



**Duncanville Planning and Zoning Commission**  
**Regular Meeting Agenda**  
City Hall, Council Chambers  
203 E. Wheatland Road  
Duncanville, TX 75166

**Monday, February 9, 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](mailto: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**

**Planning and Zoning Commission Briefing**

- A. Discuss amending the comprehensive zoning ordinance by amending the Code of Ordinances by repealing, Chapter 2, "Administration". Article I, "In General", Section 2-2(a), "City Planning and Zoning Commission" in its entirety to add two (2) alternate Planning and Zoning Commission members.

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

- 1. Call to order and Confirm a Quorum**
- 2. Public Comment**

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. (day of the meeting)

Email [planningandzoning@duncanvilletx.gov](mailto:planningandzoning@duncanvilletx.gov)

Email title: Public Comment – day of the meeting

First and Last Name and address.

The Board Secretary will still set a five-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 January 12, 2026.

**4. Planning and Zoning Commission Action Items/Public Hearings**

- A. **PLAT-2025-00005:** Request from Monte Anderson (owner) to create a new lot to construct a residential structure on real property located at 402 E. Wheatland Road, **legally described as Lot 1, Block A & Abandoned Alley, Wheatland Plaza Shopping Center on 7.501 acres in the City of Duncanville, Dallas County, Texas.**
- B. **PLAT-2026-00006:** Request from Burns Surveying (applicant/agent) and Garry Bruner (owner) for a replat to divide the southern portion of the lot on real property located at 902 Fairlawn Drive, **legally described as Block A, E 54.1', Lot 9, Winona Gardens, City of Duncanville, Dallas County, Texas.**
- C. **PLAT-2026-00007:** Request from Burns Surveying (applicant/agent) and Centro Familiar Cristiano (owner) for a replat to include a portion of the lot at 902 Fairlawn Drive on real property located at 901 Westridge Drive, **legally described as Block A, Lot 1 on 7.767 acres, Centro Familiar Cristiano, City of Duncanville, Dallas County, Texas.**
- D. **ZONE-2025-00007:** Request from Yasmine Leal (applicant/owner) for a Specific Use Permit (SUP) to allow for Short-Term Rental (STR) in a residential neighborhood on real property located at 314 E. Center Street, **legally described as Block 1, Lot 3, Freeman Addition, on 0.262 acres, City of Duncanville, Dallas County, Texas.**
- E. **ZONE-2026-00008:** Request from DuWest Realty (Will Walters and Josie Trent) for a Specific Use Permit (SUP) to allow for a drive-thru as an accessory to a proposed daiquiri/restaurant business on real property located at 102 N. Cedar Ridge Drive, **legally described as Block A, Lot 1, Freeman Addition, on 0.0266 acres in the 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 outside the entrance to the City of Duncanville City Hall, next to the entryway doors, a place convenient and readily accessible to the general public, as well as to the City's website [www.duncanvilletx.gov](http://www.duncanvilletx.gov) and said Notice was posted **by** the following date and time: **Tuesday, February 3, 2026 by 7:30 P.M.** and remained posted for at least two hours after said meeting was convened.

**Desiree' Powell**  
City Planner

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
DUNCANVILLE COUNCIL CHAMBERS  
203 EAST WHEATLAND ROAD  
MONDAY, JANUARY 12, 2026, 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.**

Chair Davis called the meeting to order at 7:00 p.m.

**Item No. 2**

**Public Comment**

Chair Davis moved to open floor for public comments.

Action:

Motion: Chair Davis moved to close public comment period.

Second: Commissioner Salazar

**Vote – Roll Call:**

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

**Result: Motion to Approve passed 4–0.**

**Item No. 3**

**Agenda Item**

- A. Approval of minutes from Planning and Zoning Commission Meetings held on December 8, 2025.

Chair Davis moved to open the floor for approval of the minutes.

### Action

Motion: Vice Chair Wynne moved to approve the minutes from December 8, 2025, Planning and Zoning Commission meeting without corrections.

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.**

Chair Davis requested to begin with Item 4B.

### **Item No. 4**

**4B. 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.**

#### Staff Presentation:

Desiree' Powell presented a request for a Specific Use Permit (SUP) to allow Temporary Workforce Housing (TWH) in a Single-Family Residential District (SF-10). Staff explained that Temporary Workforce Housing (TWH) requires a Specific use Permit (SUP) in all single-family zoning districts. The applicant currently owns and operates three (3) other approved Temporary Workforce Housing (TWH) properties within the City of Duncanville; each approved with a ten (10) year expiration period. The proposed use would allow up to five (5) occupants with lease terms of up to six (6) months. Staff noted that the property must comply with the City's rental registration program, Ordinance No. 2487, and any conditions imposed by the Planning and Zoning Commission or City Council. Twenty (20) public notices were mailed, with zero (0) responses in support and zero (0) in opposition. Staff recommended approval with a ten (10) year expiration date.

#### Comments:

Commissioners asked questions regarding tracking of Temporary Workforce Housing (TWH) properties, neighborhood concentration, enforcement procedures, and the duration of prior Specific use Permit (SUP) approvals. Staff responded and confirmed that enforcement mechanisms are in place and that Specific use Permit (SUP) may be revoked if ongoing issues occur.

Motion: Chair Davis moved to open the public hearing.

#### Public Comments:

Ruth Carlson, 822 Sherrill Blvd, stated that she manages the property on behalf of her mother and has operated Temporary Workforce Housing properties for approximately two (2) years. She explained that tenants are screened, leases are enforced, and no significant issues have occurred at existing properties.

Chair Davis moved to close the public hearing.

Motion: Commissioner Salazar moved to close public hearing.

Second: Vice Chair Wynne

Vote – Roll Call:

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

Result: Motion passed 4–0.

Chair Davis moved to approve Item 4B with a ten-year expiration period beginning upon City Council approval.

Action:

Motion: Vice Chair Wynne moved to approve Item 4B with a ten-year expiration period beginning upon City Council approval.

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.**

**4A. 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.**

Staff Presentation:

Desireé Powell presented a request for a Specific Use Permit (SUP) to allow an event center, arts incubator, and four (4) permanent outdoor pickleball courts. The proposed event center is in an existing 4,000 sq. ft. building facing W. Center Street. Staff noted that the pickleball courts were constructed without permits, instead a hammerhead permit was obtained for a fire lane. The loading/unloading area is inadequate and cannot accommodate minimum width requirements. The proposed use does not fully align with the intent of the Downtown Duncanville zoning district or the city's comprehensive plan. A previous Specific Use Permit (SUP) for an event center at a nearby property (202 W. Center Street) was denied in 2022 due to public opposition. Specific Use Permit (SUP) evaluation considers compatibility with adjacent land uses, promotion of public welfare and safety, alignment with city goals, and impact on property values and community. Staff recommended denial due to these concerns.

Comments:

Chair Davis asked about staff's loading/unloading concerns and confirmed they were included in the agenda and prior site plan reviews.

Staff clarified that Specific Use Permit (SUP) approval requires full site plan compliance, building code compliance, and that must be resolved before a Certificate of Occupancy (CO) is issued.

Chair Davis inquired about alignment with the Downtown Master Plan; staff stated the event center generates activity but lacks commercial elements emphasized in the plan.

Commissioners discussed prior Specific Use Permit (SUP) denial, public opposition, and compatibility with surrounding residential areas.

Commissioners questions were raised regarding past unpermitted work and enforcement.

Staff confirmed citations and fines were issued, and all corrective actions are required before Certificate of Occupancy (CO) issuance.

#### Applicant Comments:

Tim Maiden, 202 W. Center Street, described plans for a mixed-use development including the event center, arts incubator, and future restaurant/coffee shop. Emphasized community engagement, prior town hall meeting attendance (approx. 40 residents), and compliance with city requirements. Clarified past unpermitted activities were unintentional and steps have been taken to address permits and Certificate of Occupancy (CO) requirements.

Chair Davis opened public hearing.

#### Public Comments:

1. Chris Contreras, 201 W. Center Street, Duncanville, TX, former property owner, expressed support for the project and applicant.
2. Dixie Shedrick, 1322 Hill City Dr, Duncanville, TX, spoke in favor, highlighting the need for outdoor pickleball courts in the community.
3. Mark Boyd, 1054 Brier Hill Circle, Duncanville, TX, spoke in favor, noting benefits for local recreation and downtown activity.
4. Richard Watkins, 327 Merribrook Trail, Duncanville, TX, spoke in favor, emphasizing the underserved pickleball community and potential economic impact.
5. Ralf Thompson, 660 Parkwood Cir, Duncanville, TX, spoke in favor, noting pedestrian activity and local spending benefits.
6. Sarah Koontz, 226 Creekwood Ct, Duncanville, TX, spoke in favor, highlighting family-friendly recreation and community wellness.
7. Mike Hoffmeyer, 926 Huntington Dr, Duncanville, TX, spoke in favor, noting the project will generate tax revenue and benefit downtown revitalization.

Chair Davis motioned to close public hearing.

Motion: Commissioner Salazar to close public hearing

Second: Vice Chair Wynne

#### Comments:

Commissioners clarified Site Plan concerns, including loading/unloading, dumpster location, and potential modifications.

Staff confirmed that minor adjustments would require full Specific Use Permit/Site Plan review to ensure compliance. Certificate of Occupancy (CO) must be issued and current issues addressed before use.

### Action

Motion: Chair Davis requested a motion to approve Item 4A for four years subject to issuance of Certificate of Occupancy.

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.**

### Adjournment

Motion to adjourn: Chair Davis

Second: Commissioner Salazar

Meeting adjourned at 8:25 p.m.



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

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# STAFF REPORT

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**To:** Planning and Zoning Commission  
**From:** Desiree' Powell, City Planner  
**Date:** February 4, 2026  
**RE:** Replat Request| 402 E. Wheatland Road  
PLAT-2025-00005  
**Applicant:** Monte Anderson| Applicant and Owner  
Kevin Shepherd| Representative

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**REQUEST:** The applicant is requesting to replat a portion of the existing lot to construct a residential structure.

**LOCATION:** 402 E. Wheatland Rd., Duncanville, TX

**EXISTING ZONING:** Planned Development 2535 (PD-2535)

**PROPOSED ZONING:** Planned Development 2535 (PD-2535)

**FUTURE LAND  
USE DESIGNATION:** Downtown District

**PROJECT SUMMARY:**

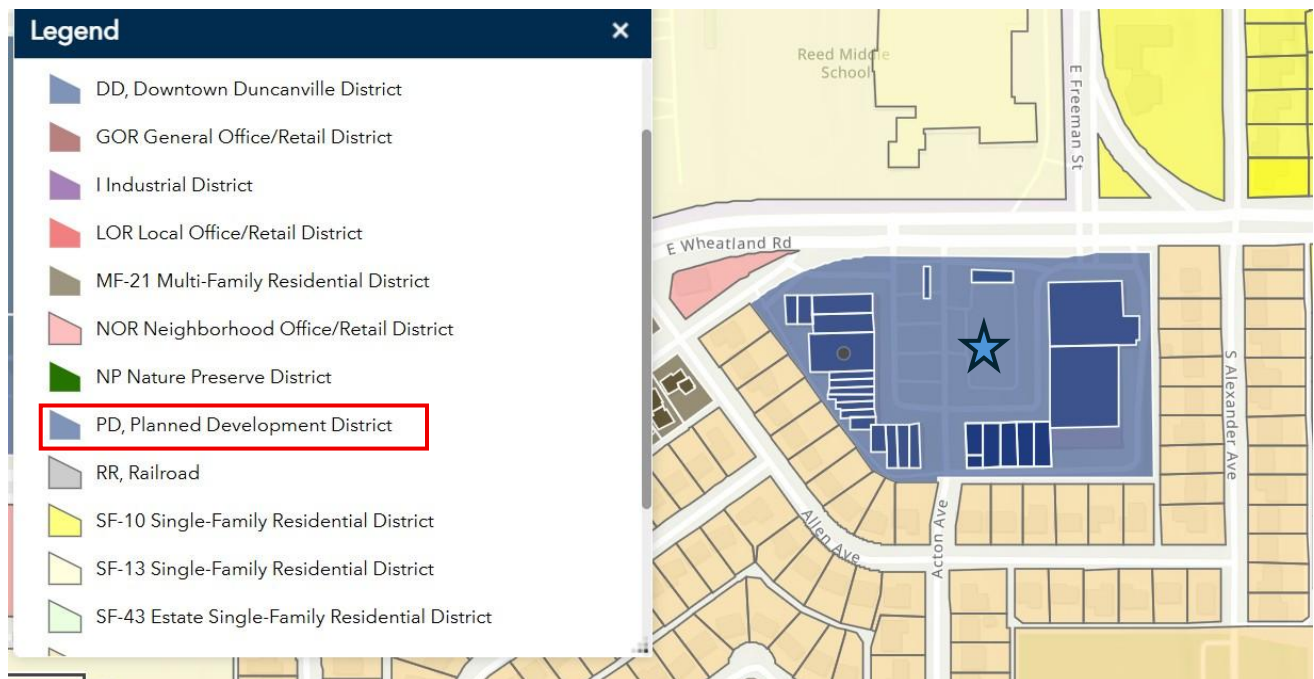
The applicant is requesting approval of a replat to divide a portion of the existing lot, Lot 1, to create a new lot, Lot 1R, for the construction of a new residential structure.

The primary use of the proposed new lot is residential which is an allowed use listed in PD-2535. The creation of two (2) lots from one (1) lot is the main purpose of the replat.

**DIMENSIONAL STANDARDS:**

The proposed replat does not meet the minimum dimensional standards as stated in the Planned Development 2535 (PD-2535). The property is zoned Planned Development 2535 (PD-2535) which states the required setbacks as follows.

- A 0–10 foot minimum building setback in place of the required minimum 25-foot setback.
- A 15-foot minimum side setback in place of the required minimum 25-foot side setback.
- A 20-foot minimum rear setback in place of the required minimum 25-foot rear setback.



**Subject Property** ★



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

## Figure 1. Zoning Map

### ZONING DISTRICT DESCRIPTION:

The Planned Development (PD) district is intended to permit new or innovative concepts in land utilization not permitted by other zoning district in these regulations. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, the PD district procedures are established herein to ensure against misuse of increased flexibility.

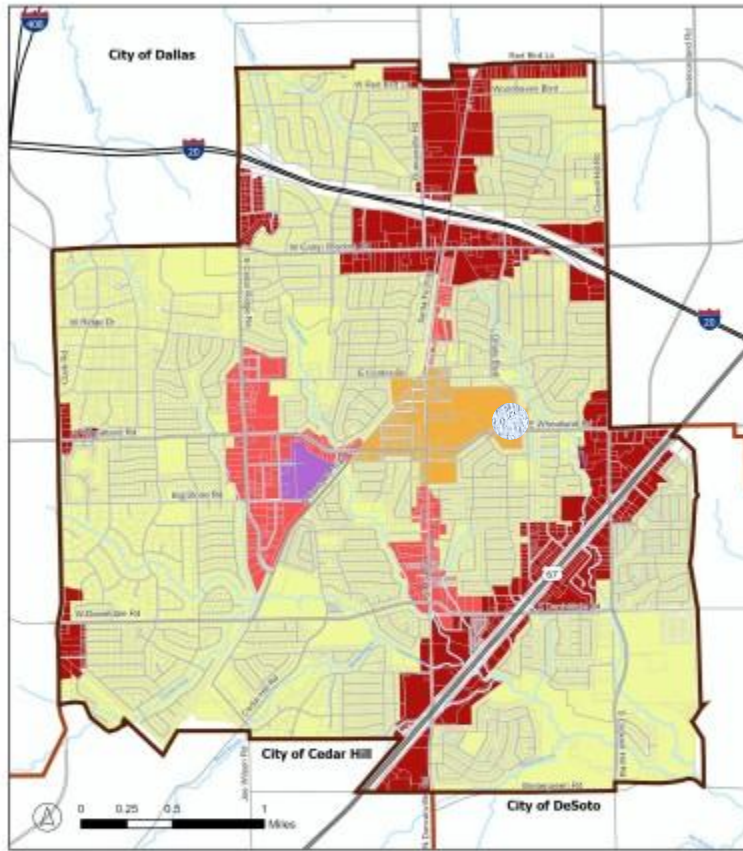
### FUTURE LAND USE DESCRIPTION:

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. Ensuring pedestrian and multimodal connectivity to the downtown, surrounding neighborhoods, and community amenities should be prioritized and encouraged.

»» **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**



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

### **SURROUNDING ZONING AND DEVELOPMENT:**

- **NORTH:** Single Family Residential 13 District (SF-13), Neighborhood Office/Retail District (NOR)
  - Reed Middle School
- **EAST:** Single Family Residential 7 District (SF-7)
  - Single family subdivision, Flame East Installment No. 1
- **SOUTH:** Single Family Residential 7 District (SF-7)
  - Single family subdivision, Flame East Installment No. 1
- **WEST:** Single Family Residential 7 District (SF-7)
  - Single family subdivision, Flame East Installment No. 1

### **PUBLIC INPUT:**

*Staff mailed out 52 notices. At the time of preparation of this report staff received three (3) responses opposing the proposed request.*

### **STAFF REVIEW:**

The proposed replat request does not meet the minimum setback requirements as stated in the Planned Development 2535 (PD-2535) therefore the creation of a new lot is not permitted.

### **STAFF RECOMMENDATION:**

Staff recommends **denial** of the replat as it does not meet the minimum setback requirements listed in Planned Development 2535 (PD-2535).

### **FIGURES:**

Figure 1: Zoning Map

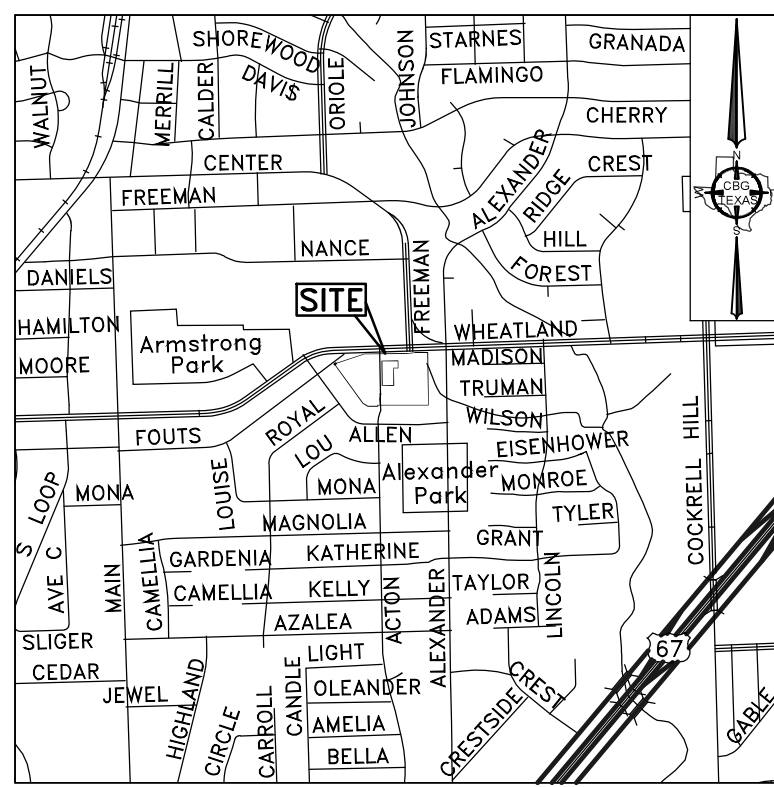
Figure 2: Future Land Use Map

### **ATTACHMENTS:**

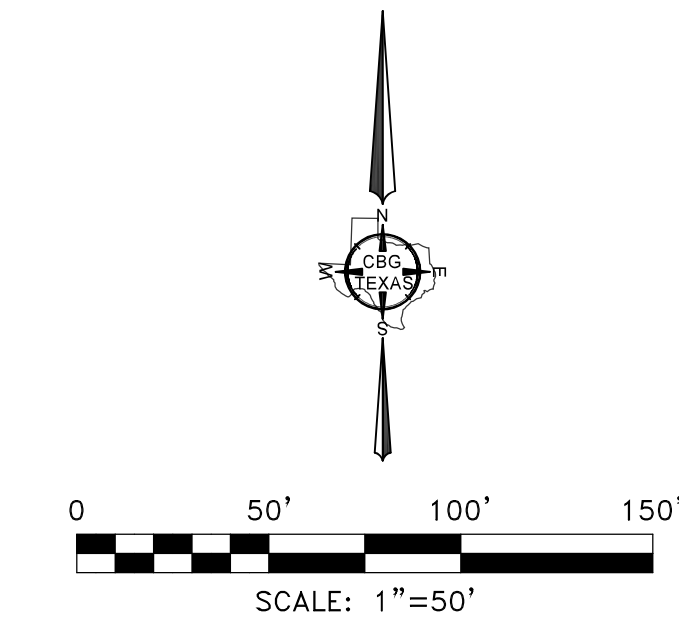
Attachment 1: Replat

Attachment 2: Planned Development (PD) Setback Requirements

Attachment 3: Map of properties within 200 ft,



VICINITY MAP  
(NOT TO SCALE)



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Wheatland Duncanville, LLC is the owner of a 7.501 acre tract of land situated in the Anderson Slayback Survey, Abstract Number 1299, Dallas County, Texas, and being Lot A, Block 1, of Wheatland Plaza Shopping Center Addition, an addition to the City of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in Volume 72063, Page 911, Map Records, Dallas County, Texas, and being all of tract 11A of an alley abandonment by the City of Duncanville Ordinance Number 1701, filed for record in Volume 2001041, Page 3022, Deed Records, Dallas County, Texas, same being a tract of land conveyed to Wheatland Duncanville, LLC, a Texas limited liability company, by deed recorded in Instrument Number 20220099708, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of Lot 10, Block C, Flame East Installation No. 1, an addition to the City of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in Volume 39, Page 153, Map Records, Dallas County, Texas, and lying on the Southeast right-of-way line of Fouts Avenue (60 foot right-of-way);

THENCE North 54 degrees 10 minutes 00 seconds East, along the Southeast right-of-way line of said Fouts Avenue, a distance of 10.00 feet to a 1/2 inch iron rod found for corner, and being the beginning of a tangent curve to the right, with a radius of 447.46 feet, a delta angle of 35 degrees 13 minutes 00 seconds, a chord bearing of North 71 degrees 46 minutes 30 seconds East, and a chord length of 270.72 feet;

THENCE along said curve to the right, along the Southeast right-of-way line of said Fouts Avenue, an arc length of 275.03 feet to a mag nail found for corner, said corner lying on the South right-of-way line of Wheatland Road (variable width right-of-way), from which a PK nail found bears, North 27 degrees 39 minutes 58 seconds West, a distance of 0.40 feet for witness;

THENCE along the South right-of-way line of said Wheatland Road, the following 3 courses and distances:

North 89 degrees 23 minutes 00 seconds East, a distance of 368.90 feet to a PK nail found for corner, and being the beginning of a tangent curve to the left, with a radius of 367.03 feet, a delta angle of 13 degrees 24 minutes 21 seconds, a chord bearing of North 82 degrees 40 minutes 50 seconds East, and a chord length of 85.68 feet;

Along said curve to the left, an arc length of 85.88 feet to a PK nail found for corner;

North 89 degrees 23 minutes 47 seconds East, a distance of 109.31 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the intersection of the South right-of-way line of said Wheatland Road and the West right-of-way line of a 15 foot alley;

THENCE South 00 degrees 52 minutes 00 seconds East, along the West right-of-way line of said 15 foot alley, a distance of 470.99 feet to a 1/2 inch iron rod found for corner, said corner being the intersection of the West right-of-way line of said 15 foot alley and the North right-of-way line of a 15 foot alley;

THENCE South 89 degrees 59 minutes 00 seconds West, along the North right-of-way line of said 15 foot alley, a distance of 451.81 feet to an "X" found in concrete for corner;

THENCE South 00 degrees 01 minutes 00 seconds East, a distance of 10.00 feet to an "X" found in concrete for corner, said corner being the Northeast corner of Lot 1, Block C, of said Flame East Installation No. 1;

THENCE South 89 degrees 59 minutes 00 seconds West, along the North line of said Lot 1, Block C, of Flame East Installation No. 1, a distance of 88.37 feet to an "X" found for corner, said corner being the Northwest corner of said Lot 1, Block C, of Flame East Installation No. 1 Addition, and being the Northeast corner of Lot 2, Block C, of said Flame East Installation No. 1;

THENCE North 58 degrees 49 minutes 45 seconds West, along the Northeast line of said Lot 2, Block C, of Flame East Installation No. 1, a distance of 51.68 feet to an "X" found in concrete for corner, said corner being the North corner of Lot 3, Block C, of said Flame East Installation No. 1 Addition, and being the East corner of Lot 4, Block C, of said Flame East Installation No. 1;

THENCE North 35 degrees 50 minutes 00 seconds West, along the Northeast line of said Lot 4, Block C, of Flame East Installation No. 1, a distance of 428.98 feet to the POINT OF BEGINNING and containing 326,752 square feet or 7.501 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Wheatland Duncanville, LLC, acting by and through his duly authorized agent, Tim Wright, does hereby adopt this plat, designating the herein described property as **WHEATLAND PLAZA ADDITION, LOT 1 AND LOT 1R, BLOCK 1**, an addition to the City of Duncanville, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Duncanville.

WITNESS, my hand at Duncanville, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Wheatland Duncanville, LLC (Owner)  
Monte Anderson (Agent)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Monte Anderson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Duncanville, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Wheatland Duncanville, LLC (Owner)  
Tim Wright (Agent)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Tim Wright, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connolly, a Registered Professional Land Surveyor in the state of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and the corner monuments shown thereon were properly placed, under my personal supervision in accordance with the subdivision regulations of the City of Duncanville, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**RELEASED FOR REVIEW 12/23/2025 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

**ZONING**

PD PLANNED DEVELOPMENT

SF-7 SINGLE FAMILY RESIDENTIAL  
FRONT SETBACK = 25'  
SIDE SETBACK = 5'  
REAR SETBACK = 10'

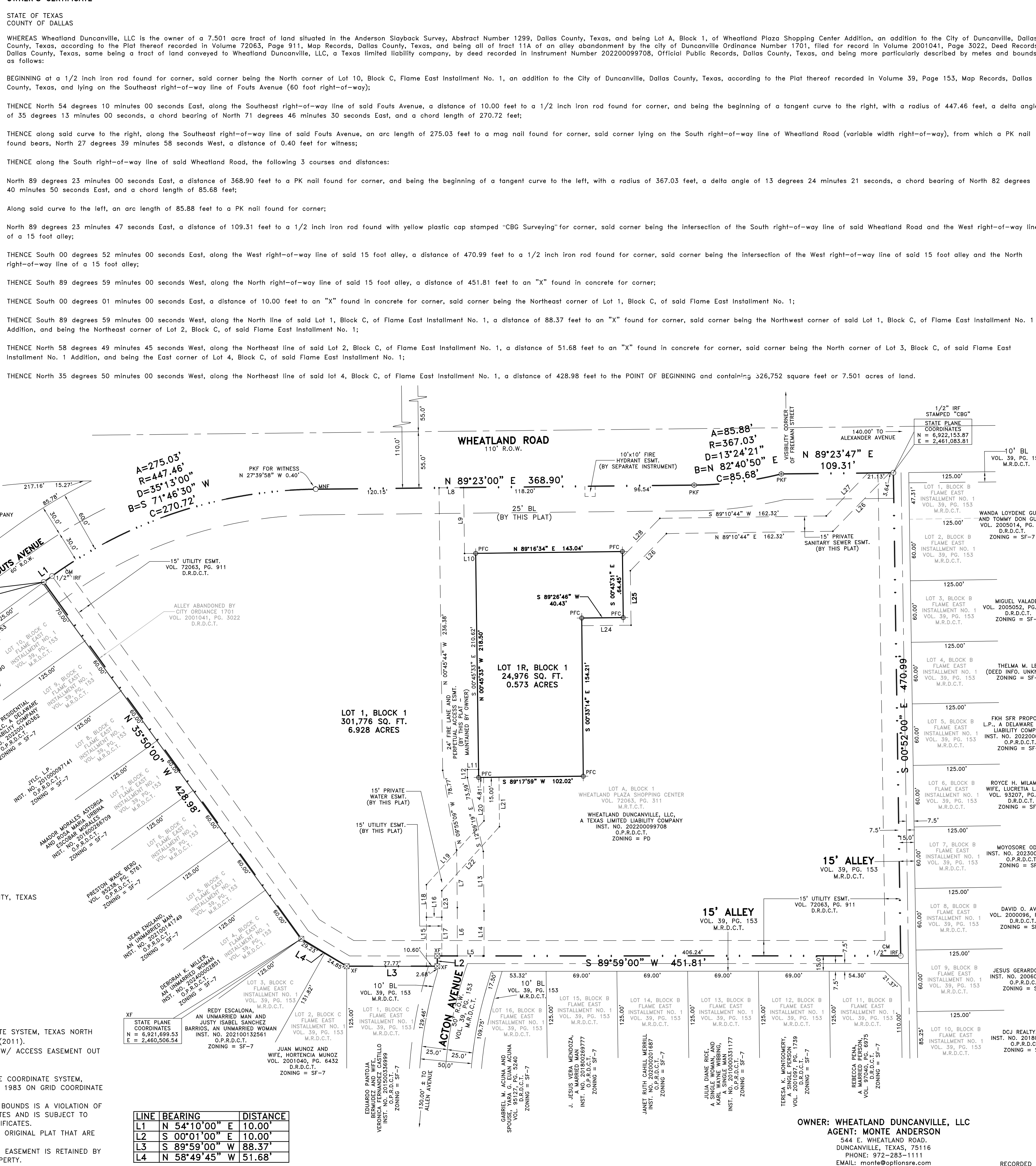
NOR NEIGHBORHOOD OFFICE/RETAIL  
FRONT SETBACK = 30'  
SIDE SETBACK = 10'  
REAR SETBACK = 25'

**LEGEND**

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. INSTRUMENT NUMBER  
VOL./PG. VOLUME, PAGE  
SQ. FT. SQUARE FEET  
CM CONTROLLING MONUMENT  
R.O.W. RIGHT-OF-WAY  
ESMT. EASEMENT  
BL BUILDING LINE  
IRF 1/2 INCH IRON ROD FOUND  
PKF PK NAIL FOUND  
MNF MAG NAIL FOUND  
XF "X" FOUND IN CONCRETE  
PFC POINT FOR CORNER

**GENERAL NOTES**

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS W/ ACCESS EASEMENT OUT OF 1 PLATTED LOT.
- LAND USE: RESIDENTIAL
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.
- THERE ARE BUILDING LINES OR EASEMENTS SHOWN ON ORIGINAL PLAT THAT ARE NOT DIMENSIONED OR LABELED.
- THE MAINTENANCE OF THE OF THE PERPETUAL ACCESS EASEMENT IS RETAINED BY THE OWNER OF THE WHEATLAND PLAZA ADDITION PROPERTY.



**24' FIRE LANE AND PERPETUAL ACCESS ESMT. LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L5   | S 89°59'00" W | 26.04'   |
| L6   | N 00°01'00" W | 47.11'   |
| L7   | N 00°43'36" W | 56.26'   |
| L8   | S 89°23'00" E | 24.02'   |
| L9   | S 00°47'12" E | 64.26'   |
| L10  | N 89°16'34" W | 10.87'   |
| L11  | S 89°16'34" W | 11.00'   |
| L12  | S 00°43'26" E | 7.86'    |
| L13  | S 00°43'36" E | 58.15'   |
| L14  | S 00°01'00" E | 43.78'   |

**15' PRIVATE SANITARY SEWER ESMT. LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L24  | N 89°22'23" E | 48.01'   |
| L25  | N 00°46'48" E | 53.07'   |
| L26  | N 44°10'44" W | 50.47'   |
| L27  | S 44°10'44" W | 79.46'   |
| L28  | S 44°10'44" W | 58.36'   |
| L29  | S 44°10'44" W | 52.26'   |

**15' PRIVATE WATER ESMT. LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L18  | N 00°01'00" W | 31.71'   |
| L19  | N 42°03'36" E | 83.84'   |
| L20  | N 00°33'14" W | 42.36'   |
| L21  | S 00°33'14" E | 48.25'   |
| L22  | S 42°03'36" E | 83.92'   |
| L23  | S 00°01'00" E | 25.94'   |

**15' UTILITY ESMT. LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L15  | N 00°01'00" W | 47.74'   |
| L16  | N 89°58'17" E | 15.00'   |
| L17  | S 00°01'00" E | 37.74'   |

**REPLAT  
WHEATLAND PLAZA ADDITION  
LOT 1 AND LOT 1R, BLOCK 1**  
326,752 SQ. FT. / 7.501 ACRES  
BEING A REPLAT OF LOT A, BLOCK 1,  
OF WHEATLAND PLAZA SHOPPING CENTER ADDITION  
ANDERSON SLAYBACK SURVEY, ABSTRACT NO. 1299  
CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS  
CASE NO. PLAT-2025-00005

**PLANNING & SURVEYING**  
Main Office  
1413 East I-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.349.2216  
www.cbgtllc.com

**CBG**  
SURVEYING TEXAS LLC  
PROFESSIONAL LAND SURVEYORS

OWNER: WHEATLAND DUNCANVILLE, LLC  
AGENT: MONTE ANDERSON  
544 E. WHEATLAND ROAD,  
DUNCANVILLE, TEXAS, 75116  
PHONE: 972-283-1111  
EMAIL: monte@optionsre.com

RECORDED IN VOL. \_\_\_\_\_, PG. \_\_\_\_\_ - D.R.D.C.T.  
SCALE: 1"=50' / DATE: 12-23-2025 / JOB NO. 2210760-03 / DRAWN BY: CAJ

- (8) Auto Dealership (Inside Only): The display for sale of more than two motor vehicles or any type of trailer in an enclosed environment, and where repair or body work is incidental to the operation of the new or used vehicle sales. Motor vehicles sales includes motor vehicle retail or wholesale sales. Outside storage of motor vehicles for sale does not exist. Limited to 5,000 square feet and one use in the PD area.
- F. A 0 – 10-foot building setback shall be allowed in place of the required 25-foot side setback.
- G. A 15-foot minimum side setback shall be allowed in place of the required 25-foot side setback.
- H. A 20-foot minimum rear setback shall be allowed in place of the required 25-foot rear setback.
- I. The minimum/maximum rules dictating lot size shall be removed for any future subdivision within the district.
- J. A maximum height of two (2) stories will be allowed within 25 feet of single-family residential structures.
- K. Subareas, as shown in Exhibit “C”, will dictate the height of buildings within the “property” as follows: a maximum height of one story in Subarea 1; a maximum height of three stories within Subarea 2 with an additional fourth floor allowed for roof access structures, roof terraces, and stairwells for up to 5% of the residential ground floor area; a maximum height of two stories in Subarea 3; and a maximum height of one story in Subarea 4.
- L. Up to 45% maximum lot coverage will be allowed to incorporate the proposed housing and new commercial development.
- M. The “property” will be exempt from building articulation requirements set forth in the Comprehensive Zoning Ordinance.
- N. Additional residential design standards shall include:
- (1) The ground floor level shall be a minimum of 10 feet tall in Subarea 2.
  - (2) Buildings in Subarea 2 shall have a minimum of 15% window glass on external facing facades.
  - (3) Buildings in Subarea 3 shall have a minimum of 10% window glass on external facing facades.
  - (4) Buildings in Subareas 2 and 3 should have an articulated porch, balcony, or significant entry feature along a total of 50% of the linear length of a façade, with said feature at any story contributing towards the percentage.

- O. Commercial design standards shall allow main entrances of building sites to be located on any side of the building provided they follow the aesthetic design requirements for front entrances including features such as signage, an overhang, appropriate lighting, and other security features.
- P. Collection of garbage, recycling and other waste will be allowed to take place outside of the rear of the building. The applicant proposes to designate waste collection zones. Waste collection zones will be approved by the City Planner. Such zones will follow current screening and buffering requirements.
- Q. Dumpsters behind existing buildings on the property will be exempt from screening requirements.
- R. All non-residential buildings over 1,000 square feet in ground area shall have a flat roof and a 3-foot parapet wall to screen rooftop equipment. All equipment must be set back 5 feet minimum from the exterior roof boundary.
- S. Permeable surfaces shall be allowed to be used in required parking space areas.
- T. Required parking shall be allowed to be blocked during approved community events, except parking in high traffic areas or emergency uses. During phases of new construction, temporary no parking signs will be posted 5 to 10 feet around the perimeter of the construction site. Fire lanes will remain clear at all times.
- U. The shared parking agreement establishes the ability to balance peak parking demand through a time-of-day shift (daytime, evening and overnight). Based on projection of expected tenants at the time of adoption, the number of required parking spaces allows a flexible mixture up to a threshold of 288 spaces (day/evening) before needing to revisit the shared parking plan. Certificate of Occupancies for individual suites can be issued through a simple update of the PD totals based on the designation of time-of-day peak use. All residential and hotel uses are assumed to be peak overnight uses and therefore do not functionally contribute to the peak daytime/evening total. The total number of parking spaces required is calculated per suite exactly to two decimal places and rounded up to the nearest whole number at the final total of the entire PD.
- V. As it relates to all uses specifically allowed in the PD, the shared parking agreement parking requirements between the owners and occupants of the uses set forth in this subsection shall be as follows: all medical, clinic

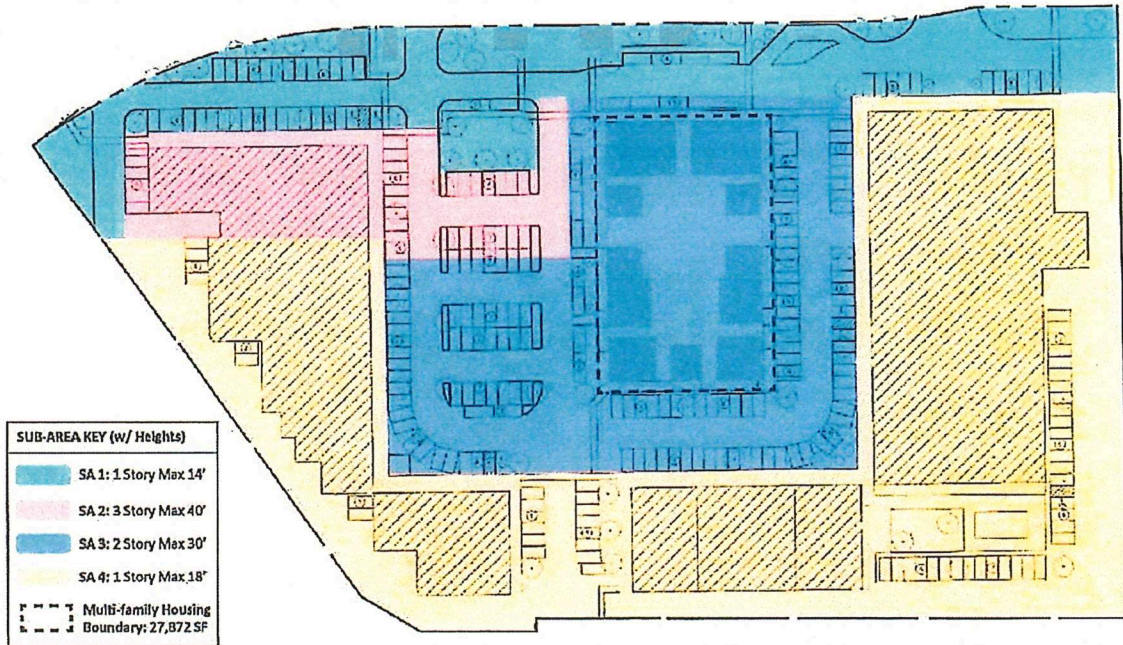


# EXHIBIT "C"

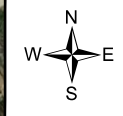
## Exhibit C

*(Updated to reflect 2 story nature of proposed housing throughout entire multi-family zone inside the dashed boundary)*

Exhibit 2: Sub Area Diagram

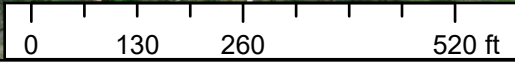


# Public Notice



## Legend

- Roads
- 402 E. Wheatland Rd.
- 200 ft. buffer
- Parcels within 200 ft. buffer



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# STAFF REPORT

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**To:** Planning and Zoning Commission  
**From:** Desiree' Powell, City Planner  
**Date:** February 4, 2026  
**RE:** Replat Request| 902 Fairlawn Drive  
PLAT-2026-00007  
**Applicant:** Garry Bruner| Owner  
Burns Surveying| Representative

---

**REQUEST:** The applicant is requesting a replat of the subject property to divide a portion of the lot into an adjacent plotted lot.

**LOCATION:** 902 Fairlawn Drive, Duncanville, TX

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

**PROPOSED ZONING:** Single Family Residential 10 (SF-10)

**FUTURE LAND**

**USE DESIGNATION:** Traditional Neighborhood Residential

## PROJECT SUMMARY:

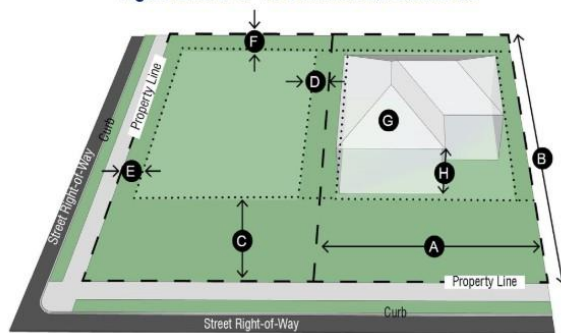
The applicant is requesting approval of a replat to split a portion of the lot (Lot 9R) to be replatted as part of a new lot to the east. This portion of the lot will be replatted as a new lot, Lot 9R, that will be combined into the property at 901 Westridge.

**DIMENSIONAL STANDARDS:**

The proposed portion of the property (Lot 9R) to be divided meets the minimum dimensional standards for the Single Family Residential 10 District (SF-10) stated in Section 2.03.C of the Zoning Ordinance. The property is zoned Single Family Residential 10 (SF-10) which Section 2.03.C, Figure 2.03.3, lists the development standards for single family dwelling structures.

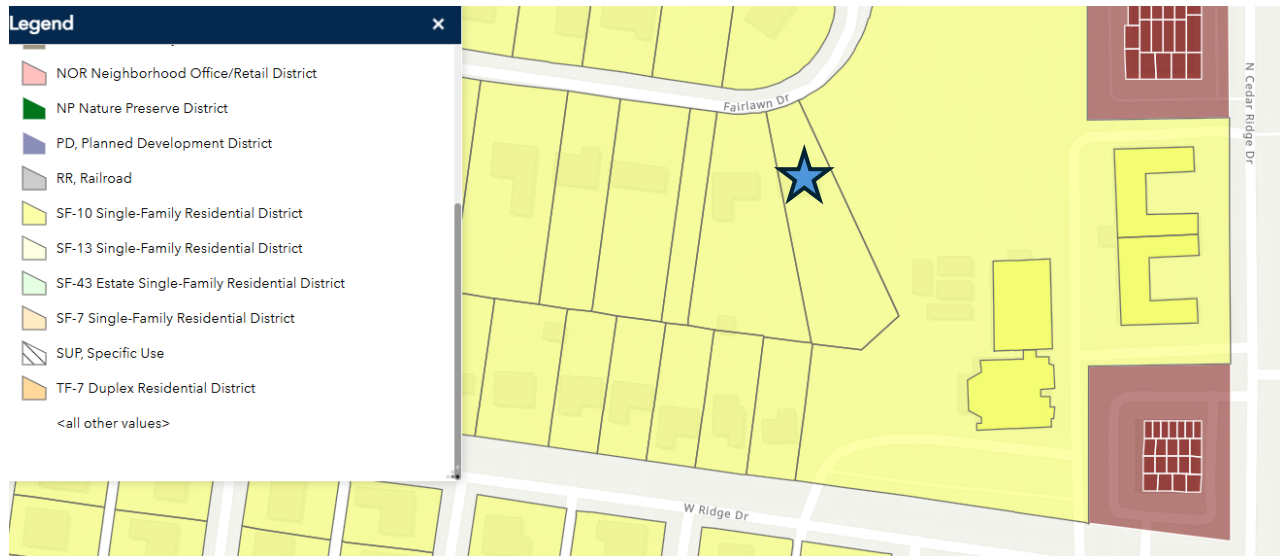
**Section 2.03.C Single-Family Residential (SF-10) Dimensional Standards**

Figure 2.03.3. SF-10 Dimensional Standards



|  |
|--|
| Section 4.07. Screening and Buffering Requirements |
| Section 4.08. Landscape Requirements               |

| Min. Lot Area | A              | B              | C                  | D                          | E                          | F                 | G                      | H           | Min. Living Area |
|---------------|----------------|----------------|--------------------|----------------------------|----------------------------|-------------------|------------------------|-------------|------------------|
|               | Min. Lot Width | Min. Lot Depth | Min. Front Setback | Min. Interior Side Setback | Min. Exterior Side Setback | Min. Rear Setback | Max. Building Coverage | Max. Height |                  |
| 10,000 SF     | 75'            | 100'           | 25'                | 7.5'                       | 10'                        | 10'               | 50%                    | 2½ stories  | 1,800 SF         |



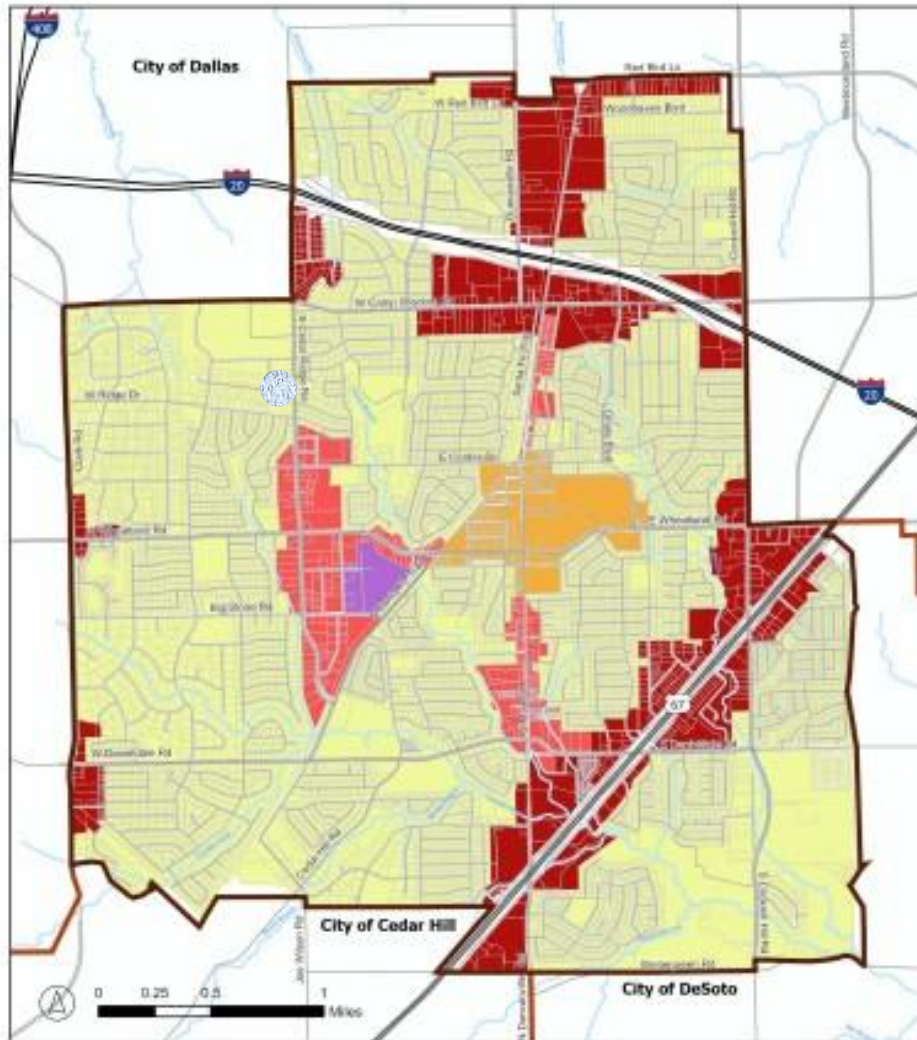
**Subject Property**   
**Figure 1. Zoning Map**

**ZONING DISTRICT DESCRIPTION:**

SF-10 Single Family Residential District 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.

»» **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** 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.

## **SURROUNDING ZONING AND DEVELOPMENT:**

- **NORTH:** Single Family Residential 10 (SF-10)
  - Single family subdivision, Winona Gardens
- **EAST:** Single Family Residential 10 (SF-10)
  - Church, Centro Familiar Cristiano
- **SOUTH:** Single Family Residential 10 (SF-10)
  - Single family subdivision, Winona Gardens
- **WEST:** Single Family Residential 10 (SF-10)
  - Single family subdivision, Winona Gardens

## **PUBLIC INPUT:**

*Staff mailed 9 notices. At the time of preparation of this report staff has not received any responses supporting or in opposition to the proposed replat.*

## **STAFF REVIEW:**

Based on the minimum lot requirements stated in Article 2, Section 2.03.C, Figure 2.03.3, the new lot, Lot 9B, meets the minimum standards. Although the lot is meets the minimum requirements due to it not having access it cannot be used or have a residential home built on it. This lot must be divided and recorded by replat first in order for it to be combined to another property by state law.

## **STAFF RECOMMENDATION:**

Staff recommends **approval** of the replat as presented with the note that the new lot, Lot 9R, cannot be used for residential purposes as a standalone lot.

## **FIGURES:**

Figure 1: Current Zoning Map



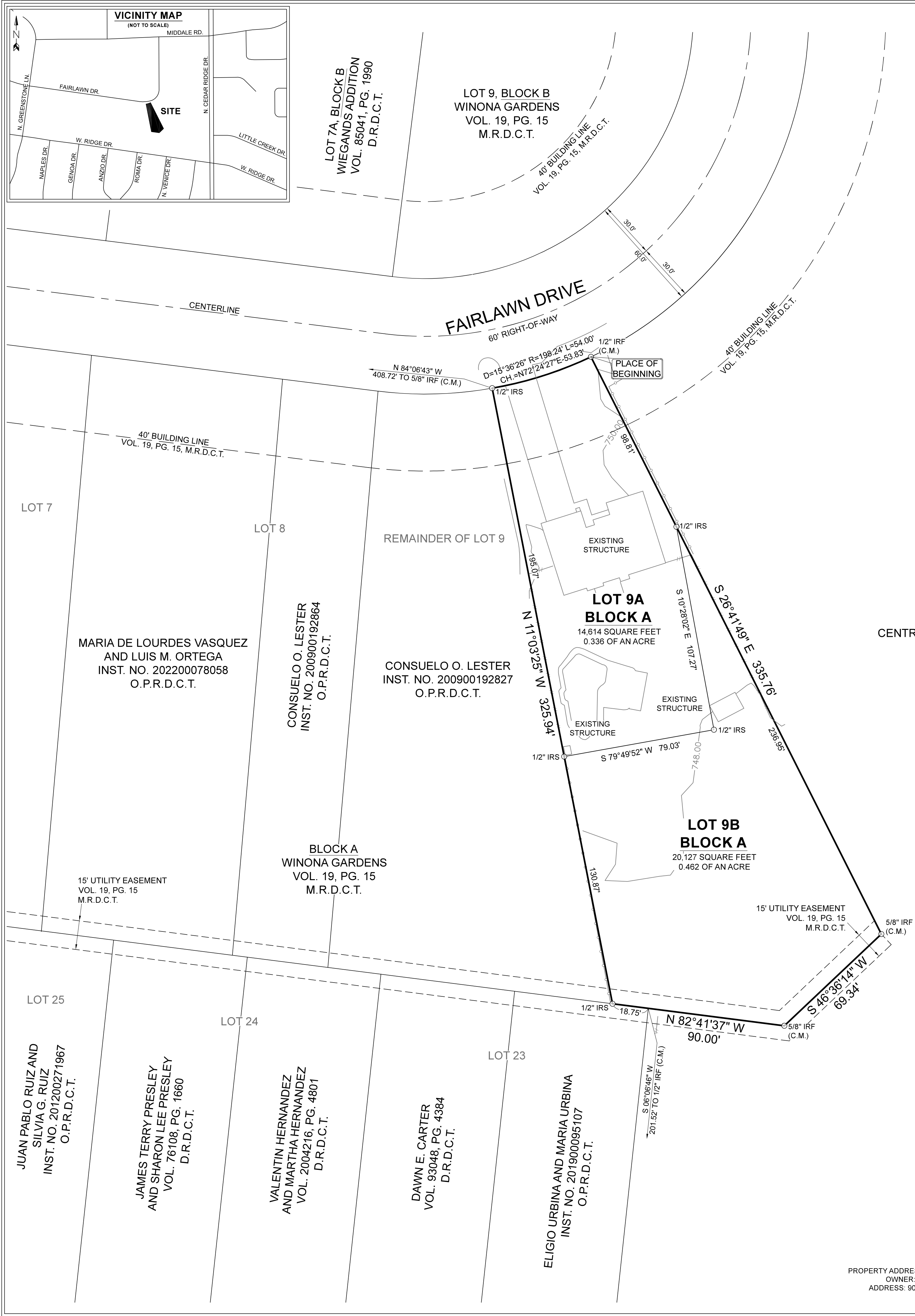
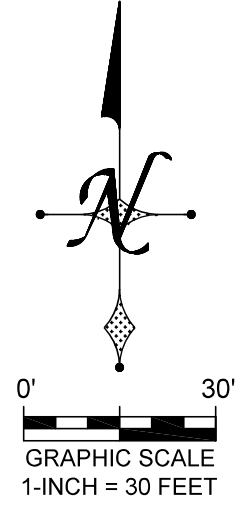
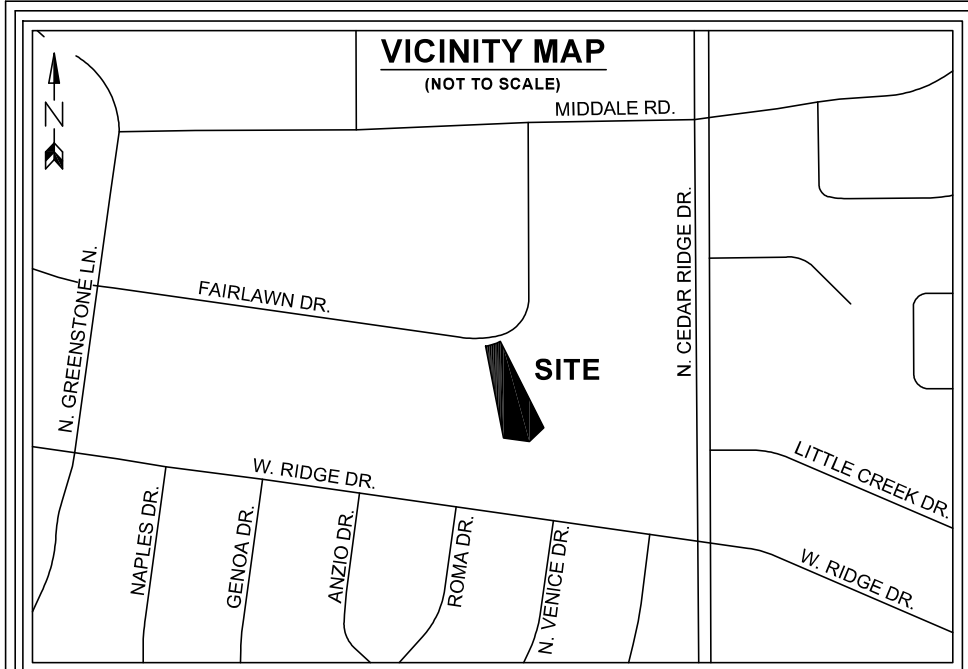
203 E Wheatland Rd.  
Duncanville, TX 75116  
(972) 780-5000

Figure 2: Future Land Use Map

**ATTACHMENTS:**

Attachment 1: Replat

Attachment 2 : Map of properties within 200 ft.



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS  
 WHEREAS, Gary D. Bruner and Zolean Bruner, are the sole owners of a tract of land situated in the A.P. CORNELIUS Survey, Abstract No. 302, and being a portion of Lot 9, Block A, of Winona Gardens, an addition to the City of Duncanville, Dallas County, Texas, according to the map or plat thereof recorded in Volume 19, Page 15, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Gary D. Bruner and Zolean Bruner, recorded in Volume 99191, Page 4483, Deed Records, Dallas County, Texas more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the Southeast line of Fairlawn Drive, a 60 foot right-of-way, at the Northwest corner of Lot 1, Block A, of Centro Familiar Cristiano Addition, an addition to the City of Duncanville, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700133371, Official Public Records, Dallas County, Texas, and being the Northeast corner of said Lot 9, Block A;

THENCE South 26 deg. 41 min. 49 sec. East, a distance of 335.76 feet to a 5/8 inch iron rod found at the Southeast corner of said Lot 9;

THENCE North 82 deg. 41 min. 37 sec. West, a distance of 90.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the Northeast line of a tract of land described in deed to Eligio Urbina and Maria Urbina, recorded in Instrument No. 201900095107, Official Public Records, Dallas County, Texas, at the Southeast corner of a tract of land described in deed to Consuelo O. Lester, recorded in Instrument No. 200900192827, Official Public Records, Dallas County, Texas;

THENCE North 11 deg. 03 min. 25 sec. West, a distance of 325.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the said Southeast line of Fairlawn Drive, at the Northeast corner of said Lester tract, and being at the beginning of a non-tangent curve to the left, having a central angle of 15 deg. 36 min. 26 sec., a radius of 198.24 feet, and a chord bearing and distance of North 72 deg. 24 min. 27 sec. East, 53.83 feet;

THENCE Northeasterly, with said Southeast line and said curve to the left, an arc distance of 54.00 feet to the PLACE OF BEGINNING and containing 34,740 square feet or 0.798 of an acre of land.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:  
 That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Duncanville, Texas.

PRELIMINARY - FOR REVIEW PURPOSES ONLY  
 Signature of Registered Public Land Surveyor  
 Registration No. 3691

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Barry S. Rhodes, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 20\_\_.  
 Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

**SURVEYOR'S NOTES**

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM A PORTION OF A LOT.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE OF TEXAS STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- FLOOD NOTE: NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0470K, DATED 07/07/2014, ZONE X.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That, Gary D. Bruner and Zolean Bruner, does hereby adopt this plat designating the herein above described property as **LOTS 9A & 9B, BLOCK A, WINONA GARDENS**, an addition to the City of Duncanville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Duncanville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Duncanville's use thereof. The City of Duncanville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Duncanville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Duncanville, Texas.

WITNESS, my hand, this the \_\_\_ day of \_\_\_\_\_, 20\_\_.  
 BY: \_\_\_\_\_  
 Owner:  
 Title:

STATE OF TEXAS  
 COUNTY OF DALLAS  
 Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 20\_\_.  
 Notary Public in and for the State of Texas  
 My Commission Expires On: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF CITY OF DUNCANVILLE,  
 TEXAS ON THE \_\_\_ DAY OF \_\_\_\_\_, 202\_\_  
 CHAIRMAN, PLANNING AND ZONING COMMISSION

**LEGEND**

|              |  |
|--------------|--|
| D.R.D.C.T.   | DEED RECORDS, DALLAS COUNTY, TEXAS                               |
| M.R.D.C.T.   | MAP RECORDS, DALLAS COUNTY, TEXAS                                |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS                    |
| C.M.         | CONTROLLING MONUMENT   |
| VOL.         | VOLUME   |
| PG.          | PAGE   |
| INST. NO.    | INSTRUMENT NUMBER  |
| IRF          | IRON ROD FOUND   |
| IRS          | IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" |

**BURNS SURVEYING**  
 PROFESSIONAL LAND SURVEYORS  
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032  
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
 FIRM NO. 10194366  
 WEBSITE: WWW.BURNSURVEY.COM  
 PHONE: (214) 326-1090  
 PREPARATION DATE: 06/25/2025 DRAWN BY: TD  
 JOB NO.: 202505017

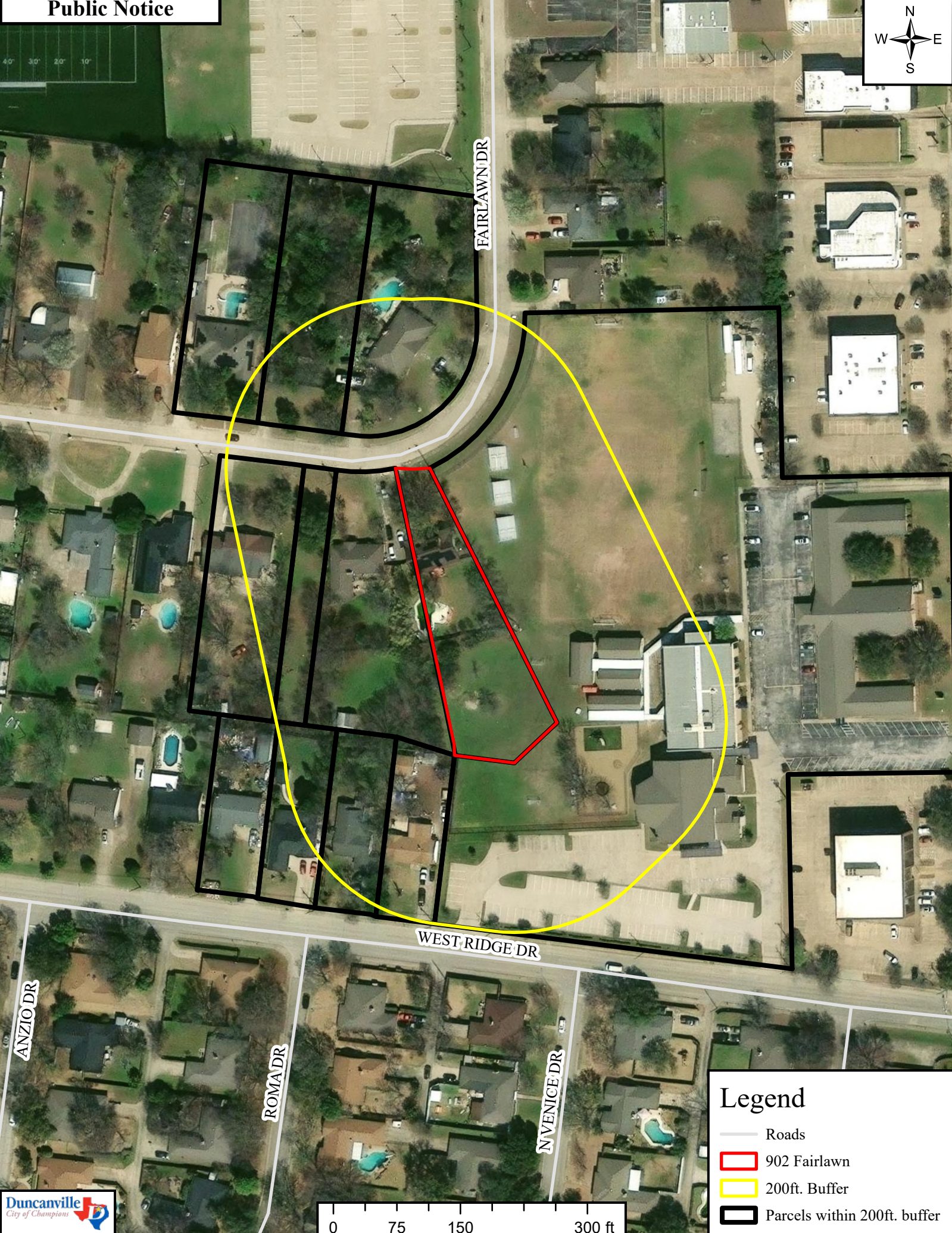
**REPLAT**  
**LOTS 9A & 9B, BLOCK A**  
**WINONA GARDENS**  
 BEING A REPLAT OF A PORTION OF LOT 9, BLOCK A, OF WINONA GARDENS, VOLUME 19, PAGE 15, M.R.D.C.T. AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, A.P. CORNELIUS SURVEY, ABSTRACT NO. 302

PROPERTY ADDRESS: 902 FAIRLAWN DRIVE, DUNCANVILLE, TX 75118  
 OWNER: GARRY D. BRUNER & ZOLEAN BRUNER  
 ADDRESS: 902 FAIRLAWN DRIVE, DUNCANVILLE, TX 75118  
 PHONE: 817-278-1990

# Public Notice



40' 30' 20' 10'



### Legend

- Roads
- 902 Fairlawn
- 200ft. Buffer
- Parcels within 200ft. buffer

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# STAFF REPORT

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**To:** Planning and Zoning Commission  
**From:** Desiree' Powell, City Planner  
**Date:** February 4, 2026  
**RE:** Replat Request| 901 Westridge Drive  
PLAT-2026-00007  
**Applicant:** Sylia Ramirez on behalf of Centro Familiar Cristiano  
Burns Surveying| Representative

---

**REQUEST:** The applicant is requesting a replat of the subject property to combine a portion of another lot.

**LOCATION:** 901 Westridge Drive, Duncanville, TX

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

**PROPOSED ZONING:** Single Family Residential 10 (SF-10)

**FUTURE LAND**

**USE DESIGNATION:** Traditional Neighborhood Residential

## PROJECT SUMMARY:

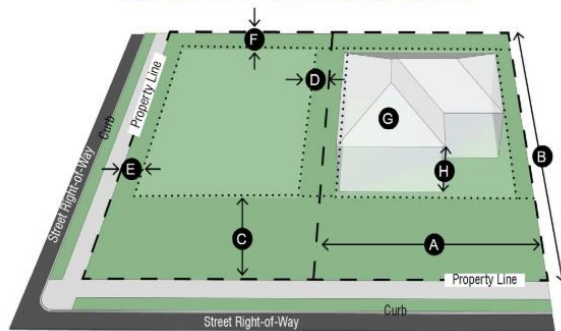
The applicant is requesting approval of a replat to add a portion of another lot to the property at 901 Westridge Drive. This addition would create a new lot, Lot 1A. The current use of the property is for a church.

**DIMENSIONAL STANDARDS:**

The proposed new lot, Lot 1A, meets the minimum dimensional standards for the Single Family Residential 10 District (SF-10) stated in Section 2.03.C of the Zoning Ordinance. The property is zoned Single Family Residential 10 (SF-10) which Section 2.03.C, Figure 2.03.3, lists the development standards for single family dwelling structures.

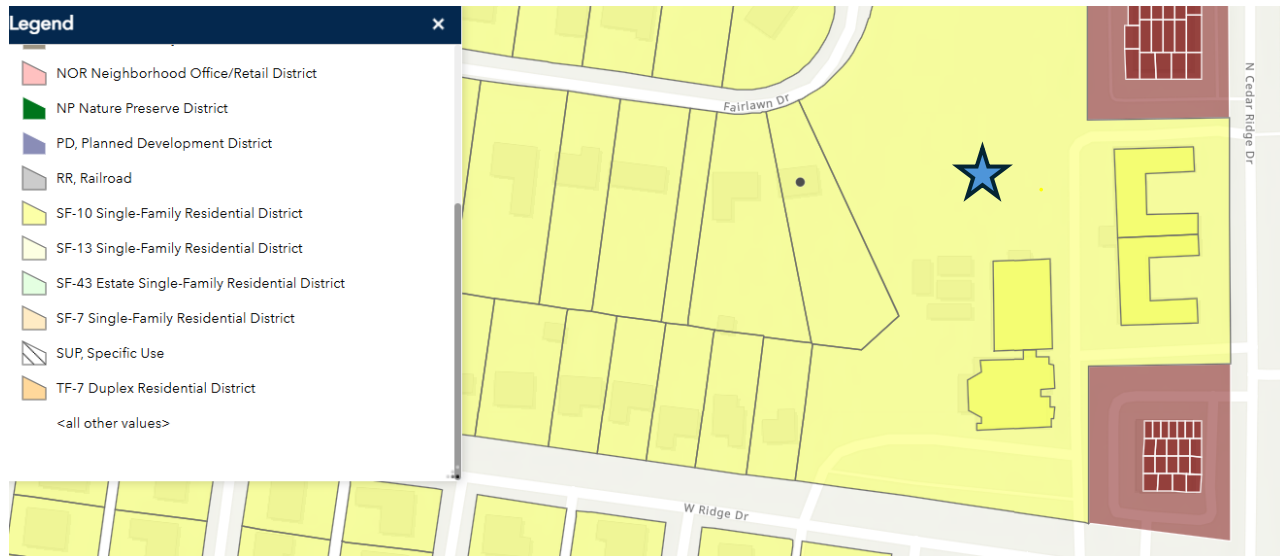
**Section 2.03.C Single-Family Residential (SF-10) Dimensional Standards**

Figure 2.03.3. SF-10 Dimensional Standards



|  |
|--|
| Section 4.07. Screening and Buffering Requirements |
| Section 4.08. Landscape Requirements               |

| Min. Lot Area | A<br>Min. Lot Width | B<br>Min. Lot Depth | C<br>Min. Front Setback | D<br>Min. Interior Side Setback | E<br>Min. Exterior Side Setback | F<br>Min. Rear Setback | G<br>Max. Building Coverage | H<br>Max. Height | Min. Living Area |
|---------------|---------------------|---------------------|-------------------------|---------------------------------|---------------------------------|------------------------|-----------------------------|------------------|------------------|
| 10,000 SF     | 75'                 | 100'                | 25'                     | 7.5'                            | 10'                             | 10'                    | 50%                         | 2½ stories       | 1,800 SF         |



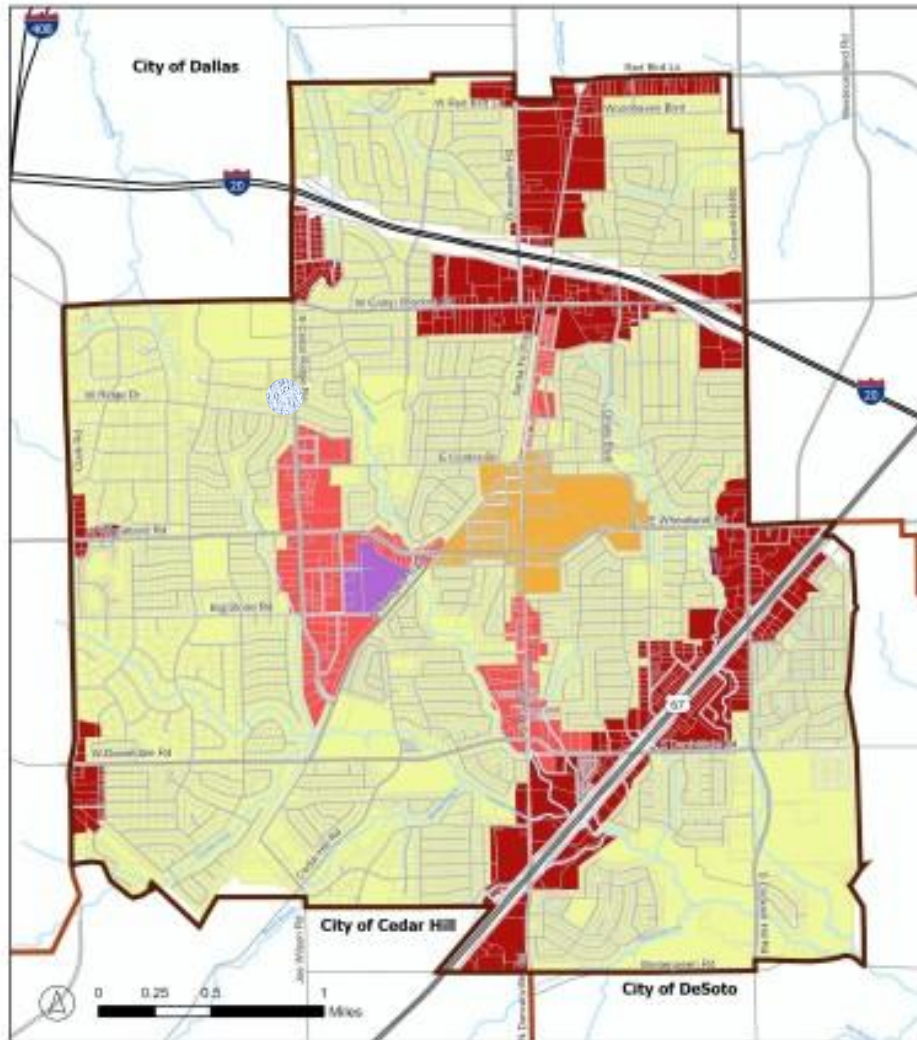
**Subject Property**   
**Figure 1. Zoning Map**

**ZONING DISTRICT DESCRIPTION:**




SF-10 Single Family Residential District 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.

»» **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

**Future Land Use**

-  Traditional Neighborhood Residential
-  Gateway Corridor
-  Main Street
-  Downtown
-  Industrial

*Subject Property* 

**Figure 2: Future Land Use Map**

## **FUTURE LAND USE DESCRIPTION:**

**Traditional Neighborhood Residential** 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.

## **SURROUNDING ZONING AND DEVELOPMENT:**

- **NORTH:** Single Family Residential 10 (SF-10) and General Office/Retail (GOR)
  - Single family subdivision, Winona Gardens
  - Retail/commercial, Winona Gardens Replat
- **EAST:** Single Family Residential 13 (SF-13)
  - Single family subdivision, Pelt Place
- **SOUTH:** Single Family Residential 10 (SF-10)
  - Retail/commercial, Winona Gardens
- **WEST:** Single Family Residential 10 (SF-10)
  - Single family subdivision, Winona Gardens

## **PUBLIC INPUT:**

*Staff mailed 35 notices. At the time of preparation of this report staff has not received any responses supporting or in opposition to the proposed replat.*

## **STAFF REVIEW:**

Based on the minimum lot requirements stated in Article 2, Section 2.03.C, Figure 2.03.3, the new lot, Lot 1A, meets and exceeds the minimum standards. The new lot will include the subdivided portion from the property at 902 Fairlawn Drive. Replatting the lots into one (1) is required by state law to legally sell and purchase property.

## **STAFF RECOMMENDATION:**

Staff recommends **approval** of the replat as presented.

## **FIGURES:**

Figure 1: Current Zoning Map

Figure 2: Future Land Use Map

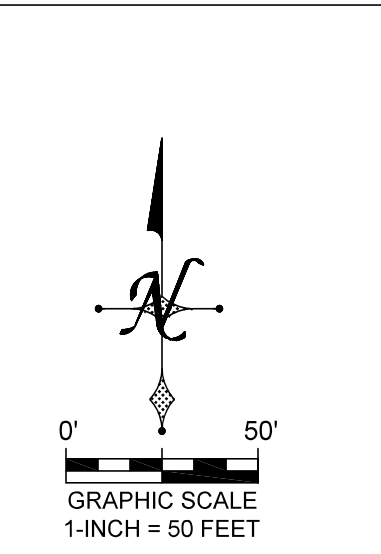
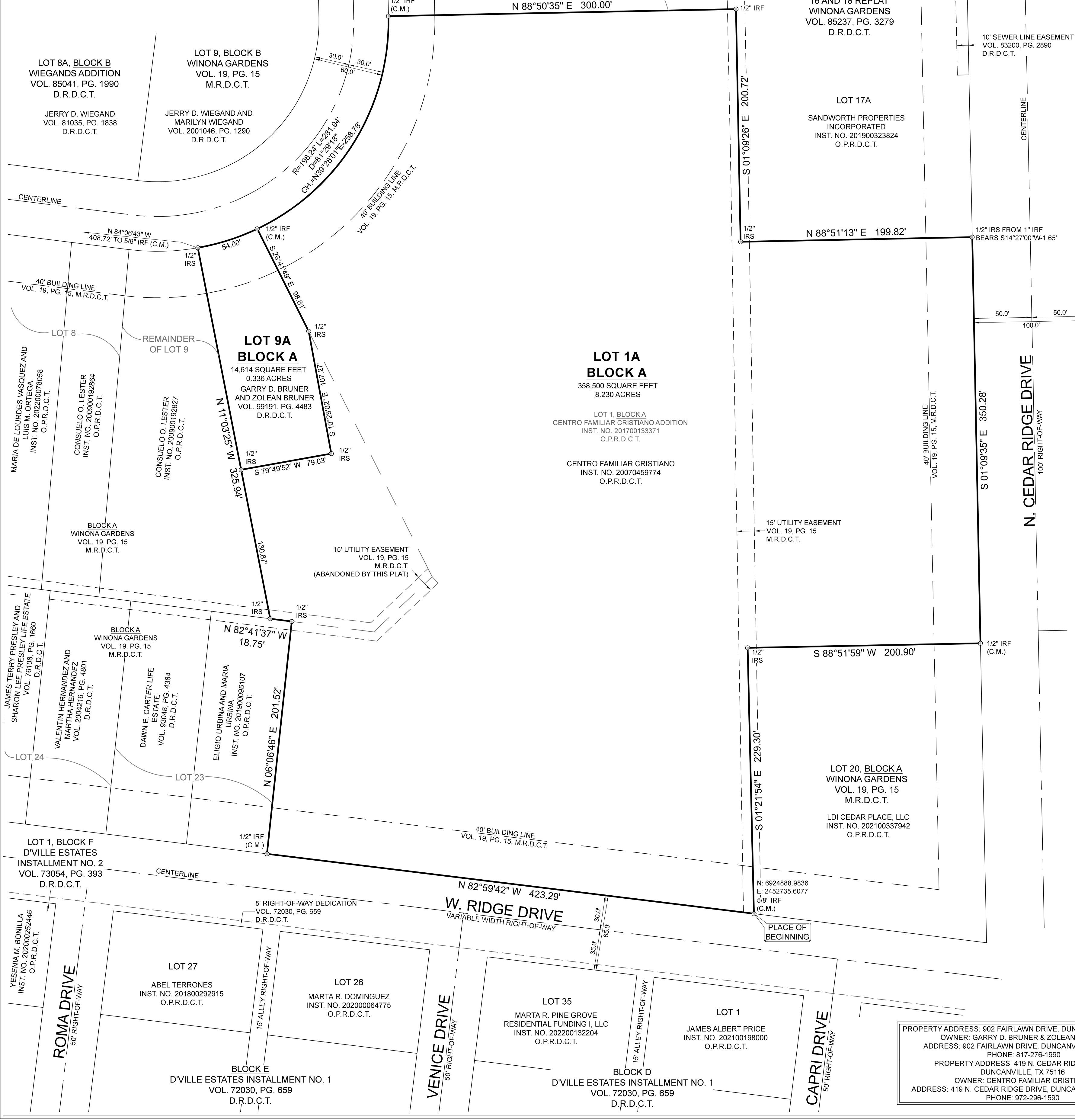
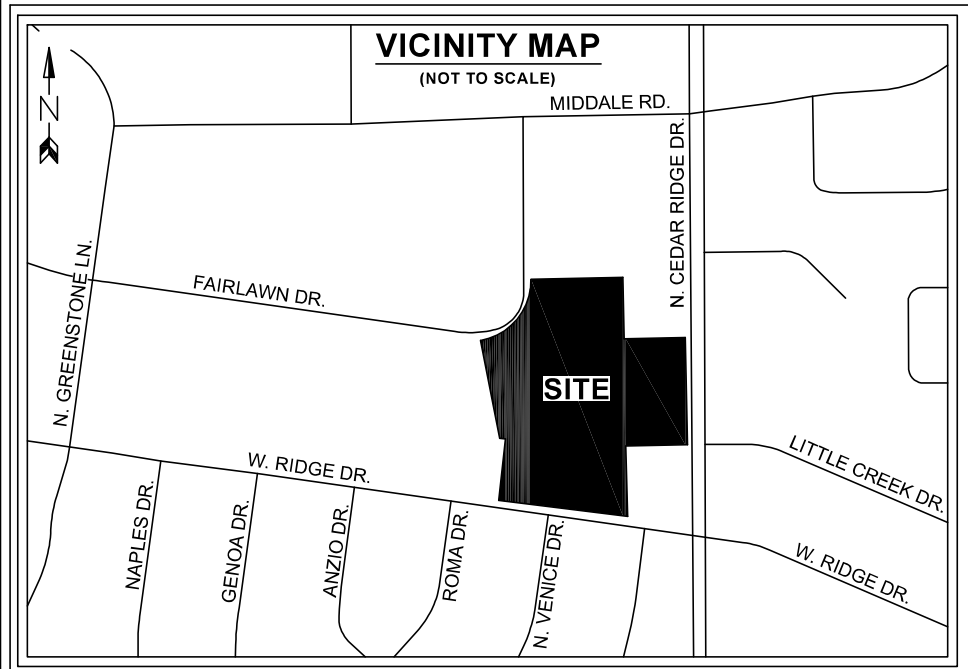


203 E Wheatland Rd.  
Duncanville, TX 75116  
(972) 780-5000

**ATTACHMENTS:**

Attachment 1: Replat

Attachment 2 : Map of properties within 200 ft.



**OWNER'S CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF DALLAS**  
WHEREAS, Garry D. Bruner and Zolean Bruner, are the sole owners of a tract of land situated in the A.P. CORNELIUS Survey, Abstract No. 302, and being a portion of Lot 9, Block A, of Winona Gardens, an addition to the City of Duncanville, Dallas County, Texas, according to the map or plat thereof recorded in Volume 19, Page 15, Map Records, Dallas County, Texas, and being Lot 1, Block A, of Centro Familiar Cristiano Addition, an addition to the City of Duncanville, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700133371, Official Public Records, Dallas County, Texas, and being the same tracts of land described in deeds to Garry D. Bruner and Zolean Bruner, recorded in Volume 99191, Page 4483, Deed Records, Dallas County, Texas, and Centro Familiar Cristiano, recorded in Instrument No. 20070459774, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the North line of W. Ridge Drive, a variable width right-of-way, at the Southwest corner of Lot 20, Block A, of said Block A, Winona Gardens, and being the Southeast corner of said Lot 1, Block A, Centro Familiar Cristiano Addition;

THENCE North 82 deg. 59 min. 42 sec. West, along said North line, a distance of 423.29 feet to a 1/2 inch iron rod found at the Southeast corner of a tract of land described in deed to Eligio Urbina and Maria Urbina, recorded in Instrument No. 201900095107, Official Public Records, Dallas County, Texas, and being the Southwest corner of said Lot 1, Block 1;

THENCE North 06 deg. 06 min. 46 sec. East, a distance of 201.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the South line of said Lot 9, Block A, at the Northeast corner of said Urbina tract;

THENCE North 82 deg. 41 min. 37 sec. West, a distance of 18.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the North line of said Urbina tract, at the Southeast corner of a tract of land described in deed to Consuelo O. Lester, recorded in Instrument No. 200900192827, Official Public Records, Dallas County, Texas;

THENCE North 11 deg. 03 min. 25 sec. West, a distance of 325.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the Southeast line of Fairlawn Drive, a 60 foot right-of-way, at the Northeast corner of said Lester tract, and being at the beginning of a non-tangent curve to the left, having a central angle of 81 deg. 29 min. 18 sec., a radius of 198.24 feet, and a chord bearing and distance of North 39 deg. 28 min. 01 sec. East, 258.78 feet;

THENCE Northeasterly, with said Southeast line and said curve to the left, an arc distance of 281.94 feet to a 1/2 inch iron rod found at the Southwest corner of a tract of land described in deed to Ana L. Torres and Margarita Torres, recorded in Volume 2001235, Page 7975, Deed Records, Dallas County, Texas, and being the Northwest corner of said Lot 1, Block A;

THENCE North 88 deg. 50 min. 35 sec. East, a distance of 300.00 feet to a 1/2 inch iron rod found in the West line of Lot 17A, Block 1, Lot 17 and Part of 16 and 18 Replat Winona Gardens, an addition to the City of Duncanville, Dallas County, Texas, according to the plat thereof recorded in Volume 85237, Page 3279, Deed Records, Dallas County, Texas, at the Southeast corner of said Torres tract, and being the Northerly Northeast corner of said Lot 1, Block A;

THENCE South 01 deg. 09 min. 26 sec. East, a distance of 200.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Southwest corner of said Lot 1, Block 1;

THENCE North 88 deg. 51 min. 13 sec. East, a distance of 199.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the West line of N. Cedar Ridge Drive, a 100 foot right-of-way, at the Southeast corner of said Lot 17A, Block 1, and being the Easterly Northeast corner of said Lot 1, Block A;

THENCE South 01 deg. 09 min. 35 sec. East, along said West line, a distance of 350.28 feet to a 1/2 inch iron rod found at the Northeast corner of said Lot 20, Block A, at the Easterly Southeast corner of said Lot 1, Block A;

THENCE South 88 deg. 51 min. 59 sec. West, a distance of 200.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Northwest corner of said Lot 20, Block A;

THENCE South 01 deg. 21 min. 54 sec. East, a distance of 229.30 feet to the PLACE OF BEGINNING and containing 373,114 square feet or 8.566 acres of land.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:  
That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Duncanville, Texas.

**PRELIMINARY - FOR REVIEW PURPOSES ONLY**  
Signature of Registered Public Land Surveyor  
Registration No. 3691

**STATE OF TEXAS  
COUNTY OF ROCKWALL**  
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Barry S. Rhodes, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My Commission Expires On \_\_\_\_\_

**SURVEYOR'S NOTES**

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE A NEW PLATTED LOT FROM A PORTION OF THE PLATTED LOT (LOT 9A) FOR CHURCH'S REASON FOR ADDING THIS PORTION.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE OF TEXAS STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- FLOOD NOTE: NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0470K, DATED 07/02/2014, ZONE X.

**LEGEND**

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. VOL. CONTROLLING MONUMENT VOLUME
- P.G. PAGE
- INST. NO. INSTRUMENT NUMBER
- IRF IRON ROD FOUND
- IRS IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

PROPERTY ADDRESS: 902 FAIRLAWN DRIVE, DUNCANVILLE, TX 75116  
OWNER: GARRY D. BRUNER & ZOLEAN BRUNER  
ADDRESS: 902 FAIRLAWN DRIVE, DUNCANVILLE, TX 75116  
PHONE: 817-276-1990  
PROPERTY ADDRESS: 419 N. CEDAR RIDGE DRIVE, DUNCANVILLE, TX 75116  
OWNER: CENTRO FAMILIAR CRISTIANO  
ADDRESS: 419 N. CEDAR RIDGE DRIVE, DUNCANVILLE, TX 75116  
PHONE: 972-296-1950

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That, Garry D. Bruner, Zolean Bruner, and Centro Familiar Cristiano, do hereby adopt this plat designating the herein above described property as **LOTS 1A & 9A, BLOCK A, CENTRO FAMILIAR CRISTIANO ADDITION**, an addition to the City of Duncanville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Duncanville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Duncanville's use thereof. The City of Duncanville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Duncanville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Duncanville, Texas.

WITNESS, my hand, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_

Owner: Garry D. Bruner  
Title: Owner

Owner: Zolean Bruner  
Title: Owner

Owner: Silvia Ramirez  
Title: (Representative of Centro Familiar Cristiano)

**STATE OF TEXAS  
COUNTY OF DALLAS**  
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Garry D. Bruner, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My Commission Expires On \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF DALLAS**  
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Zolean Bruner, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My Commission Expires On \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF DALLAS**  
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Silvia Ramirez, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My Commission Expires On \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF DALLAS**  
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Barry S. Rhodes, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My Commission Expires On \_\_\_\_\_

**REPLAT  
LOTS 1A & 9B, BLOCK A  
CENTRO FAMILIAR CRISTIANO ADDITION**

373,114 SQUARE FEET OR 8.566 ACRES  
BEING A REPLAT OF A PORTION OF LOT 9, BLOCK A, OF WINONA GARDENS, VOLUME 19, PAGE 15, M.R.D.C.T. AND LOT 1, BLOCK A, CENTRO FAMILIAR CRISTIANO ADDITION, INSTRUMENT NO. 201700133371, O.P.R.D.C.T. AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS.  
A.P. CORNELIUS SURVEY, ABSTRACT NO. 302  
ZONE SF-10 SINGLE FAMILY RESIDENTIAL

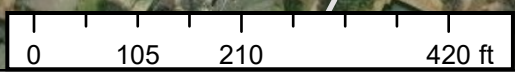
**PROFESSIONAL LAND SURVEYORS**  
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082  
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
FIRM NO. 10194366  
WEBSITE: WWW.BURNSURVEY.COM  
PHONE: (214) 326-1090  
JOB NO: 202505017 PREPARATION DATE: 06/25/2025 DRAWN BY: TD  
REVISED: 12/11/2025 & 02/02/2026

# Public Notice



## Legend

- Roads
- ▭ 200ft. Buffer
- ▭ Parcels within 200ft. buffer
- ▭ 901 West Ridge





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

---

## STAFF REPORT

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**To:** Planning and Zoning Commission  
**From:** Desiree' Powell, City Planner  
**Date:** February 4, 2026  
**RE:** Specific Use Permit (SUP) Request| 314 E. Center St.  
ZONE-2025-00007  
**Applicant:** Yasmine Leal| Applicant and Owner

---

**REQUEST:** The applicant is requesting a Specific Use Permit (SUP) to operate a Short-Term Rental (STR) in a residential neighborhood.

**LOCATION:** 314 E. Center St., Duncanville, TX

**EXISTING ZONING:** Single-Family Residential 7 (SF-7)

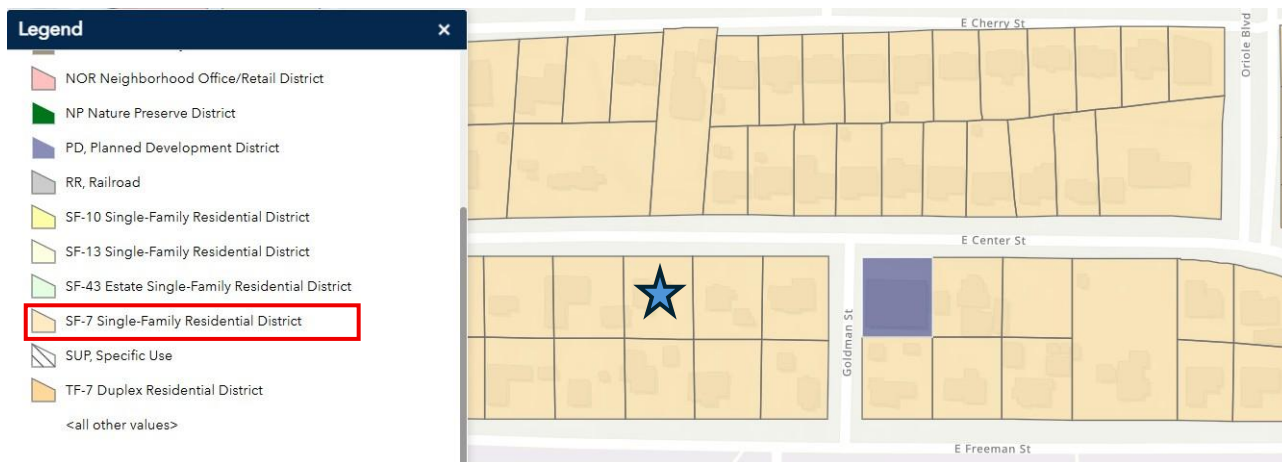
**PROPOSED ZONING:** Single-Family Residential 7 (SF-7) with a Specific Use Permit (SUP) to operate a Short-Term Rental (STR).

**FUTURE LAND  
USE DESIGNATION:** Main Street District

**PROJECT SUMMARY:**

The applicant is requesting approval of a Specific Use Permit (SUP) to operate a Short-Term Rental (STR) at a home in a residential zoning district. The current zoning of the property is Single-Family (SF-7) which requires the submission of an SUP as outlined in the Land Use chart in Article 3 of the Zoning Ordinance. The home would be posted for rental on sites like AirBnB or a similar hosting site.

The primary purpose of the SUP is to review the proposed use due to the property’s location in a residential zoning district.



**Subject Property** ★

**Figure 1. Zoning Map**

**ZONING DISTRICT DESCRIPTION:**

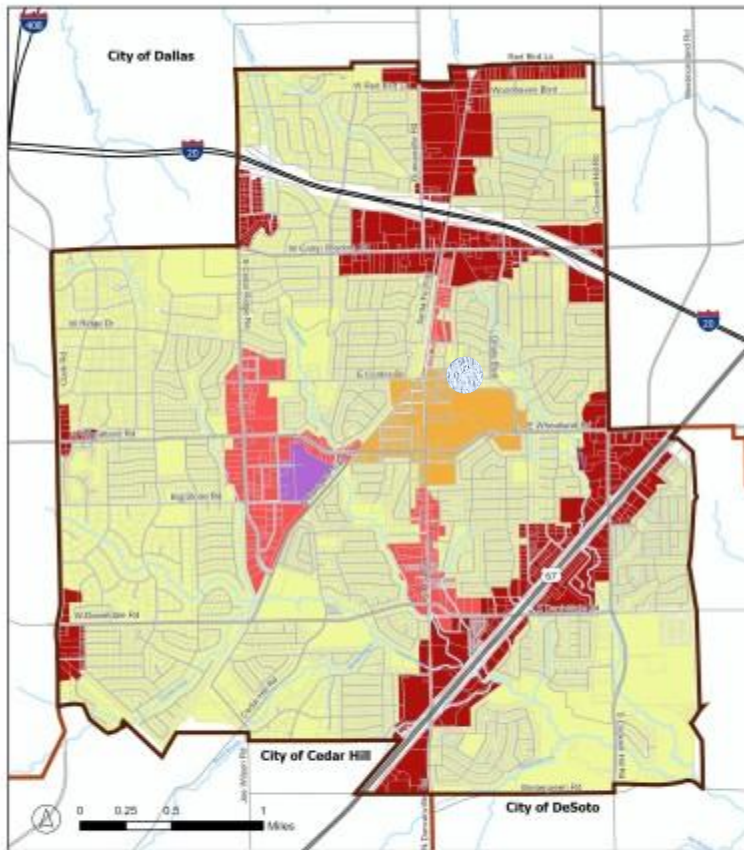
Single-Family Residential 7 (SF-7) district is intended primarily for urban style single-family dwellings and related recreational and educational facilities normally required to provide an orderly and attractive residential area. Civic institutions may be appropriate if compatible in size and operation with the surrounding residential area. 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:** 

## **FUTURE LAND USE DESCRIPTION:**

**Traditional Neighborhood 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 greenspaces and recreational amenities to promote social connectivity and community health. Nonresidential areas are intended to serve the residents and build the social fabric of the neighborhoods. 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

***Short-Term Rental:** A residential unit offered for rental to guests for residential purposes for a period of one (1) to thirty (30) nights. Examples include, but are not limited to, Airbnb, Vacation Rentals by Owner, HomeAway, and other brokers. 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 7 District (SF-7)
  - Single family, A M G Merrill Abstract 884 Page 106
- **EAST:** Single Family Residential 7 District (SF-7)
  - Single family, A M G Merrill Abstract 884 Page 106
- **SOUTH:** Single Family Residential 7 District (SF-7)
  - Single family, A M G Merrill Abstract 884 Page 106
- **WEST:** Single Family Residential 7 District (SF-7)
  - Single family, A M G Merrill Abstract 884 Page 106

## **PUBLIC INPUT:**

*Staff mailed out 21 notices. At the time of preparation of this report staff received one (1) response supporting the proposed SUP request.*

**STAFF REVIEW:**

The proposed Specific Use Permit (SUP) for the property is to allow a Short-Term Rental (STR) in a residential zoning district. The Zoning Ordinance states that the SUP is required due to the proposed use and the location of the property being zoned SF-7. Due to the current aesthetic of the surrounding neighborhood, staff believes that the proposed use encourages a neighborhood feel as intended by the zoning district. Although the STR use is temporary in nature, it allows the property to still function as a single-family residential home. The STR will not be owner occupied so that the entire home can be fully utilized. The property is not currently located within a homeowner's association or HOA.

The current property is 1,140 square feet with three (3) bedrooms and two (2) bedrooms with existing four (4) parking spaces. These spaces are accommodated by two (2) spaces on the driveway and two (2) spaces as part of the garage.

**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 adjacent land uses and zoning.

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

The proposed use is consistent with the architecture and overall character of 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. Staff recognizes the perception of Short-Term Rentals being in residential zoning districts, however,

**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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the SUP request as presented.

**FIGURES:**

Figure 1: Zoning Map

Figure 2: Future Land Use Map

**ATTACHMENTS:**

Attachment 1: Floor Plan



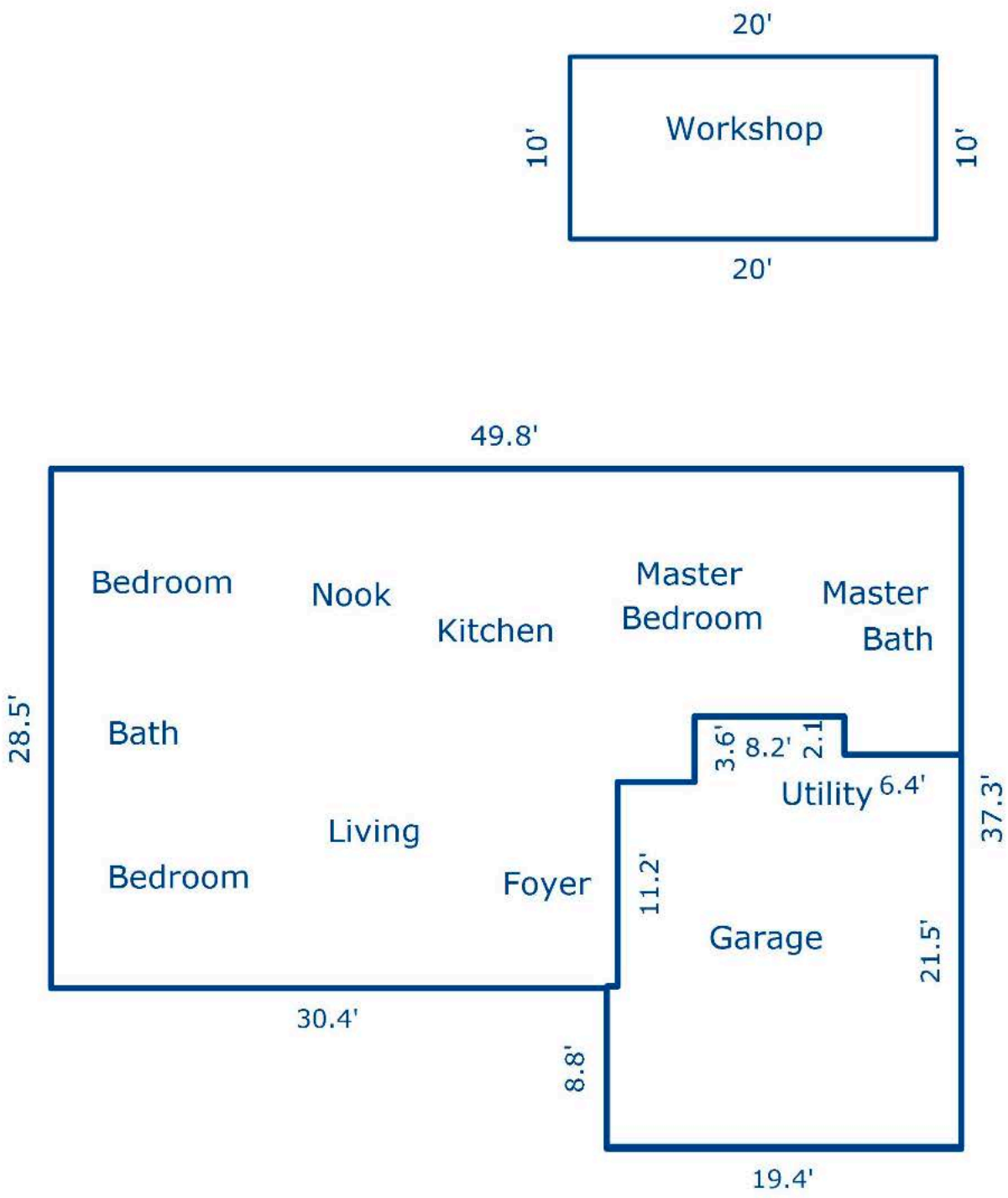
203 E Wheatland Rd.  
Duncanville, TX 75116  
(972) 780-5000

Attachment 2: Survey

Attachment 3: Map of properties within 200 ft.

**SKETCH ADDENDUM**

Borrower or Owner **Yasmeen Leal**  
 Property Address **314 E Center Street**  
 City **Duncanville** County **Dallas** State **TX** Zip Code **75116**  
 Client **CrossCountry Mortgage, LLC ISAOA/ATIMA**



Sketch by Apex Sketch

| AREA CALCULATIONS SUMMARY |             |        |          |           |            | AREA CALCULATIONS BREAKDOWN |               |          |         |        |                 |
|---------------------------|-------------|--------|----------|-----------|------------|-----------------------------|---------------|----------|---------|--------|-----------------|
| Code                      | Description | Factor | Net Size | Perimeter | Net Totals | Name                        | Base x        | Height x | Width = | Area   |                 |
| GLA1                      | First Floor | 1.0    | 1169.6   | 174.2     | 1169.6     | First Floor                 | 49.8 x        | 28.5 x   | =       | 1419.3 |                 |
| GAR                       | Garage      | 1.0    | 420.4    | 86.0      | 420.4      |                             | 19.4 x        | 8.8 x    | =       | 170.7  |                 |
| OTH                       | workshop    | 1.0    | 200.0    | 60.0      | 200.0      | Garage                      |               |          |         | -420.4 |                 |
| Net LIVABLE               |             |        |          |           | (rounded)  | 1,170                       | 2 total items |          |         |        | (rounded) 1,170 |

**SITE PLAN**

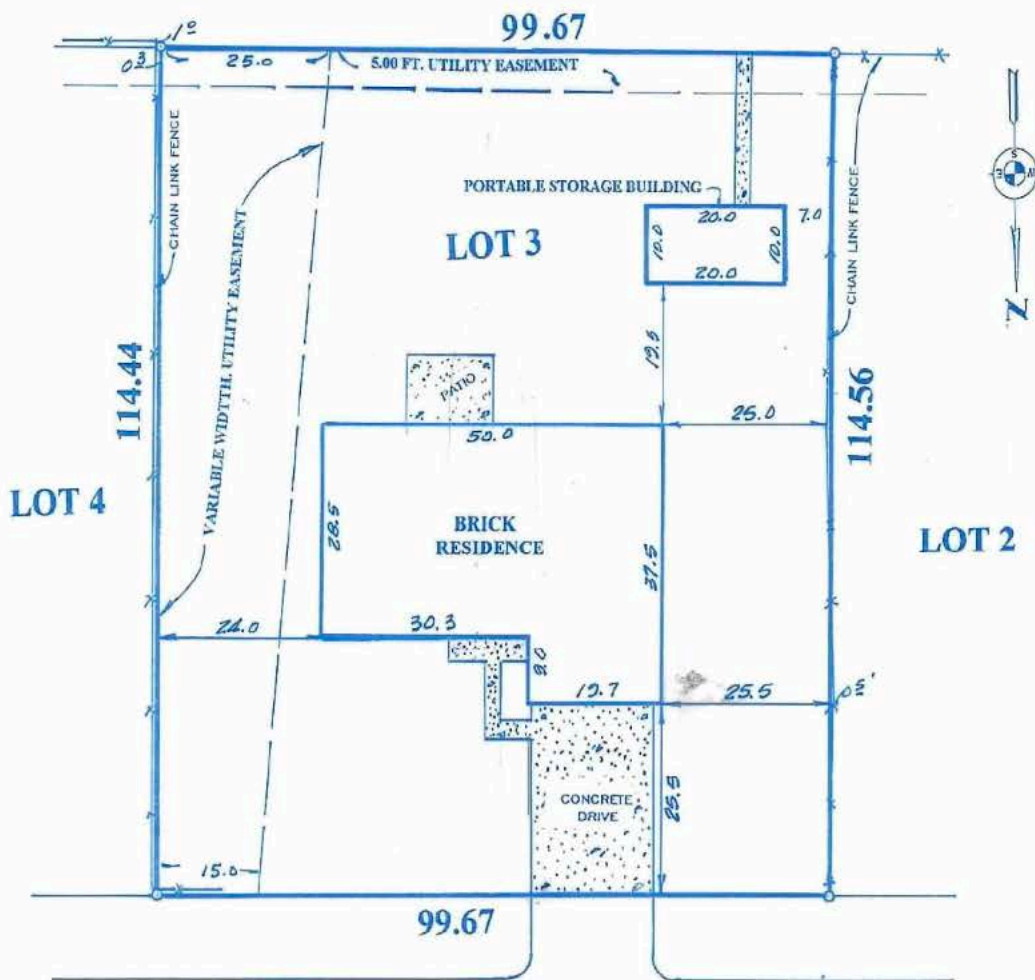
Borrower or Owner **Yasmeen Leal**  
 Property Address **314 E Center Street**  
 City **Duncanville** County **Dallas** State **TX** Zip Code **75116**  
 Client **CrossCountry Mortgage, LLC ISAOA/ATIMA**

**SURVEY PLAT**

THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A SURVEY ON THE GROUND LOCATED AT

**314 E. CENTER STREET IN THE CITY OF DUNCANVILLE, TEXAS, DESCRIBED AS FOLLOWS:**

Lot 3, Block 1, of THE FREEMEN ADDITION, an Addition to the City of Duncanville, Dallas County, Texas, according to the Final Map thereof recorded in Volume 95030, Page 358, of the Map Records of Dallas County, Texas.



THIS LOT IS IN ZONE C  
ACCORDING TO

**314 E. CENTER STREET**

COMMUNITY-PANEL NUMBER  
480173 0005 D  
MAP REVISED:  
NOVEMBER 19, 1987

60' R.O.W.

TO: **CINDY RAYE LAFORTUNE**

THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF NO. 9614288 DV OF COMMONWEALTH LAND TITLE COMPANY. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR LOSS RESULTING THEREFROM. And the plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated. EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND. THIS SURVEY IS NOT CERTIFIED TO A THIRD PARTY.  
0=IRON ROD IN PLACE

VEACH ENGINEERING  
& LAND SURVEYING

SCALE: 1" = 20'

BY:

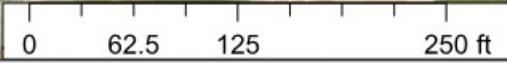
*[Signature]*

# Public Notice



## Legend

- Roads
- 314 E. Center St.
- 200 ft. buffer
- Parcels within 200 ft. buffer





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

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## STAFF REPORT

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**To:** Planning and Zoning Commission  
**From:** Desiree' Powell, City Planner  
**Date:** February 4, 2026  
**RE:** Specific Use Permit (SUP) Request|  
102 N. Cedar Ridge Drive  
ZONE-2026-00006  
**Applicant:** Josie Trent and Will Walters| Applicant and Owner

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**REQUEST:** The applicant is requesting a Specific Use Permit (SUP) for a drive-thru as an accessory use to a proposed daiquiri/restaurant use.

**LOCATION:** 102 N. Cedar Ridge Dr., Duncanville, TX

**EXISTING ZONING:** Local Office Retail (LOR)

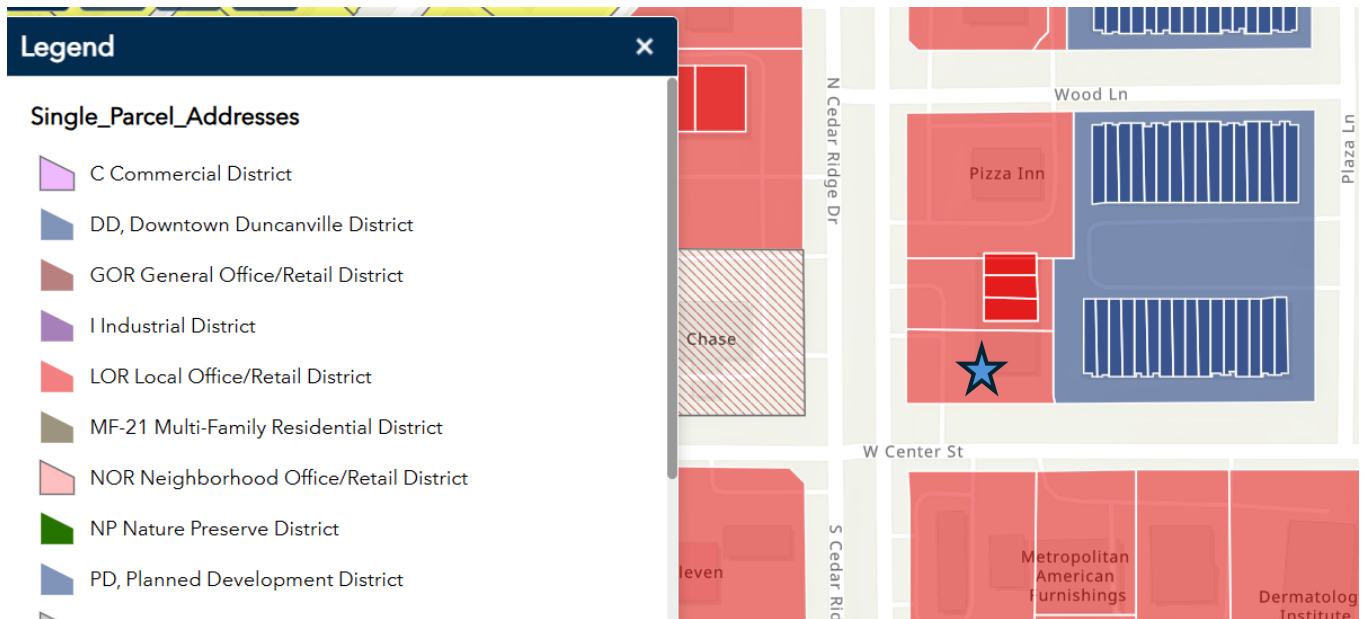
**PROPOSED ZONING:** Local Office Retail (LOR) with a Specific Use Permit (SUP) to operate a drive-thru as an accessory use to a proposed daiquiri/restaurant use.

**FUTURE LAND  
USE DESIGNATION:** Main Street District

**PROJECT SUMMARY:**

The applicant is requesting approval of a Specific Use Permit (SUP) to operate a drive-thru lane with a stacking lane maximum of four (4) cars. The drive-thru is an accessory use to a proposed daiquiri shop and restaurant. Article 3, Section 30.03 in the Zoning Ordinance requires a Specific Use Permit (SUP) for a drive-thru as an accessory and/or incidental use in the Local Office Retail (LOR) zoning district.

The primary purpose of the SUP is to review the proposed use and site.



**Subject Property** ★  
**Figure 1. Zoning Map**

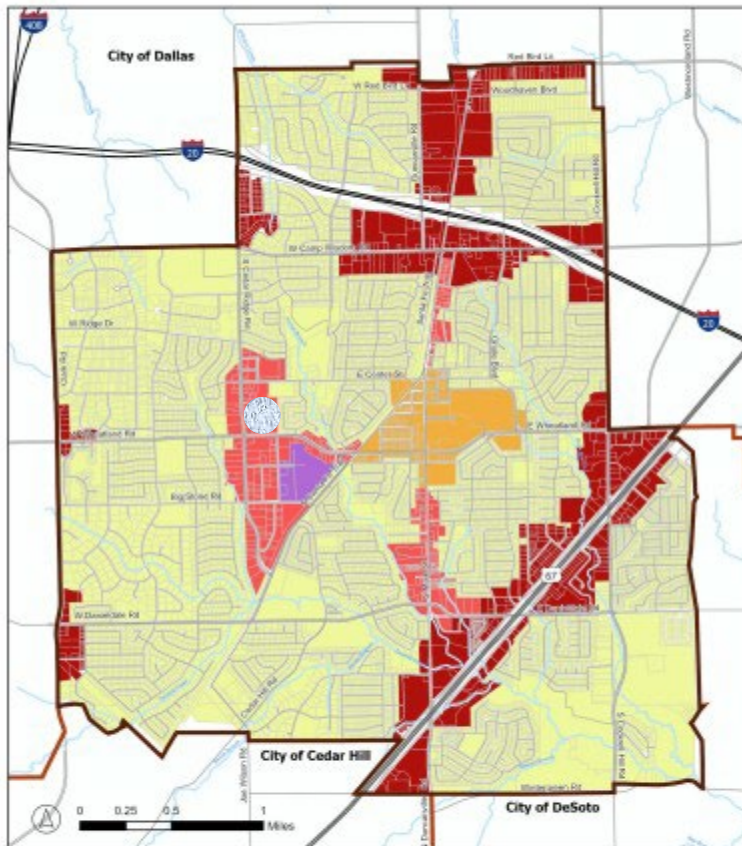
**ZONING DISTRICT DESCRIPTION:**

Local Office/Retail (LOR) district is established to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Pad site development is also allowed in this zoning district. These areas shall utilize landscape and screening requirements. This district should be located along or at the intersections of major collectors or thoroughfares to accommodate higher traffic volumes.

**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:** 

**FUTURE LAND USE DESCRIPTION:**

**Main Street District** land uses within this character area should provide connectivity between the surrounding neighborhoods and the Downtown and Main Street Districts. Uses in this district should encourage a diversity of commercial, retail, office, civic, and residential uses to create a lively Main Street corridor with connectivity to the City's other primary destinations and community amenities. There should be a variety of medium- and higher-density residential offerings mixed with vibrant businesses and community anchor institutions. Future development should prioritize infill and adaptive reuse of vacant and underutilized space as well as mixed-use commercial and residential opportunities. Ensuring multimodal connectivity through sidewalks, bike lanes, transit, and other public space amenities should be prioritized and encouraged.

#### **USE DEFINITIONS:**

Article VII Section 7.02.B Accessory and Incidental Uses

*Drive-Thru: An accessory use typically associated with restaurants, banks, pharmacies, and other uses to accommodate drive-up traffic.*

#### **SURROUNDING ZONING AND DEVELOPMENT:**

- **NORTH:** Local Office/Retail (LOR)
  - Retail/commercial, Cedar Ridge Center
- **EAST:** Planned Development 825 (PD-825)
  - Residential, Westwood Plaza Second Section
- **SOUTH:** Local Office/Retail (LOR)
  - Retail/commercial, Water Tower Replat
- **WEST:** Specific Use Permit (SUP) 2401
  - Retail/commercial, Duncanville Estates No. 1

#### **PUBLIC INPUT:**

*Staff mailed out 10 notices. At the time of preparation of this report staff has not received one any responses in support or opposition of the proposed SUP request.*

#### **STAFF REVIEW:**

The proposed Specific Use Permit (SUP) is to allow a drive-thru as an accessory use to a proposed daiquiri/restaurant business. The current configuration of the drive-thru can accommodate a total of four (4) cars. As stated in Article 3, Section 3.03, the drive-thru as an accessory or incidental to another use requires an SUP in the Local Office/Retail (LOR)

zoning district. Due to the configuration and location of the property, staff recognizes the impact of that a drive-thru may have on Cedar Ridge Drive as well as on W. Center Street. In response to this, staff believes that the applicant addresses this concern by assigning two (2) dedicated spaces for pick-up and to go orders to deter cars stacking up in the parking lot. In addition to the surrounding retail spaces, staff finds that the current number of parking spaces can accommodate the new proposed use including the drive-thru without overflowing.

**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 adjacent land uses and zoning.

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

The proposed use is consistent with the architecture and overall character of 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. Staff recognizes the perception of Short-Term Rentals being in residential zoning districts, however,

**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.

**STAFF RECOMMENDATION:**

Staff recommends **tabling** of the SUP request as there are additional site comments that need to be addressed.

**FIGURES:**

Figure 1: Zoning Map

Figure 2: Future Land Use Map

**ATTACHMENTS:**

Attachment 1: Map of properties  
within 200 ft.