



## Duncanville Planning and Zoning Commission Regular Meeting

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

**Monday, April 13, 2026**

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

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*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/>**

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### **(6:30 P.M. BRIEFING)**

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

#### **1. Call to order and confirm a quorum**

#### **2. Public Comment**

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

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

- Submit a comment by 4:00 p.m. on April 13, 2026.
- Email [planningandzoning@duncanvilletx.gov](mailto:planningandzoning@duncanvilletx.gov)
- Email Title: Public Comment – April 13, 2026.
- First and Last Name and address.

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

#### **3. Agenda Item**

**A. Consider approval of the minutes from the Planning and Zoning Commission Meeting held on March 9, 2026.**

#### **4. Planning and Zoning Commission Action Items/Public Hearing**

**A. ZONE-2026-00011: Continuation of a public hearing** for a request from Keith Hamilton (applicant/agent) and Luis Hernandez (owner) for a Zoning Change from Single-Family Residential District 10 (SF-10) to Duplex Residential District (TF-7) on real property located at 1023 N. Cockrell Hill

Road, legally described as **Abstract 1290, William Sprowles Survey on 8.727 acres, City of Duncanville, Dallas County, Texas.**

- B. PLAT-2026-00009:** Request from Richard Rao (applicant/owner) for a replat to subdivide one lot into two (2) lots on real property located at 1238 Ridge Rock Lane, legally described as **Block 50, Lots 9 and 10, Irwin Keasler Development Red Bird No. 6, City of Duncanville, Dallas County, Texas.**
- C. PLAT-2026-00010:** Request from TND Geomatics (applicant/agent) and Samuel Imarhiagbe (owner) for a preliminary plat to record an unplatted lot on real property located at 311 E. Daniieldale Road, legally described as **A Slayback Abstract 1299, Page 880, Tract 20 on 2.5 acres, City of Duncanville, Dallas County, Texas.**
- D. PLAT-2026-00022:** Request from Jake Petrie (applicant/agent) for a replat to subdivide one lot into three (3) lots on real property located at 2 N. Duncanville Road, legally described as **Block 1, Lot 2, Odai Addition on 4.01 acres, City of Duncanville, Dallas County, Texas.**
- E. ZONE-2026-00012:** Consider a public hearing and request from Daniel Lozano (applicant/owner) for a Zoning Change from Local Office/Retail (LOR) to Multi-Family Residential District 21 (MF-21) on real property located at 1435 Candlelight Avenue, legally described as **Block L, Lot 1, Candlelight Estates 3<sup>rd</sup> Installment on 1.2 acres, City of Duncanville, Dallas County, Texas.**

## 5. Adjournment

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Duncanville City Hall, a place convenient and readily accessible to the general public, as well as to the City's website [www.duncanvilletx.gov](http://www.duncanvilletx.gov) and said Notice was posted by the following date and time: **Tuesday, April 7, 2026, by 6:00 p.m.** and remained posted for at least two hours after said meeting was convened.

*Desiree' Powell*

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Desiree' Powell, City Planner

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
DUNCANVILLE COUNCIL CHAMBERS  
203 EAST WHEATLAND ROAD  
MONDAY, MARCH 9, 2026, 7:00 P.M.**

Chair Jarred Davis	Absent
Vice Chair D. Bailey Wynne	Present
Commissioner Izaiah Salazar	Present
Commissioner Danielle Zarate	Present
Commissioner Brenda O'Brien	Present
Commissioner Stephanie Champagne	Present

**Staff:**

LaSheyla Jones, Assistant Director Planning and Zoning  
Desiree' Powell, City Planner  
Robert Hager, City Attorney  
Mark Rauscher, Assistant City Manager for Community

**Item No. 1**

**Call to Order and confirm a quorum.**

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

**Item No. 2**

**Public Comment**

No public comments

**Item No. 3**

**Agenda Item**

- A. Approval of minutes from Planning and Zoning Commission Meeting held on February 9, 2026.

**Action**

Motion: Commissioner Salazar moved to approved minutes from Planning and Zoning Commission Meetings held on February 9, 2026.

Second: Commissioner O'Brien

**Vote – Roll Call:**

- Vice Chair Wynne- Approve
- Commissioner Salazar- Approve
- Commissioner Zarate- Approve
- Commissioner O'Brien- Approve
- Commissioner Champagne- Approve

**Result: Motion to approve minutes passed 5–0**

Vice Chair Wynne requested to begin with Item 4B.

**Item No. 4**

**4B. 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.**

**Staff Presentation:**

Desiree' Powell presented a request for a Specific Use Permit (SUP) to allow a drive thru as an accessory to a proposed daiquiri/restaurant at 102 N. Cedar Ridge Drive (Block A, Lot 1, Freeman Addition; 0.0266 acres; zoned Local Office Retail). Proposal includes a four-car stacking lane and two to-go parking spaces. The alcohol use is not part of this SUP. Staff recommended approval with a five-year renewal. Ten notification letters were mailed, zero in support, one in opposition.

Vice Chair Wynne moved to open public hearing.

**Action:**

Motion: Commissioner Salazar moved to open the public hearing at 7:13 p.m.

Second: Commissioner Zarate

**Public Comments:**

Will Walters, 4403 N Central Expy Ste. 200, Dallas, TX, spoke regarding ingress/egress and fire lane access. He noted the addition of two parking spaces and cited successful operation of similar businesses in Houston. Emphasized ensuring smooth operations.

**Commission Discussion:**

Vice Chair Wynne asked about total parking; the applicant confirmed six customer spaces, plus two to-go spaces and waiting areas.

Commissioner O'Brien asked about signage and ensuring access isn't blocked. The applicant stated enforcement would be the tenant's responsibility. Desiree Powell noted a total of 22 spaces exist and could be mentioned in the specific use permit (SUP).

Commissioner Salazar suggested including a condition that non-compliance could result in revocation of the specific use permit (SUP). Commissioner O'Brien and applicant Keith Hamilton agreed.

Vice Chair Wynne moved to close the public hearing.

**Action:**

Motion: Commissioner Salazar moved to close the public hearing at 7:20 p.m.

Second: Commissioner O'Brien

Vice Chair Wynne moved to vote on Item 4B.

Action:

Motion: Commissioner Salazar moved to approve Item 4B for five years.

Second: Commissioner Salazar

Vote – Roll Call:

- Vice Chair Wynne- Approve
- Commissioner Salazar- Approve
- Commissioner Zarate- Approve
- Commissioner O'Brien- Approve
- Commissioner Champagne- Approve

Result: Motion to Approve Item 4B passed 5–0 with five (5) year expiration and operation conditions as presented.

**4C. ZONE-2026-00011: Request from Keith Hamilton (applicant/agent) and Luis Hernandez (owner) for a Zoning Change from Single-Family Residential District 10 (SF-10) to Duplex Residential District (TF-7) on real property located at 1023 N. Cockrell Hill Road, legally described as Abstract 1290, William Sprowles Survey on 8.727 acres, City of Duncanville, Dallas County, Texas.**

Staff Presentation:

Desireé Powell presented a Zoning change from Single-Family Residential District 10 (SF-10) to Duplex Residential District (TF-7) on 1023 N. Cockrell Hill Road (Abstract 1290, William Sprowles Survey; 8.727 acres) by Keith Hamilton (applicant/agent) and Luis Hernandez (owner) to develop up to 38 duplex units. Staff reviewed TF-7 development requirements and determined they could be met without variances. Staff recommended approval. Notices: 80 mailed; 1 support, 3 opposition.

Vice Chair Wynne moved to open the public hearing.

Action:

Motion: Commissioner Salazar moved to open the public hearing at 7:26 p.m.

Second: Commissioner Zarate

Public Comments

1. Melissa McDonnell, 726 Fairwood Pl, Duncanville, TX – Opposed. Stated neighborhood is single-family; parcel is at end of cul-de-sac with only one entry/exit. Concerned zoning change would increase housing units and traffic, inconsistent with long-term neighborhood planning.
2. George Vega, 727 Fairwood Pl, Duncanville, TX – Opposed. Concerned about high traffic and crime would increase; area is currently dark.
3. Pam McDonnell, 726 Fairwood Pl, Duncanville, TX – Opposed. Concerned about ongoing parking issues; noted recent towing by city due to code violations. Requested zoning remain single-family to maintain neighborhood consistency.
4. Luis Hernandez, Owner, 1023 N. Cockrell Hill Rd, Duncanville, TX – Supported project. Emphasized intent to be good neighbors, cited experience with over 1,000 units in other cities. Proposed less dense development, phased construction, light improvements, and adequate parking.

5. Norma Estrella, 742 Fairwood Pl, Duncanville, TX – Opposed. Highlighted parking concerns; noted existing street congestion with current homes.
6. Sylvia Robles, 754 Fairwood Pl, Duncanville, TX – Opposed. Stated neighborhood needs parking solutions before considering additional density.
7. Benjamin Garcis, 718 Fairwood Pl, Duncanville, TX – Opposed. The project concerned would create over 100 new vehicles; stressed need to resolve current parking issues first.

Commission Discussion:

Commissioners discussed parking, ingress/egress, density, neighborhood character, and phased construction.

Staff clarified that this vote concerns zoning only; plat and design will be addressed separately.

Commissioners encouraged the applicant to meet with neighborhood residents to discuss concerns.

City Attorney Hager confirmed zoning approval is legislative; development standards and plat review occur later.

Vice Chair Wynne moved to vote on Item 4C.

Action:

Motion: Commissioner Salazar moved to table item to next Planning & Zoning meeting on 04/13/2026.

Second: Commissioner O'Brien

Vote – Roll Call:

- Vice Chair Wynne- Approve
- Commissioner Salazar- Approve
- Commissioner Zarate- Approve
- Commissioner O'Brien- Approve
- Commissioner Champagne- Approve

**Result: Motion to Table Item 4C to next Planning & Zoning meeting on 04/13/2026 passed 5–0.**

**4A. ZONE-2025-00006: Request from Monte Anderson (owner) to amend the current Planned Development (PD-2535) and site plan for the residential development 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.**

Staff Presentation:

Desiree' Powell presented a request to amend the current Planned Development (PD-2535) and site plan for residential development at 402 E. Wheatland Road (Lot 1, Block A & Abandoned Alley, Wheatland Plaza Shopping Center; 7.501 acres) by Monte Anderson (owner). The request is to adjust setbacks and approve a revised site plan for residential structures. Staff recommended approval of the site plan contingent on revised dimensional standards for setbacks and suggested revisiting the list of uses in the PD in the future. Notices: 52 mailed; 0 support, 3 opposition.

Vice Chair Wynne moved to open public hearing.

Action:

Motion: Commissioner Salazar moved to open the public hearing at 8:13 p.m.

Second: Commissioner O'Brien

Public Comments:

1. Monty Anderson, 1210 Green Leaf St, Office: 540 E. Wheatland Rd, Duncanville, TX – Applicant. Explained history of zoning refinements requested by the city, prior presentations, phased development, current occupancy (~90%), parking availability, and site plan adjustments. Noted downsizing units to 12 townhomes, shared parking agreements with restaurants, and that all units are deed-restricted for individual ownership. Confirmed townhome sizes and open space and explained 2- and 3-bedroom configurations.
2. Barry Gordon, 1751 Crescent Lane, Duncanville, TX – Opposed. Observed parking lot is fully utilized; expressed concern parking is insufficient. Acknowledged applicant's investment and downsizing of units. Supported conditional approval if units remained deed restricted for residents.

Commission Discussion:

Vice Chair Wynne asked about changes since the city's prior review. Monty Anderson stated units were downsized to 12, daytime vs. evening restaurant hours allow shared parking to function efficiently, and current PD provides adequate parking.

Vice Chair Wynne asked about townhome square footage related to open space; Monty Anderson confirmed the property is considered.

City Attorney Hager clarified concerns about parking and asked about designated guest spaces; Monty Anderson confirmed five. Hager noted that use will dictate parking needs.

Monty Anderson emphasized all units are deed-restricted and sold individually, and that he maintains quality development as a resident of the city.

Commissioner O'Brien asked about the number of bedrooms; Monty Anderson replied units have 2 and 3 bedrooms.

Action:

Motion: Commissioner Salazar moved to close the public hearing at 8:35 p.m.

Second: Vice Chair Wynne

Vice Chair Wynne moved to vote on Item 4A.

Action:

Motion: Commissioner Salazar moved to approve Item 4A with conditions that all units are platted as deed-restricted, resident-owned.

Second: Commissioner Zarate

Vote – Roll Call:

- Vice Chair Wynne- Approve
- Commissioner Salazar- Approve
- Commissioner Zarate- Approve
- Commissioner O'Brien- Approve
- Commissioner Champagne- Approve

**Result: Motion to Approve Item 4A with conditions that all units are platted as deed-restricted, resident-owned units passed 5–0.**

Vice Chair Wynne moved to Adjourn.

**Adjournment**

Motion to adjourn: Commissioner Salazar

Second: Commissioner O'Brien

Meeting adjourned at 8:38 p.m.

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Chair/Vice Chair



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:** April 13, 2026  
**RE:** Zoning Change Request| 1023 N. Cockrell Hill Drive  
ZONE-2026-00011  
**Applicant:** Keith Hamilton| Applicant  
Luis Hernandez| Owner

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**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)

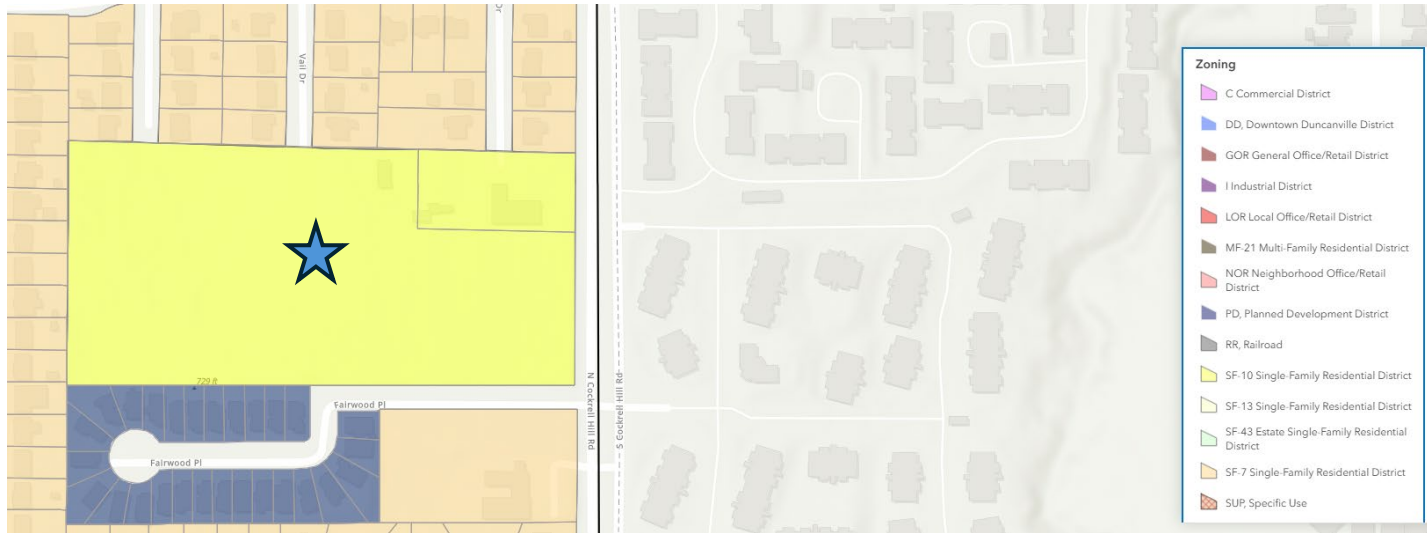
**PROPOSED ZONING:** Duplex Residential District (TF-7)

**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.

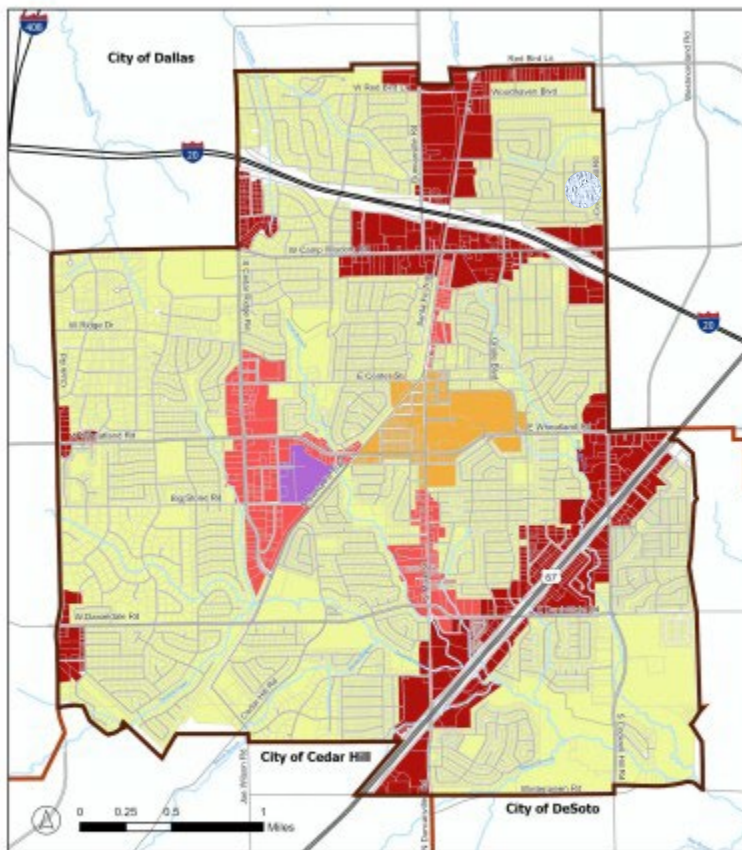
**PROPOSED ZONING DISTRICT DESCRIPTION:**

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.



- |                      |                                      |
|----------------------|--------------------------------------|
| <b>Legend</b>        |                                      |
| 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

## **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:**

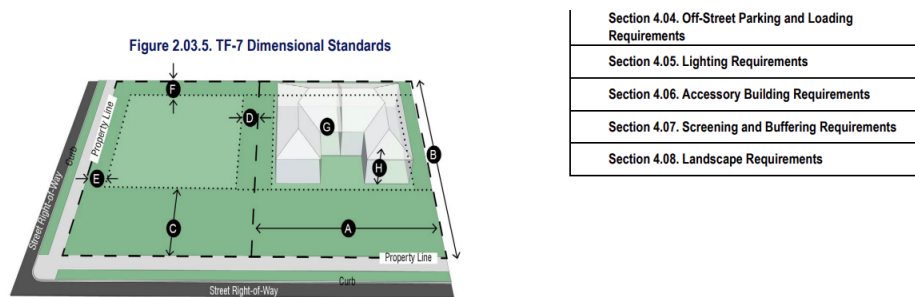
- **NORTH:** Single Family Residential 7 (SF-7)
  - Residential, Fairwoods 1 and 2
- **EAST:** City of Dallas
- **SOUTH:** Planned Development 907 (PD-907) and Single Family Residential 7 (SF-7)
  - Residential, Fairwoods Place
  - Church, William Sprowls Abstract 1290
- **WEST:** Single Family Residential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



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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.

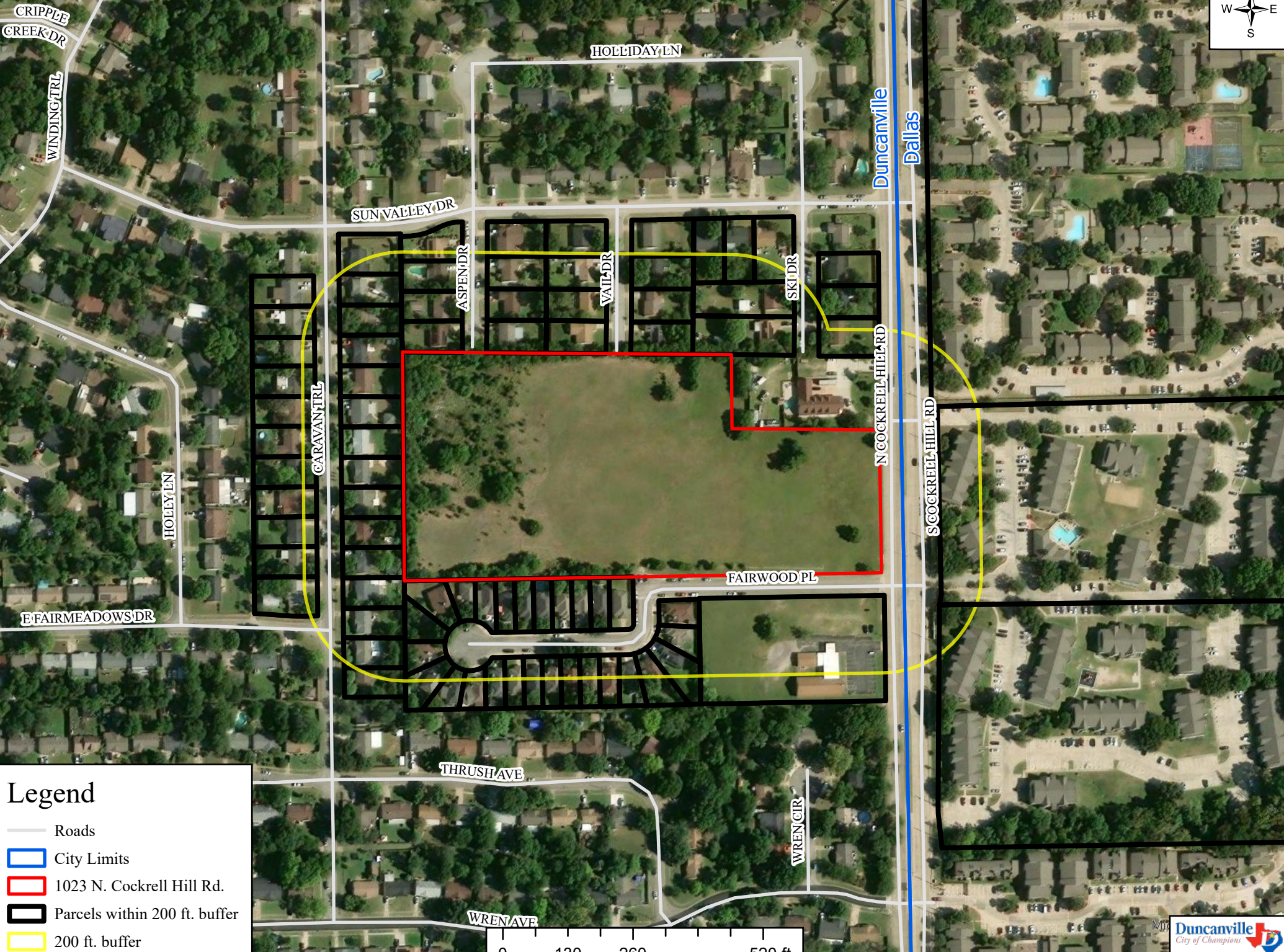
Attachment 2: Survey

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



## **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**

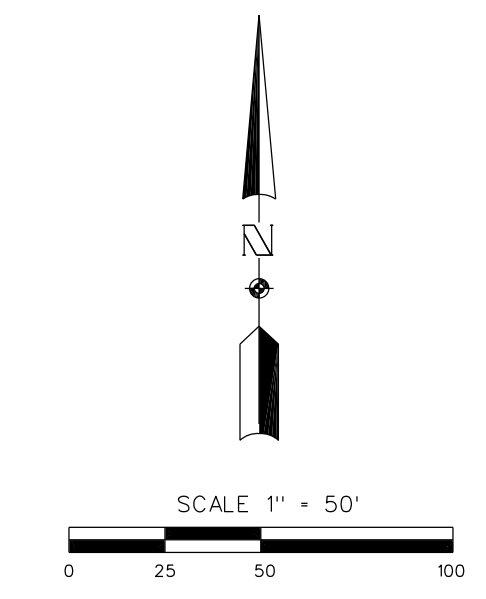
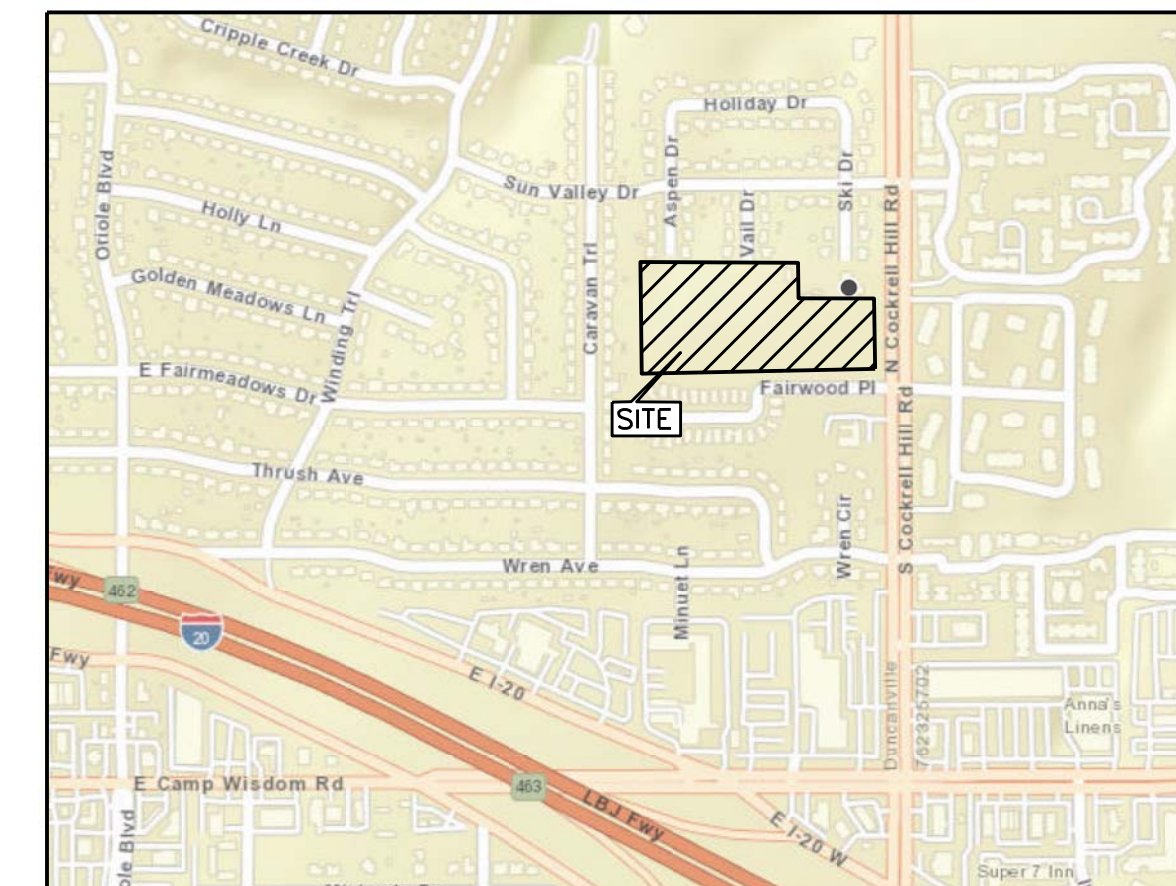
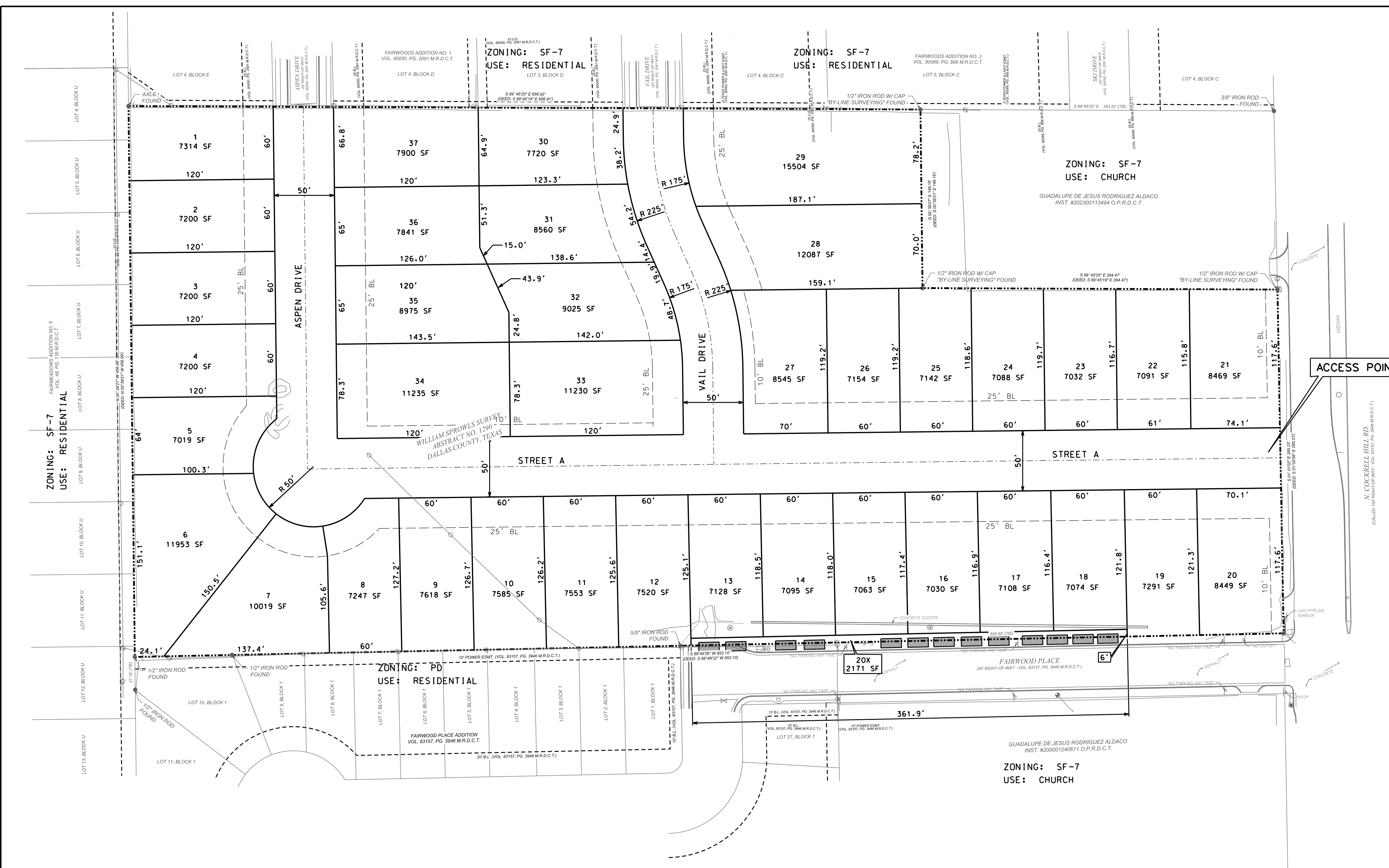
The current zoning of the property is SF-10 Single Family Residential District. Our property is currently surrounded by SF-7 Residential Zoning to our North, West and South. A Planned-Development neighborhood exists to our immediate south which consists of detached residential lots that are only 37 feet 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 SPOWLS 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:

**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 HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, GRID COORDINATE VALUE OF N 8929059.16, 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 3886 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 8, 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 8 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 80050, PAGE 2091 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

**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;

**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 ALDAGO TRACT;

**THENCE** S 89°45'25" E, A DISTANCE OF 294.47 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "BY-LINE SURVEYING" FOUND IN THE WEST LINE OF SAID COCKRELL HILL ROAD FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID 8.727 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID ALDAGO TRACT;

**THENCE**, WITH THE WEST LINE OF SAID LOT COCKRELL HILL ROAD, S 01°01'02" 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.

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 SPOWLS SURVEY,  
ABSTRACT NO. 1290  
CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS

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

CASE #: ZONE-2026-0001













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  
**Meeting Date:** April 13, 2026  
**Prepared Date:** April 8, 2026  
**RE:** Replat Request| 1238 Ridge Rock Lane  
PLAT-2026-00009  
**Applicant:** Richard Rao| Applicant/Owner  
TND Geomatics| Representative

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**REQUEST:** The applicant is requesting a replat to subdivide the subject property into two (2) lots.

**LOCATION:** 1238 Ridge Rock Lane, Duncanville, TX

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

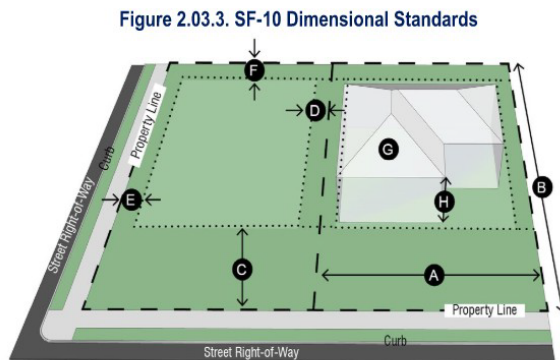
**PROPOSED ZONING:** Single Family Residential 10 (SF-10)

**FUTURE LAND USE DESIGNATION:** Traditional Neighborhood Residential

### PROJECT SUMMARY:

The applicant is requesting approval of a replat to subdivide one lot into two (2) lots for construction of a residential structure on the proposed new lot.

**Figure 1. SF-10 Dimensional Standards**  
**Section 2.03.C Single-Family Residential (SF-10) Dimensional Standards**

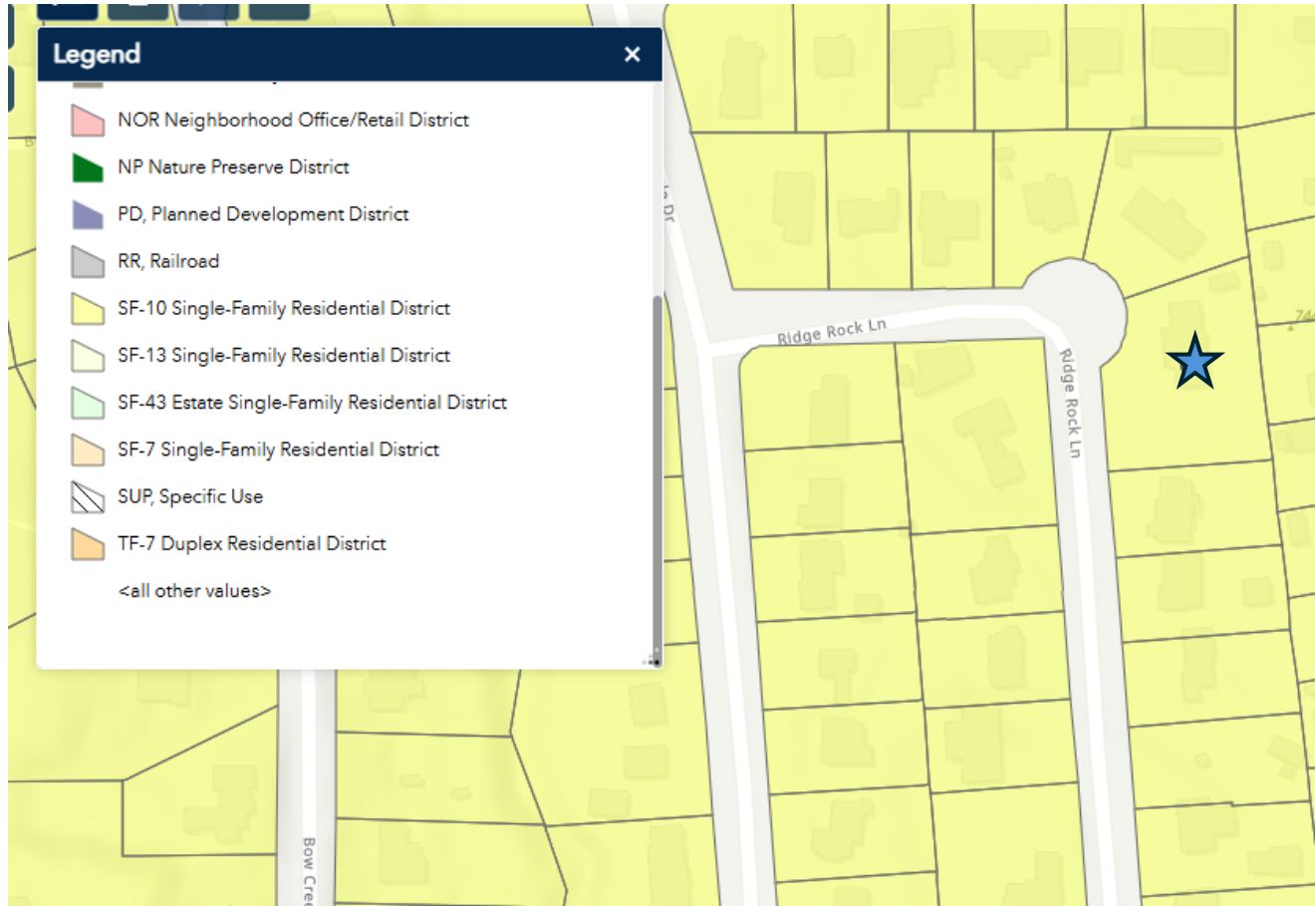


Section 4.07. Screening and Buffering Requirements
Section 4.08. Landscape Requirements

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
10,000 SF	75'	100'	25'	7.5'	10'	10'	50%	2½ stories	1,800 SF

**DIMENSIONAL STANDARDS:**

The proposed new lot (Lot 9-R) does meet 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.



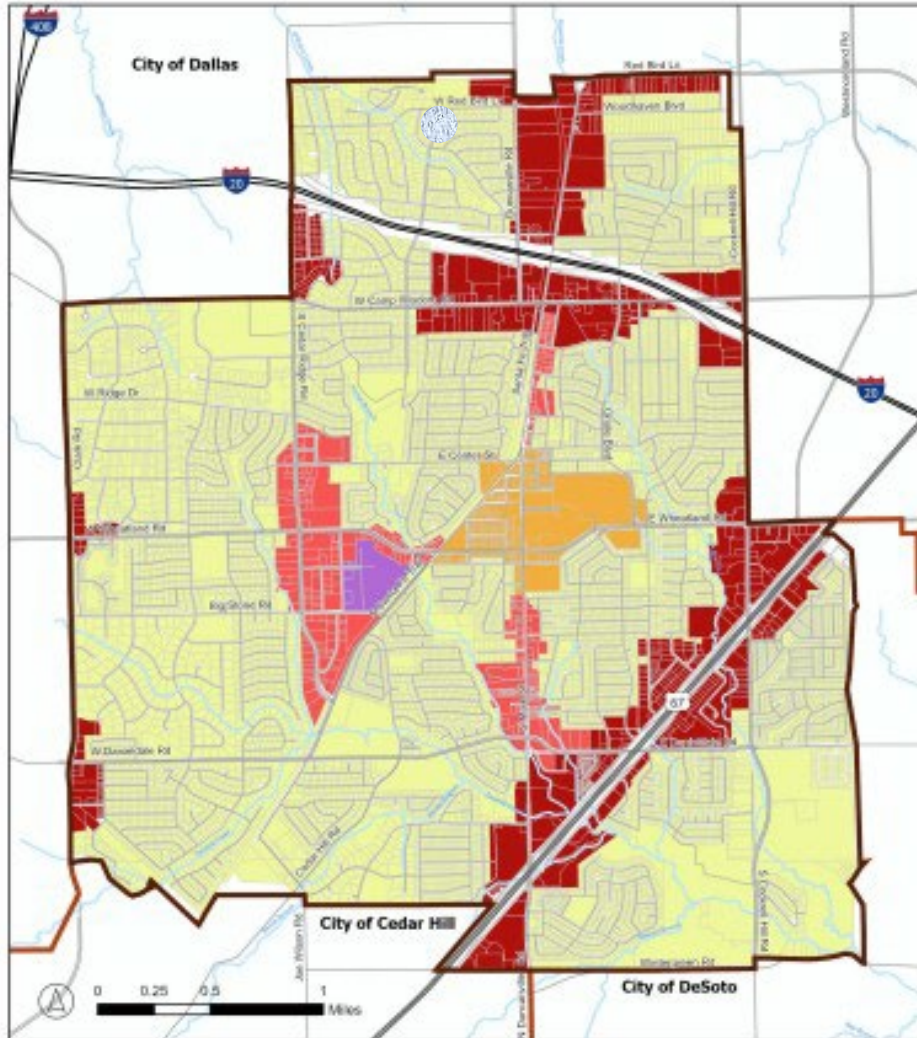
*Subject Property* ★  
**Figure 2. Zoning Map**

**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



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

## **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, Irwin Keasler Development Red Bird No. 6
- **EAST:** Single Family Residential 10 (SF-10)
  - Single family subdivision, Irwin Keasler Development Red Bird No. 6
- **SOUTH:** Single Family Residential 10 (SF-10)
  - Single family subdivision, Irwin Keasler Development Red Bird No. 6
- **WEST:** Single Family Residential 10 (SF-10)
  - Single family subdivision, Irwin Keasler Development Red Bird No. 6

## **PUBLIC INPUT:**

*Staff mailed 19 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 9-R, meets the minimum standards. However, the lot proposed new lot, Lot 9-R, and the existing lot, do not meet the minimum requirements to have city sewer or septic system services provided. The existing lot, Lot 10-R, is currently serviced by a septic system that is regulated by the Texas Commission on Environmental Quality (TCEQ). Based on TCEQ requirements, any record lots/plats after 1988 must be at least 0.5 acres to have a septic system installed on the property. By dividing the existing lot into two, lot 10-R would be 0.383 acres and the proposed lot, lot 9-R, would be 0.282 acres, both under the required 0.5 acres.



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

**STAFF RECOMMENDATION:**

Staff recommends **denial** of the replat due to the proposed lot, Lot 9-R, not being able to have a septic system for sewer.

**FIGURES:**

Figure 1: SF-10 Dimensional

Standards

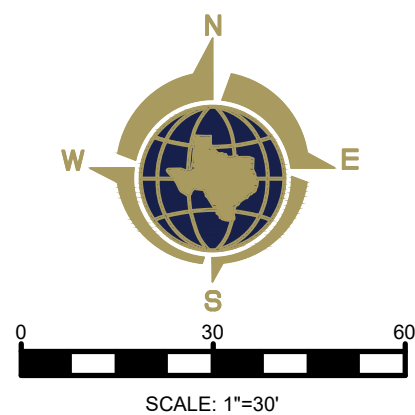
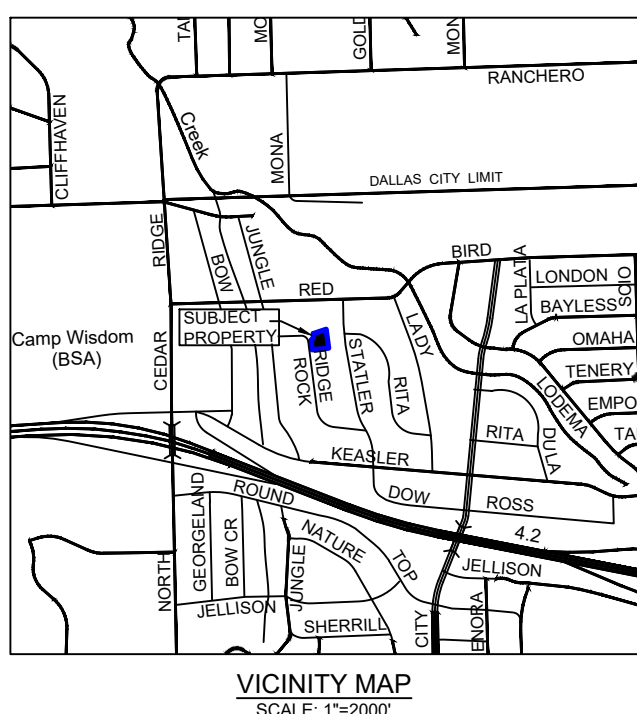
Figure 2: Current Zoning Map

Figure 3: Future Land Use Map

**ATTACHMENTS:**

Attachment 1: Replat

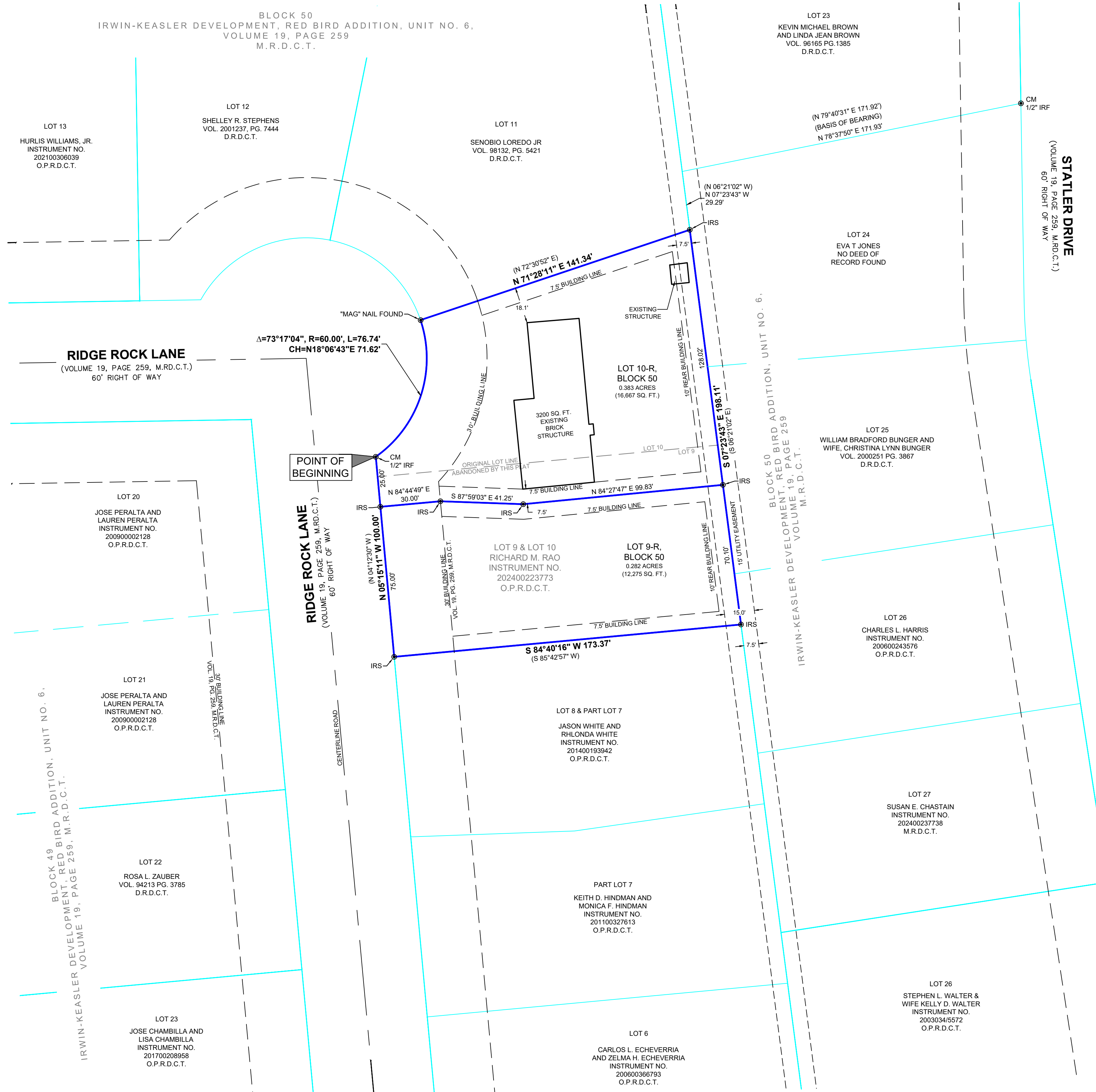
Attachment 2: Map of properties within 200 ft.



BLOCK 50  
IRWIN-KEASLER DEVELOPMENT, RED BIRD ADDITION, UNIT NO. 6.  
VOLUME 19, PAGE 259  
M.R.D.C.T.

- LEGEND**
- ( ) = RECORD CALLS
  - CM = CONTROL MONUMENT
  - IRF = IRON ROD FOUND
  - IRS = 5/8-INCH IRON ROD SET WITH BLUE CAP STAMPED "TND GEOMATICS"
  - = SUBJECT PROPERTY LINE
  - = ADJOINING PROPERTY LINE
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

- SURVEYOR'S NOTES:**
- PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-INS, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.
  - ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48113C0470K, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED JULY 7, 2014, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE INUNDATED BY THE 100-YEAR FLOOD.
  - BEARINGS, COORDINATES AND DISTANCES ARE BASED ON THE UNITED STATES, NORTH AMERICAN DATUM OF 1983 (EPOCH 2011), TEXAS NORTH CENTRAL ZONE (4202).
  - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD NOT SHOWN HEREON. THIS PLAT IS SUBJECT TO ANY COVENANTS AND RESTRICTIONS AS SET FORTH WITHIN THE SUBJECT PROPERTY DOCUMENT.
  - THE PROPERTY IS CURRENTLY ZONED SF-10 SINGLE-FAMILY RESIDENTIAL DISTRICT.
  - EXISTING RESIDENTIAL STRUCTURE LOCATED ON LOT 10-R. THE EXISTING STRUCTURE COMPLIES WITH CURRENT ZONING SIDE SETBACK REQUIREMENTS FOR THE NEW LOT LINES.
  - EASEMENTS SHOWN PER THE RECORDED PLAT.
  - LOT 9-R CONFORMS TO THE CITY OF DUNCANVILLE SUBDIVISION REGULATIONS (APPENDIX B) ARTICLE IV - GENERAL REQUIREMENTS AND DESIGN STANDARDS, SECTION (E) LOTS, SUB-SECTION (4). Irregularly shaped lots shall have sufficient width at the building line to meet the frontage requirements of the appropriate zoning district. Also, the rear width shall be sufficient to provide access for all utilities and garbage collection, not less than 25 feet in any case.
  - THIS PLAT AMENDS THE PLAT OF IRWIN-KEASLER DEVELOPMENT, RED BIRD ADDITION, UNIT NO. 6 ONLY AS IT APPLIES TO LOTS 9 AND 10, BLOCK 50.
  - THE PURPOSE OF THIS RE-PLAT IS TO DIVIDE LOT 9 AND LOT 10 WITH CONSIDERATION TO THE EXISTING STRUCTURE ON LOT 10. NO STRUCTURE ON LOT 9.



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

BEING all of Lots 9 and 10, Block 50, of Irwin-Keasler Development, Red Bird Addition, Unit No. 6, an addition of the City of Duncanville, Dallas County, Texas, according to the plat thereof recorded in Volume 19, Page 259, Plat Records, Dallas County, Texas, and being that same tract of land described in Warranty Deed with Vendor's Lien dated November 4, 2024, from Charles Wayne Barnaby, Independent Executor of the Estate of Judith Ann Barnaby to Richard M. Rao, an unmarried man, according to deed as recorded under Document Number 202400223773, Official Public Records, Dallas County, Texas, the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (control monument) for the westernmost northwest corner of the herein described tract, at the beginning of a curve to the left having a radius of 60.00 feet, a central angle of 73°17'04", an arc length of 76.74 feet, and a chord bearing North 18 degrees 06 minutes 43 seconds East, a distance of 71.62 feet, same being in the east right-of-way line of Ridge Rock Lane (having a 60 foot right-of-way, per Volume 19, Page 259, Map Records, Dallas County, Texas);

THENCE along said curve to the left, an arc length of 76.74 feet to a "MAG" nail found for the northernmost northwest corner of the herein described tract, same being the southernmost corner of Lot 11 in said Block 50 and the east right-of-way line of said Ridge Rock Lane;

THENCE departing the east right-of-way line of said Ridge Rock Lane, North 71 degrees 28 minutes 11 seconds East (N 72°30'52" E), with the south line of said Lot 11 and the north line of the herein described tract, a distance of 141.34 feet to a 5/8 inch iron rod with blue cap stamped "TND GEOMATICS" set (hereinafter called "iron rod set") for the northeast corner of the herein described tract, the southeast corner of said Lot 11, and being in the west line of Lot 24 of said Block 50 from which a 1/2 inch iron rod found (control monument) for the northeast corner of said Lot 24 and the southeast corner of Lot 23 of said Block 50 and in the west right-of-way line of Statter Drive (having a 60 foot right-of-way, per Volume 19, Page 259, Map Records, Dallas County, Texas) bears North 07 degrees 23 minutes 43 seconds West (S 06°21'02" E), a distance of 29.29 feet, and then North 78 degrees 37 minutes 50 seconds East (N 79°40'31" E) (basis of bearing), a distance of 171.93 feet;

THENCE South 07 degrees 23 minutes 43 seconds East (S 06°20'55" E), with the west line of said Lot 24, the east line of the herein described tract, traversing through the common lot corners of said Lot 24 and Lot 25 of said Block 50, and the common lot corners of said Lot 25 and Lot 26 of said Block 50, a total distance of 198.11 feet to an iron rod set for the southeast corner of the herein described tract and the northeast corner of Lot 8 of said Block 50, same being in the west line of said Lot 26;

THENCE departing the west line of said Lot 26, South 84 degrees 40 minutes 16 seconds West (S85°42'57" W), with the south line of the herein described tract and the north line of said Lot 8, a distance of 173.37 feet to an iron rod set for the southwest corner of the herein described tract and the northwest corner of said Lot 8, and in the east right-of-way line of said Ridge Rock Lane;

THENCE North 05 degrees 15 minutes 11 seconds West (N 04°12'30" W), with the west line of the herein described tract and the east right-of-way line of said Ridge Rock Lane, a distance of 100.00 feet to the POINT OF BEGINNING and enclosing approximately 0.664 of an acre (28,942 square feet) of land.

**OWNER'S DEDICATION**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Richard M. Rao, does hereby adopt this plat designating the herein described property as LOTS 9A & 10A, BLOCK 50, IRWIN-KEASLER DEVELOPMENT, RED BIRD ADDITION, UNIT NO. 6, an addition to the City of Duncanville, Texas, and does hereby dedicate, in fee simple, to the 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, 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 mat in any way endanger or interfere with the construction, maintenance, or efficiency of their 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 \_\_\_\_\_, 2026.

By: \_\_\_\_\_  
Owner: Richard M. Rao  
Title: Owner

**STATE OF TEXAS**  
**COUNTY OF** \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Richard M. Rao, 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 \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

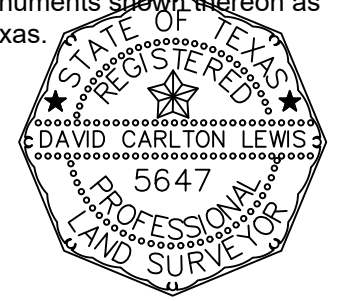
My Commission Expires On: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, David C. Lewis, 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.

Signature of Registered Public Land Surveyor: David Carlton Lewis  
Registration No. 5647  
Date: MARCH, 24



**STATE OF TEXAS**  
**COUNTY OF** \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael R. Doyle, 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 \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

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

LOT MINIMUM DEVELOPMENT STANDARDS  
ZONE: SF-10 SINGLE-FAMILY RESIDENTIAL DISTRICT  
MINIMUM LOT REQUIREMENTS  
AREA = 10,000 SQ. FT.  
WIDTH = 75'  
DEPTH = 100'  
FRONT SETBACK = 25'  
INTERIOR SIDE SETBACK = 7.5'  
EXTERIOR SIDE SETBACK = 10'  
REAR SETBACK = 10'  
MAX BUILDING COVERAGE = 50%  
MAX HEIGHT = 2 STORIES  
MINIMUM LIVING AREA = 1,800 SQ. FT.

OWNER/DEVELOPER  
RICHARD RAO  
1238 RIDGE ROCK LANE, DUNCANVILLE, TX 75116  
PHONE - 765-409-0974  
EMAIL - richie1317@gmail.com

**REPLAT**  
**LOTS 9-R AND 10-R, BLOCK 50**  
**IRWIN-KEASLER DEVELOPMENT,**  
**RED BIRD ADDITION, UNIT NO. 6,**

BEING A 0.664 ACRE (28,942 SQUARE FEET) ACRE TRACT OF LAND SITUATED IN THE EVERARD SHARROCK SURVEY, ABSTRACT NUMBER 1300, CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS.

BEING A REPLAT OF LOTS 9 AND 10, BLOCK 50  
IRWIN-KEASLER DEVELOPMENT, RED BIRD ADDITION, UNIT NO. 6  
AS SHOWN ON PLAT RECORDED IN VOLUME 19, PAGE 259, M.R.D.C.T.  
PREPARED: FEBRUARY 2026

CASE NO. PLAT-2026-00009

**TND GEOMATICS**  
PROFESSIONAL LAND SURVEYING FIRM  
FIRM NO. 10194862

6821 BAKER BLVD. STE. C  
RICHLAND HILLS, TX  
OFFICE: 817.616.3105  
EMAIL: info@tndvs.com

FIELD: MP  
TECH: SARAH C.  
JOB NO.: 26020018

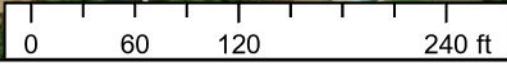
CLIENT: RICHARD RAO  
CELL: 765-409-0974  
SITE ADDRESS: 1238 RIDGE ROCK LANE,  
DUNCANVILLE, TEXAS 75116

# Public Notice



### Legend

- Roads
- 1238 Ridge Rock Ln.
- 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  
**Meeting Date:** April 13, 2026  
**Prepared Date:** April 8, 2026  
**RE:** Preliminary Request| 311 E. Danieldale Road  
PLAT-2026-00010  
**Applicant:** TND Geomatics| Applicant/Agent  
Dr. Samuel Imarhiagbe| Owner

---

**REQUEST:** The applicant is requesting a preliminary plat to record the subject property, which is an unplatted tract, for future development.

**LOCATION:** 311 E. Danieldale Road, Duncanville, TX

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

**PROPOSED ZONING:** Local Office/Retail (LOR)

**FUTURE LAND**

**USE DESIGNATION:** Main Street

**PROJECT SUMMARY:**

The applicant is requesting approval of a preliminary plat to record an unplatted tract of land for future development. The preliminary plat is the first step of the process before development can take place.

**Figure 1. LOR Dimensional Standards**  
**Section 2.04.B Local Office/Retail (LOR) Dimensional Standards**

B. LOR Local Office/Retail District

1. Purpose

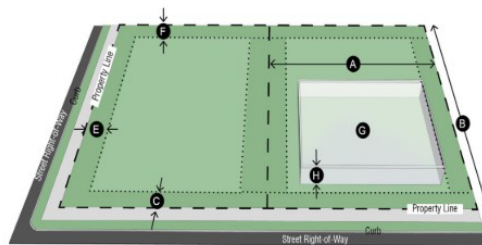
The LOR Local Office/Retail District is established to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Pad site development is also allowed in this zoning district. These areas shall utilize landscape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

2. Regulations

- a. Figure 2.04.2. LOR Dimensional Standards
- b. Table 2.04.2. LOR Other Applicable Standards

Table 2.04.2. LOR Other Applicable Standards
Article 3. Land Uses
Section 3.03. Permitted Use Chart
Section 3.04. Additional Use Regulations
Article 4. Development Standards
Section 4.01. Additional Regulations in the Code of Ordinances
Section 4.02. Modified Dimensional Standards
Section 4.03. Design Standards
Section 4.04. Off-Street Parking and Loading Requirements
Section 4.05. Lighting Requirements
Section 4.06. Accessory Building Requirements
Section 4.07. Screening and Buffering Requirements
Section 4.08. Landscape Requirements
Section 4.09. Residential Proximity Slope
Section 4.10. Intersection Visibility Triangle

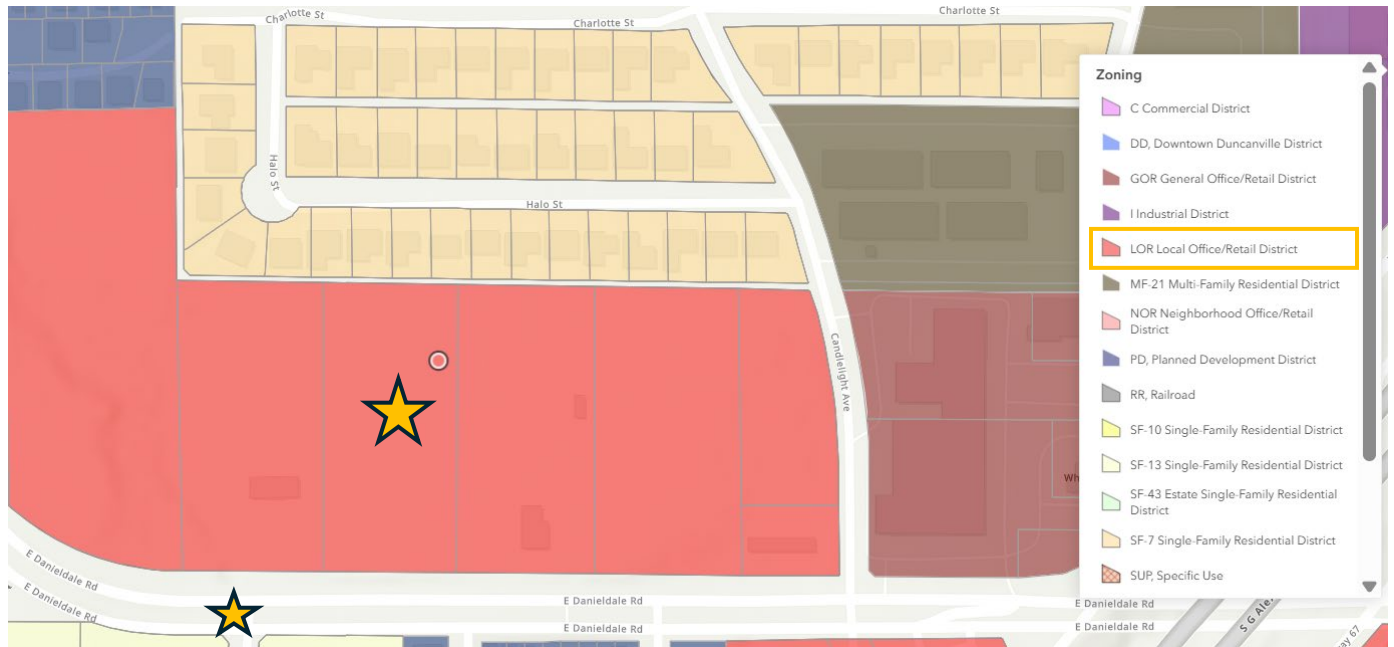
Figure 2.04.2. LOR Dimensional Standards



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	Max. Floor Area
10,000 SF	70'	100'	25'	25' 0' when adjacent to other retail and other nonres. uses	25'	25'	40%	2 stories	40,000 SF

**DIMENSIONAL STANDARDS:**

The proposed lot, Lot 1, meets the minimum dimensional standards for the Local Office/Retail District (LOR) stated in Section 2.04.B of the Zoning Ordinance.



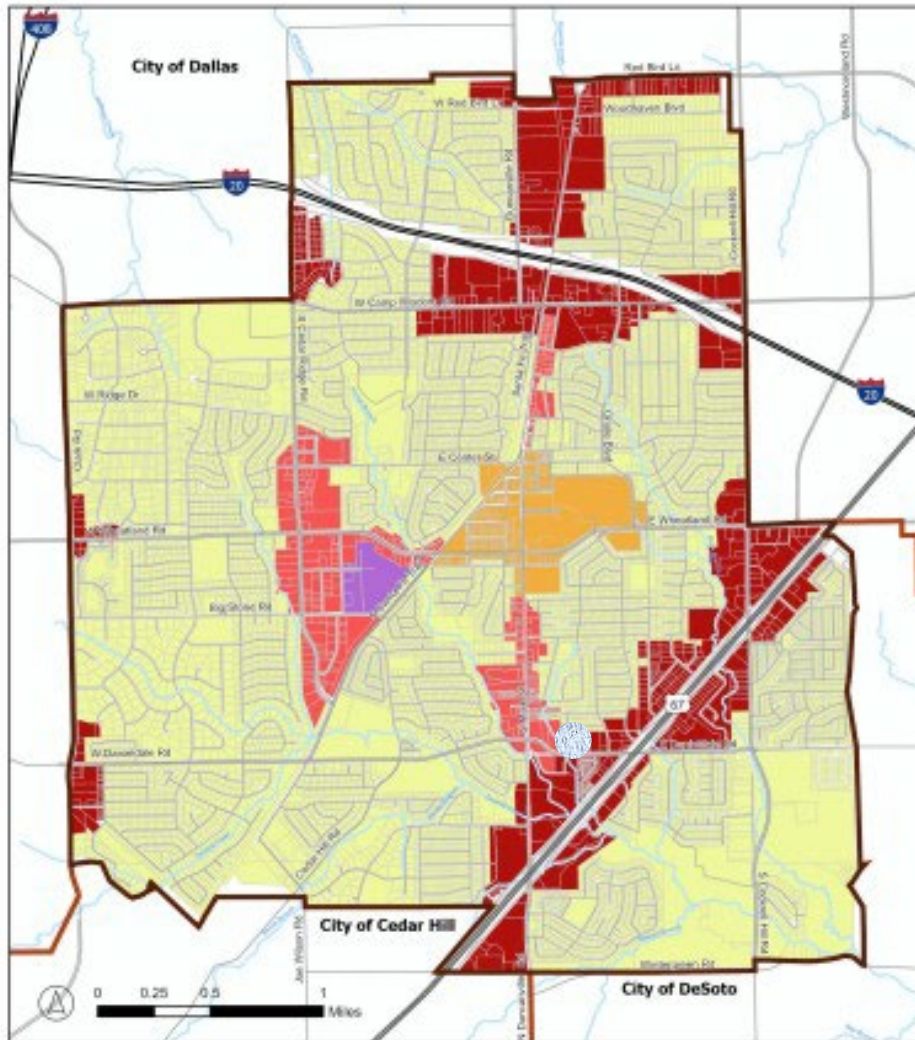
**Subject Property**   
**Figure 2. Zoning Map**

**ZONING DISTRICT DESCRIPTION:**




Local Office/Retail District 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.



**Legend**

-  City of Duncanville
-  Municipal Boundaries
-  Hydrography

**Future Land Use**

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

*Subject Property* 

**Figure 2: Future Land Use Map**

**FUTURE LAND USE DESCRIPTION:**

**Main Street District** land use 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.

**SURROUNDING ZONING AND DEVELOPMENT:**

- **NORTH:** Single Family Residential District (SF-7)
  - Residential subdivision, Candlelight Estates 3<sup>rd</sup> Installment
- **EAST:** Local Office/Retail (LOR)
  - Residence, A Slayback Abstract 1299, Page 880
- **SOUTH:** Single Family Residential District (SF-13), Planned Development 896 (PD-896)
  - City Public Service Center, Service Center Replat
  - Residential subdivision, Sunset Village Revised
- **WEST:** Local Office/Retail (LOR)
  - Residence, A Slayback Abstract 1299, Page 880

**PUBLIC INPUT:**

*Staff mailed 25 notices. At the time of preparation of this report staff has received one (1) response in opposition to the proposed replat.*

**STAFF REVIEW:**

Based on the minimum lot requirements stated in Article 2, Section 2.04.B, Figure 2.04.2, the proposed lot, Lot 1, meets the minimum development standards.

**STAFF RECOMMENDATION:**

Staff recommends **approval** of the preliminary plat.



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

**FIGURES:**

Figure 1: LOR Dimensional Standards

Figure 2: Current Zoning Map

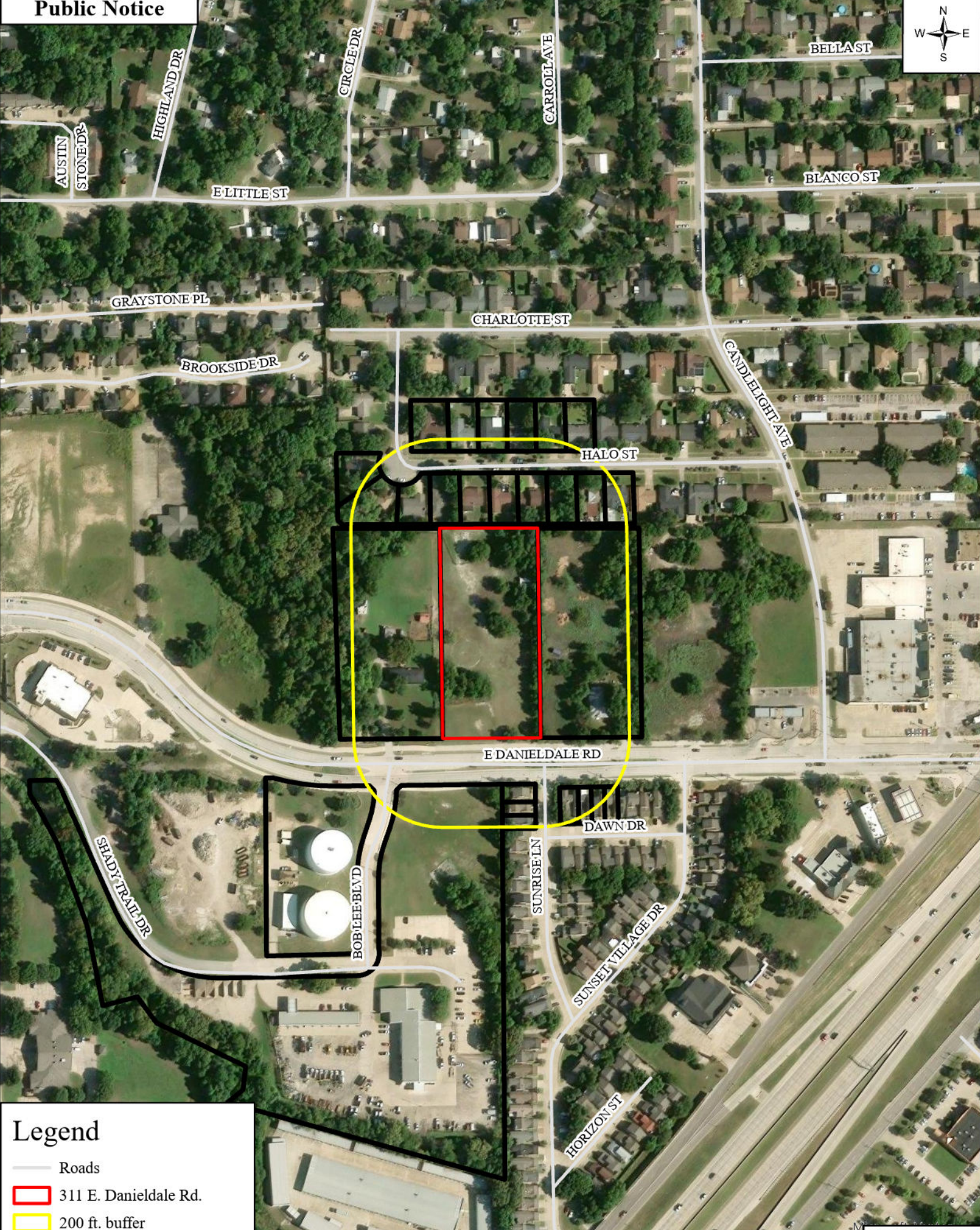
Figure 3: Future Land Use Map

**ATTACHMENTS:**

Attachment 1: Map of properties within 200 ft.

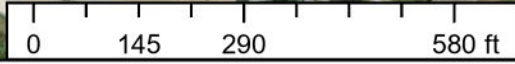
Attachment 2: Replat

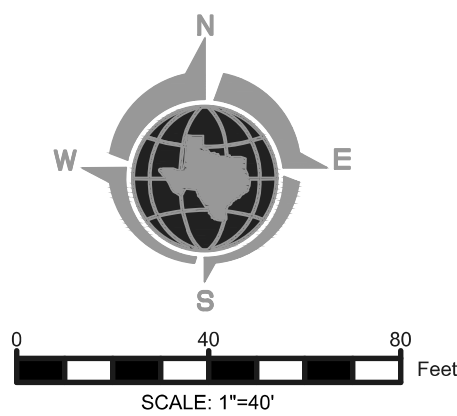
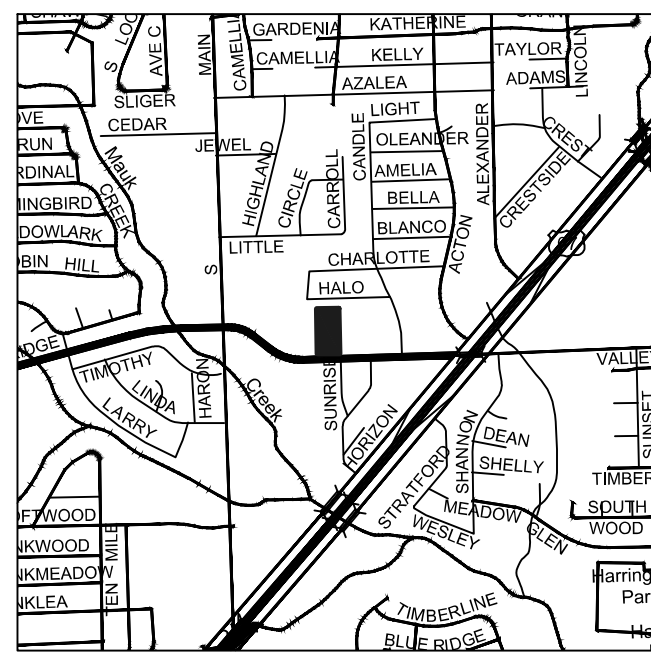
# Public Notice



## Legend

- Roads
- 311 E. Danieldale Rd.
- 200 ft. buffer
- Parcels within 200 ft. buffer





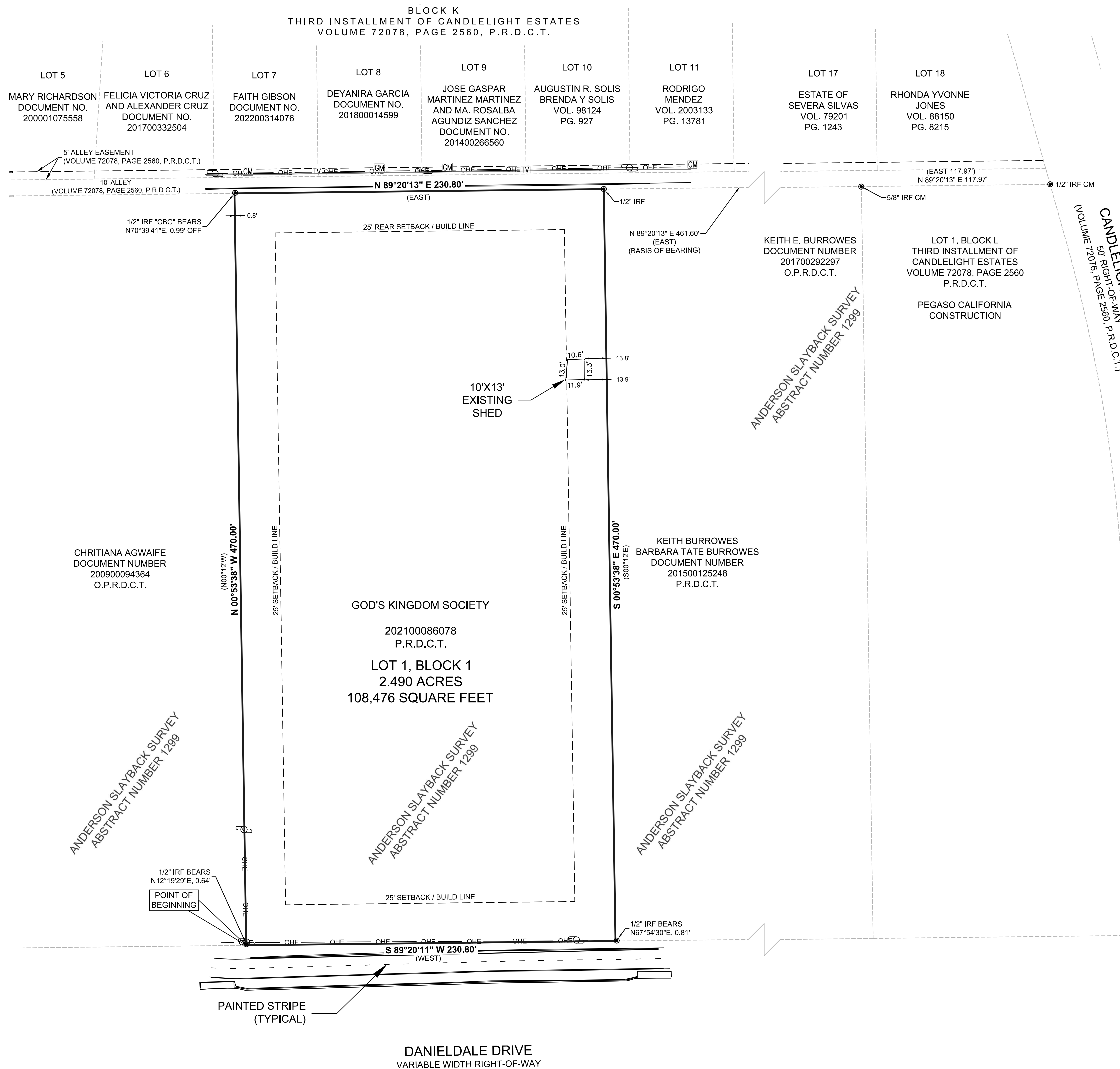
VICINITY MAP  
SCALE: 1"=2000'

LEGEND

- ( ) = RECORD CALLS
- CM = CONTROL MONUMENT
- IRF = IRON ROD FOUND
- IRS = 5/8-INCH IRON ROD SET WITH BLUE CAP STAMPED "TND GEOMATICS"
- IPF = IRON PIPE FOUND
- PFC = POINT FOR CORNER
- = SUBJECT PROPERTY LINE
- = ADJOINING PROPERTY LINE
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
- OHE — = OVERHEAD ELECTRIC LINE
- P — = POWER POLE
- "CBG" = YELLOW CAP STAMPED "CBG SURVEYING"
- ↖ ↗ ↘ ↙ = BREAKLINE

GENERAL NOTES:

- PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-INS, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48113C0470K, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED JULY 7, 2014, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE INUNDATED BY THE 100-YEAR FLOOD.
- BEARINGS, COORDINATES AND DISTANCES ARE BASED ON THE UNITED STATES, NORTH AMERICAN DATUM OF 1983 (EPOCH 2011), TEXAS NORTH CENTRAL ZONE (4202).
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD NOT SHOWN HEREON. THIS PLAT IS SUBJECT TO ANY COVENANTS AND RESTRICTIONS AS SET FORTH WITHIN THE SUBJECT PROPERTY DOCUMENT.
- THE PURPOSE OF THIS RE-PLAT IS TO CREATE ONE LOT OF RECORD FROM ONE UN-PLATTED TRACT OF LAND.



LOT MINIMUM DEVELOPMENT STANDARDS  
ZONE: LOCAL OFFICE / RETAIL (LOR)  
MINIMUM LOT REQUIREMENTS  
AREA = 10,000 SQ. FT.  
WIDTH = 70'  
DEPTH = 100'  
FRONT SETBACK = 25'  
INTERIOR SIDE SETBACK = 25', 0' WHEN ADJACENT TO OTHER RETAIL AND NONRESIDENTIAL USES  
REAR SETBACK = 25'  
MAX BUILDING COVERAGE = 40%  
MAX HEIGHT = 2 STORIES  
MAX FLOOR AREA = 40,000 SQ. FT.

OWNER/DEVELOPER  
GOD'S KINGDOM SOCIETY  
DR. SAMUEL IMARHIAGBE  
PH: 469-597-5231  
EMAIL: GKSUSBRANCH@GMAIL.COM

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS  
BEING a 2.490 acre tract of land situated in the Anderson Slayback Survey, Abstract Number 1299, in the City of Duncanville, Dallas County, Texas, also being that same tract of land described by deed to God's Kingdom Society, as recorded under Document Number 202100086078, Official Public Records, Dallas County, Texas, the subject tract being more particularly described by metes and bounds as follows:  
BEGINNING at a 1/2 inch iron rod found for the southwest corner of the herein described tract and the southeast corner of a tract of land described by deed to Chritiana Agwaife, according to deed as recorded under Document Number 200900094364, Official Public Records, Dallas County, Texas, same being in the north right-of-way of Danieldale Drive (having an unrecorded right-of-way);  
THENCE departing said north right-of-way of said Danieldale Drive, North 00 degrees 53 minutes 38 seconds West (N00°12'W), with the west line of the herein described tract and the east line of said Chritiana tract, a distance of 470.00 feet to a point for the northwest corner of the herein described tract and the northeast corner of said Chritiana tract, same being in the south line of a 10 foot Alley as shown on plat called the Third Installment of Candlelight Estates, according to plat as recorded under Volume 72078, Page 2560, Plat Records, Dallas County, Texas, from which a 1/2 inch iron rod with yellow cap stamped "CBG SURVEYING" found bears North 70 degrees 39 minutes 41 seconds East, a distance of 0.99 feet;  
THENCE North 89 degrees 20 minutes 13 seconds East (East), with the north line of the herein described tract and the south line of said Alley, a distance of 230.80 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract and the northwest corner of a tract of land described by deed to Keith Burrows and Wife Barbara Tate Burrows, according to deed as recorded under Document Number 201500125248, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod found for the northeast corner of a tract of land described by deed to Keith E. Burrows, according to deed as recorded under Document Number 201700292297, Official Public Records, Dallas County, Texas and the northeast corner of Lot 1, Block L of said Third Installment of Candlelight Estates bears North 89 degrees 20 minutes 13 seconds East (East) (basis of bearing), a distance of 461.60 feet and from said 5/8 inch iron rod found, a 1/2 inch iron rod found (control monument) for the northeast corner of said Lot 1 bears North 89 degrees 20 minutes 13 seconds East (EAST), a distance of 117.97 feet;  
THENCE departing said 10 foot Alley, South 00 degrees 53 minutes 38 seconds East (S00°12'E), with the east line of the herein described tract and the west line of said Keith tract, a distance of 470.00 feet to a point for the southeast corner of the herein described tract and the southwest corner of said Keith tract, same being in the north right-of-way of said Danieldale Drive, from which a 1/2 inch iron rod found bears North 67 degrees 54 minutes 30 seconds East, a distance of 0.81 feet;  
THENCE South 89 degrees 20 minutes 11 seconds West (WEST), with the south line of the herein described tract and the north right-of-way line of said Danieldale Drive, a distance of 230.80 feet to the POINT OF BEGINNING and enclosing approximately 2.490 acres (108,476 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That, GOD'S KINGDOM SOCIETY, does hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, SUB-BETHEL HOME, an addition to the City of Duncanville, Texas, and does hereby dedicate, in fee simple, to the 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, 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 mat in any way endanger or interfere with the construction, maintenance, or efficiency of their 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 \_\_\_\_\_, 2026.  
BY: \_\_\_\_\_

Owner: Samuel Imarhiagbe  
Title: Managing Member

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Samuel Imarhiagbe, 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 \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

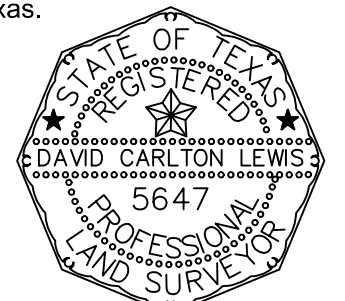
My Commission Expires On: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:  
That I, David C. Lewis, 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.

This document shall not be recorded for any purpose. This drawing shall be used for **REVIEW PURPOSES ONLY**

Signature of Registered Public Land Surveyor: David Carlton Lewis  
Registration No. 5647  
R.P.L.S. No. 5647  
Date: MARCH, 24



STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David C. Lewis, 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 \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

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

PRELIMINARY PLAT  
LOT 1, BLOCK 1  
SUB-BETHEL HOME

BEING A 2.490 ACRE TRACT OF LAND SITUATED IN THE ANDERSON SLAYBACK SURVEY, ABSTRACT NUMBER 1299, IN THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ALSO BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO GOD'S KINGDOM SOCIETY, AS RECORDED UNDER DOCUMENT NUMBER 202100086078, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY  
PREPARED: MARCH 2026

CASE NO. PLAT-2026-00010



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  
**Meeting Date:** April 13, 2026  
**Prepared Date:** April 8, 2026  
**RE:** Replat Request| 2 N. Duncanville Road  
PLAT-2026-00022  
**Applicant:** Jake Petrie| Applicant/Agent

---

**REQUEST:** The applicant is requesting a replat to subdivide the subject property into three (3) lots.

**LOCATION:** 2 N. Duncanville Road, Duncanville, TX

**EXISTING ZONING:** Downtown Duncanville-General Main Street (DD-GMS)

**PROPOSED ZONING:** Downtown Duncanville-General Main Street (DD-GMS)

**FUTURE LAND USE DESIGNATION:** Gateway Corridor

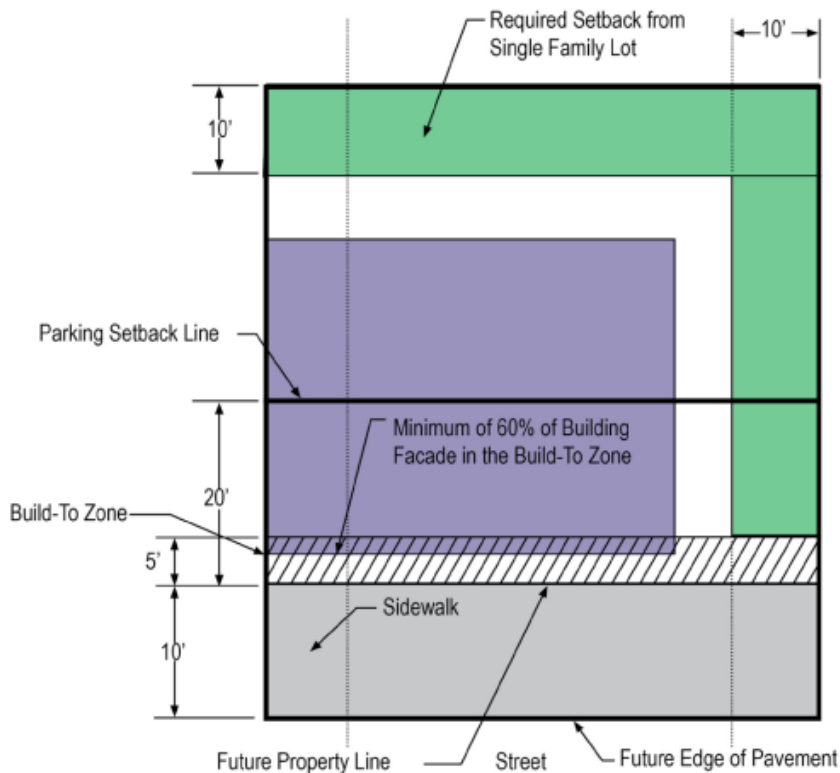
## PROJECT SUMMARY:

The applicant is requesting approval of a replat to subdivide one lot into three (3) lots for commercial development.

**Figure 1. DD-GMS Dimensional Standards**

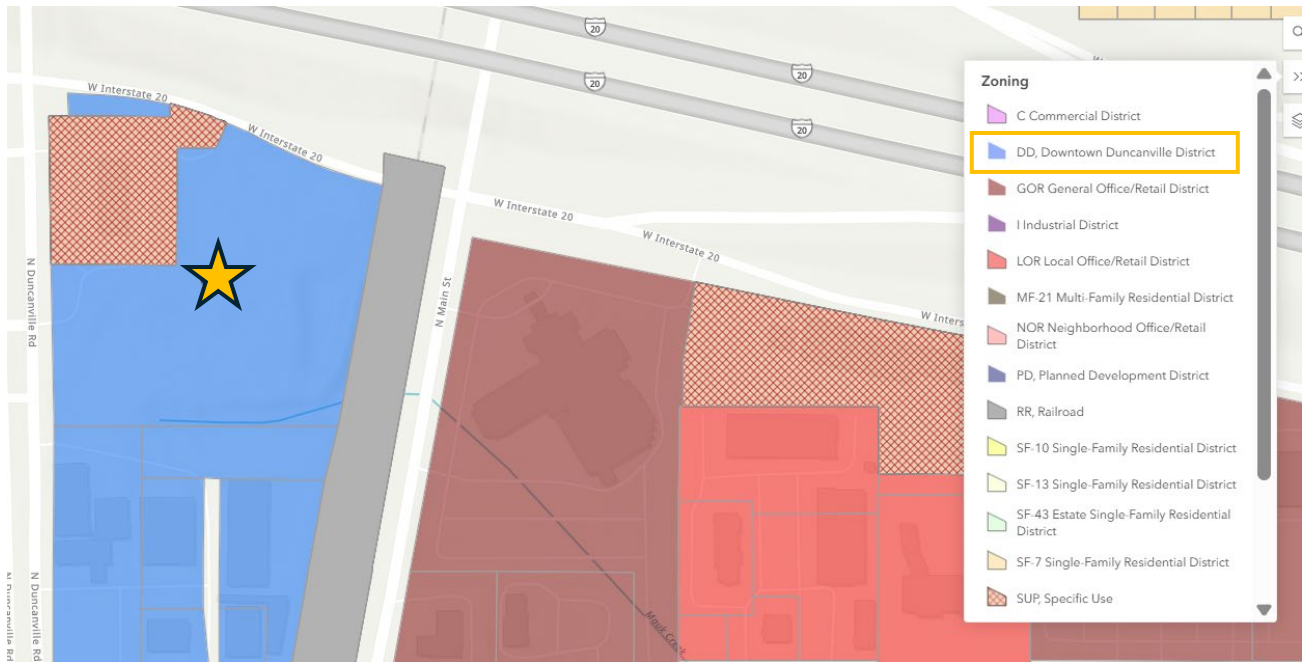
**Section 4.11.DD.G.3 General Main Street (GMS) Dimensional Standards**

**Figure 4.11.9. GMS Building Disposition**



**DIMENSIONAL STANDARDS:**

The proposed new lots (Lot 1R, 2R, and 3R) all meet the minimum dimensional standards for the Downtown Duncanville-General Main Street District (DD-GMS) stated in Section 4.11.G.3 of the Zoning Ordinance. The property is zoned Downtown Duncanville General Main Street (DD-GMS) which Section 4.11.G.3, Figure 4.11.9 displays the development standards.



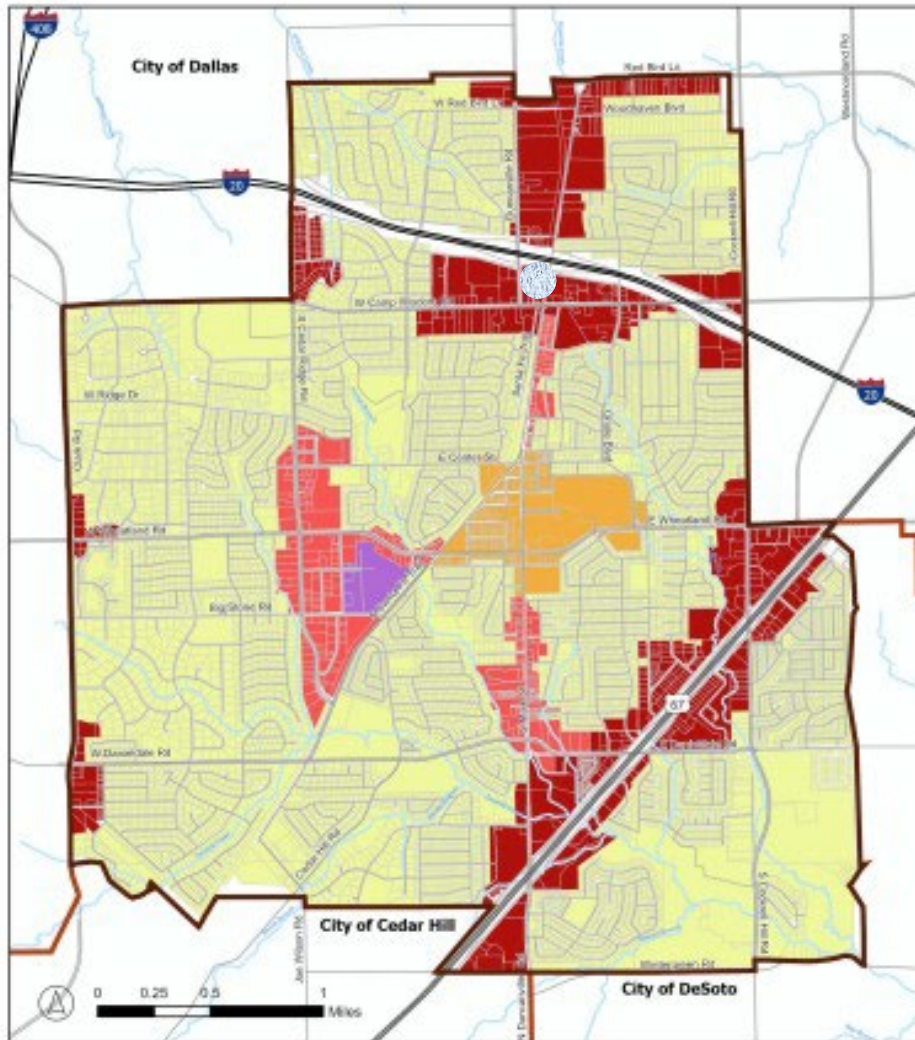
**Subject Property**   
**Figure 2. Zoning Map**

**ZONING DISTRICT DESCRIPTION:**




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

»» **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



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

### **FUTURE LAND USE DESCRIPTION:**

**Gateway Corridor** character area intends to allow for a diversity of commercial, industrial, office, civic, and residential uses to foster vibrant districts along major gateways and transportation corridors in the City. Target areas for this character area include Highway 67, Highway 20, South Cedar Ridge Drive, East and West Wheatland Road, South and North Main Street, East and West Danieldale Road, and South Cockrell Hill Road. Development in this character area should seek to optimize underutilized land through strategic infill that cultivates a mix of commercial uses with nearby residential housing. This type of development seeks to activate the City's existing commercial space and add a greater diversity of residential housing offerings to meet current and future housing needs. Ensuring pedestrian and multimodal connectivity to the downtown and other surrounding neighborhoods should be prioritized and encouraged.

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

- **NORTH:** Interstate 20 (IH-20)
  - City of Dallas
- **EAST:** Railroad
- **SOUTH:** Downtown Duncanville – General Main Street (DD-GMS)
  - Vacant lot and church, William Spowls Abstract 1290, Page 811
- **WEST:** Specific Use Permit-2274 (SUP-2274)
  - Fast food restaurant, Odai Addition

### **PUBLIC INPUT:**

*Staff mailed 8 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 4, Section 4.11.G.3, Figure 4.11.9, the new lots, Lot 1R, Lot 2R, and Lot 3R all meet the minimum standards.

### **STAFF RECOMMENDATION:**

Staff recommends **approval** of the replat.

### **FIGURES:**

Figure 1: DD-GMS Dimensional  
Standards



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

Figure 2: Current Zoning Map

Figure 3: Future Land Use Map

**ATTACHMENTS:**

Attachment 1: Map of properties within 200 ft.

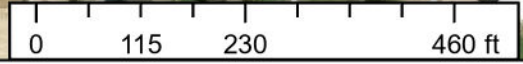
Attachment 2: Replat

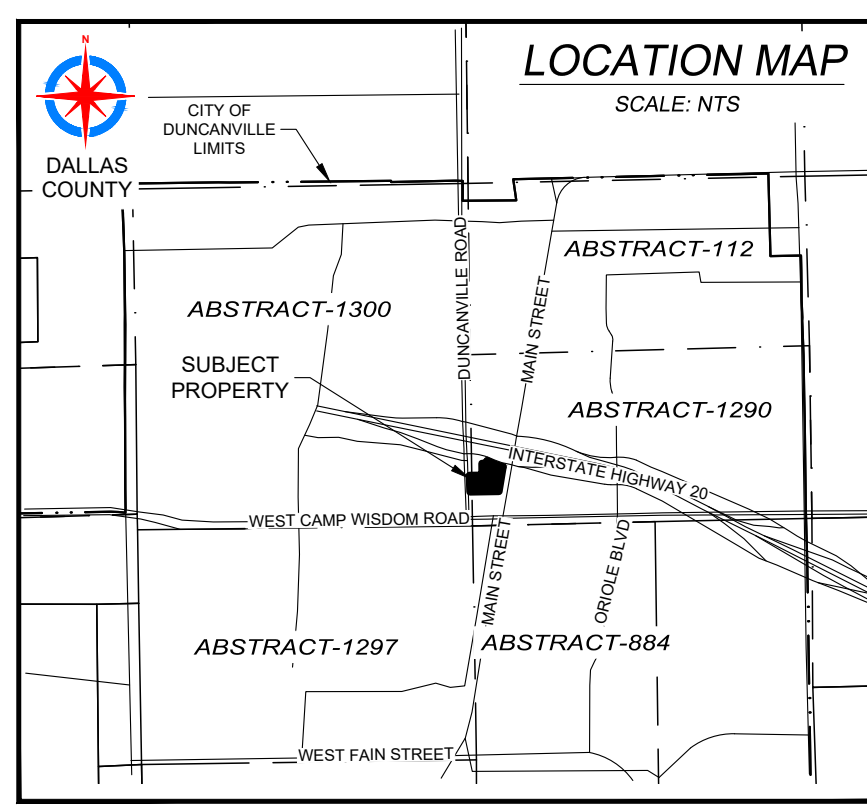
# Public Notice



## Legend

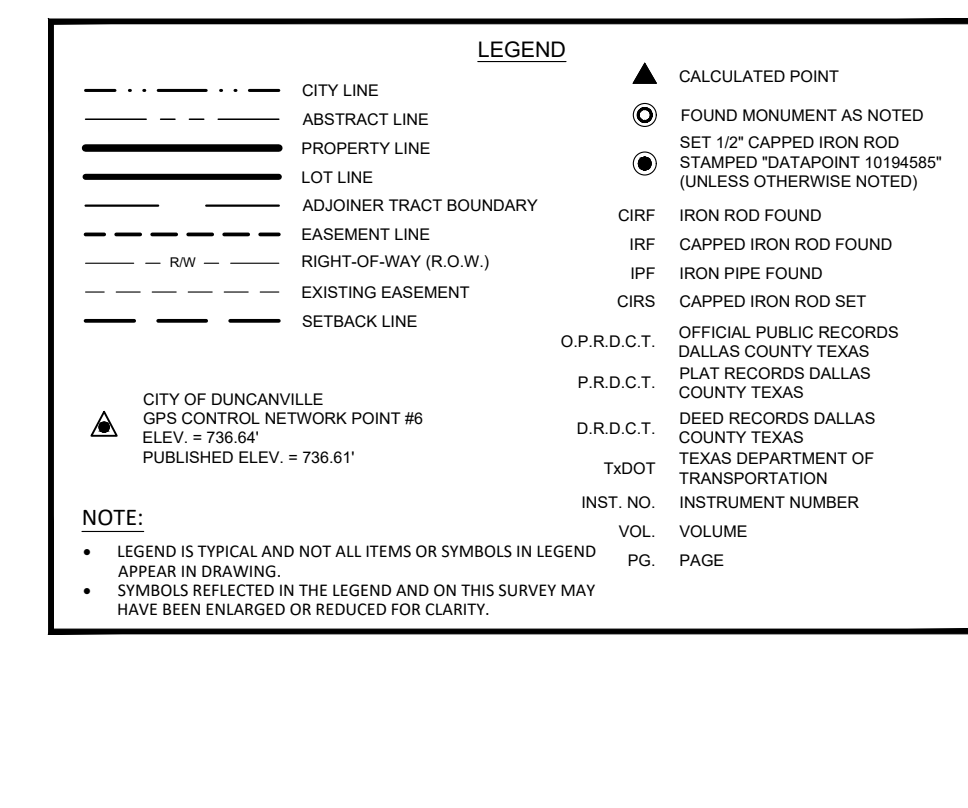
- Roads
- 2 N. Duncanville Rd.
- 200 ft. buffer
- Parcels within 200 ft. buffer





EASEMENT CURVE TABLE					EASEMENT LINE TABLE					CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
EC1	28.03'	19.95'	19.53'	N 68°23'29" E	40°47'11"	E1	N 89°40'51" E	5.79'	C1	694.20'	73.19'	S 65°48'44" E	6°02'27"	
EC2	20.00'	31.24'	28.16'	S 45°46'00" E	89°29'09"	E2	S 01°01'26" E	125.89'	(R1)	738.20'	(-)	(-)	(-)	
EC3	20.00'	31.42'	28.28'	N 43°58'34" E	90°00'00"	E3	N 88°58'34" E	24.00'	C2	738.20'	193.72'	S 70°18'34" E	15°02'09"	
EC4	20.00'	31.42'	28.28'	S 46°01'26" E	90°00'00"	E4	N 01°01'26" W	121.75'	(R1)	738.20'	193.73'	(192.82')	(S 69°42'11" E) (15°00'31")	
EC5	44.00'	68.97'	62.12'	S 46°07'06" E	89°48'39"	E5	N 88°58'34" E	124.12'						
EC6	44.00'	69.12'	62.23'	N 43°58'34" E	90°00'00"	E6	S 01°01'38" E	4.14'						
EC7	44.00'	68.85'	62.04'	N 45°51'06" W	89°39'20"	E7	N 88°58'34" E	85.50'						
EC8	20.00'	31.42'	28.28'	N 45°40'46" W	90°00'00"	E8	N 01°01'26" W	94.13'						
EC9	20.00'	37.68'	32.35'	N 53°17'45" E	107°57'03"	E9	S 89°19'14" W	9.67'						
EC10	20.00'	30.00'	27.27'	N 26°20'05" W	85°56'44"	E10	N 00°40'46" W	67.35'						
EC11	52.00'	66.06'	61.70'	S 59°20'35" W	72°46'58"	E11	S 72°43'43" E	22.50'						
EC12	175.17'	26.75'	26.72'	N 76°56'42" W	8°44'59"	E12	N 17°16'17" E	24.00'						
EC13	20.02'	26.08'	24.27'	N 35°23'46" W	74°37'07"	E13	N 72°43'43" W	97.04'						
EC14	20.00'	31.42'	28.28'	N 44°19'14" E	90°00'00"	E14	N 72°51'41" W	40.77'						
EC15	20.00'	31.30'	28.20'	S 43°51'06" E	89°39'20"	E15	N 00°41'12" W	87.16'						
EC16	20.00'	31.42'	28.28'	S 43°58'34" W	90°00'00"	E16	N 89°19'14" E	90.61'						
EC17	20.00'	31.42'	28.28'	N 46°01'26" W	90°00'00"	E17	S 00°05'38" E	24.32'						
EC18	44.00'	67.74'	61.25'	N 46°45'13" W	88°12'45"	E18	N 89°12'28" E	164.54'						
EC19	20.00'	24.33'	22.86'	N 55°49'22" W	69°42'12"	E19	S 01°01'26" E	94.13'						
						E20	S 88°58'34" W	85.50'						
						E21	N 02°35'32" W	5.25'						
						E22	S 88°58'34" W	123.77'						
						E23	S 89°44'58" W	70.44'						

BENCHMARK NOTE					
1. ALL BENCHMARKS SHOWN HEREON ARE 1/2" RED CAPPED IRON RODS, MARKED "CONTROL", UNLESS OTHERWISE NOTED BELOW.					
2. CPT-100 WAS SET USING OPUS SOLUTION ON DECEMBER 8, 2025, AND IS REFERENCED TO PUBLISHED UGHS MONUMENT C0264 WITH A PUBLISHED ELEVATION OF 723.01'.					
①	CPT-101 = N 6928136.77 E 2458209.52 ELEV: 728.02'	②	CPT-102 = N 6928136.77 E 2458209.52 ELEV: 728.02'	③	CPT-103 = N 6928136.77 E 2458209.52 ELEV: 728.02'
④	CPT-104 = N 6928136.77 E 2458209.52 ELEV: 728.02'	⑤	CPT-105 = N 6928136.77 E 2458209.52 ELEV: 728.02'	⑥	CPT-106 = N 6928136.77 E 2458209.52 ELEV: 728.02'
⑦	CPT-107 = N 6928136.77 E 2458209.52 ELEV: 728.02'	⑧	CPT-108 = N 6928136.77 E 2458209.52 ELEV: 728.02'	⑨	CPT-109 = N 6928136.77 E 2458209.52 ELEV: 728.02'
⑩	CPT-110 = N 6928136.77 E 2458209.52 ELEV: 728.02'	⑪	CPT-111 = N 6928136.77 E 2458209.52 ELEV: 728.02'	⑫	CPT-112 = N 6928136.77 E 2458209.52 ELEV: 728.02'

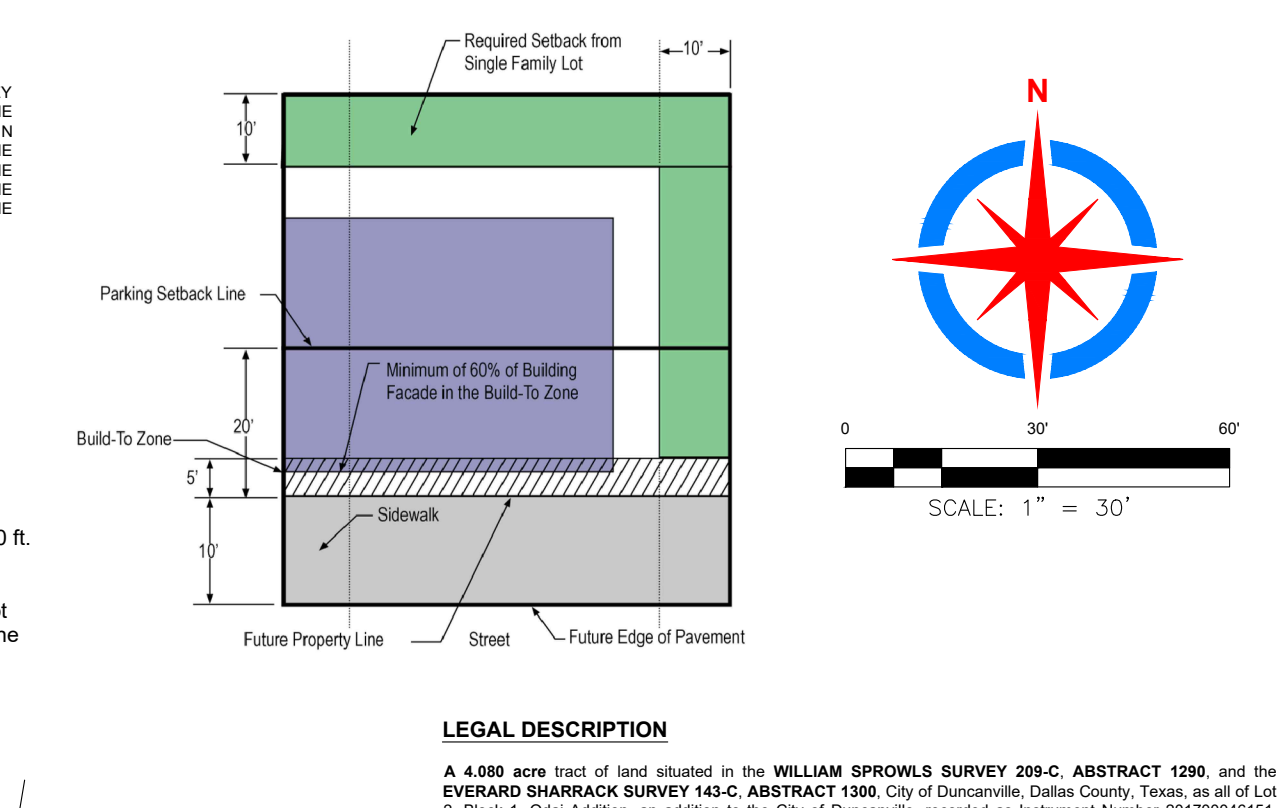


SQUARE FOOTAGES TABLE			
TRACT	SQ. FT.	ACREAGE	
LOT 1R	25,815	0.5926	
LOT 2R	30,380	0.6974	
LOT 3R	121,524	2.790	

**ZONING REQUIREMENTS:**

• Zoning District: Downtown District (DD)  
General Main Street (GMS)

• Setbacks:  
o Build-To Zone Front Setback  
o 10' from edge of pavement to front property line  
o 5' from front property line  
o 60% of build facade in the Build-To Zone  
o Min. rear setback from residential lot - 10 ft.  
o Min. interior side setback from residential lot - 10 ft.  
o Max. height - 6 stories  
• Parking: will be based on proposed uses on each lot  
o Min. Parking Setback - 20' from front property line  
• Lot Coverage/FAR:  
o Max. building coverage - 90%



**LEGAL DESCRIPTION**

A 4.080 acre tract of land situated in the WILLIAM SPROWLS SURVEY 209-C, ABSTRACT 1290, and the EVERARD SHARRACK SURVEY 142-C, ABSTRACT 1300, City of Duncanville, Dallas County, Texas, as all of Lot 2, Block 1, Oda Addition, an addition to the City of Duncanville, recorded as Instrument Number 201700046151, Map and Plat Records, Dallas County, Texas (P.R.D.C.T.), also part of a called 5.2649 acre tract of land described in a deed to Fonall Group Investments, LLC, recorded as Instrument 201500308128, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 4.080 acres is more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found on the easterly right-of-way line of Duncanville Road (100 feet wide), for the northwest corner of a called 2.469 acre tract of land described in a deed to First Baptist Church of Duncanville, Texas, recorded as Instrument Number 2024-00166228, O.P.R.D.C.T., and for the southeast corner of said Lot 2, said 5.2649 acre tract, and the herein described tract;

**THENCE** N 02°14'41" W, along the easterly right-of-way line of said Duncanville Road, and the westerly line of said Lot 2, and said 5.2649 acre tract, a distance of 258.87 feet to a bore 1/2" iron rod found for the southeast corner of Lot 2, Block 1 of said Oda Addition, and for the northwest corner of said Lot 2;

**THENCE** along the common lines of said Lot 1 and said Lot 2, the following four (4) courses and distances:

1. N 89°19'22" E, a distance of 189.48 feet to a found 1/2" iron rod with plastic cap stamped "SEASLEY RPLS 0096"
2. N 09°40'28" W, a distance of 185.17 feet to a found "X" cut in concrete.
3. N 89°19'22" E, a distance of 60.40 feet to a found "X" cut in concrete.
4. N 24°30'29" E, a distance of 833.54 feet to the beginning of a non-tangent curve to the right on the south right-of-way line of Interstate Highway 20 (100-20, variable width) for the northeast corner of said Lot 1, and the northeast northwest corner of said Lot 2, from which a found broken 4" x 4" concrete "TODD" monument bears N 72°51'41" W, a distance of 27.28 feet for reference.

**THENCE** along the arc of said non-tangent curve to the right, having a radius of 894.20 feet, through an arc length of 72.19 feet, with a chord bearing and distance of S 69°44'44" E, 73.16 feet, with a delta angle of 06°12'27" to a 1/2" iron rod with yellow plastic cap stamped "TODD" found at the point of a reverse curve to the left;

**THENCE** along the arc of said curve to the left, having a radius of 738.20 feet, through an arc length of 193.72 feet, with a chord bearing and distance of S 70°18'34" E, 193.17 feet, with a delta angle of 15°02'09" to a 1/2" iron rod with yellow plastic cap stamped DATAPoint 10194868 for the intersection of said southerly right-of-way line of said Lot 1 and said Lot 2, and the herein described tract;

**THENCE** S 89°19'22" W, along the north line of said 2.469 acre tract, said Lot 2, and the south line of said 5.2649 acre tract, and said Lot 2, a distance of 401.18 feet to the POINT OF BEGINNING and containing approximately 177,719 square feet and/or 4.080 acres, more or less.

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

**OWNERS DEDICATION**

THAT FONALL GROUP INVESTMENTS, LLC, do hereby dedicate this plat, designating the herein property as OUTLOT-1, OUTLOT-2 & OUTLOT-3, BLOCK 1, ODA ADDITION REPLAT OF LOT 2, 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 footway management areas shown herein. The easements shown herein are hereby reserved for the purpose indicated. The utility and access 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 access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed 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 such public utility shall have the right to install and keep records, trunks or conduits of electric lines, gas lines, water lines, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective systems, and all public utilities shall have at all times, have the full right of ingress or egress to or from upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to procure property for the purpose of reading meters and any maintenance or service required or ordinarily performed by it).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance for 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 to the City of Duncanville, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

OWNER/DEVELOPER: ODA ABLEDELOER, Agent, Fonall Group Investment, LLC.

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

Before me, the undersigned authority on this day personally appeared Suzette Pena known to me to be the persons 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 and the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2026.

NOTARY OF THE PUBLIC, DALLAS COUNTY, TEXAS

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying and Mapping on an actual survey made from the ground by:

DATEPONT Surveying & Mapping

TIM PAPPAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. RPLS#

**NOTES:**

- ALL DISTANCES CONTAINED HEREIN ARE GRID (U.S. SURVEY FEET) AND BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING DECEMBER 8, 9, 16, 17 & 20, 2025.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 NORTH CENTRAL ZONE (4202).
- ELEVATIONS AND 1 FOOT INTERNAL CONTOURS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88), AND DERIVED FROM TRIMBLE VRS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A SCHEDULE B OF A CURRENT TITLE COMMITMENT; THEREFORE, ALL EASEMENTS AND OTHER MATTERS OF RECORD MAY NOT BE SHOWN HEREIN. EASEMENTS, RECORDED DEED REFERENCES AND OTHER RECORD INFORMATION SHOWN ON THIS SURVEY ARE BASED UPON PUBLIC RECORDS SEARCH PERFORMED BY THE SURVEYOR, AND DOES NOT CONSTITUTE A FULL TITLE ABSTRACT.
- I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREA MAP NO. 48153047K, EFFECTIVE DATE JULY 7, 2014 AND IT APPEARS THAT THE PROPERTY LIES WITHIN A, AND IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE. THE REFERENCE TO THE 100-YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- RECORD INFORMATION IS SHOWN HEREON.
- UNDERGROUND UTILITIES WERE LOCATED USING CONVENTIONAL METHODS BY DATAPoint SURVEYING & MAPPING AND BY TEXAS ONE-CALL 811, TICKET NUMBER 25819222.
- PURPOSE OF THE REPLAT IS TO DEVELOP A PORTION OF EXISTING LOT 2, AND TO DIVIDE INTO 3 LOTS FOR FUTURE DEVELOPMENT. THIS REPLAT DOES NOT AFFECT OR ALTER ANY EXISTING EASEMENTS PREVIOUSLY CONVEYED.

REPLAT  
**Oda Addition Replat of Lot 2, Block 1**

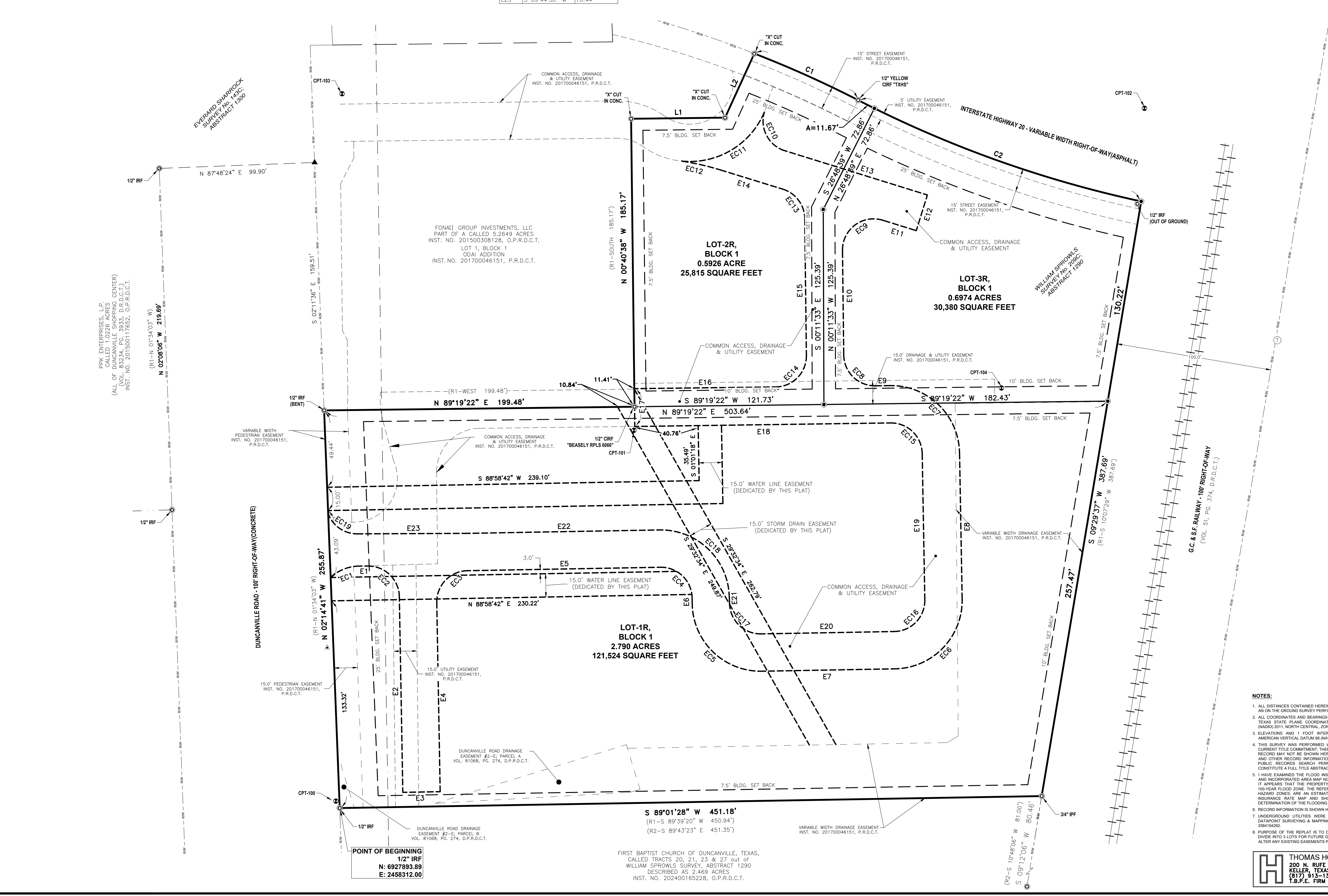
A 4.080 acre tract of land situated in the WILLIAM SPROWLS SURVEY 209-C, ABSTRACT 1290, and the EVERARD SHARRACK SURVEY 142-C, ABSTRACT 1300, Dallas County, Texas, as all of Lot 2, Block 1, Oda Addition, an addition to the City of Duncanville, recorded as Instrument Number 201700046151, Map and Plat Records, Dallas County, Texas (P.R.D.C.T.), also part of a called 5.2649 acre tract of land described in a deed to Fonall Group Investments, LLC, recorded as Instrument 201500308128, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.).

**OWNER:**  
FONALL GROUP INVESTMENT, LLC  
4300 ALPHA ROAD, BLDG. 1, SUITE 100  
DALLAS, TEXAS 75244

**DATEPPOINT**  
ENGINEERING - LAND SURVEYING - GIS - UAS  
12400 NETWORK BOULEVARD, Suite 130  
SAN ANTONIO, TEXAS 78249  
P: 726-777-4240 • TPLS FIRM NO. 10194585

PLAT PREPARED: 3/25/2026

PLAT CASE NUMBER: PLAT-2026-00022





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:** April 13, 2026  
**Meeting Date:** April 8, 2026  
**RE:** Zoning Change Request| 1435 Candlelight Avenue  
ZONE-2026-00012  
**Applicant:** Daniel Lozano | Applicant/Owner

---

**REQUEST:** The applicant is requesting a Zoning Change from Local Office/Retail (LOR) to Multi-Family Residential District 21 (MF-21) to develop condominiums.

**LOCATION:** 1435 Candlelight Ave., Duncanville, TX

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

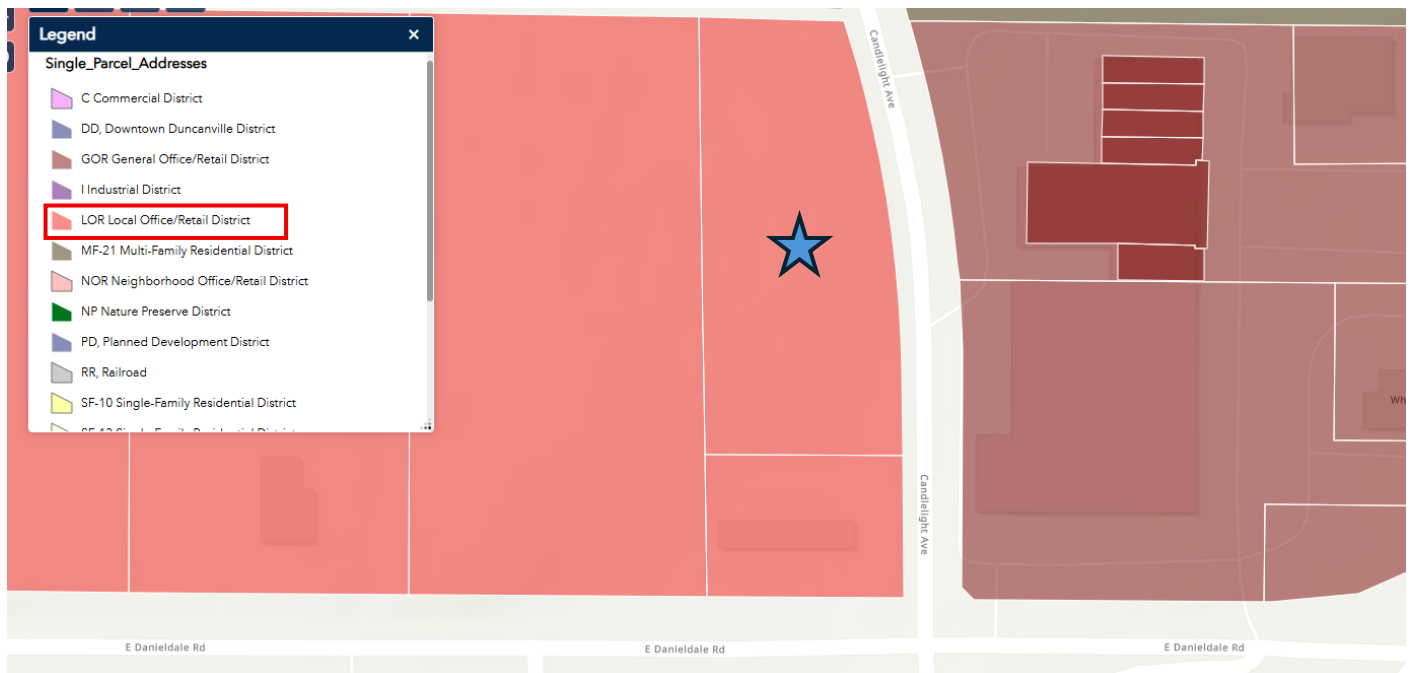
**PROPOSED ZONING:** Multi-Family Residential District 21 (MF-21)

**FUTURE LAND  
USE DESIGNATION:** Gateway Corridor

**PROJECT SUMMARY:**

The applicant is requesting a Zoning Change from Local Office/Retail District (LOR) to Multi-family Residential District 21 (MF-21) to develop 23 condominiums/townhomes.

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



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

**CURRENT ZONING DISTRICT DESCRIPTION:**

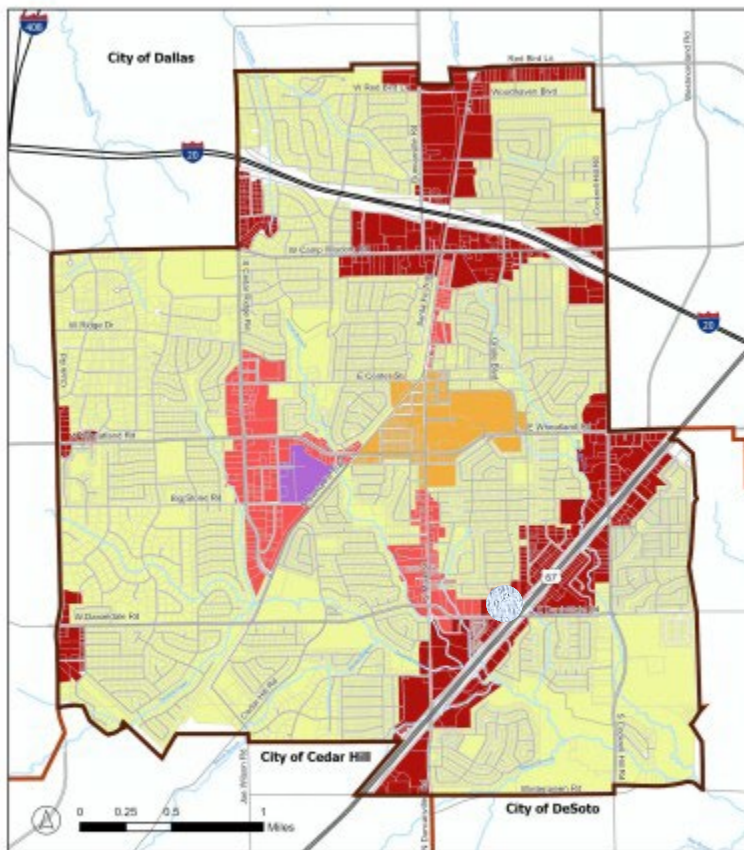
Local Office/Retail (LOR) district is established to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Pad site development is also allowed in this zoning district. These areas shall utilize landscape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

**PROPOSED ZONING DISTRICT DESCRIPTION:**

Multi-Family Residential District (MF-21) district is intended to meet the needs for the highest density residential areas where such development is in concert with area aesthetics, is environmentally sound,, is compatible to the neighborhood, and promotes the character of the community.

»»» **Future Land Use Map**

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



- |                      |                                      |
|----------------------|--------------------------------------|
| <b>Legend</b>        |                                      |
| 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:**

**Gateway Corridor** character area intends to allow for a diversity of commercial, industrial, office, civic, and residential uses to foster vibrant districts along major gateways and transportation corridors in the City. Target areas for this character area include Highway 67, Highway 20, South Cedar Ridge Drive, East and West Wheatland Road, South and North Main Street, East and West Danieldale Road, and South Cockrell Hill Road. Development in this character area should seek to optimize underutilized land through strategic infill that cultivates a mix of commercial uses with nearby residential housing. This type of development needs to activate the City's existing commercial space and add a greater diversity of residential housing offerings to meet current and future housing needs. Ensuring pedestrian and multimodal connectivity to the downtown and other surrounding neighborhoods should be prioritized and encouraged.

## **USE DEFINITIONS:**

Article VII Section 7.02.A Residential Uses

*Multiple-Family Dwelling: A residential building designed for occupancy by three (3) or more families, with the number of families not to exceed the number of Dwelling Units. The residential building contains Dwelling Units that are designed to be occupied by families living independently of one another, exclusive of hotels or motels.*

## **SURROUNDING ZONING AND DEVELOPMENT:**

- **NORTH:** Single Family Residential 7 (SF-7)
  - Residential, Candlelight Estates Third Installment
- **EAST:** General Office/Retail (GOR)
  - Commercial use, shopping center and fast food restaurant
- **SOUTH:** Local Office/Retail (LOR)
  - Commercial use, car wash
- **WEST:** Local Office/Retail (LOR)
  - Vacant

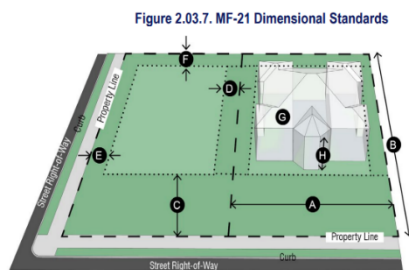
## **PUBLIC INPUT:**

*Staff mailed out 13 notices. At the time of preparation of this report staff has received one (1) response in opposition of the proposed zoning change.*

**STAFF REVIEW:**

Based on the proposed zoning change from LOR to MF-21 staff does not believe it is in alignment with the Duncanville 2040 Comprehensive Plan. Currently, the Comprehensive Plan calls for this area as Gateway Corridor, which aims to cultivate a variety of uses (commercial, office, and residential) that are cohesive with one another. The proposed zoning change will add residential units to the area as infill development, however, the singular use of the lot minimizes commercial activity along the corridor adjacent to Danieldale Road. Additionally, the proposed setback requirements do not meet the current minimum setback requirements of the MF-21 zoning district.

Staff finds that this transition to a higher density/higher intensity residential zoning district is not supportive of the surrounding area which consists of commercial businesses to the East and South and adjacent to an existing multi-family complex along Candlelight Avenue. Based on the size of the property and proposed configuration of units, staff finds that the proposed zoning change to MF-21 cannot be accommodated to meet the minimum development standards stated in Article 2, Section 2.03.G, Figure 2.03.7.



Section 4.03. Design Standards
Section 4.04. Off-Street Parking and Loading Requirements
Section 4.05. Lighting Requirements
Section 4.06. Accessory Building Requirements
Section 4.07. Screening and Buffering Requirements
Section 4.08. Landscape Requirements
Section 4.09. Residential Proximity Slope
Section 4.10. Intersection Visibility Triangle

Max. Dwelling Units Per Acre (DUA)	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
21 DUA	16,000 SF	60'	110'	30'	10'	15'	30'	60%	3 stories	800 SF avg 450 SF smallest unit

**Figure 3. MF-21 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.

### **Priority Policy Area #3 – Resilient Economic & Community Development Goals**

1. Encourage strategic infill development and redevelopment to maximize tax value per acre and reduce underutilized industrial and commercial sites.
2. Promote the attraction, retention and expansion of local businesses that provide employment opportunities to support high quality of life for residents.
3. Balance the impacts of growth and development on social diversity, community character, economic vitality, and environmental quality.

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 does not fully implement 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 (condominiums/townhomes) will not be appropriate in the immediate area and the surrounding neighborhoods.

**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 some of 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.**

Staff believes this 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 and drainage in the area.

**STAFF RECOMMENDATION:**

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

**FIGURES:**

Figure 1: Zoning Map

Figure 2: Future Land Use Map

Figure 3: MF-21 Dimensional

Standards

**ATTACHMENTS:**

Attachment 1: Map of properties

within 200 ft.

Attachment 2: Survey

Attachment 3: Zoning Change

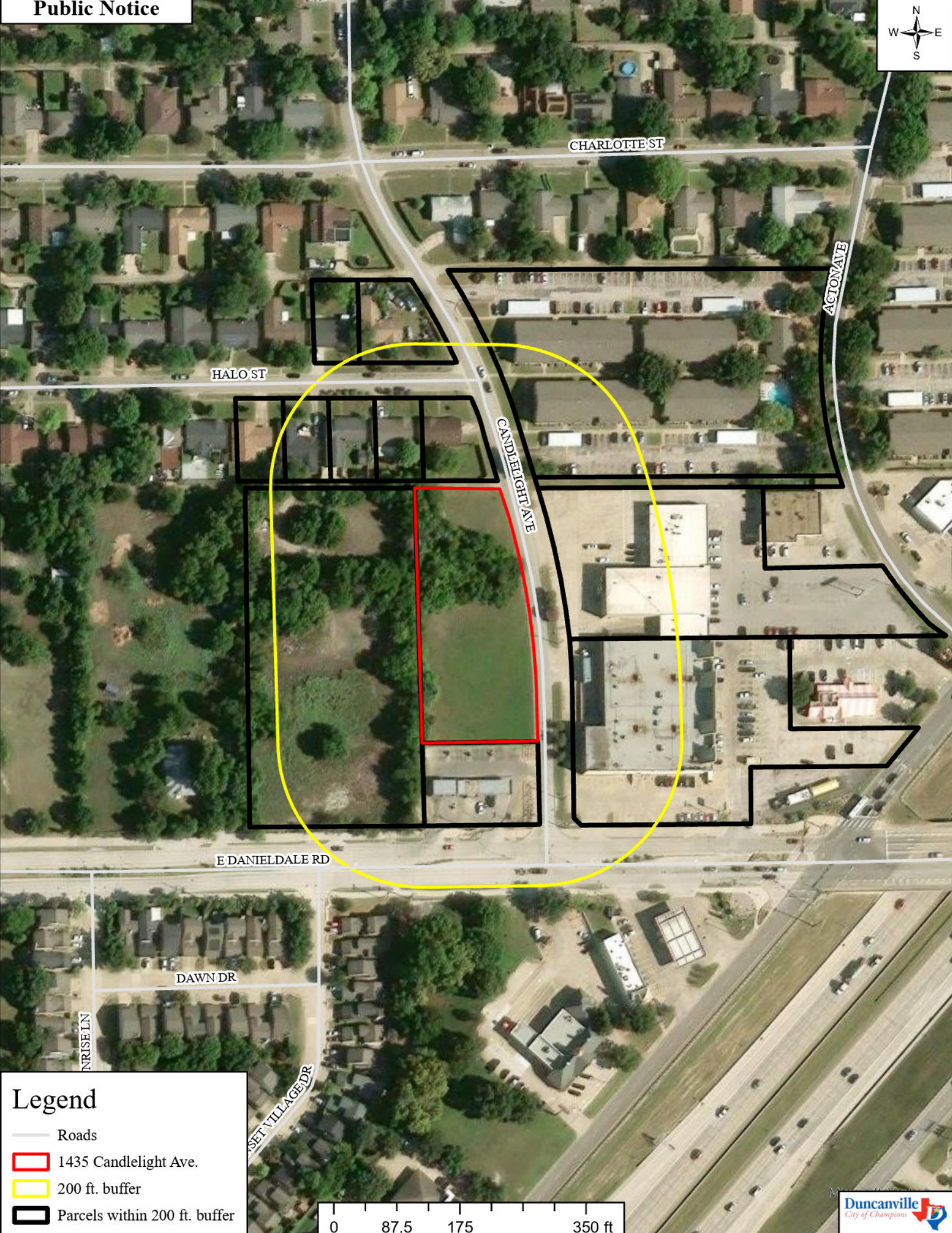
Request



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

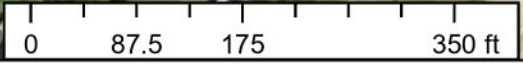
Attachment 4: Conceptual Site Plan

# Public Notice

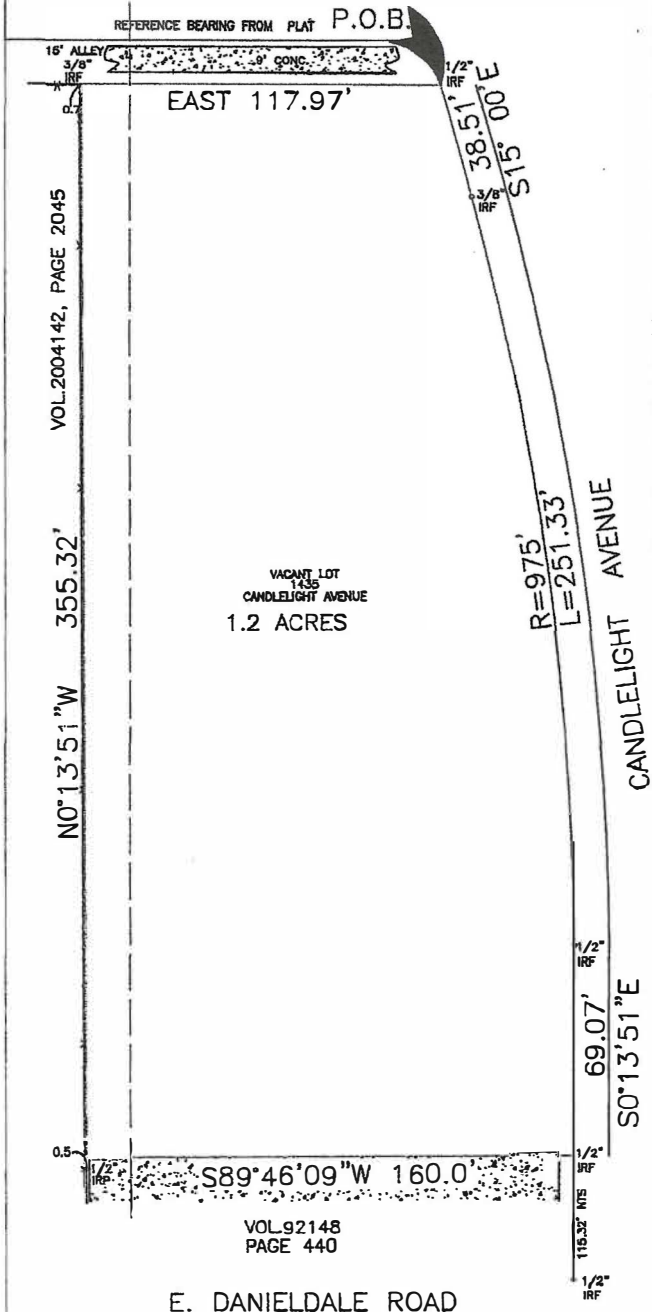


## Legend

- Roads
- 1435 Candlelight Ave.
- 200 ft. buffer
- Parcels within 200 ft. buffer



CANDLELIGHT ESTATES 3RD SECTION



BEING PART OF LOT 1, BLOCK 1 OF THE THIRD INSTALLMENT OF CANDLELIGHT ESTATES, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72078, PAGE 2580 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF CANDLELIGHT AVENUE WITH THE SOUTH LINE OF THE ALLEY ADJOINING SAID BLOCK;

THENCE SOUTH 15 DEGREES 00 MINUTES EAST, ALONG THE SOUTHWESTERLY LINE OF CANDLELIGHT AVENUE, A DISTANCE OF 38.51 FEET TO A 3/8 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF CANDLELIGHT AVENUE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 975.0 FEET AND A CENTRAL ANGLE OF 14 DEGREES 48 MINUTES 08 SECONDS, AN ARC DISTANCE OF 251.33 FEET TO A 1/2 INCH IRON ROD FOUND AT THE END OF SAID CURVE;

THENCE SOUTH 00 DEGREES 13 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF CANDLELIGHT AVENUE A DISTANCE OF 69.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING 115.32 FEET NORTH 00 DEGREES 13 MINUTES 51 SECONDS WEST FROM ITS SOUTHWEST CORNER OF SAID LOT 1 ON THE NORTH LINE OF DANIELDALE ROAD;

THENCE SOUTH 89 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 160.0 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE WEST LINE OF SAID LOT 1, BEING 114.88 FEET NORTH 00 DEGREES 13 MINUTES 51 SECONDS WEST FROM ITS SOUTHWEST CORNER ON THE NORTH LINE OF DANIELDALE DRIVE;

THENCE NORTH 00 DEGREES 13 MINUTES 51 SECONDS WEST, ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 355.32 FEET TO A 3/8 INCH IRON ROD FOUND AT ITS NORTHWEST CORNER ON THE SOUTH LINE OF SAID ALLEY;

THENCE EAST, ALONG SAID ALLEY LINE, A DISTANCE OF 117.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.2 ACRES OF LAND, MORE OR LESS.

NOTE: THE FOLLOWING EASEMENT RECORDED IN VOL. 2283, PG. 513, D.R.D.C.T. CONTAIN INSUFFICIENT INFORMATION TO LOCATE ON OR OFF THIS PROPERTY.

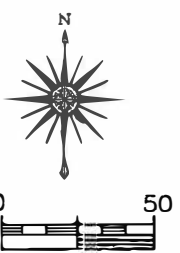
NOTE: THE FOLLOWING EASEMENT RECORDED IN VOL. 4341, PG. 311, D.R.D.C.T. DOES NOT TO THE BEST OF MY KNOWLEDGE AND BELIEF AFFECT THIS PROPERTY.

NOTE: THE FOLLOWING BLANKET EASEMENT RECORDED IN VOL. 3558, PG. 322, D.R.D.C.T. CONTAIN INSUFFICIENT INFORMATION TO LOCATE ON OR OFF THIS PROPERTY.

NOTE: PER THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 48113C0470 K, THIS PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

LEGEND	
	POWER POLE
	WOOD DECK
	CONCRETE
	GRAVEL
	BRICK
	ASPHALT
	ROCK
	COVERED AREA
	PROPERTY LINE
	FENCE
	B.L. BUILDING LINE
	E.L. EASEMENT LINE
	IRF IRON ROD FOUND
	IRS IRON ROD SET
	P.W.L. POWER LINE
	P.B. POWER BOX
	U.E. UTILITY EASEMENT
	BUILDINGS

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



**JIMMY W. POGUE, INC.**  
 "Registered Professional Land Surveyors"  
 3510 Marvin D. Love Freeway (214) 371-0666 Voice  
 Dallas, Texas 75224 (214) 371-8900 Fax  
 Jimmilyn D. Woodard R.P.L.S. 5398  
 Website: www.jimmywogue.com  
 Email: lstuart@jimmywogue.com

Job Number: 102352 | Date: 10/12/16 | Drawn by: MT  
 G.F. Number: 16-276335-DE | Title Company: CAPITAL  
 Certified to: RUBEN MARTINEZ

FIRM #101219-00

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true and correct representation of the property shown herein as determined by a survey on the ground.

The plot herein is a representation of the property, as determined by an on the ground survey, the lines and dimensions of said property being as indicated by the plot.  
 The size, location and type of above ground improvements are as shown. Corner monuments are as shown on survey.  
 EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROJECTIONS.

This Survey was performed exclusively for the parties shown herein and is limited for a single use. This Survey cannot be used for any other purpose without the express written permission of the Surveyor. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. No part may be reproduced.

*Jimmilyn D. Woodard*  
 Jimmilyn D. Woodard R.P.L.S. 5398  
 THIS SURVEY VALID WITH REGISTERED SEAL ONLY

economic development goals. DEVELEX USA is eager to work with all city stakeholders to optimize infrastructure benefits and foster future opportunities.

---

### **IMPACT ON OTHER ZONED AREAS**

The approval of the proposed rezoning will not negatively impact other areas zoned for commercial or residential development within the city. This site-specific request reinforces residential uses in suitable locations, aligning with **Duncanville 2040**'s intent for housing diversification without negative impacts on adjoining parcels. Our collaboration aims to identify further opportunities for affordable, diverse, and contemporary housing projects, ensuring periodic assessments to adjust strategies as needed.

---

### **PUBLIC HEALTH, SAFETY, AND WELFARE**

The rezoning enhances the **Duncanville 2040 Comprehensive Plan** by providing safe, affordable housing that reduces cost burdens. Gated access will significantly enhance safety and resident security, aligning with the plan's focus on enhancing marketplace confidence for sustained growth. Offering a secure, modern living environment ensures that Duncanville remains an attractive and desirable place to live, work, and innovate. DEVELEX USA is committed to ongoing collaboration with city leadership to attract new investments and invigorate the housing market.

---

### **THANK YOU**

Thank you for the opportunity to present this rezoning request. I am open to the next steps to collaborate and meet with the team in the Planning and Zoning Commission to start drafting the plans and documents required. We look forward to hearing back from you to make the next move and continue our efforts in enhancing Duncanville's community landscape.

Sincerely,

DocuSigned by:



**Adrian Perez**

Ph: 469-844-3817

[adrian@develexusa.com](mailto:adrian@develexusa.com)

DocuSigned by:



**Daniel Lozano**

Ph: 469-844-3817

[daniel@develexusa.com](mailto:daniel@develexusa.com)

510 E Church St, Suite A, Lewisville, TX 75057 / 214-222-5010 / [info@develexusa.com](mailto:info@develexusa.com)

**City of Duncanville**  
**Planning and Zoning Division**  
203 E. Wheatland Road  
Duncanville, TX 75116  
972.780.3878

**Date:** April 2, 2026

**Subject:** Answers to Development Review Committee Comments and Project Resubmittal – ZONE-2026-00012

To whom it may concern,

Thank you for your recent comments on the zoning change proposal for 1435 Candlelight Avenue. This letter provides a summary of the answers to the current zoning comments and changes request made by the city of Duncanville,

---

 **Require Items for Resubmittal:**

All the following details where address, appreciate your answer with the further steps.

Answers to critical question are below marked in BLUE.

Thanks in advance,

---

**Planning and Zoning**

- Add site data table and include the following information – see revisions. [OK](#)
  - Size of lot (acres and square feet)
  - Dimensions of lot
  - Existing/proposed zoning districts
  - Proposed use
  - Number of units
  - Size of each unit
  - Number of bedrooms/bathroom for each unit
  - Number of stories
  - Height
  - Max building coverage percentage – list what’s required by zoning district and what you’re proposing
- Label and list setback requirements for existing and proposed zoning districts. [OK](#)
- Label setbacks of proposed development. [OK](#)

- Will parking be provided in front of the units? Will garages be provided? **OK**
  - Reference Article 4, Section B.3 – townhomes require two unenclosed paved parking spaces PLUS one or two car garages or a Porte Cochere
    - Project is design as a CONDOMINIUM, so parking design accordingly.
    - This proposal is considering 2 covered garage parking spaces per unit.
    - Also we are considering guest parking spaces
  - Label location of parking/garages
  
- Revise Zoning Change request to address the following comments – see revisions as well. **OK**
  - The maximum number of dwelling units per acre (DUA) is 21 and you’re proposing 23 units; how are you planning to meet this requirement or handle it?
    - According to details of information about the MF21, you can allocate 21 Units per Acre, our land is 1.21 Acre; proportionally we could allocate 25.4 units, are we correct?
  - How does the zoning change align with the Duncanville 2040 Comprehensive Plan? **OK**

Here are **ten key points** from the plan that demonstrate alignment with our proposed zoning change from LOI (Local Office Retail/Industrial) to MF-21 (Multifamily Residential, up to 21 units/acre) for the condominium complex:

**Diversify Housing Stock:** The plan prioritizes expanding housing options to ensure "safe housing in vibrant neighborhoods," directly supporting higher-density multifamily developments like MF-21 to meet growing demand.

**Sustainable Growth:** As a framework for land use and development decisions, it encourages efficient use of land in areas transitioning from office/industrial to residential, aligning with rezoning for community needs.

**Community Vision:** Public engagement shaped goals for housing and economic growth, making MF-21 rezoning a fit for resident-identified priorities like accessible multifamily options.

**Livable Neighborhoods:** Emphasizes vibrant, walkable areas with mixed housing, where MF-21 condos can enhance neighborhood quality over lower-intensity LOI uses.

**Economic Development:** Supports business diversification and tax base growth; multifamily projects generate revenue while addressing housing shortages, per the integrated economic strategy.

**Resource Allocation:** Guides capital investments toward housing infrastructure, justifying rezoning that promotes long-term fiscal sustainability amid projected 35% cost increases over 15 years.

**Public Safety and Parks Integration:** Ties housing growth to enhanced public services and parks, allowing your project to align by incorporating amenities that support the plan's "bold vision."

**Land Use Decision-Making:** Positions rezoning as a tool to implement plan policies, shifting LOI sites to MF-21 to balance commercial and residential needs citywide.

**Collaboration and Efficiency:** Promotes partnerships for "twice the bang for the buck," where multifamily rezoning leverages existing infrastructure better than industrial zoning.

**Future-Proofing Duncanville:** As the "Dunkin' Bill 2040," it forecasts proactive changes like density increases to attract residents and sustain vitality through 2040.

- How does the zoning change fulfill and/or align with the Future Land Use designation?
  - Reference comprehensive plan for description of designation. This property is designated as 'Gateway Corridor'.

To address how the zoning change from LOI to MF21 aligns with the "Gateway Corridor" designation in the Duncanville 2040 Comprehensive Plan, we strongly believe that our development will tag on a constructive and positive way, considering some of the main argument as follows::

1. **Understanding the "Gateway Corridor" Designation:**
  - The "Gateway Corridor" is typically a strategic area that serves as an entry point to the city, often showcasing key development goals like enhanced aesthetics, mixed-use developments, and accessibility to amenities. It generally aims to create welcoming and vibrant districts that leave a strong first impression on visitors and residents alike.
2. **Mixed-Use and Residential Focus:**
  - By rezoning to MF21, the area can support a higher density of residential use, which is often a component of creating active and engaging Gateway Corridors. Such corridors traditionally balance residential and commercial activities to foster a vibrant, community-oriented atmosphere.
3. **Aligning with Aesthetic and Design Goals:**
  - Development under an MF21 zoning can include design elements and architectural styles that align with the beautification and urban planning goals often outlined for Gateway Corridors. Enhancements such as landscaping, pedestrian-friendly pathways, and cohesive architectural themes are typically emphasized.
4. **Improving Economic Activity:**
  - Increasing residential density contributes to economic vibrancy by supporting local businesses within the corridor. It brings more potential customers to the area and can stimulate the need for additional services and amenities, aligning with economic development objectives stated for Gateway Corridors.
5. **Transportation and Accessibility:**

- Gateway Corridors are often designed to be well connected with major transportation routes. The transition to a higher-density residential zone like MF21 can encourage use of public transportation and improve accessibility, reducing reliance on vehicles and enhancing traffic flow as envisioned in comprehensive plans.
6. **Community Goals:**
- The shift to MF21 supports broader community goals by providing housing options that are diverse and conducive to a range of demographic needs, potentially addressing issues like housing shortages and affordability, which are common objectives in urban and suburban planning.

#### Public Works

- No comments at this time.

#### Fire Department

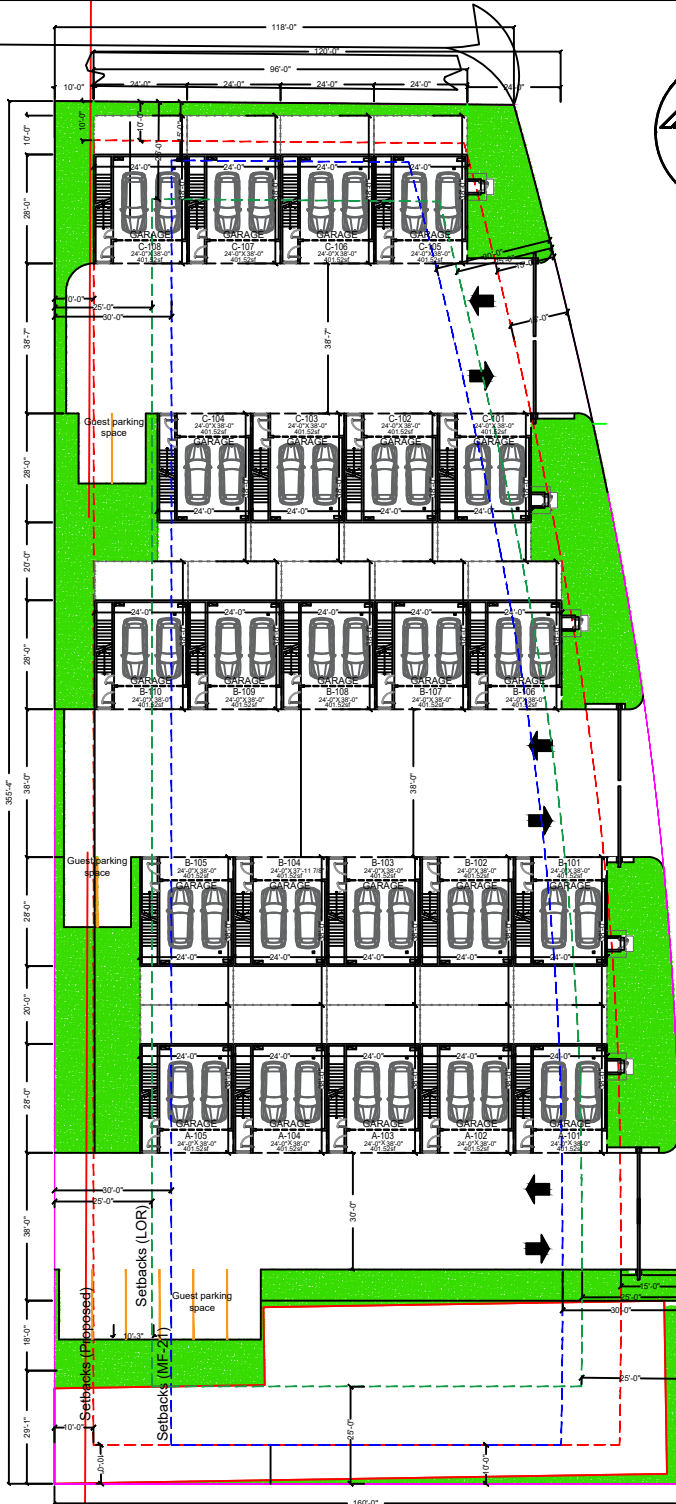
- Note for future development consideration – the site will need a fire lane with accurate widths and turning radius (R28') minimum as well as any gates that go through or block the fire lane.
  - To be address

#### Building Inspections

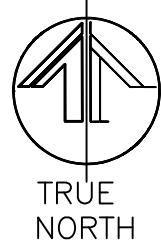
- No comments at this time.

#### General Corrections

- Revise zoning change request to address comments. **OK**
- Provide updated site plan addressing comments. **OK**
- Add case number to conceptual plan – **ZONE-2026-00012 OK**



1 Site plan view.  
No escale



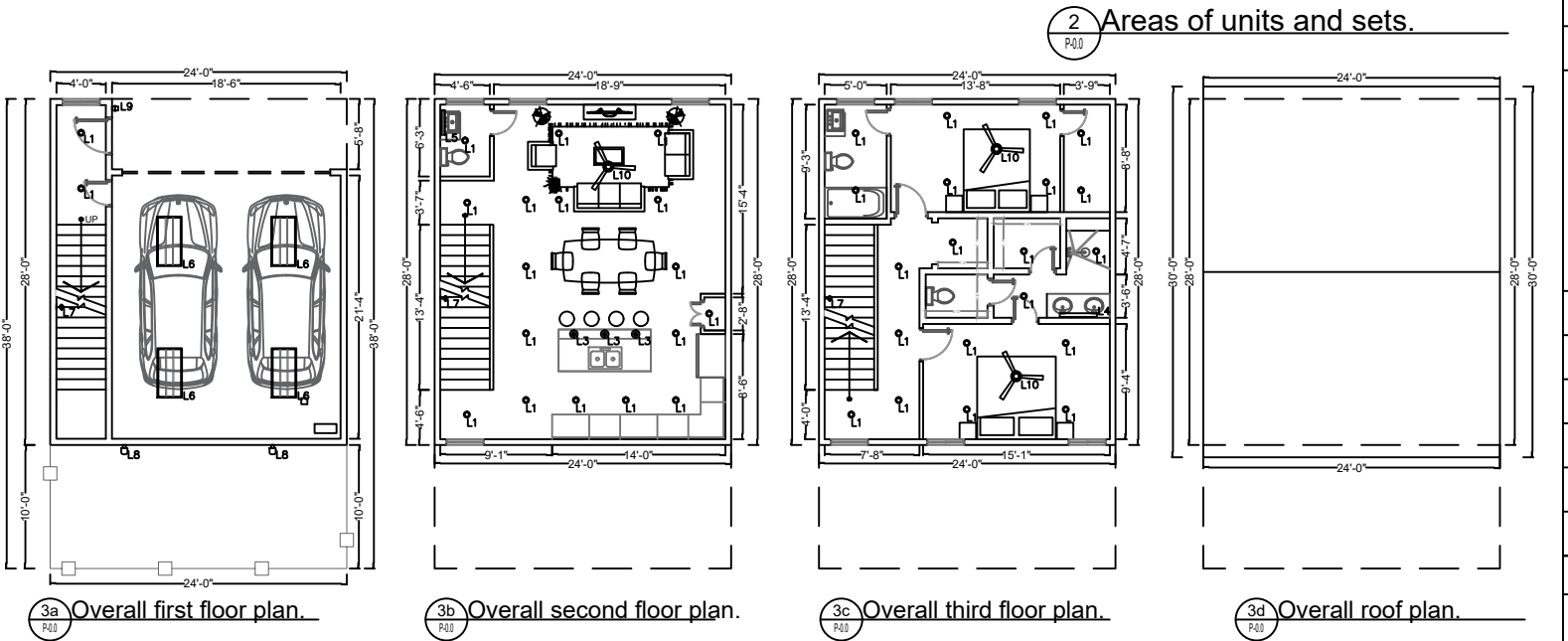
ITEM	EXISTING / REQUIRED	PROPOSED / PROVIDED
Project Address	—	1435 Candlelight Avenue, Duncanville, Texas
Case Number	—	ZONE-2026-00012
Proposed Use	—	Townhouses
Lot Width	LOR Min. 70 FT / MF-21 Min. 60 FT	355'-4"
Lot Depth	LOR Min. 100 FT / MF-21 Min. 110 FT	118'-0" - 160'-0"
Number of Units	—	23 UNITS.
Density	MF-21 Max. 21 DUA	18.96 DUA.
Unit Type	—	TOWNHOUSE UNITS
Unit Mix	—	23 TWO-BEDROOM UNITS
Bedrooms	—	2 BEDROOMS PER UNIT
Bathrooms	—	3 BATHROOM PER UNIT
Average Unit Size	MF-21 Min. 800 SF AVG.	1,513.13 SF CONDITIONED AREA PER UNIT
Minimum Unit Size	MF-21 Min. 450 SF	1,513.13 SF TYPICAL UNIT
Garage Area	—	394.67 SF PER UNIT
Number of Stories	MF-21 Max. 3 STORIES	3 STORIES
Building Height	LOR Max. 2 STORIES / MF-21 Max. 3 STORIES	APPROX. 35'-6" TO TOP OF PARAPET
Front Setback	LOR: 25 FT / MF-21: 30 FT	15'-0"
Rear Setback	LOR: 25 FT / MF-21: 30 FT	10'-0"
Interior Side Setback	LOR: 25 FT / MF-21: 10 FT	10'-0"
Exterior Side Setback	LOR: 25 FT / MF-21: 15 FT	10'-0"
Minimum Lot Area	LOR Min. 10,000 SF / MF-21 Min. 16,000 SF	52,834.99 sf - 1.213 AC.
Maximum Building Coverage	LOR Max. 40% / MF-21 Max. 60%	21.30%
Parking Requirement	Townhomes: 2 unenclosed paved spaces + 1- or 2-car garage or porte cochere per unit	FOR 23 UNITS: 46 UNENCLOSED PAVED SPACES + 23 PRIVATE GARAGES MINIMUM. FRONT-ENTRY PRIVATE GARAGES SHOWN; UNENCLOSED PAVED SPACES / DRIVEWAYS
Parking Provided	—	Provide fire lane widths, R28' minimum turning radius, and gate clearances as applicable
Fire Lane	Future development consideration	—

DEVELOPMENT STANDARD	LOR	MF-21	PROPOSED
Min. Lot Area	10,000 SF	16,000 SF	52,834.99 sf - 1.213 AC.
Min. Lot Width	70 FT	60 FT	355'-4"
Min. Lot Depth	100 FT	110 FT	118'-0"
Min. Front Setback	25 FT	30 FT	15'-0"
Min. Rear Setback	25 FT	30 FT	10'-0"
Min. Interior Side Setback	25 FT	10 FT	10'-0"
Min. Exterior Side Setback	25 FT	15 FT	10'-0"
Max. Building Coverage	40%	60%	31%
Max. Height	2 STORIES	3 STORIES	3 STORIES
Max. Density	N/A	21 DUA	23
Min. Living Area	N/A	800 SF AVG / 450 SF MIN	1,513.66 SF TYP.

- 2 UNENCLOSED PAVED PARKING SPACES (TYP.)
- 2-CAR GARAGE (TYP.)

TOTAL BUILDING CALCULATIONS		1435 Candlelight, Duncanville, TX.75137																							
	UNIT A101	UNIT A102	UNIT A103	UNIT A104	UNIT A105	UNIT B-101	UNIT B102	UNIT B103	UNIT B-104	UNIT B-105	UNIT B-106	UNIT B-107	UNIT B-108	UNIT B-109	UNIT B-110	UNIT C101	UNIT C102	UNIT C103	UNIT C104	UNIT C105	UNIT C106	UNIT C107	UNIT C108	BLDG. TOTAL/LEVEL	
LEVEL 1	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	563.80 SF	12967.40 SF
LEVEL 2	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	15456.00 SF
LEVEL 3	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	672.00 SF	15456.00 SF
SF TOTALS:	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	1907.80 SF	43879.40 SF

UNIT CALCULATIONS		1435 Candlelight, Duncanville, TX.75137																							
	UNIT 101	UNIT A102	UNIT A103	UNIT A104	UNIT A105	UNIT B-101	UNIT B102	UNIT B103	UNIT B-104	UNIT B-105	UNIT B-106	UNIT B-107	UNIT B-108	UNIT B-109	UNIT B-110	UNIT C101	UNIT C102	UNIT C103	UNIT C104	UNIT C105	UNIT C106	UNIT C107	UNIT C108	LIVE TOTAL AREA	
UNIT BED COUNT	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	34802.07 SF
AIR CONDITION AREA	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	1513.13 SF	34802.07 SF
GARAGE	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	394.67 SF	9077.33 SF
BALCONY	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
SHAFT	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
ROOF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	720.00 SF	16560.00 SF



2 Areas of units and sets.

3 Illumination and architectural plant.

NOT FOR CONSTRUCTION

KEY PLAN

REVISIONS

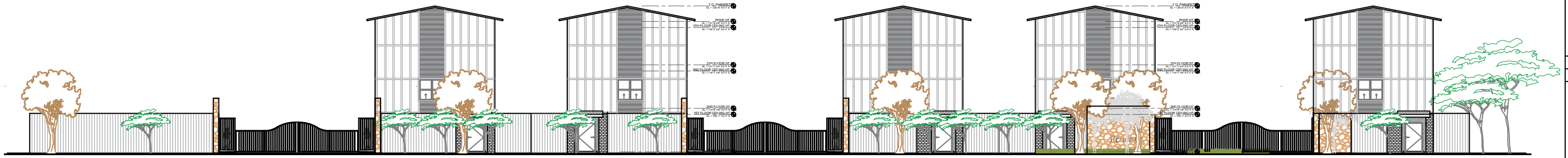
Shea Rd.  
1435 Candlelight, Duncanville,  
TX.75137.

Architectural Drawings

PROJECT NUMBER: Preliminary project.  
ISSUED:

PRELIMINARY PROJECT  
CASE NUMBER:  
ZONE-2026-00012

P-0.0



4 Overall elevation.

Fecha de impresión: marzo 25, 2026 Archivo: Candlelight F.dwg