



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

STAFF REPORT

To: Planning and Zoning Commission

From: Desiree' Powell, City Planner

Date: March 2, 2026

RE: Planned Development Amendment Request| 402 E.
Wheatland Road, Duncanville, TX 75116
ZONE-2025-00006

Applicant: Lena Liles & Kevin Shepherd| Representatives
Monte Anderson| Owner

REQUEST: The applicant is requesting an amendment to the current Planned Development zoning to amend the site plan for proposed residential structure.

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

EXISTING ZONING: Planned Development (PD-2535)

PROPOSED ZONING: Planned Development (PD-2535)

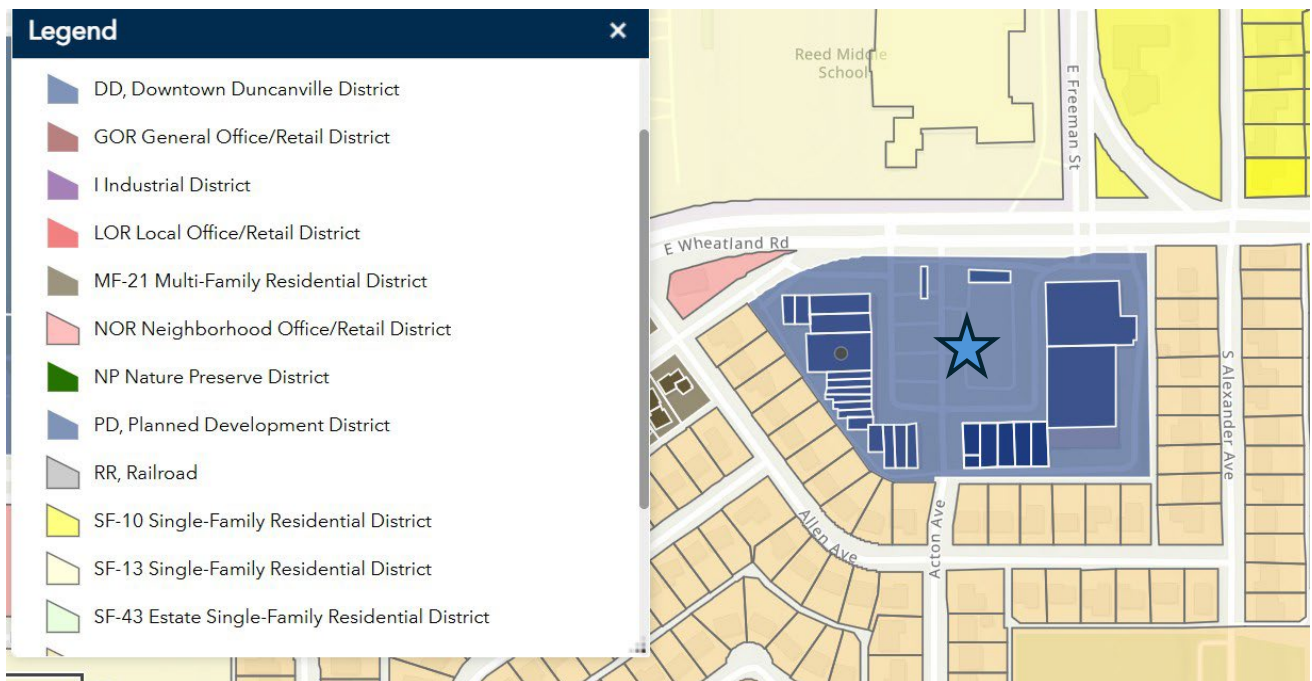
FUTURE LAND

USE DESIGNATION: Downtown District

PROJECT SUMMARY:

The applicant is requesting an amendment to the Planned Development (PD-2535) to update the site plan for a proposed residential project.

The primary purpose of this request is to review the proposed site plan amendment and the current Planned Development.



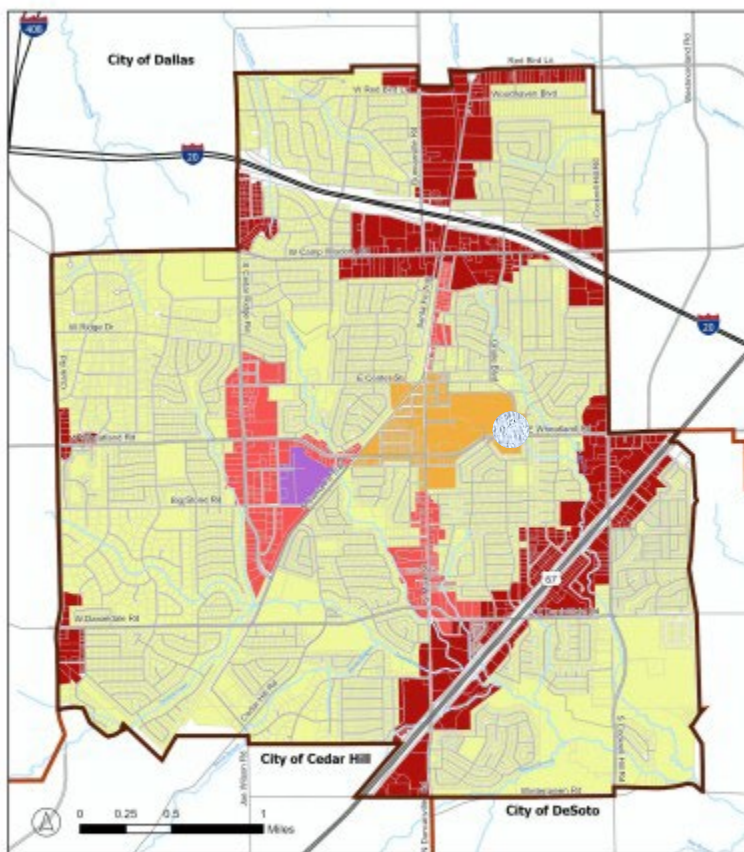
Subject Property ★
Figure 1. Zoning Map

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 Map**

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



Subject Property 

Figure 2. Future Land Use Map

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.

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 has received two (2) responses in opposition of the proposed Planned Development amendment.

STAFF REVIEW:

The proposed amendment to the current planned Development (PD-2535) aims to revise the current site plan for residential use and review the current development standards

listed in the PD. The site plan is for a residential project proposed to be townhomes/"twin homes". The proposal consists of 12 units with two (2) bedrooms in each unit. The site plan amendment is required due to significant changes from the approved site plan in the current PD which proposed more units. Additionally, the minimum setback requirements stated in the current PD could not accommodate the new residential structures which required this amendment to the setback requirements. The following minimum setback requirements are the current standards.

- 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.

The proposed amended setbacks are as follows for residential development stated in Section 2-F, subsections 1 and 2.

- A 10- foot front building setback from the local retail portion of the PD.
- A 5-foot side building setback from the local retail portion of the PD.
- A 10-foot rear building setback from the local retail portion of the PD.

Staff suggests evaluating and possibly removing several proposed land uses from the current Planned Development in the future as they conflict with the Duncanville 2040 Comprehensive Plan.

STAFF RECOMMENDATION:

Staff recommends **approval** of the new site plan contingent on the revised dimensional standards language for setbacks, however, staff also recommends that the list of uses originally stated in this Planned Development be revisited in the future. As some of the uses are not feasible given the surrounding land uses (i.e. a bar across the street from Reed Middle School for example) and/or are not compatible with the base zoning district of Local/Office Retail (LOR).

FIGURES:

Figure 1: Zoning Map

Figure 2: Future Land Use Map



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Duncanville, TX 75116
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ATTACHMENTS:

Attachment 1: Map of properties
within 200 ft.

Attachment 2: Site Plan

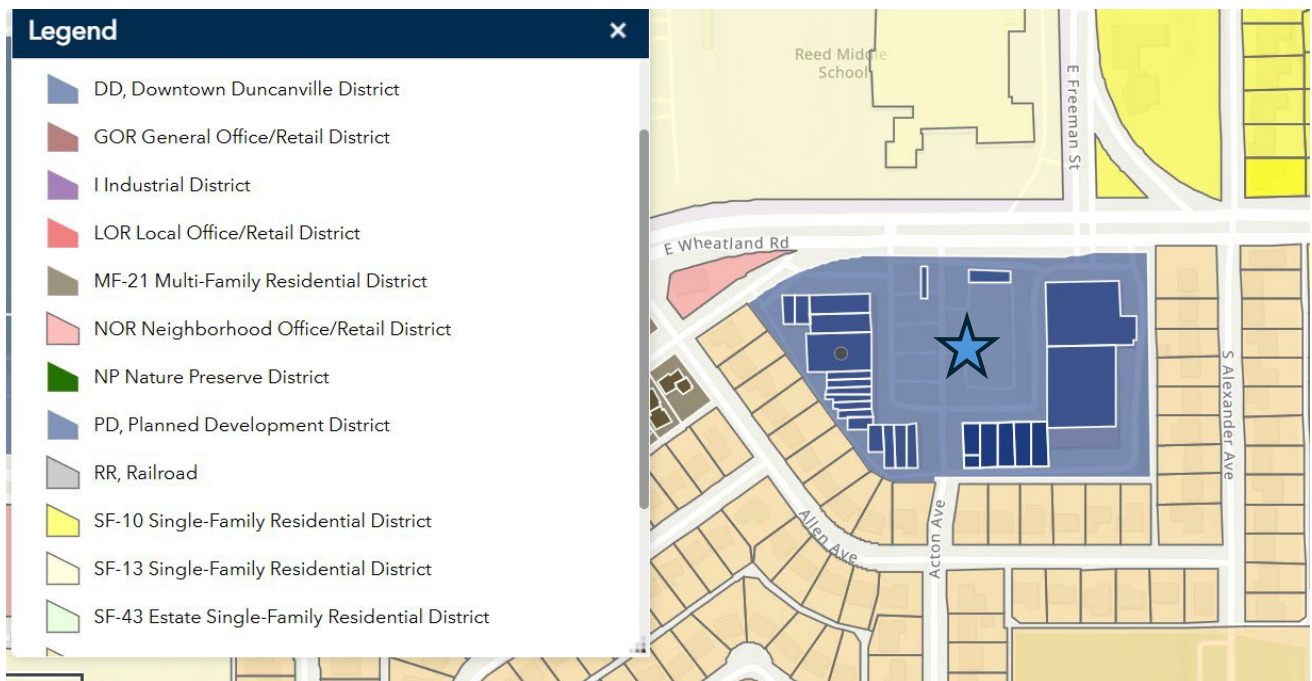
Attachment 3: Current Planned
Development 2535 (PD-2535)
Ordinance

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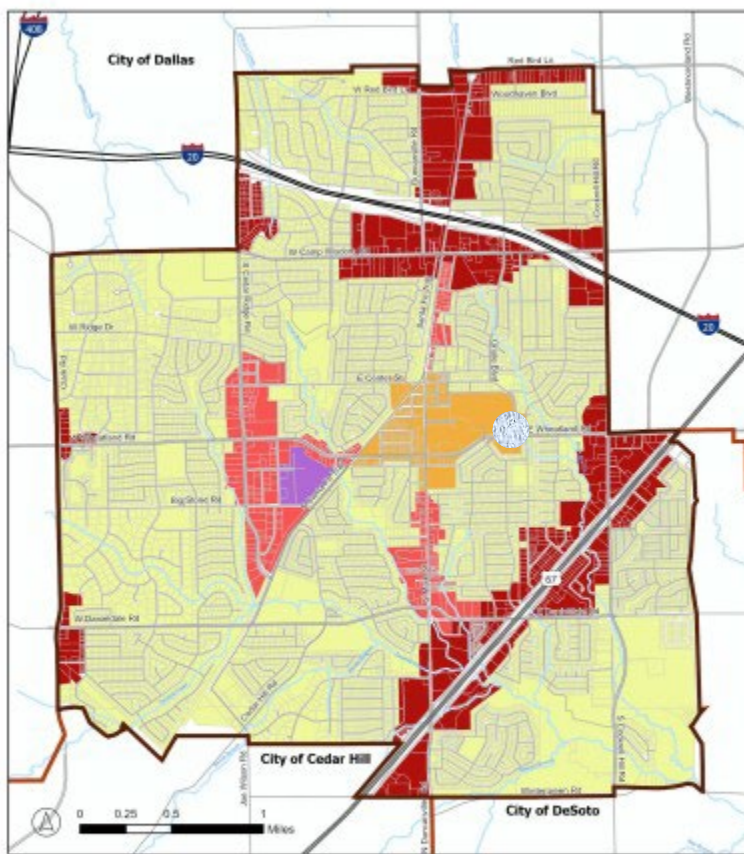
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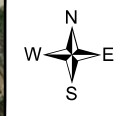
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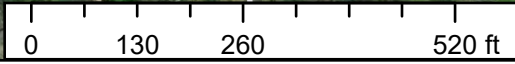
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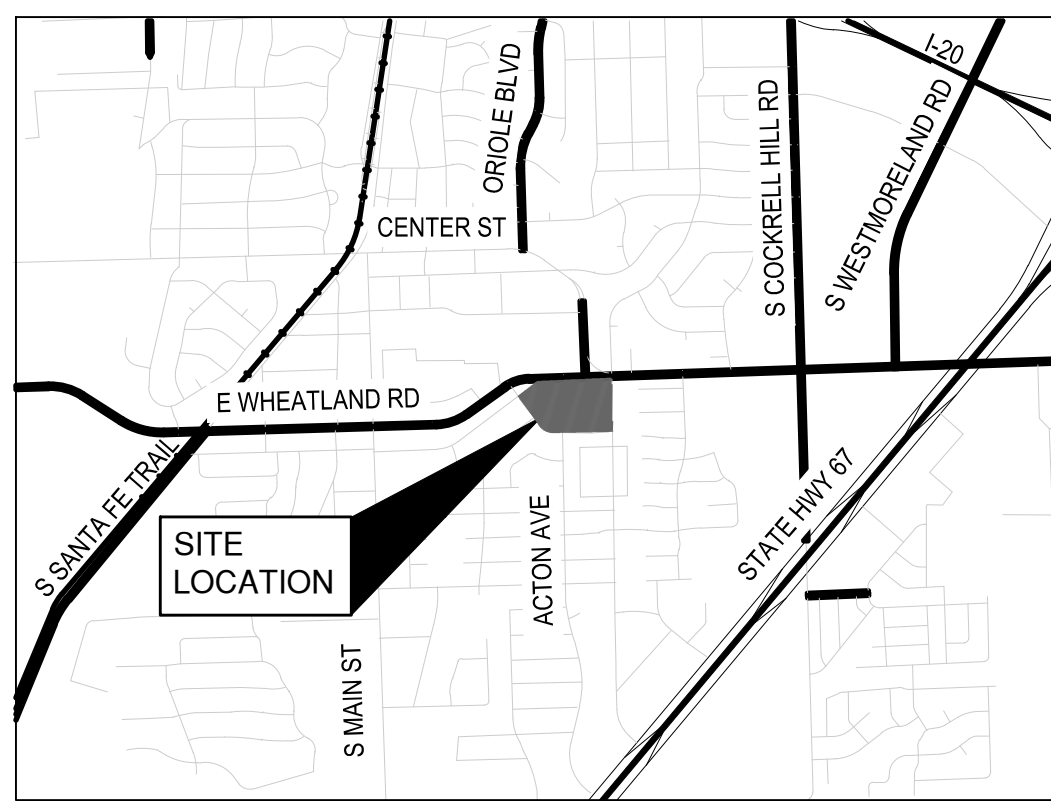
Public Notice



Legend

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





VICINITY MAP
N.T.S.

REED LOT 1
OWNER DUNCANVILLE ISD
ZONING: SF-13

LEGEND

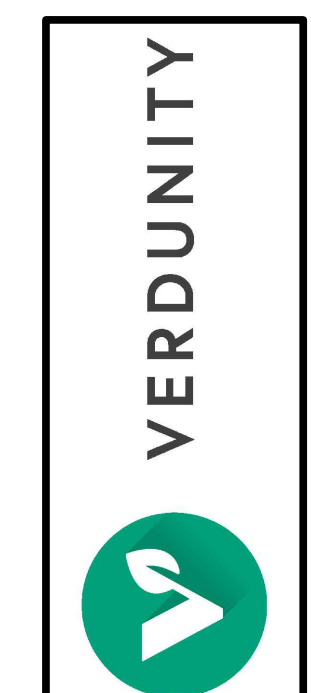
- MUTUAL ACCESS EASEMENT
- FIRE LANE
- PROPOSED BUILDINGS
- FIRE LANE TESTING & RECONSTRUCTION LIMITS
- ALLEY ABANDONMENT
- PARKING SPACE COUNT
- PROPOSED PROPERTY BOUNDARIES
- EASEMENT/SETBACK
- PROPOSED MECHANICAL EQUIPMENT
- PROPOSED TRASH/RECYCLING BINS

SITE DATA

- Proposed Land Uses
- Total Combined Lot Area: 7.501 acres (326,752 SF)
 Proposed Residential Lot: 0.573 acres (24,977 SF)
 Proposed Commercial Lot: 6.928 acres (301,775 SF)
 Existing Building Footprint Area: 102,776 SF
 Added Building Footprint Area: 8,924 SF
 Total Building Footprint Area: 110,072 SF
 Max Residential Lot Coverage: 45% (36% Provided)
 Max Commercial Lot Coverage: 45% (34% Provided)
 Proposed Residential Lot FAR: 0.72
 Proposed Commercial Lot FAR: 0.34
- Proposed Residential Buildings Dimensions
- Building E: 41.5' x 36.54' x 24' (L x W x H)
 - Building F: 41.5' x 36.54' x 24' (L x W x H)
 - Building G: 41.5' x 36.54' x 24' (L x W x H)
 - Building H: 38.17' x 53.17' x 24' (L x W x H)
- Proposed Residential Units
- Type A (2 Story): 12 units total
 - Type B (2 Story): 2 units; each unit: 2 bedrooms, 1,480 SF
 - Type C (2 Story): 2 units; each unit: 2 bedrooms, 1,333 SF
 - Type D (2 Story): 6 units; each unit: 2 bedrooms, 1,314 SF
 - Type E (2 Story): 6 units; each unit: 2 bedrooms, 1,516 SF
- Existing ADA Parking Spaces: 13 Spaces
 Existing Standard Public Use Parking Spaces: 330 Spaces
 Total Existing Parking Spaces: 343 Spaces
- Proposed Standard Public Use Parking Spaces: 272 Spaces
 Proposed "Resident Only" Parking Spaces: 22 Spaces
 Proposed ADA Spaces (Van Accessible): 11 Spaces
 Proposed ADA Spaces (Total): 11 Spaces
 Total Proposed Parking Spaces: 305 Spaces

PRELIMINARY
FOR THE INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION, PREPARED BY OR UNDER THE DIRECT SUPERVISION OF KEVIN SHEPHERD, PE 88642

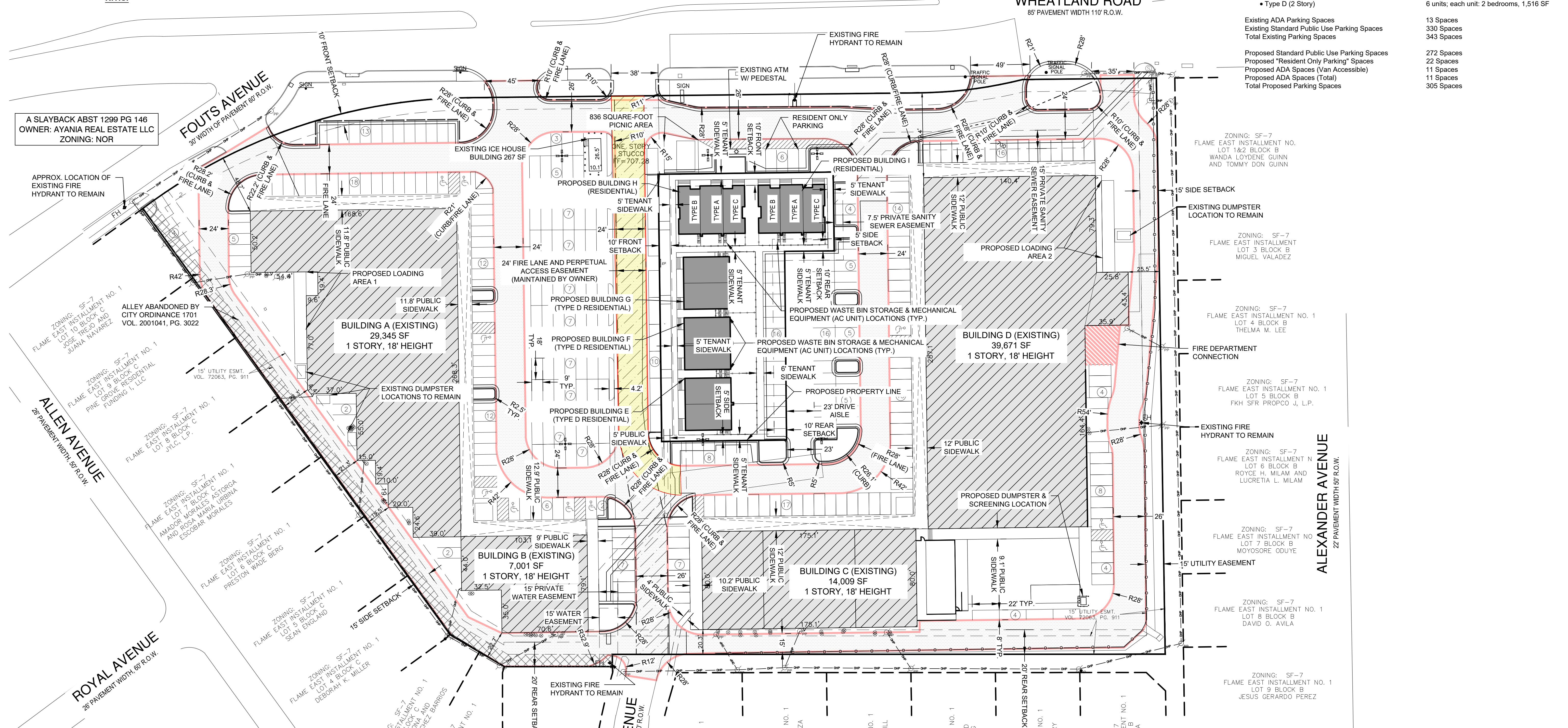
544 E Wheatland Road
Duncanville, TX 75137
(214) 430-4450
www.verdunity.com
Texas P.E. Firm Registration No. F-13496
Plan prepared by Timothy Wright, P.E.



WHEATLAND PHASE 2
DUNCANVILLE, TEXAS
SITE PLAN

DESIGNED BY: T. WRIGHT
 DRAWN BY: M. MEALS
 CHECKED BY: K. SHEPHERD
 DATE: 2/6/2026
 REVISION:

FILE NO.: XXXXXXXX
 JOB NUMBER: 107-01
SHEET 1 OF 4

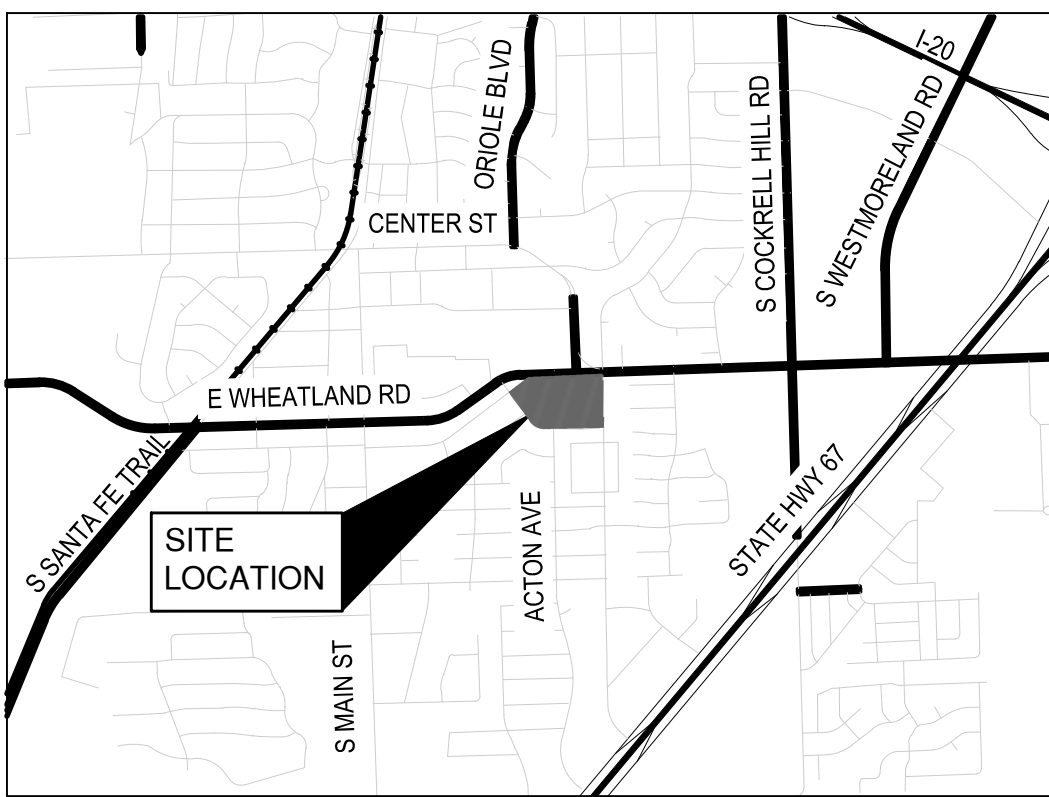


SITE NOTES

- Property owner shall maintain the mutual access easement.
- Fire hydrant spacing and hose lay to proposed buildings meet the 2015 IFC requirements.
- All units shall be constructed to IRC standards and will not require sprinklers for fire suppression.
- All parking within the proposed residential lot will be reserved for residents only.
- There is no existing ground-mounted mechanical equipment located on site.
- All proposed mechanical equipment is located within the proposed residential lot.
- Developer agrees to test the fire lane in the area noted on the plan (generally the area of the mutual access easement adjacent to the proposed residential) and collaborate with the City to bring the pavement up to current standards, if needed, prior to applying for building and infrastructure permits.

PROPERTY INFORMATION

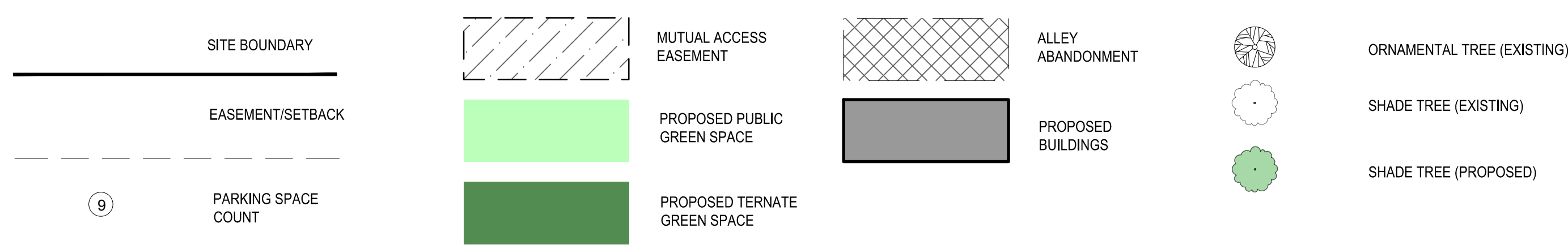
Proposed Development Name: Wheatland Plaza Case Number: ZONE-2025-00006
 Subdivision: Wheatland Plaza Shopping Center Block: 1 Lot: A
 Survey/Abstract: Anderson Slayback Survey, Abstract No. 1229
 Gross Acreage: 7.051 Property Owner: Wheatland Duncanville LLC
 Owner Address: 544 E Wheatland Rd, Duncanville, TX 75116



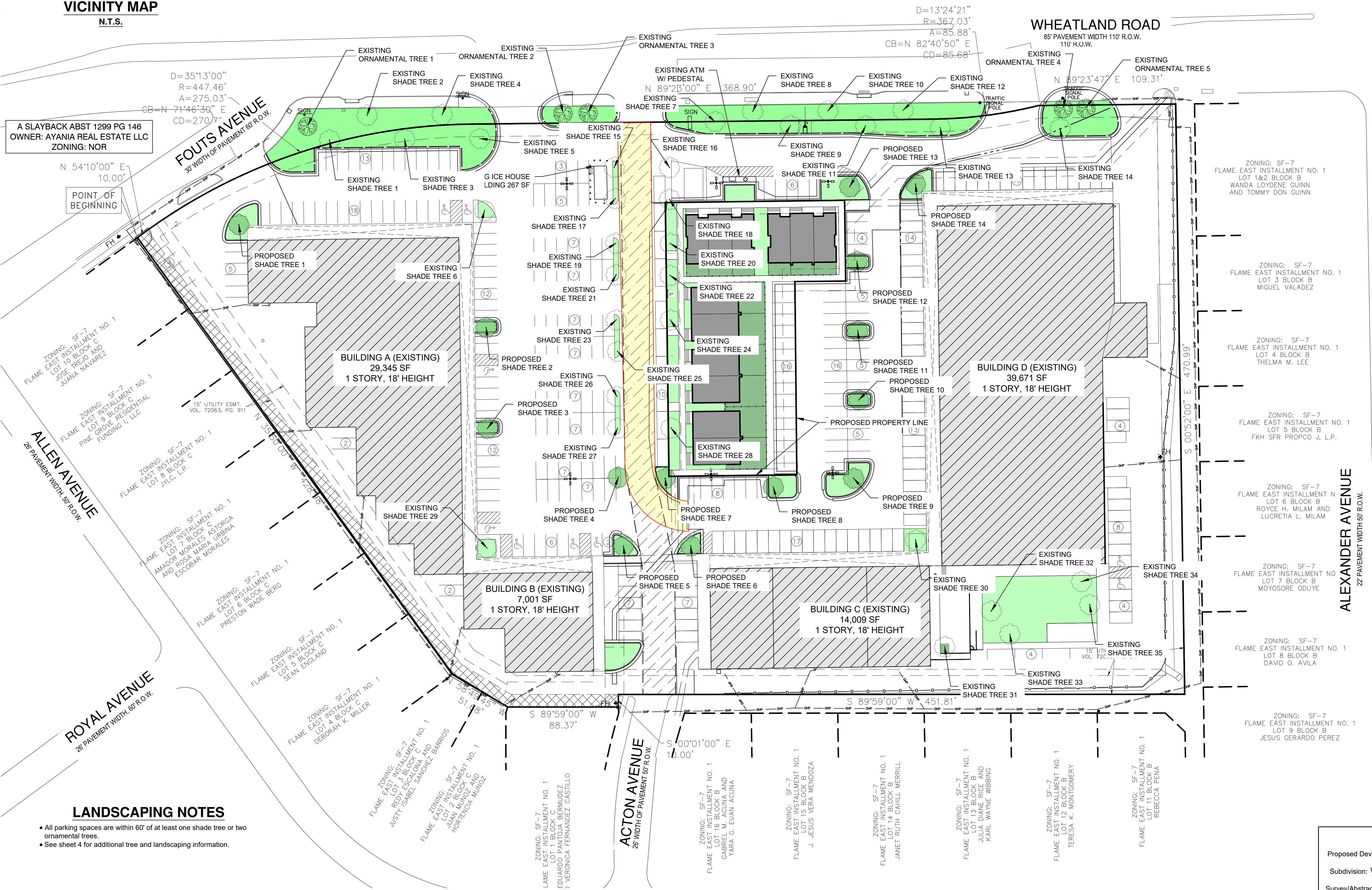
VICINITY MAP
N.T.S.

REED LOT 1
OWNER DUNCANVILLE ISD
ZONING: SF-13

LEGEND



FOREST HILLS INST 1 BLK D LTS 10-23
OWNER: PRESBYTERIAN CHURCH OF DUNCANVILLE
ZONING: SF-10



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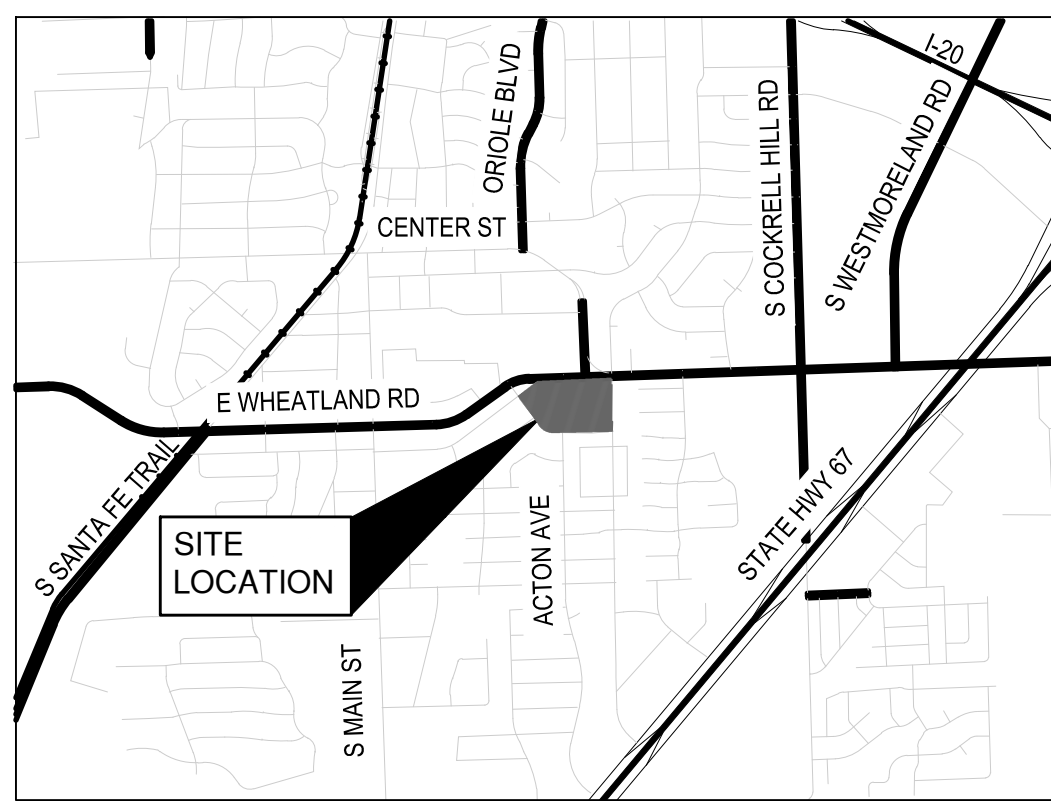


WHEATLAND PHASE 2
DUNCANVILLE, TEXAS
LANDSCAPING PLAN

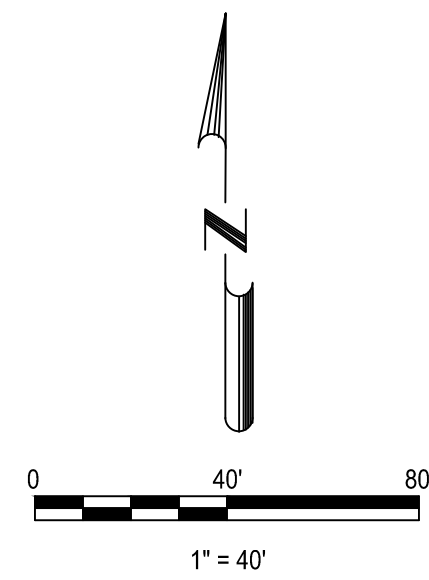
| | |
|--------------|-------------|
| DESIGNED BY: | T. WRIGHT |
| DRAWN BY: | M. MEALS |
| CHECKED BY: | K. SHEPHERD |
| DATE: | 2/6/2026 |
| REVISION: | |

| PROPERTY INFORMATION | |
|----------------------------|---|
| Proposed Development Name: | Wheatland Plaza |
| Case Number: | ZONE-2025-00006 |
| Subdivision: | Wheatland Plaza Shopping Center |
| Block: | 1 |
| Lot: | A |
| Survey/Abstract: | Anderson Slayback Survey, Abstract No. 1229 |
| Gross Acreage: | 7.051 |
| Property Owner: | Wheatland Duncanville LLC |
| Owner Address: | 544 E Wheatland Rd, Duncanville, TX 75116 |

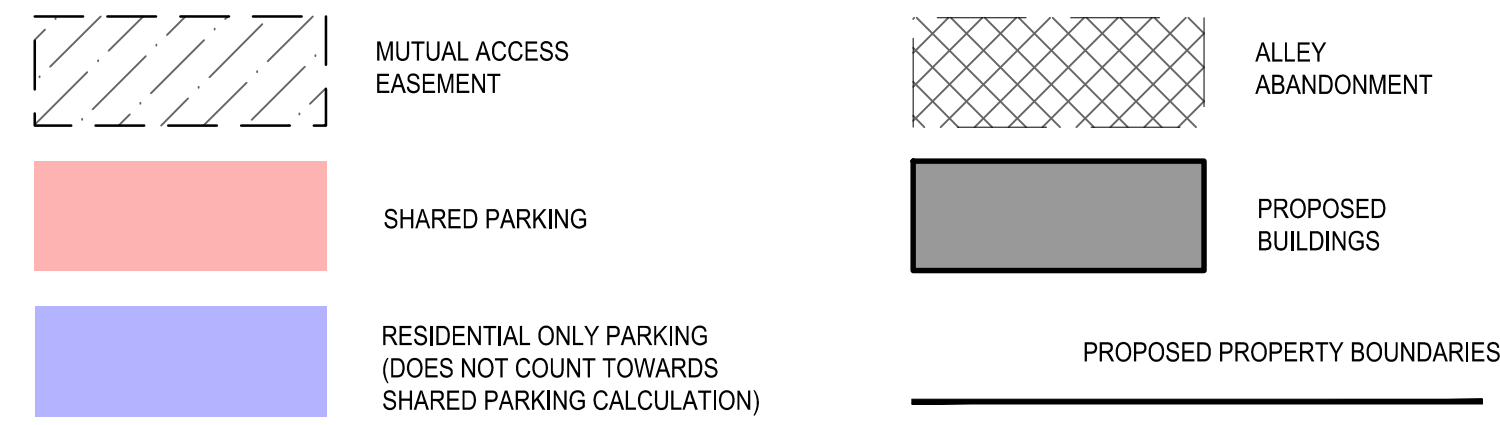
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VICINITY MAP
N.T.S.



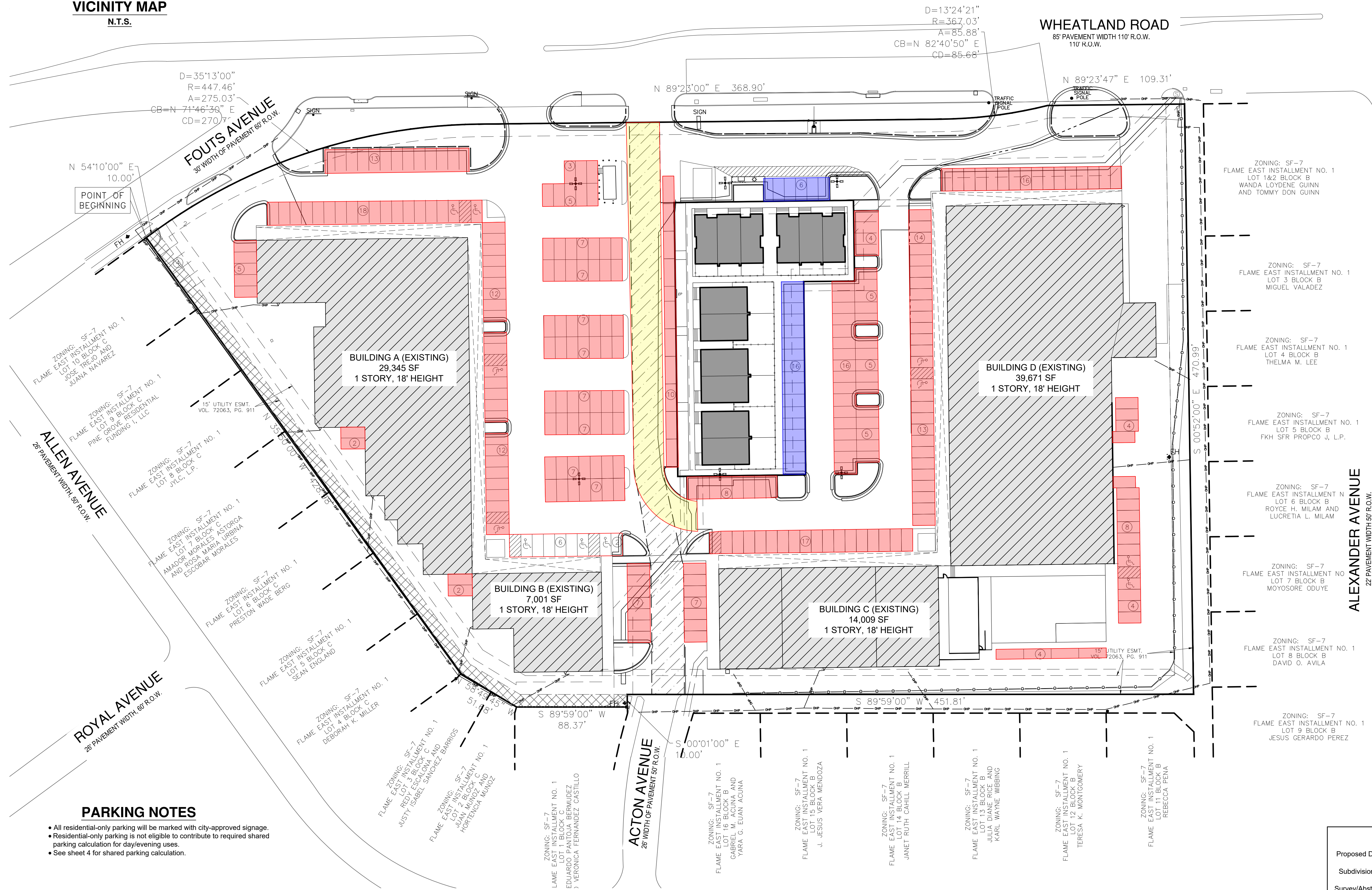
LEGEND



PARKING COUNT

| | |
|--|-------------------|
| Existing ADA Parking Spaces | 13 Spaces |
| Existing Standard Public Use Parking Spaces | 330 Spaces |
| Total Existing Parking Spaces | 343 Spaces |
| Proposed Standard Public Use Parking Spaces | 272 Spaces |
| Proposed "Resident Only Parking" Spaces | 22 Spaces |
| Proposed ADA Spaces (Van Accessible) | 11 Spaces |
| Proposed ADA Spaces (Total) | 11 Spaces |
| Total Proposed Parking Spaces | 305 Spaces |
| Required Residential-Only Spaces | 18 Spaces |
| Required ADA Spaces (Van Accessible) | 2 Spaces |
| Required ADA Spaces (Total) | 7 Spaces |
| Total Spaces Required by PD (Daytime/Evening) | 234 Spaces |

| Parking Type | Spaces Required | Spaces Provided | Net Parking Available |
|--------------------------------|-----------------|-----------------|-----------------------|
| Shared Public Day/Evening | 234 | 283 | 49 |
| Residential-Only | 18 | 22 | 4 |
| ADA Complaint (Van Accessible) | 2 | 11 | 9 |
| ADA Complaint (Total) | 7 | 11 | 4 |



PARKING NOTES

- All residential-only parking will be marked with city-approved signage.
- Residential-only parking is not eligible to contribute to required shared parking calculation for day/evening uses.
- See sheet 4 for shared parking calculation.

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WHEATLAND PHASE 2
DUNCANVILLE, TEXAS
PARKING EXHIBIT

| | |
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| DRAWN BY: | M. MEALS |
| CHECKED BY: | K. SHEPHERD |
| DATE: | 2/6/2026 |
| REVISION: | |

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| Proposed Development Name: | Wheatland Plaza Case Number: ZONE-2025-00006 |
| Subdivision: | Wheatland Plaza Shopping Center Block: 1 Lot: A |
| Survey/Abstract: | Anderson Slayback Survey, Abstract No. 1229 |
| Gross Acreage: | 7.051 Property Owner: Wheatland Duncanville LLC |
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TREE TABULATION

| Tree Name | Tree Type (Parking Lot/Open Space) | Tree Common Name | Tree Species |
|----------------------------|------------------------------------|------------------|-----------------------------|
| Existing Shade Tree 1 | Parking Lot | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 2 | Open Space | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 3 | Parking Lot | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 4 | Open Space | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 5 | Open Space | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 6 | Open Space | Grape Myrtle | <i>Lagerstroemia indica</i> |
| Existing Shade Tree 7 | Open Space | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 8 | Open Space | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 9 | Open Space | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 10 | Open Space | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 11 | Open Space | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 12 | Open Space | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 13 | Open Space | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 14 | Parking Lot | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 15 | Parking Lot | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 16 | Open Space | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 17 | Parking Lot | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 18 | Open Space | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 19 | Parking Lot | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 20 | Open Space | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 21 | Parking Lot | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 22 | Open Space | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 23 | Parking Lot | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 24 | Open Space | Plateau Live Oak | <i>Quercus fusiformis</i> |
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| Existing Shade Tree 26 | Parking Lot | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 27 | Parking Lot | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 28 | Open Space | Plateau Live Oak | <i>Quercus fusiformis</i> |
| Existing Shade Tree 29 | Parking Lot | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 30 | Parking Lot | Texas Read Oak | <i>Quercus buckleyi</i> |
| Existing Shade Tree 31 | Open Space | Lacebark Elm | <i>Ulmus parvifolia</i> |
| Existing Shade Tree 32 | Open Space | Lacebark Elm | <i>Ulmus parvifolia</i> |
| Existing Shade Tree 33 | Parking Lot | Lacebark Elm | <i>Ulmus parvifolia</i> |
| Existing Shade Tree 34 | Parking Lot | Lacebark Elm | <i>Ulmus parvifolia</i> |
| Existing Shade Tree 35 | Parking Lot | Lacebark Elm | <i>Ulmus parvifolia</i> |
| Existing Ornamental Tree 1 | Open Space | Eve's Necklace | <i>Sophora affinis</i> |
| Existing Ornamental Tree 2 | Open Space | Eve's Necklace | <i>Sophora affinis</i> |
| Existing Ornamental Tree 3 | Open Space | Eve's Necklace | <i>Sophora affinis</i> |
| Existing Ornamental Tree 4 | Open Space | Eve's Necklace | <i>Sophora affinis</i> |
| Existing Ornamental Tree 5 | Open Space | Eve's Necklace | <i>Sophora affinis</i> |

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| Proposed Shade Tree 12 | Parking Lot | Texas Read Oak | <i>Quercus buckleyi</i> |
| Proposed Shade Tree 13 | Parking Lot | Texas Read Oak | <i>Quercus buckleyi</i> |
| Proposed Shade Tree 14 | Parking Lot | Texas Read Oak | <i>Quercus buckleyi</i> |

| Tree Type | Tree Count | | Required No. of Trees, or Equivalent Combination | |
|-------------------------------|------------|------------|--|------------|
| | Shade | Ornamental | Shade | Ornamental |
| Public Open Space Landscaping | 19 | 5 | 21 | 42 |
| Parking Lot Shade Tree | 30 | 0 | | |
| Total | 49 | 5 | 21 | 42 |

SHARED PARKING CALCULATION

| Suite/Location | Tenant Business Name | Tenant space square footage | Use | Parking Ratio (See Attached PD Chart) | Parking Requirement |
|-----------------|-----------------------------|------------------------------|-----------------------------|---------------------------------------|---------------------|
| 402 | Domino's Pizza | 1,750 | Restaurant, Limited Seating | 1 / 400 SF | 4.38 |
| 406 | K&J Donuts | 1,000 | Restaurant, Limited Seating | 1 / 400 SF | 2.50 |
| 407 | We Candy Dallas | 391 | Restaurant, Limited Seating | 1 / 400 SF | 0.98 |
| 408 | Beautifully Boutique | 401 | Retail, Local Scale | 1 / 400 SF | 1.00 |
| 410 | Metro by T-Mobile | 1,120 | Retail, Local Scale | 1 / 400 SF | 2.80 |
| 414 | Big Mike's Barber Shop | 6,200 | Personal Care Service Shop | 1 / 400 SF | 15.50 |
| 418 | Dollar General | 10,000 | Retail, Local Scale | 1 / 400 SF | 25.00 |
| 422A | Bonita Aesthetics | 857 | Personal Care Service Shop | 1 / 400 SF | 2.14 |
| 422B | Pernell Keith Francis | 331 | Office | 1 / 400 SF | 0.83 |
| 426 | VACANT | 1,488 | VACANT | 1 / 400 SF | 3.72 |
| 428 A | VACANT | 600 | VACANT | 1 / 400 SF | 1.50 |
| 428 B | Hussle Studios | 280 | Personal Care Service Shop | 1 / 400 SF | 0.70 |
| 430 A | VACANT | 838 | Personal Care Service Shop | 1 / 400 SF | 2.10 |
| 430 B | Nathan Mitchell | 275 | Retail, Local Scale | 1 / 400 SF | 0.69 |
| 438 | R J Williams | 1,400 | Retail, Local Scale | 1 / 400 SF | 3.50 |
| 442 | VACANT | 1,374 | Retail, Local Scale | 1 / 400 SF | 3.44 |
| 446 | Shekinah Braids | 800 | Personal Care Service Shop | 1 / 400 SF | 2.00 |
| 450 | VACANT | 1,455 | Restaurant, Seated Service | 1 / 200 SF | 7.28 |
| 454 | Colin Johnson | 1,845 | Tattoo Studio | 1 / 400 SF | 4.61 |
| 458 | A+ Academy | 1,800 | Driving School | 1 / 400 SF | 4.50 |
| 466 | Kwik Wash Coin Laundry | 2,000 | Laundromat | 1 / 400 SF | 5.00 |
| 502 | Lone Star Barber | 519 | Personal Care Service Shop | 1 / 400 SF | 1.30 |
| 510 | Every Seasons Family Center | 3,585 | Retail, Local Scale | 1 / 400 SF | 8.96 |
| 518 | The MacMillan Institute | 1,905 | School | 1 / 400 SF | 4.76 |
| 526 | Tae Kwon Do Center | 4,000 | Gym & Fitness Facilities | 1 / 400 SF | 10.00 |
| 534 | Sweet Start Child Care | 4,000 | Child Day Care | 1 / 400 SF | 10.00 |
| 535 | VACANT | 2,805 | VACANT | 1 / 400 SF | 7.01 |
| 544 | Options Real Estate | 10,103 | Office | 1 / 400 SF | 25.26 |
| 548 | Well Med | 10,000 | Medical Office | 1 / 400 SF | 25.00 |
| 562 | State of Texas | 7,394 | Office | 1 / 400 SF | 18.49 |
| 572 | SWAT | 3,500 | Office | 1 / 400 SF | 8.75 |
| 550 | VACANT | 3,528 | VACANT | 1 / 400 SF | 8.82 |
| 586 | Kim and Jenny's | 1,732 | Restaurant, Seated Service | 1 / 200 SF | 8.66 |
| 598 | Blindfolded BBQ | 750 | Restaurant, Limited Seating | 1 / 400 SF | 1.88 |
| Townhome Lot 1R | | 17,350 (12, 2-bedroom units) | Residential | 1.5 / Unit | 18.00 |
| Totals | | 107,376 | | | 251.03 |

| Parking Type | Required Parking Space Count | Required ADA Complaint Spaces | | Proposed ADA Spaces | |
|----------------------------|------------------------------|-------------------------------|-------|---------------------|-------|
| | | Van Accessible | Total | Van Accessible | Total |
| Shared Parking Calculation | 234 | 2 | 7 | 11 | 11 |
| Total Parking Calculation | 252 | 2 | 7 | 11 | 11 |

| Daytime 7am - 5pm | Evening 5pm - 10pm | Overnight 10pm - 7am | Daytime 7am - 5pm | Evening 5pm - 10pm | Overnight 10pm - 7am |
|---|--------------------|----------------------|-------------------|--------------------|----------------------|
| 100% | 0% | 0% | 4.38 | 0.00 | 0.00 |
| 100% | 0% | 0% | 2.50 | 0.00 | 0.00 |
| 0% | 100% | 0% | 0.00 | 0.98 | 0.00 |
| 100% | 0% | 0% | 1.00 | 0.00 | 0.00 |
| 100% | 0% | 0% | 2.80 | 0.00 | 0.00 |
| 100% | 0% | 0% | 15.50 | 0.00 | 0.00 |
| 100% | 0% | 0% | 25.00 | 0.00 | 0.00 |
| 100% | 0% | 0% | 2.14 | 0.00 | 0.00 |
| 100% | 0% | 0% | 0.83 | 0.00 | 0.00 |
| 100% | 0% | 0% | 3.72 | 0.00 | 0.00 |
| 100% | 0% | 0% | 1.50 | 0.00 | 0.00 |
| 100% | 0% | 0% | 0.70 | 0.00 | 0.00 |
| 100% | 0% | 0% | 2.10 | 0.00 | 0.00 |
| 100% | 0% | 0% | 0.69 | 0.00 | 0.00 |
| 100% | 0% | 0% | 3.50 | 0.00 | 0.00 |
| 100% | 0% | 0% | 3.44 | 0.00 | 0.00 |
| 100% | 0% | 0% | 2.00 | 0.00 | 0.00 |
| 100% | 0% | 0% | 7.28 | 0.00 | 0.00 |
| 100% | 0% | 0% | 4.61 | 0.00 | 0.00 |
| 100% | 0% | 0% | 4.50 | 0.00 | 0.00 |
| 100% | 0% | 0% | 5.00 | 0.00 | 0.00 |
| 100% | 0% | 0% | 1.30 | 0.00 | 0.00 |
| 100% | 0% | 0% | 8.96 | 0.00 | 0.00 |
| 100% | 0% | 0% | 4.76 | 0.00 | 0.00 |
| 100% | 0% | 0% | 10.00 | 0.00 | 0.00 |
| 100% | 0% | 0% | 10.00 | 0.00 | 0.00 |
| 100% | 0% | 0% | 7.01 | 0.00 | 0.00 |
| 100% | 0% | 0% | 25.26 | 0.00 | 0.00 |
| 100% | 0% | 0% | 25.00 | 0.00 | 0.00 |
| 100% | 0% | 0% | 18.49 | 0.00 | 0.00 |
| 100% | 0% | 0% | 8.75 | 0.00 | 0.00 |
| 100% | 0% | 0% | 8.82 | 0.00 | 0.00 |
| 100% | 0% | 0% | 8.66 | 0.00 | 0.00 |
| 100% | 0% | 0% | 1.88 | 0.00 | 0.00 |
| 0% | 0% | 100% | 0.00 | 0.00 | 18.00 |
| Adjusted Total Parking Required By Time | | | 232.06 | 0.98 | 18.00 |

| | |
|---------------------------------|-----|
| Total spaces provided: | 305 |
| Residential spaces provided: | 22 |
| Shared parking spaces provided: | 283 |
| Total shared spaces required: | 234 |

LANDSCAPING TABULATION

| Landscape Description | Area (SF) | Property Area (SF) | Percent of Property |
|-------------------------|-----------|--------------------|---------------------|
| Public Green Space | 28,918 | 326,725 | 8.85% |
| Parking Lot Landscaping | 7,161 | 326,725 | 2.19% |
| Private Green Space | 7,373 | 326,725 | 2.26% |
| Total Landscaping | 43,452 | 326,725 | 13.30% |

| PROPERTY INFORMATION | |
|---|--|
| Proposed Development Name: <u>Wheatland Plaza</u> | Case Number: <u>ZONE-2025-00006</u> |
| Subdivision: <u>Wheatland Plaza Shopping Center</u> | Block: <u>1</u> Lot: <u>A</u> |
| Survey/Abstract: <u>Anderson Slayback Survey, Abstract No. 1229</u> | |
| Gross Acreage: <u>7.051</u> | Property Owner: <u>Wheatland Duncanville LLC</u> |
| Owner Address: <u>544 E Wheatland Rd, Duncanville, TX 75116</u> | |

PRELIMINARY FOR THE INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION. PREPARED BY OR UNDER THE DIRECT SUPERVISION OF KEVIN SHEPHERD, PE 88642

544 E Wheatland Road
Duncanville, TX 75137
(214) 430-4450
www.verdunity.com
Texas P.E. Firm Registration No. F-13496
Plan prepared by Timothy Wright, P.E.



**WHEATLAND PHASE 2
DUNCANVILLE, TEXAS
PARKING & LANDSCAPE CALCULATIONS**

| | |
|--------------|-------------|
| DESIGNED BY: | T. WRIGHT |
| DRAWN BY: | M. MEALS |
| CHECKED BY: | K. SHEPHERD |
| DATE: | 2/6/2026 |
| REVISION: | |

| | |
|-------------|----------|
| FILE NO. | XXXXXXXX |
| JOB NUMBER: | 107-01 |

ORDINANCE NO. 2535

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING THE WHEATLAND PLAZA, PLANNED DEVELOPMENT DISTRICT, TO WHEATLAND PLAZA, PLANNED DEVELOPMENT (R-1) TO ADD A LOR BASE ZONING DISTRICT, AND ADDITIONAL USES ON APPROXIMATELY 7.5+/- ACRES OF REAL PROPERTY WHEATLAND PLAZA SHOPPING CENTER, BLOCK 1, LOT A & ABANDONED ALLEY, MORE COMMONLY KNOWN AS 402 EAST WHEATLAND ROAD, DUNCANVILLE, DALLAS COUNTY, TEXAS, AS DESCRIBED AND DEPICTED ON EXHIBITS "A" AND "A-1" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR ADDITIONAL OR AMENDED DEVELOPMENT REGULATIONS, AS SET FORTH IN EXHIBITS ATTACHED HERETO; HEREIN AS EXHIBIT "D"; PROVIDING FOR SUB-AREA DEVELOPMENT ZONES FOR HEIGHTS AS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "C"; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and City Council of the City of Duncanville, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the City Council is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended as provided herein.

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

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of Duncanville, Texas, as heretofore amended, be, and the same are hereby amended by changing the zoning from Planned Development "PD" District, to Planned Development (R-1) on approximately 7.5 +/- acres of real property at Wheatland Plaza Shopping Center, being Block 1, Lot A & Abandoned Alley, more commonly known as 402 East Wheatland Road, Duncanville, Dallas County, Texas, as described and depicted in Exhibits A and A-1.

SECTION 2. That said Property and Planned Development shall hereinafter be amended, and shall be used, developed, and maintained only in the manner and for the purposes provided for this Ordinance, as amended, Comprehensive Zoning Ordinance of the City of Duncanville, as heretofore amended, and in conformance with this Ordinance and the Site Plan, Exhibit B, which is attached hereto and incorporated herein, subject to the following additional development regulations:

- A. Property shall be developed in accordance with the Site Plan and as set forth in Exhibit B and as provided in Sub Area Height Plan, which is attached hereto and incorporated as Exhibit C, as incorporated herein, into the ordinance.
- B. Property shall meet all city, state, and federal regulations for building, fire, and accessibility codes, statutes, and regulations.
- C. Allowed uses within the PD shall include all uses allowed in the LOR zone as of right, excluding special use permits for such district, except wireless communication tower(s) and country club and uses as follows:
 - (1) Residential
 - (a) Live-Work Unit
 - (b) Mixed-Use Development
 - (c) Multiple-Family Dwelling/Townhomes
 - (2) Educational, Institutional, Public and Special Uses
 - (a) Adult Day Services
 - (b) Art Gallery and Museum
 - (c) Medical, Clinic or Office
 - (d) Medical, Rehab Care (w/o Live-In)
 - (e) Place of Worship
 - (f) Radio or TV Broadcasting w/o Tower
 - (g) Research and Development Lab (Tech)
 - (h) School (Business/Trade/Vocational, College/University, Primary/Secondary Public and Private
 - Private
 - (i) Child Care Facility or Daycare
 - (j) Community Center, Public
 - (k) Library
 - (3) Recreational and Entertainment Uses
 - (a) Amusement, Indoor
 - (b) Amusement, Outdoor (Temporary)
 - (c) Theater, Indoor Only
 - (d) Theater, Performing Arts
 - (4) Retail and Service Uses
 - (a) Art Instruction Studio
 - (b) Art Studio
 - (c) Bar (>75% Alcohol Sales)
 - (d) Financial Institution
 - (e) Food Truck Park
 - (f) Grocery, Local Scale

- (g) Grocery, Neighborhood Scale
- (h) Gym and Fitness Facilities
- (i) Nursery, Retail
- (j) Personal Care Service Shop
- (k) Postal Mart
- (l) Professional Office, Local Scale
- (m) Restaurant, Limited Seating
- (n) Restaurant, Seated Service
- (o) Retail, Convenience Store
- (p) Convenience Store w/ Restaurant
- (q) Retail, Local Scale
- (r) Retail, Neighborhood Scale
- (s) Retail, Sundry
- (t) Seasonal Sales

- (u) Tattoo or Piercing Studio
- (v) Alcohol Production and Tasting/Tap Room, Micro w/ Food Sales
- (w) Boutique Hotel
- (x) Laundry, Dry Cleaning Drop-Off/Pick-Up
- (y) Laundromat

- (5) Automobile and Transportation Uses
 - (a) Auto Dealership (Inside Only)

D. Uses that require an additional approved site plan and special conditions:

- (1) Recreational and Entertainment Uses shall be approved by Planning and Zoning Commission and City Council and shall contain additional regulations to ensure compatibility with the uses set forth herein and adjacent neighborhood.
 - (a) Banquet or Event Center

E. Specific PD Glossary of New or Modified Use Definitions:

- (1) Research and Development Lab (Tech): A facility under 10,000 square feet that includes laboratories and experimental equipment for prototype design, engineering, and product testing.
- (2) Amusement Outdoor (Temporary): Any temporary outdoor amusement center where there may or may not be an admission charge, and which may include such activities as rides, entertainment, games, booths, food services and sales, and exhibitions. This use type will be limited to Subarea 1 on the site.
- (3) Banquet or Event Center: A building, facility, room, or portion thereof, that is rented, leased, or otherwise made available to any person or group for a private event function that is not open to the general

public, regardless of whether a fee is charged. Includes reception facilities and wedding venues. Limited to 10,000 square feet.

- (4) Food truck park: An area designated for mobile vendors (e.g., food trucks) to park and sell food, beverages, and other retail items or services to patrons. This use type will be limited to Subareas 1, 2, and 3 on the site. The hours of operation for the designated food truck area will be 7 am-10 pm. Restrooms will be provided in buildings located in Subareas 1 and 2. All electrical, water, and wastewater connections shall be provided, and above ground utility connections shall not interfere with pedestrian or vehicular safety and shall not be located in customer service areas or customer parking lots. Detached signage for mobile vendors is allowed while within the property boundary. Waste receptacles will be provided on site.
- (5) Retail, Sundry: A retail store 10,000 square feet or under, also commonly referred to and promoted and advertised as a dime or dollar store, selling various miscellaneous small items that are usually of no large value and not important enough to be mentioned individually such as dry goods, toiletries, household supplies and perishable and nonperishable food. Only one such use is allowed in the PD area.
- (6) Seasonal Sales: Temporary outdoor retail operations (restricted to Subarea 1, 2, and 3) including but not limited to:
 - (a) Farmer's markets;
 - (b) Seasonal sales of Christmas trees, pumpkins, firewood, or other seasonal items; or
 - (c) Semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows.
- (6) Tattoo or Piercing Studio: An establishment or facility under 3,000 square feet in which tattooing and/or body piercing is performed as defined by Chapter 146 of the Texas Health and Safety Code. This does not include the tattooing of permanent makeup. Only one such use is allowed in the PD area.
- (7) Boutique Hotel: Generally small, owner-operated businesses. Room numbers range from four (4) to twenty (20). Reservations may be made directly with the property. A boutique hotel offers a limited set of services, which typically include: a business center, meeting rooms, fitness room, laundry facility, and swimming pools. A boutique hotel might have a specialty restaurant, but only offer a limited menu and select days, or have small-scale meeting facilities and special events.

- (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

or medical office uses will be 1 space per 400 sf; all retail, service or general office space uses of all scales and categories will be 1 space per 400 sf; all restaurant limited seating or alcohol production/tap rooms will be 1 space per 400 sf; all restaurant seated service will be 1 space per 200 sf; tattoo or piercing studio will be 1 space per 400 sf; banquet or event center will be 1 space per 20 non-fixed seats and boutique hotel will be 1 space per guest room. For purposes of calculating parking space requirements for residential structures, 1 parking space is required for studio or 1-bedroom units and 1.5 spaces for 2-bedroom units. All suites will be required to have only the parking required based on the ratio of spaces per square foot and no additional use-specific requirements.

- W. A variable width buffer shall be allowed along the northern property line and into the underutilized right-of-way along Wheatland Road. On-street parking shall be implemented along the underutilized travel lane closest to the curb as shown in Exhibit "C".
- X. The required minimum landscaped lot area shall be reduced to 5% of the lot area, excluding additional parking landscape requirements.
- Y. Irrigation shall be added throughout the property and shall utilize natural rainwater as an additional backup irrigation source. Rainwater catchment areas shall be included within the required landscaped areas and shall not require additional screening.
- Z. The PD will apply to all parcels as defined in the legal description and any future parcels that are derived from within the current parcels. Any future derived parcels will calculate their parking requirements, open space, lot coverage, landscaping, and any other area-based requirements as a part of the total of the entire PD and shared parking arrangement, not treated as a separate site with separate totals. Parcel splits or divisions will be handled administratively where allowed by law.
- AA. Up to twenty (20) percent of the ground floor within the Multi-family Housing Boundary as provided in Exhibit "C" can be utilized as Retail and/or Office.
- BB. That Landscaping and green space plan shall be filed and approved administratively in accordance with the Exhibit "D" and the provisions of this ordinance.
- CC. All uses permitted under the existing use chart at the time this ordinance was adopted shall remain permissible for the duration of this Planned Development District. Any future uses added to the base zoning shall be permitted in the same manner as outlined in the base zoning. Suites within Wheatland Plaza that have been previously occupied by a use

permitted under this ordinance shall continue to be eligible for occupancy under that same use. New occupancy-related conditions or requirements shall not apply to suites previously occupied or listed under the current use chart as of the adoption of this ordinance.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. That all provisions of the Ordinance of the City of Duncanville in conflict with provisions of this Ordinance be, and same are hereby repealed, and all other provisions of the ordinances of the City of Duncanville not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That the above-described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Duncanville, as amended herein by the granting of this planned development; and, all provisions of Ordinance 2461, except as amended herein shall continue in full force and effect.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Comprehensive Zoning Ordinance as amended hereby shall be deemed guilty of a misdemeanor, and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance, and upon conviction shall be punished by fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall constitute a separate offense.

SECTION 7. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance, as the law in such cases provides.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 21st day of January, 2025.

APPROVED:



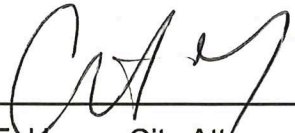
Greg Contreras Mayor

ATTEST:



Chiquita Taylor, City Secretary

APPROVED AS TO FORM:



Robert E. Hager, City Attorney



EXHIBIT "A"

LEGAL DESCRIPTION

Being Wheatland Plaza Shopping Center, Block 1, Lot A & Abandoned Alley, more commonly known as 402 East Wheatland Road, Duncanville, Dallas County, Texas.

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

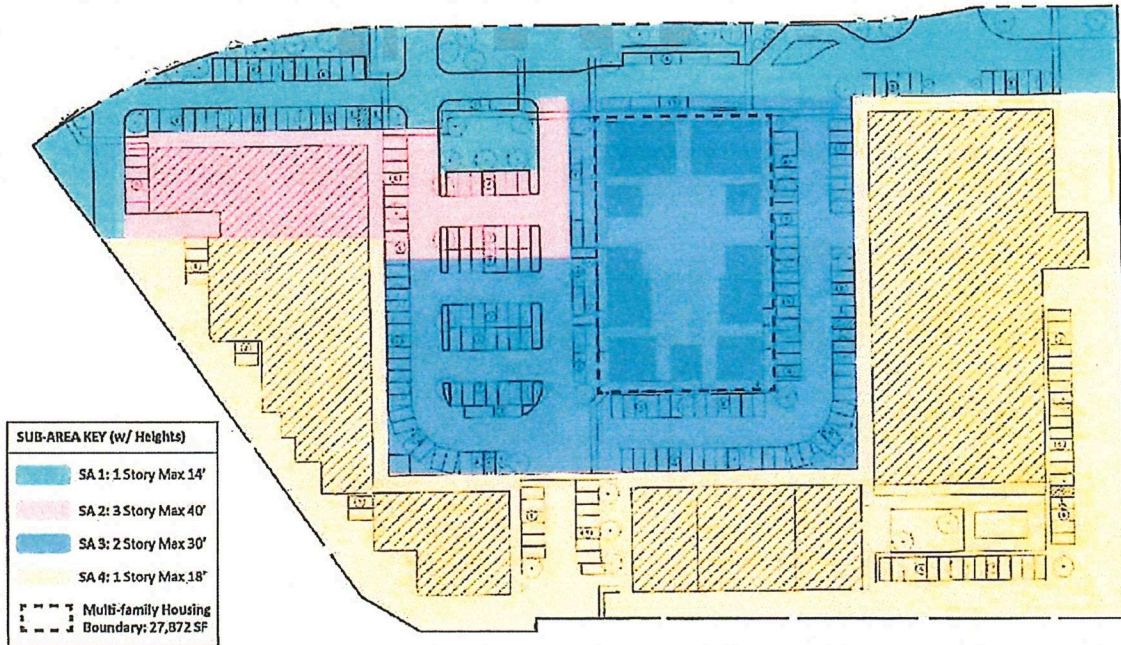


EXHIBIT "D"

| Main Landscaping Requirements | | | | | | |
|---|-----------|----------------|---|---|--------|-------|
| Thresholds based on overall site SF Above | 65,350 | 20% | | Parking Lot Landscaping Proposed | 7,152 | 2.19% |
| | 49,013 | 15% | | Parking Lot Landscaping Required (25%) | 6375 | |
| | 32,675 | 10% | | Open Space + Parking Landscaping | 28,537 | 8.73% |
| | 16,338 | 5% | | Additional Wheatland Road ROW | 7,107 | |
| Open Space Proposed | 21,385 | 6.54% | | East and South Alley Area | 13,691 | |
| Proposed Open Space Threshold | | 5% | | Total with Additional Offsite Landscaping | 49,335 | |
| Landscape Requirement Exemptions | §4.08 | General Zoning | Exemptions: Exempted from §4.08.C Requirements for Single-Family, Duplex, and Townhome Development; §4.07.D.1.c (No Landscape Architect be required to develop site plan); §4.07.D.2 Required Landscaped Areas on Lot; §4.07.D.4 Required Landscape Buffer; §4.07.D.5 Continuous Shrub Buffer | | | |
| Required Landscaped Areas on Lot | §4.08.D.2 | General Zoning | Modified: A minimum of 5% of the lot area will be landscaped (not including the additional parking requirements) | | | |
| Required Landscaped Areas within Parking Lots | §4.08.D.3 | General Zoning | No Change: a) Landscaped areas within parking lots shall be provided in addition to the requirements in 2. Required Landscaped Areas on a Lot above; b) Landscaped areas within parking lots shall be at least nine (9) feet wide and one hundred fifty (150) square feet in area; c) At least twenty-five (25) square feet of landscaped area shall be provided per parking space; d) There shall be a minimum of one (1) Shade Tree or two (2) Ornamental Trees planted in the parking area for every fifteen (15) parking spaces; e) There shall be a landscaped area with at least one (1) Shade Tree or two (2) Ornamental Trees within sixty (60) feet of every parking space; f) A landscape island shall be located at the terminus of all parking rows, and shall contain at least one (1) Ornamental Tree. | | | |
| Concrete Curb | §4.08.D.6 | General Zoning | No Change: All landscaped areas shall be protected by a raised six (6) inch concrete curb with openings to allow for the drainage of stormwater into the landscaped areas (see Figure 4.08.2). | | | |
| Irrigation Requirements | §4.08.D.7 | General Zoning | No Change: All required landscaped open space shall be provided with adequate and inconspicuous irrigation systems. Freeze cut-off monitors shall be provided. | | | |
| Additional Irrigation Requirements | | None | New: The site will be broken into three irrigation zones that will utilize natural rainwater in addition to a backup irrigation source. The use of rainwater catchment systems will be allowed on the property without any additional screening required. | | | |
| Planting Requirements | §4.08.D.8 | General Zoning | No Change: a) See Chapter 12 of the City's Code of Ordinances, Article XVII Tree Preservation for information on credit for existing landscaping and required Tree Removal Permits; b) All required plantings shall be selected from the City's Approved Plant List. Native and drought tolerant species are preferred; c) Complete coverage of required landscaped areas shall be provided with Shrubs, Groundcover, and/or Ornamental Grass with a Rock Landscape Base or a Mulch Base. | | | |



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

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree' Powell, City Planner
Date: March 2, 2026
RE: Specific Use Permit Request| 102 N. Cedar Ridge Drive
ZONE-2026-00008
Applicant: Will Walters & Josie Trent | Applicant & Owner

REQUEST: The applicant is requesting a Specific Use Permit (SUP) to allow a drive-thru as an accessory use in the Local/Office Retail (LOR) zoning district.

LOCATION: 102 N. Cedar Ridge, Duncanville, TX

EXISTING ZONING: Local Office Retail (LOR)

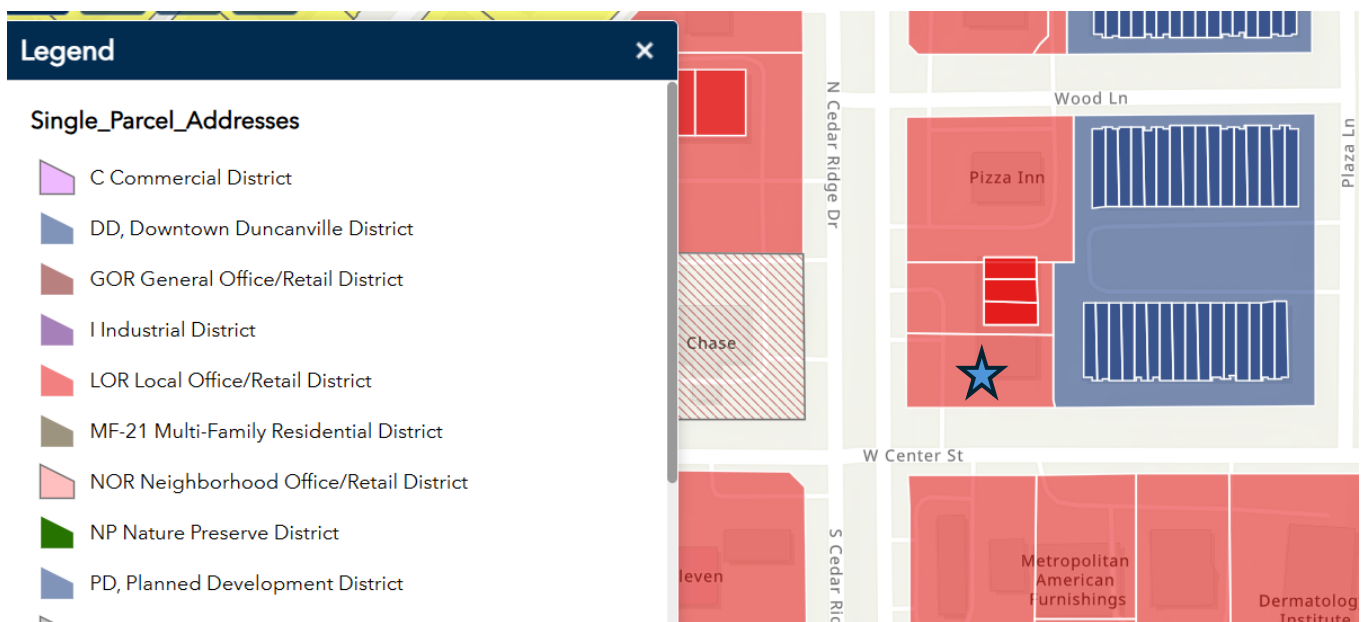
PROPOSED ZONING: Local Office Retail (LOR) with a Specific Use Permit (SUP) to operate a drive-thru as an accessory use to a proposed daiquiri/restaurant use.

**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 drive-thru as an accessory use.



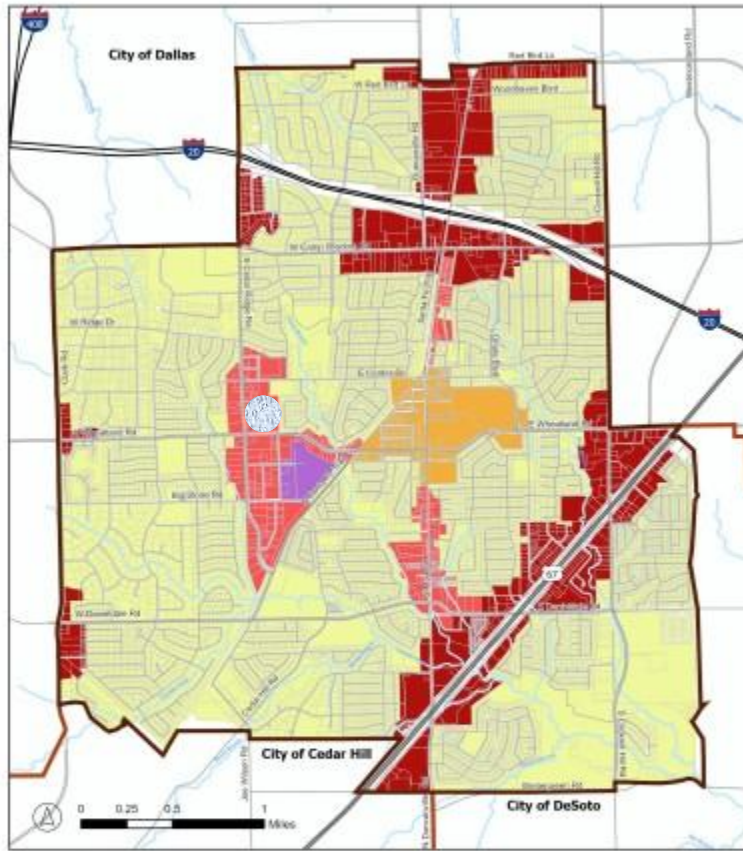
Subject Property ★
Figure 1. Zoning Map

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.

Future Land Use Map

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



Subject Property 

Figure 2: Future Land Use Map

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 received one (1) response in 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 that a drive-thru may have on traffic utilizing 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 parking spaces for pick-up/to-go orders to deter a bottleneck of cars stacking and/or overflowing into the street. In addition to the surrounding retail spaces, staff finds that the current number of parking spaces on-site along with varying

operational hours of the other businesses can accommodate the proposed use including the drive-thru.

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 **with a five (5) year expiration and renewal from the date of City Council approval**. Staff previously recommended the item be tabled due to formatting issues and revisions that were not adequately addressed. These revisions and issues have been resolved.

FIGURES:

Figure 1: Zoning Map

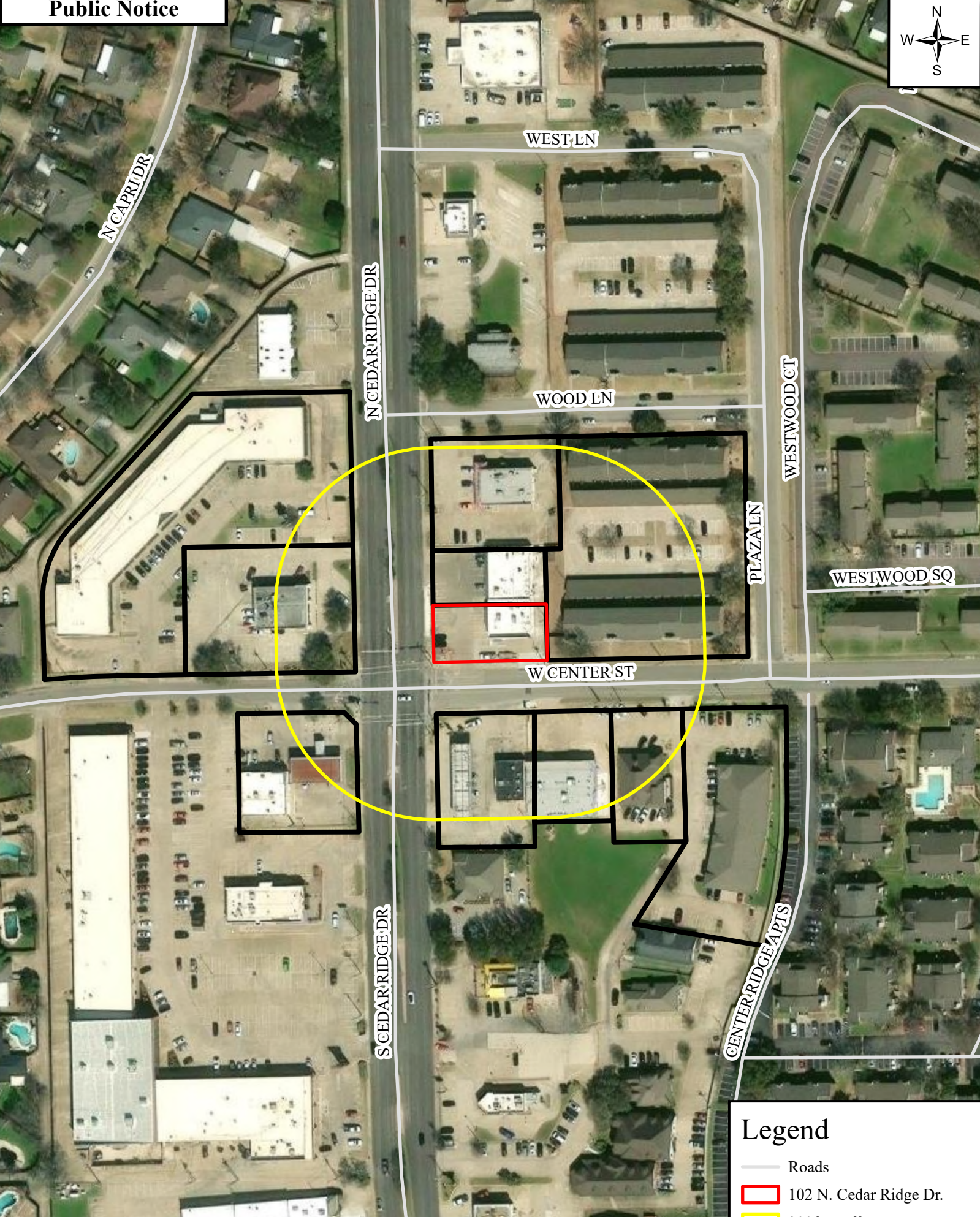
Figure 2: Future Land Use Map

ATTACHMENTS:

Attachment 1: Map of properties
within 200 ft.

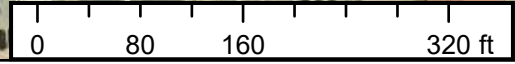
Attachment 2: Revised Site Plan and
Landscape Plan

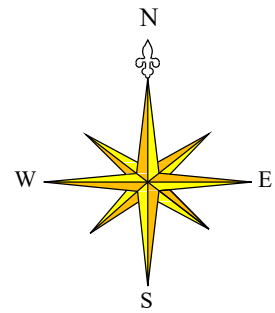
Public Notice



Legend

- Roads
- 102 N. Cedar Ridge Dr.
- 200ft. Buffer
- Parcels within 200ft. buffer





MORGAN PARK LTD
 114 N CEDAR RIDGE DR
 WESTWOOD PLAZA
 2ND SEC
 BLK 11 TR 2 ACS 0.529
 LOR Local Office/Retail
 District

Current Zoning: Local Office Retail
 Proposed Use: Drive Thru Lane

Existing Businesses:
 - Sister Girls Kitchen (Ste 108) - 2,165 sf
 - The Donut Shop (Ste 106) - 1,300 sf
 - Boost Mobile (Ste 104) - 1,300 sf
 - Daiquiri Island To-Go (Ste 102) - 1,200 sf

Building Area
 -5,965 SF
 -52.3 x 115.7'
 -1 story, Height 19.7'

Floor Area Ratio: 0.28

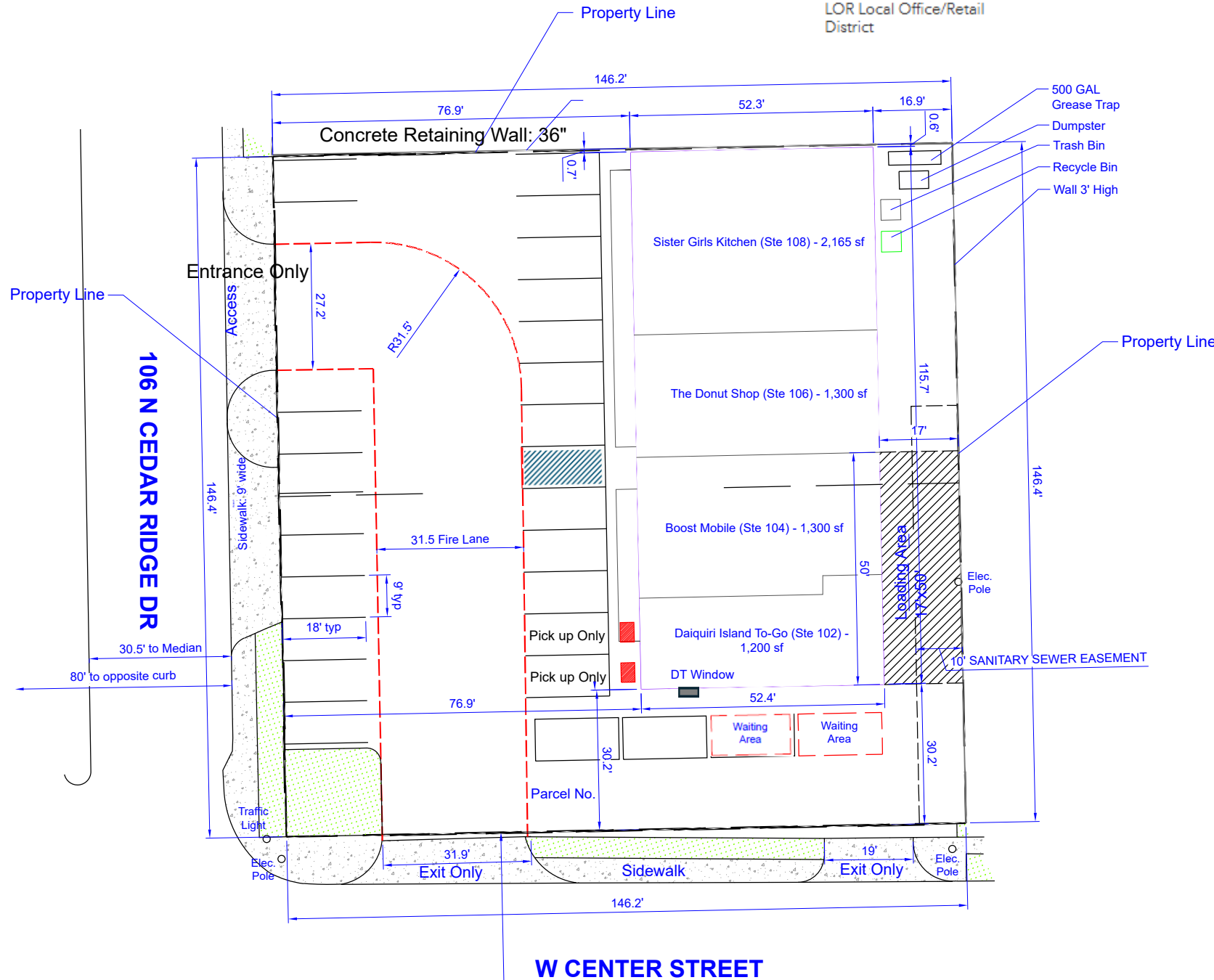
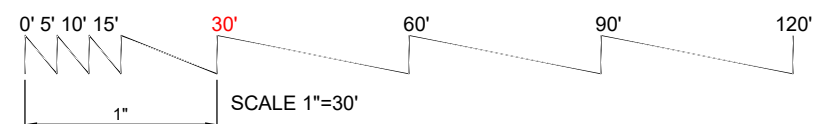
Lot Coverage: 27.85% (40% MAX)

Parking Spaces
 23 total
 20 required, including 5 additional for drive thru use
 (See Parking Calculation table)
 2 Handicap
 1 Fire Hydrant

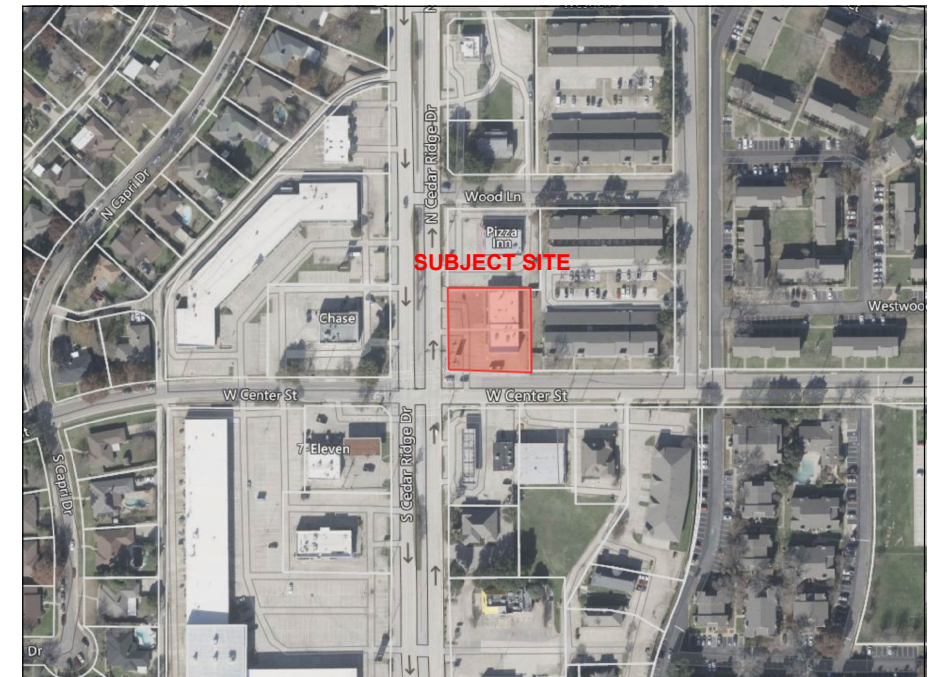
CONNOR FAMILY 2004 TRUST
 103 N CEDAR RIDGE DR
 DUNCANVILLE ESTATES 1

BLK A LT 16 AC 0.7799
 SUP, Specific Use

KABIR VENTURES LLC
 103 S CEDAR RIDGE DR
 D'VILLE ESTATES INST 1
 BLK B TR 12 ACS 0.5139
 LOR Local Office/Retail
 District



PARKWOOD PLAZA SPE
 LLC
 713 W CENTER ST
 WESTWOOD PLAZA 2ND
 SEC
 BLK 11 TR 1 ACS 1.5927
 PD, Planned Development
 District



Vicinity Map. Not to Scale

Daiquiri Island To-Go Only Parking Signs made from aluminum material that is standard for handicap parking signs. They shall be rust proof ideal for permanent outdoor installation.

JBS PETRO INC
 102 S CEDAR RIDGE DR
 WATER TOWER REPLAT
 BLK 1 LT 1A ACS 0.4598
 LOR Local Office/Retail
 District

NAV12 INC
 722 W CENTER ST
 D M WARREN 1
 LT 1 ACS 0.3208
 LOR Local Office/Retail
 District

HONEYSUCKLE PROPERTIES LLC
 720 W CENTER ST
 VICTORIAN VILLAGE REP
 LOT 0.6 0.3671 AC
 LOR Local Office/Retail
 District

LALANI ENTERPRISE LLC
 706 W CENTER ST
 VICTORIAN VILLAGE REP
 LOR Local Office/Retail
 District

| | | |
|---|----------------------------------|---|
| 102 - 108 N CEDAR RIDGE DR DUNCANVILLE, TX 75116 | | 106 N CEDAR RIDGE DR CEDAR RIDGE CENTER BLK A LOT 2 102 N CEDAR RIDGE DR CEDAR RIDGE CENTER BLK A LOT 1 0.268 AC |
| Parcel No. (APN) | 22010600010020000 | |
| Land Use | COMMERCIAL SHOPPING CENTER | |
| Lot Area | 9,636 SF (0.22 ACRES) | |
| Total Impervious/Coverage | 9,253 SF 96.02% | |
| Adj. Lots Owned | 2 (0.49 TOTAL ACRES) | |
| Zoning Code: | LOR LOCAL OFFICE/RETAIL DISTRICT | |
| Case Number: | ZONE-2025-00008 | |






Scale: 1"=30'

Date: 02 11 2026
 Size: 11'x17'

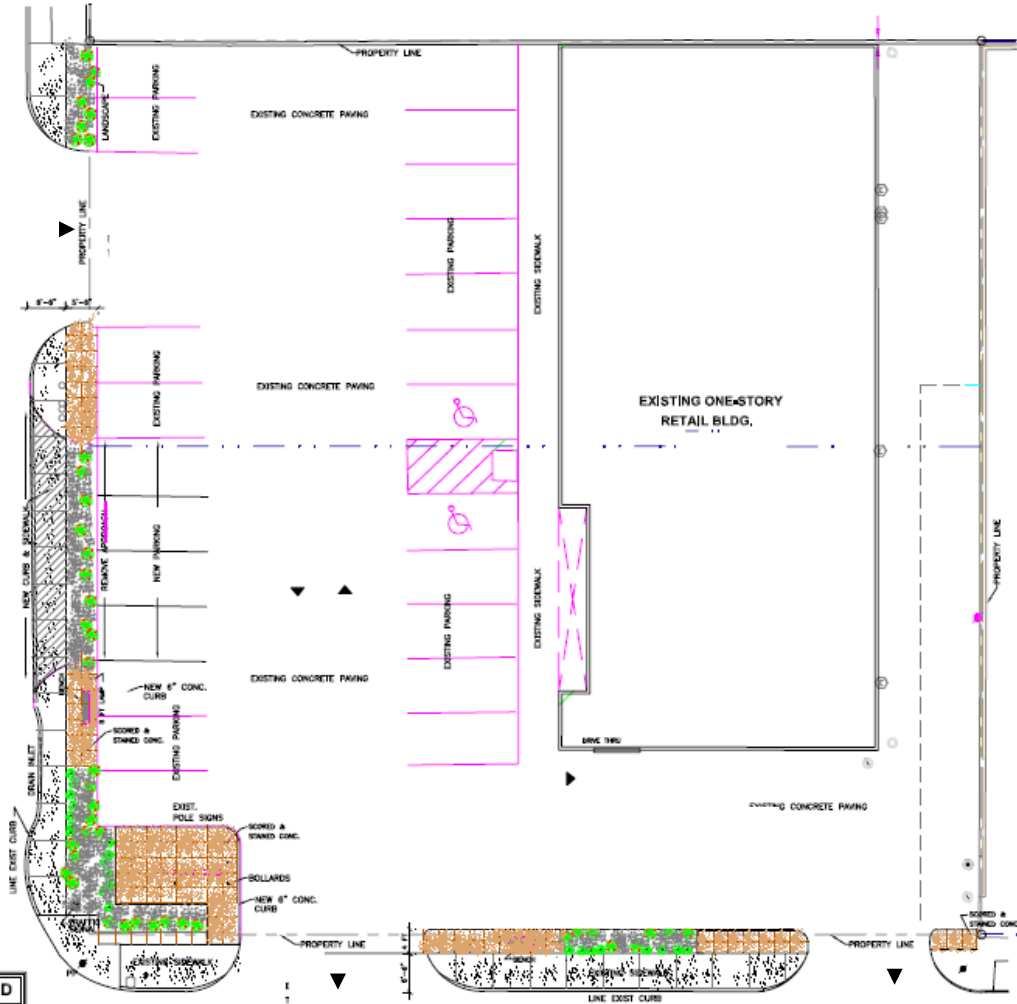
DW Cedar Ridge LLC
 Contact: Will Walters
 willwalters@duwestrealty.com
 214-675-3665

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
 This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

CEDAR RIDGE DRIVE

| LANDSCAPE LEGEND | |
|---|---|
|  | Scored & stained existing concrete |
|  | Red Yucca (3 GAL) |
|  | Dwarf Yaupon (3 GAL) |
|  | Gravel |
|  | Existing Concrete Paving Sidewalks |
|  | New concrete curb & approach to city specifications |

6.02% of Property is Landscaping



W. CENTER ST.



PLAN NORTH

LANDSCAPE SITE PLAN

SC: 1" = 10'-0"

| ISSUE DATE | BY | DATE |
|------------|------|------|
| 12-14-23 | DE.P | |
| REVISIONS | | |



SHEET

L1.0

OF ONE

PROPOSED LANDSCAPE
CEDAR RIDGE RETAIL
 106-110 N. CEDAR RIDGE DRIVE DUNCANVILLE, TX

D. E. RITTER ARCHITECTS
 3901 ACAPULCO ST.
 IRVING, TEXAS 75038
 469-348-8757
 EMAIL: deeritter@gmail.com



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

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree' Powell, City Planner
Date: March 2, 2026
RE: Zoning Change Request| 1023 N. Cockrell Hill Drive
ZONE-2026-00011
Applicant: Keith Hamilton| Applicant
Luis Hernandez| Owner

REQUEST: The applicant is requesting a Zoning Change from SF-7 (Single-Family Residential 7) to TF-7 (Duplex Residential) to develop duplexes.

LOCATION: 1023 N. Cockrell Hill Rd., Duncanville, TX

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

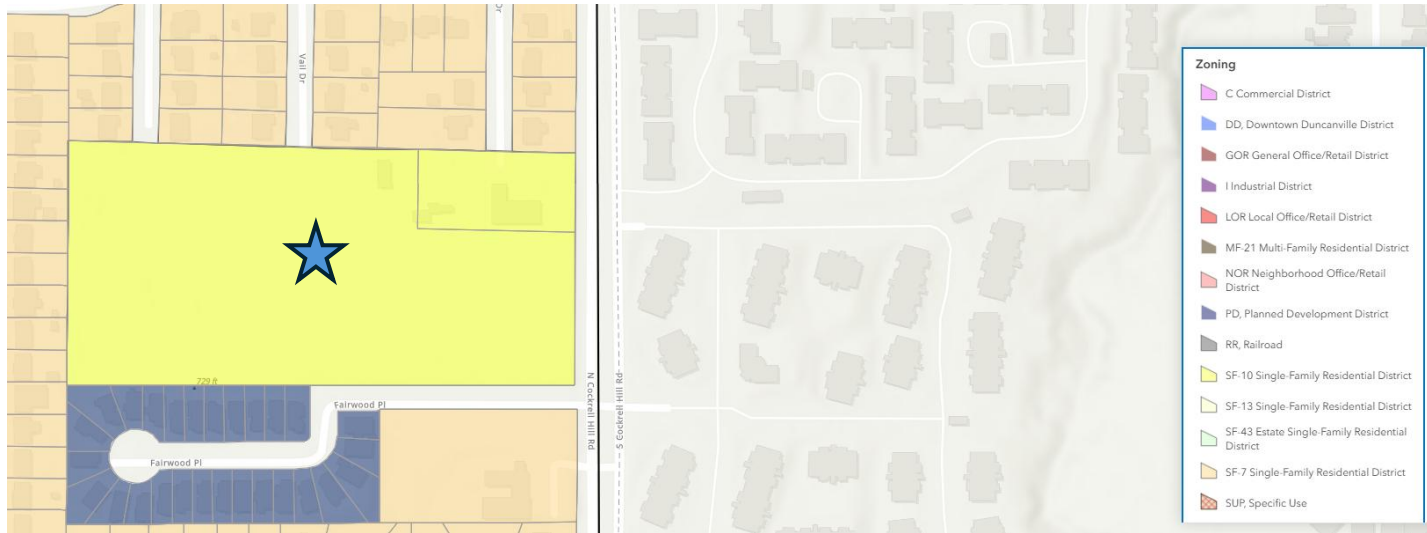
PROPOSED ZONING: Duplex Residential District (TF-7)

FUTURE LAND USE DESIGNATION: Traditional Neighborhood Residential District

PROJECT SUMMARY:

The applicant is requesting a Zoning Change from Single-Family Residential District 7 (SF-7) to Duplex Residential District (TF-7) to develop 74 duplex units (34 duplex lots).

The primary purpose of this request is to review the proposed zoning change.



Subject Property ★
Figure 1. Zoning Map

CURRENT ZONING DISTRICT DESCRIPTION:

Single Family Residential 10 (SF-10) 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 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.

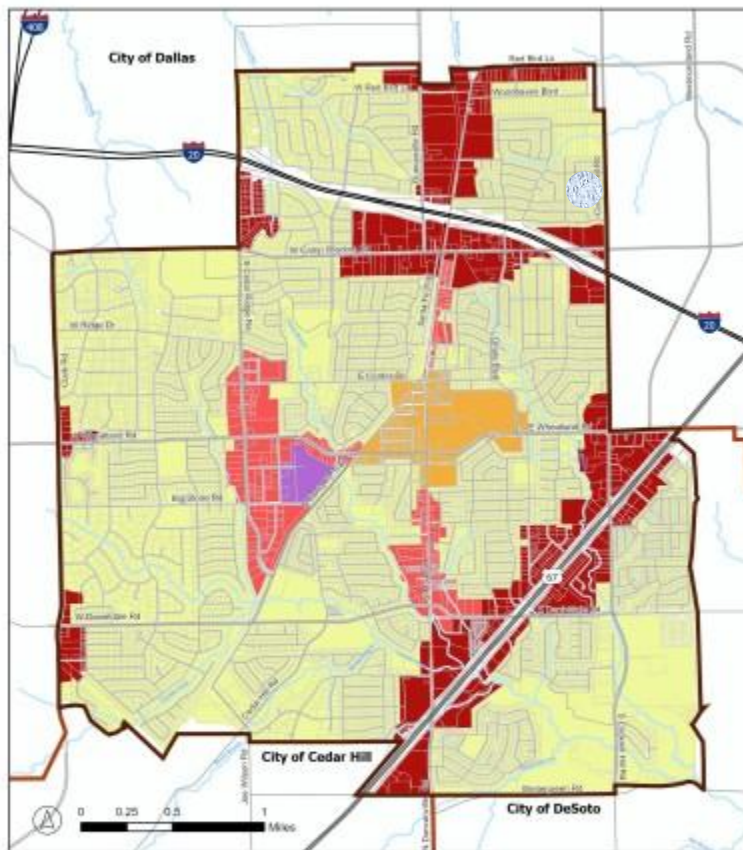
PROPOSED ZONING DISTRICT DESCRIPTION:

Duplex Residential District (TF-7) district is intended to promote quality duplex and townhome residential development. Individual ownership of the two family or duplex unit

is encouraged. This district may include neighborhoods consisting entirely of duplexes, or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas and more intense residential, nonresidential areas, or major roadways.

Future Land Use Map

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



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

Subject Property 
Figure 2. Future Land Use Map

.FUTURE LAND USE DESCRIPTION:

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

Two-Family Dwelling: A residential building containing two (2) attached dwelling units on one (1) platted lot, each with direct access to the outside, and each designed to be occupied by one (1) family (i.e., the building is occupied by not more than two families)

SURROUNDING ZONING AND DEVELOPMENT:

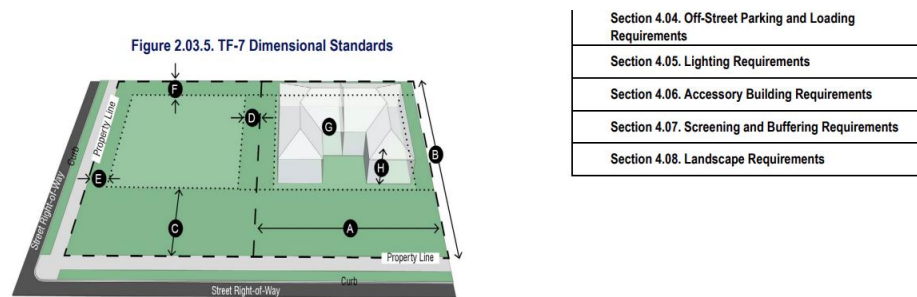
- **NORTH:** Single Family Residential 7 (SF-7)
 - Residential, Fairwoods 1 and 2
- **EAST:** City of Dallas
- **SOUTH:** Planned Development 907 (PD-907) and Single Family Residential 7 (SF-7)
 - Residential, Fairwoods Place
 - Church, William Sprowls Abstract 1290
- **WEST:** Single Family Residential 7 (SF-7)
 - Residential, Fairwoods 6

PUBLIC INPUT:

Staff mailed out 80 notices. At the time of preparation of this report staff has received two (2) responses in opposition of the proposed zoning change.

STAFF REVIEW:

The proposed zoning change from SF-7 to TF-7 is in alignment with the Comprehensive Plan (Duncanville 2040). The surrounding neighborhoods are also zoned SF-7 along with a Planned Development (PD) subdivision to the South that allows for a range of housing types. Staff finds that this transition to a denser residential zoning district encourages housing diversity in this area. With this transition in zoning, staff believes that TF-7 will provide more housing units that are over intense to the surrounding neighborhood and community. Based on the size of the property, staff finds that the proposed zoning change to TF-7 can be accommodated to meet the minimum development standards stated in Article 2, Section 2.03.E, Figure 2.03.5



| Min. Lot Area | A Min. Lot Width | B Min. Lot Depth | C Min. Front Setback | D Min. Interior Side Setback | E Min. Exterior Side Setback | F Min. Rear Setback | G Max. Building Coverage | H Max. Height | Min. Living Area |
|---------------|---------------------|---------------------|-------------------------|---------------------------------|---------------------------------|------------------------|-----------------------------|------------------|--|
| 7,000 SF | 60' | 100' | 25' | 5' | 10' | 10' | 50% | 2½ stories | 1,000 SF for single-family 1,600 SF for combined duplex |

Figure 3. TF-7 Dimensional Standards

Priority Policy Area #2 – Livable Neighborhoods Goals

1. Provide a diversity of quality and affordable housing opportunities to support residents of all life stages.
2. Maintain and repair existing housing stock to support neighborhood and community vitality.
3. Promote changes in zoning that allow for compact building design and creative infill development to support gentle density and missing middle housing and reduce sprawl.
4. Preserve and enhance community character through proactive code enforcement and community design standards.

5. Ensure neighborhood street and road networks encourage multimodal transportation connectivity and enable residents to easily access community resources.

Below are key factors that staff consider when reviewing a zoning change.

ZONING CHANGE CONSIDERATIONS:

- 1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Plan.**

The proposed zoning change implements the policies of the Comprehensive Plan.

- 2. Whether the uses allowed by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.**

The proposed use (duplexes) will be appropriate in the immediate area and the surrounding neighborhoods along with the City as a whole.

- 3. Whether the proposed change is in accordance with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.**

At this time the proposed plans are in accordance with providing the necessary streets, water/sewer, and other utilities.

- 4. The amount of and development absorption (or redevelopment) rate of vacant or underutilized land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstance which may make a submittal part of such vacant land unavailable for development.**

At this time staff cannot speak to the development absorption rate of similar developments in the vicinity. However, there is not another property of this size in the surrounding area vacant to be developed at this scale.

- 5. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also; and any other factors which substantially affect the public health, safety, morals, or general welfare.**



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

Staff does not believe this approved zoning change will substantially impact similar uses in the surrounding area. However, staff does recognize the potential impact the proposed zoning change and development may have on infrastructure in the area.

STAFF RECOMMENDATION:

Staff recommends **approval** of the proposed zoning change.

FIGURES:

Figure 1: Zoning Map

Figure 2: Future Land Use Map

Figure 3: TF-7 Dimensional Standards

ATTACHMENTS:

Attachment 1: Map of properties
within 200 ft.

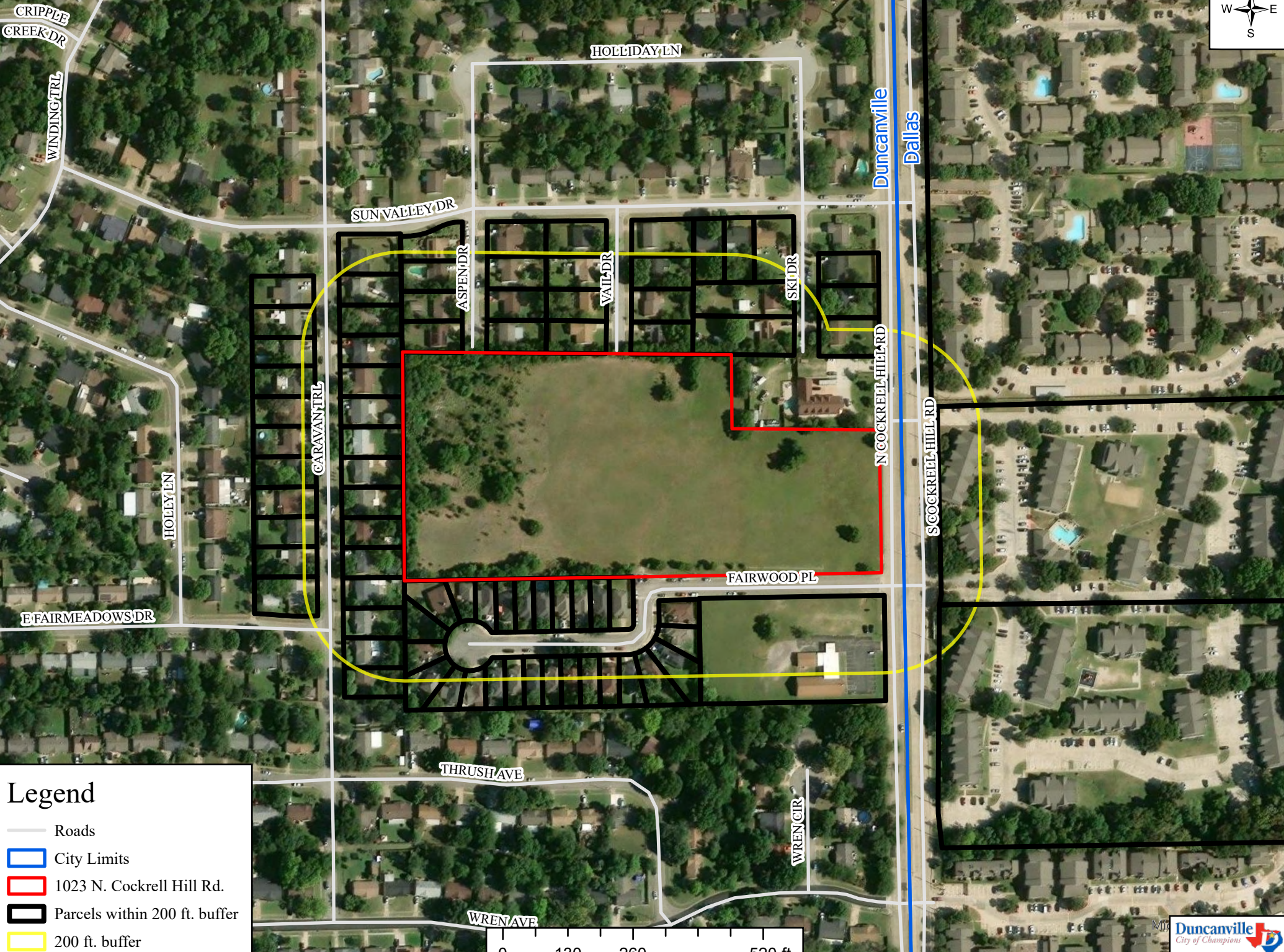
Attachment 2: Survey

Attachment 3: Zoning Change

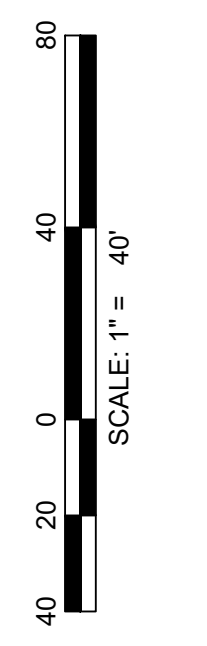
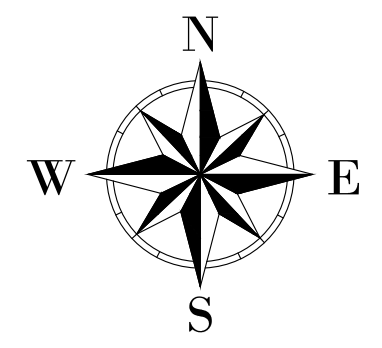
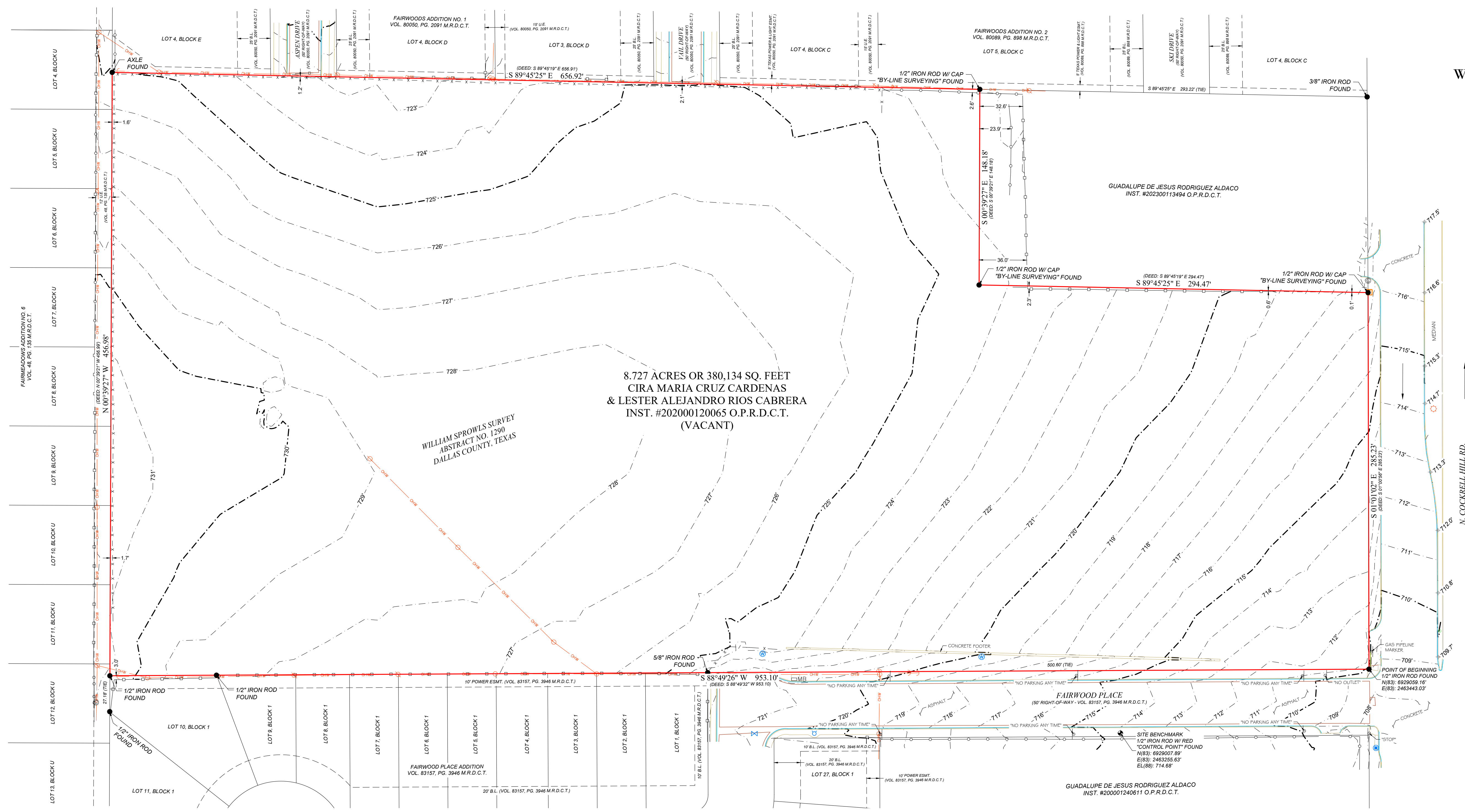
Request

Attachment 4: Conceptual Site Plan

Public Notice

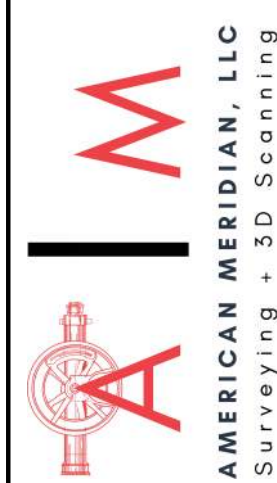


- ### Legend
- Roads
 - ▭ City Limits
 - ▭ 1023 N. Cockrell Hill Rd.
 - ▭ Parcels within 200 ft. buffer
 - ▭ 200 ft. buffer



PROJECT NUMBER 250098
 DRAWING SCALE: 1" = 40'
 DATE: MARCH 14, 2025
 REVISIONS:
 #1
 #2
 #3

TBPELS FIRM# 10194863
 2012 E RANDOL MILL RD, SUITE 213
 ARLINGTON, TEXAS 76011
 (817) 948-2867
 INFO@AMERICANMERICANMIDIANLLC.COM



PREPARED FOR:
HACK, INC
 &
MDB ARCHITECTURE

BOUNDARY & TOPOGRAPHIC SURVEY
1023 N. COCKRELL HILL RD.
 BEING AN 8.727 ACRE TRACT OF LAND
 SITUATED IN THE WILLIAM SPROWLS SURVEY,
 ABSTRACT NO. 1290,
 CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS.
 INST. #202000120065 O.P.R.D.C.T.

SHEET
1 OF 1

SURVEYORS NOTES:

- 1) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY GPS OBSERVATIONS. ELEVATIONS REFLECTED HEREON ARE NAVD(83) USING GEOID18.
- 2) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- 3) ADDRESS OF SUBJECT PARCEL: 1023 N. COCKRELL HILL RD, DUNCANVILLE, TX 75116.
- 4) SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48113C0470K EFFECTIVE ON 07/07/2014.
- 5) INSTRUMENT OF RECORD: GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER INSTRUMENT NUMBER 202000120065 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS ON MAY 11, 2020.
- 6) AERIAL IMAGERY SHOWN HEREON COLLECTED BY AMERICAN MERIDIAN, LLC ON MARCH 11, 2025 AT THE TIME OF SURVEY FIELD WORK.
- 7) CONTOUR INTERVAL = 1'
- 8) UTILITY LOCATIONS AS SHOWN ON THIS SURVEY SURVEY ARE BASED ON VISIBLE ABOVE GROUND EASEMENTS LOCATED AT THE TIME OF THE SURVEY. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THERE MAY BE EXISTING UTILITIES WHICH ARE NOT DEPICTED ON THIS SURVEY. THEREFORE THE POSSIBILITY OF CONFLICTS WITH UTILITIES IN SERVICE EXISTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "ONE CALL" PRIOR TO COMMENCING CONSTRUCTION, TO REQUEST VERIFICATION OF THE LOCATION AND ELEVATION OF ALL UTILITIES WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT TO ANY MODIFICATIONS OR DAMAGES TO THE UTILITIES CAUSED BY CONTRACTOR OPERATIONS.

LEGAL DESCRIPTION:

BEING A 8.727 ACRE TRACT OF LAND SITUATED IN THE WILLIAM SPROWLS SURVEY, ABSTRACT NUMBER 1290, DALLAS COUNTY, TEXAS AND BEING THAT SAME CALLED 8.73 ACRE TRACT OF LAND CONVEYED TO CIRA MARIA CRUZ CARDENAS AND LESTER ALEJANDRO RIOS CABRERA UNDER INSTRUMENT NUMBER 202000120065 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT INTERSECTION OF THE WEST LINE OF COCKRELL HILL ROAD (A 100' WIDE RIGHT-OF-WAY) AND NORTH LINE OF FAIRWOOD PLACE (A 50' WIDE RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF SAID 8.727 ACRE TRACT. SAID 1/2" IRON ROD FOUND BEING FURTHER REFERRED TO AS THE POINT OF BEGINNING AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, GRID COORDINATE VALUE OF N:892959.16, E:2463443.03 FEET FOR REFERENCE.

THENCE FROM SAID POINT OF BEGINNING, DEPARTING THE WEST LINE OF COCKRELL HILL ROAD, S 88°49'26" W, PASSING A 5/8" IRON ROD FOUND AT A DISTANCE OF 500.60 FEET AND CONTINUING IN ALL A TOTAL DISTANCE OF 953.10 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 8.727 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF LOT 10, BLOCK 1 OF THE FAIRWOOD PLACE ADDITION, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83157, PAGE 3946 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING A POINT IN THE EAST LINE OF LOT 12, BLOCK U OF THE FAIRMEADOWS ADDITION NUMBER 6, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 135 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N 00°39'27" W, A DISTANCE OF 456.98 FEET TO AN AXLE FOUND FOR THE NORTHWEST CORNER OF SAID 8.727 ACRE TRACT, ALSO BEING A POINT IN THE EAST LINE LOT 4, BLOCK U OF SAID FAIRMEADOWS ADDITION NUMBER 6 AND BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK E OF THE FAIRWOODS ADDITION NUMBER 1, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 80089, PAGE 898 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GUADALUPE DE JESUS RODRIGUEZ ALDACO UNDER INSTRUMENT NUMBER 202300113494 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND FROM WHICH A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID ALDACO TRACT BEARS S 89°45'25" E, A DISTANCE OF 293.22 FEET;

THENCE S 00°39'27" E, A DISTANCE OF 148.18 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "BY-LINE SURVEYING" FOUND FOR AN INTERIOR ELL CORNER OF SAID 8.727 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID ALDACO TRACT;

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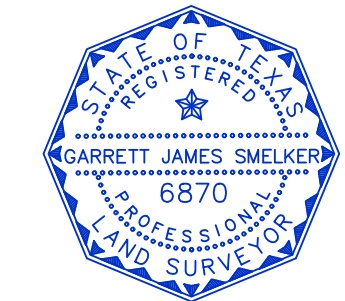
THENCE WITH THE WEST LINE OF SAID LOT COCKRELL HILL ROAD, S 01°10'02" E, A DISTANCE OF 285.23 FEET TO THE POINT OF BEGINNING, CONTAINING 8.727 ACRES OR 380,134 SQ. FEET OF LAND, MORE OR LESS.

- LEGEND**
- MONUMENT - TYPE AS NOTED
 - SITE BENCHMARK
 - SUBJECT TRACT
 - - - EASEMENT / BUILDING LINE (AS NOTED)
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - - - - - WIRE FENCE
 - - - - - CHAIN LINE FENCE
 - - - - - WOOD FENCE
 - - - - - OVERHEAD WIRES
 - GUY ANCHOR
 - UTILITY POLE
 - LIGHT POLE
 - ELEVATION METER
 - COMMUNICATIONS FEDESTAL
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - STORM SEWER MANHOLE
 - CLEANOUT
 - SANITARY SEWER MANHOLE
 - GAS METER
 - COMMUNITY MAILBOX
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT
 - M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

Research of Easements by this Survey was limited to a Title Commitment Prepared by Fidelity National Title Insurance Company, GF No. 900070250047, Effective Date: February 23, 2025, 8:00 am and Issued February 28, 2025 8:00 am.

To: FIDELITY NATIONAL TITLE INSURANCE COMPANY, HACK, INC, CIRA MARIA CRUZ CARDENAS AND LESTER ALEJANDRO RIOS CABRERA, The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property heath described hereon is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown hereon, the lines and dimensions of said property being as indicated. This survey is based on deeds, assessments and/or recorded plats and other records when furnished by the client or the client's representatives, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

I HEREBY STATE THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION SURVEY DATE: 03-14-2025



Garrett James Smelker
 Registered Professional Land Surveyor
 Texas Registration No. 6870
 03/14/2025

HAMILTON DUFFY, P.C.
Civil & Environmental Engineers · Planners · Construction Managers
Texas Firm Reg. No. F-5260

A Proposed Residential Community

Located in

The City of Duncanville, Texas

At

1023 N. Cockrell Hill Road

Zoning Change Statement of Intent
by
Herack Real Estate Developments

January 20, 2026

Revised

February 17, 2026

I. STATEMENT OF INTENT

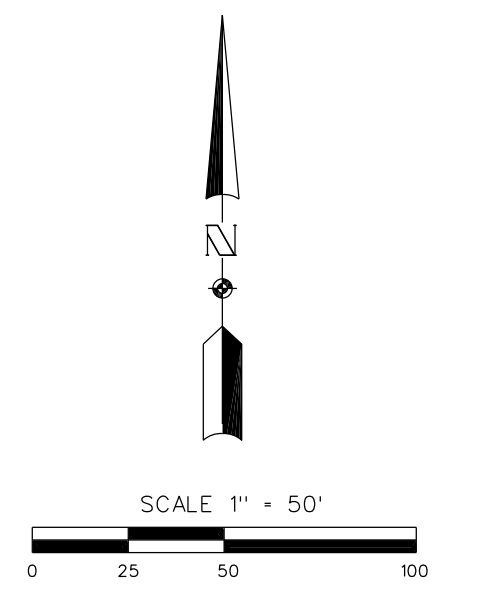
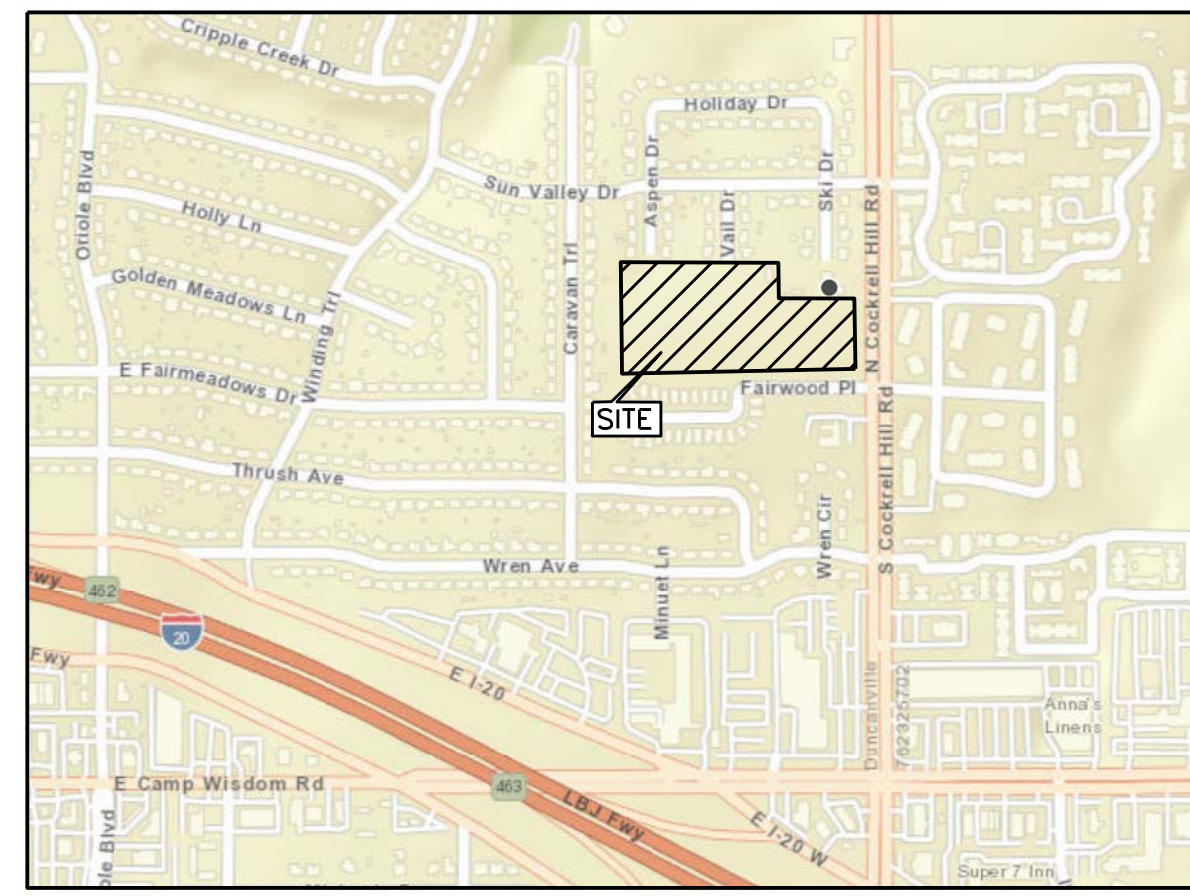
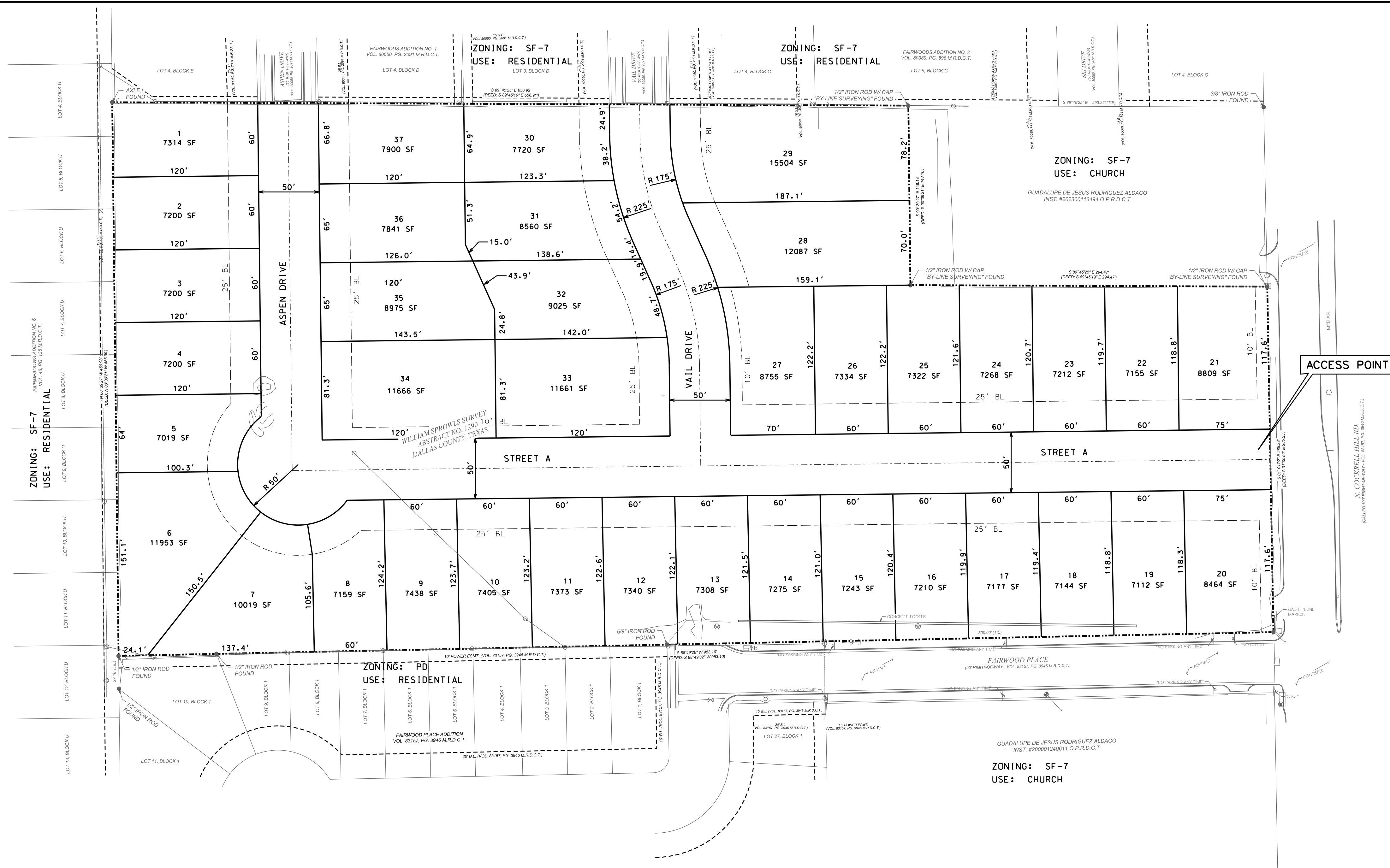
The current zoning of the property is SF-10 Single Family Residential District. Our property is currently surrounded by SF-7 Residential Zoning to our North, West and South. A Planned-Development neighborhood exists to our immediate south which consists of detached residential lots that are only 37 feet wide. Although outside of the City Limits of Duncanville, a mass of Multi-Family Apartments currently exist to our immediate east across Cockrell Hills Road.

Duncanville 2040 Comprehensive Plan:

This planned community intends to meet the intent of the City's Comprehensive Plan by providing a new livable neighborhood, which is a priority policy as listed in the 2040 Comprehensive Plan. Our intent is to rezone this 8.727 acre property to TF-7 Duplex Residential District with no variances asked for. We feel that the proposed zoning district of TF-7 will provide a good transition between the SF-7 neighborhood to our north and west and the intense multi-family neighborhoods to our east. It is planned for the duplexes to have individual ownership.

We will follow all City of Duncanville Development and Construction Guidelines.

It is the goal of Herack Real Estate Developments to develop and build out all of the lots planned within this development.



Vicinity Map
N.T.S.

| SITE DATA TABLE | |
|-----------------------------|---|
| EXISTING ZONING | SF-10 |
| PROPOSED ZONING | TF-7 DUPLEX RESIDENTIAL ZONING DISTRICT |
| MIN LOT AREA | 7,000 S.F. |
| MIN FRONT YARD | 25 FT |
| MIN REAR YARD | 10 FT |
| MIN LOT WIDTH | 60 FT |
| MIN LOT DEPTH | 100 FT |
| MIN SIDE YARD | 5 FT |
| MIN SIDE YARD (EXT. STREET) | 10 FT |
| DWELLING SIZE (LIVING AREA) | 1,600 SF (MIN.) DUPLEX |
| AREA OF DEVELOPMENT | 8.727 AC |
| NUMBER OF LOTS | 37 DUPLEX LOTS + 74 UNITS |
| BUILDING HEIGHT | 2.5 STORIES |
| PARKING | 2 UNENCLOSED PAVED PARKING AREAS |
| BUILDING COVERAGE | 50% MAX |

NOTE: NO VARIANCES ARE REQUESTED WITH THIS ZONING CHANGE REQUEST.

LEGAL DESCRIPTION:

BEING A 8.727 ACRE TRACT OF LAND SITUATED IN THE WILLIAM SPROWLS SURVEY, ABSTRACT NUMBER 1290, DALLAS COUNTY, TEXAS AND BEING THAT SAME CALLED 8.73 ACRE TRACT OF LAND CONVEYED TO CIRIA MARIA CRUZ CARDENAS AND LESTER ALEJANDRO RIOS CABRERA UNDER INSTRUMENT NUMBER 202000120065 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, S 89°45'25" E, A DISTANCE OF 656.92 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID 8.727 ACRE TRACT, ALSO BEING A POINT IN THE SOUTH LINE OF LOT 5, BLOCK C OF FAIRWOODS ADDITION NUMBER 2, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 80089, PAGE 898 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GUADALUPE DE JESUS RODRIGUEZ ALDAGO UNDER INSTRUMENT NUMBER 202300113494 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND FROM WHICH A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID ALDAGO TRACT BEARS S 89°45'25" E, A DISTANCE OF 293.22 FEET;

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CURRENT ZONING: SF-10
PROPOSED ZONING: TF-7

OWNER:
OPTIMUS USA, INC.
11551 FOREST CENTRAL DR., STE 133
DALLAS, TEXAS 75243
214-876-8828
EMAIL: LUIS@HERACK.COM

DEVELOPER:
HERACK REAL ESTATE DEVELOPMENT
222 W. LAS COLINAS BLVD.
STE 1650E
IRVING, TX 75039
ATTN: VICTOR CORTEZ
PHONE: 214-876-8828

ENGINEER:
HAMILTON DUFFY, PC
8241 MID-CITIES BLVD., #100
NORTH RICHLAND HILLS, TX 76182
(817) 268-0408
khamilton@hamiltonduffy.com

SITE PLAN/ZONING EXHIBIT

1023 N. COCKRELL HILL ROAD

BEING AN 8.727 ACRE TRACT OF LAND
SITUATED IN THE WILLIAM SPROWLS SURVEY,
ABSTRACT NO. 1290
CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS

DATE OF PREPARATION 1-7-26
REVISED 2-17-26

CASE #: ZONE-2026-0001