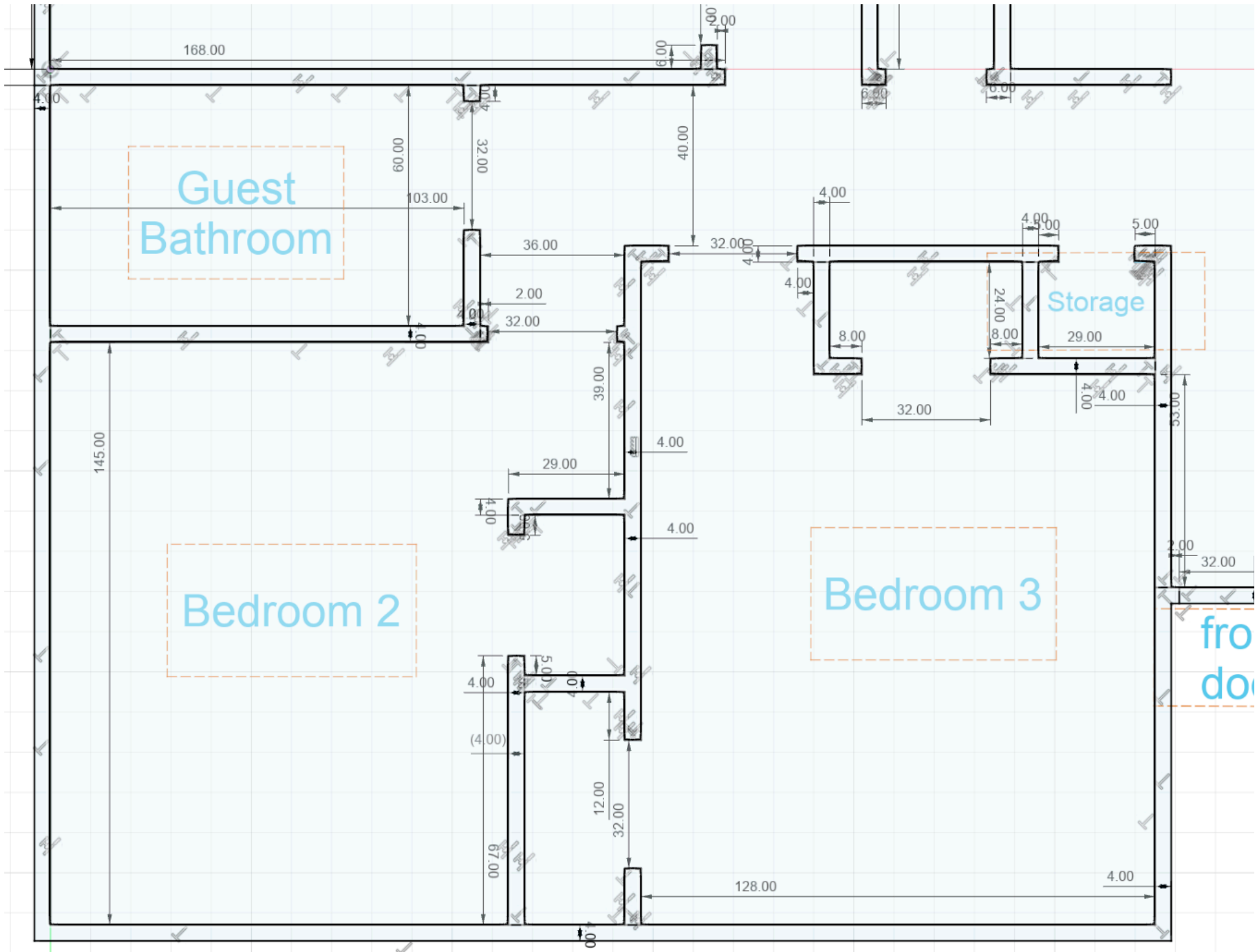
APPROVED AS TO FORM:



Robert E. Hager, City Attorney



RESIDENCE
710 Markwood Drive



garage door

garage

227.00

Bedroom

W/H

Laundry

6.00

32.00

6.00

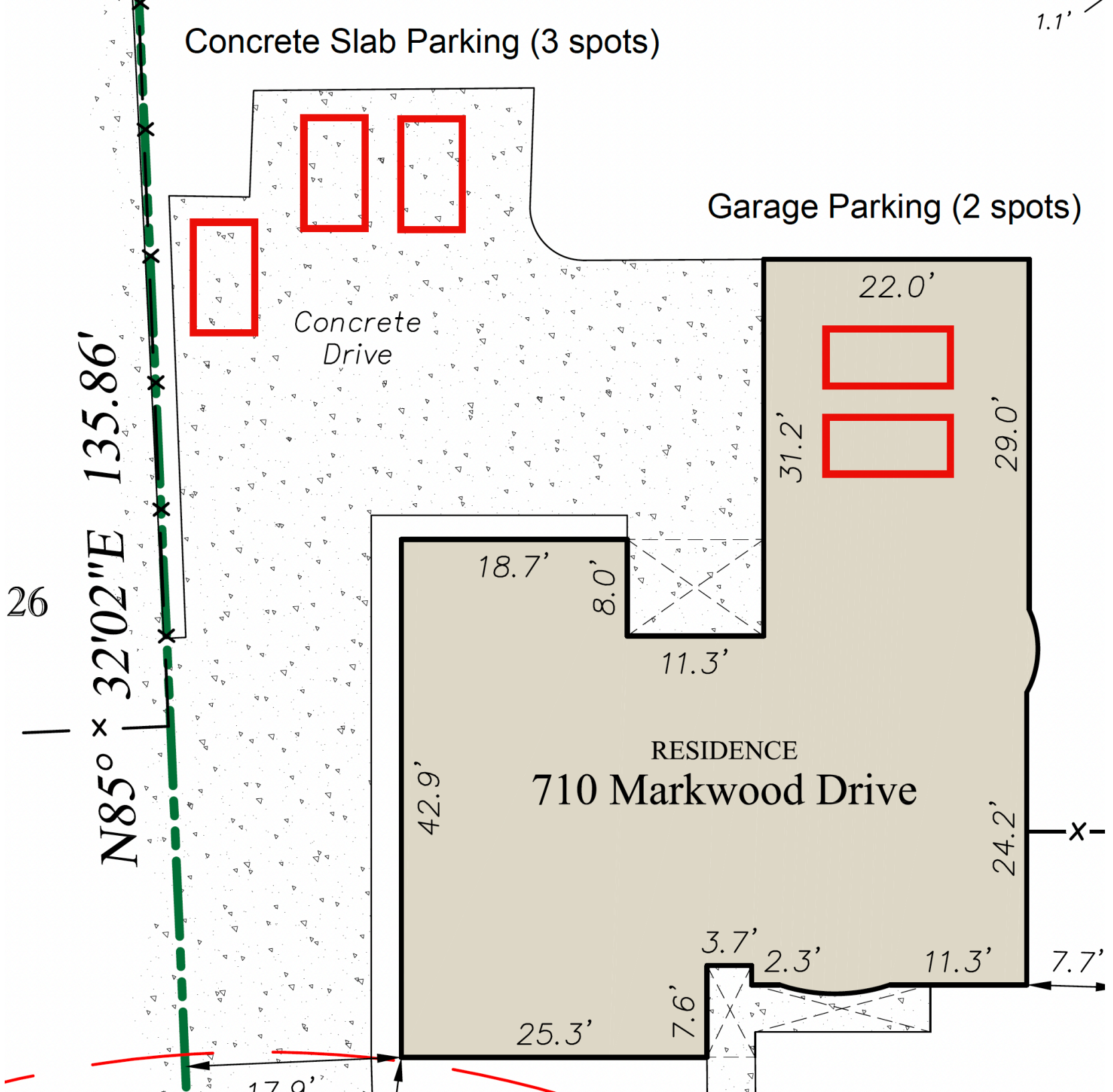
28.00

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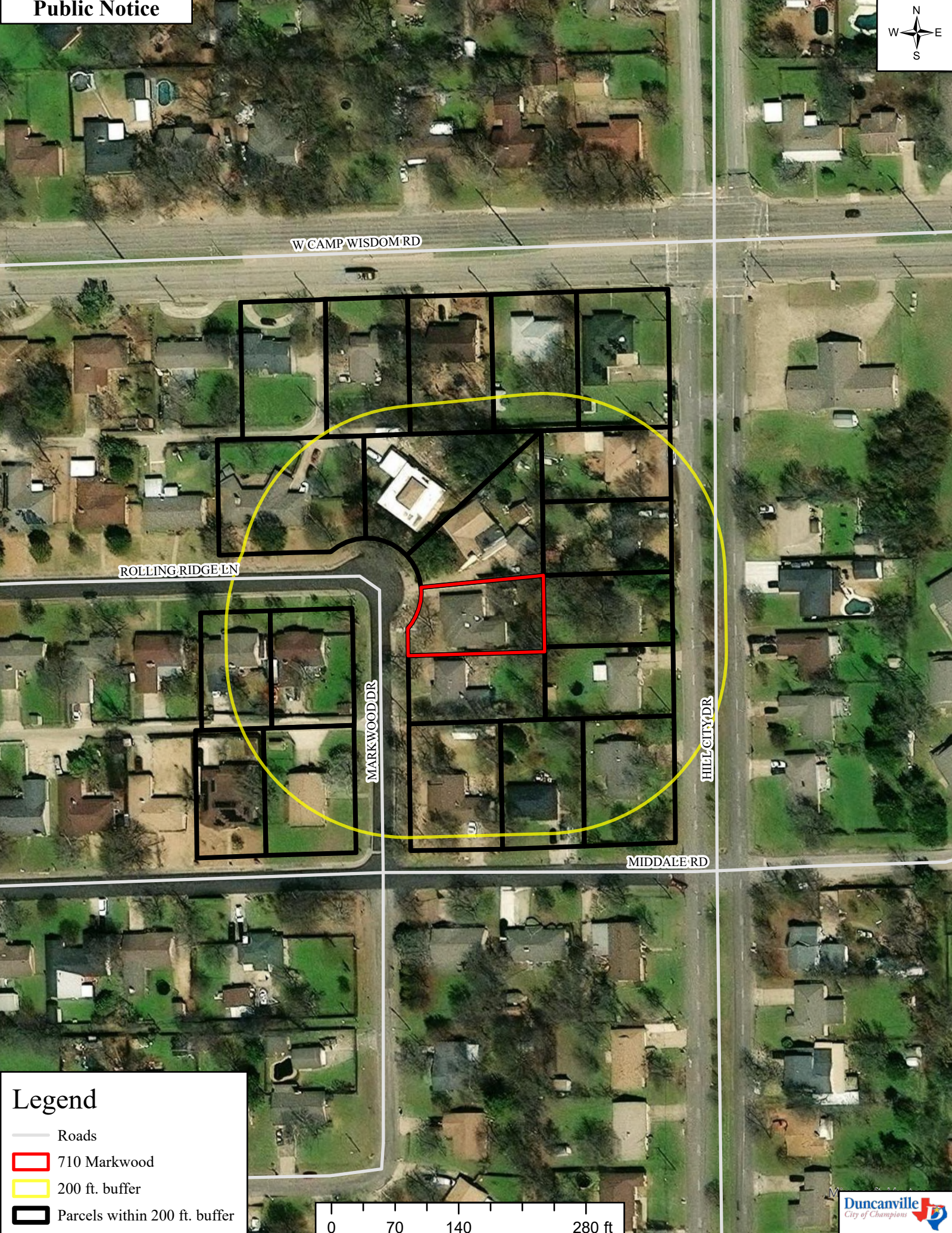
6.00

0.00





Public Notice



Legend

- Roads
- 710 Markwood
- 200 ft. buffer
- Parcels within 200 ft. buffer

