



Duncanville Planning and Zoning Commission Regular Meeting

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

Monday, May 11, 2026

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

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

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

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

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

(6:30 P.M. BRIEFING)

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

1. Call to order and confirm a quorum

2. Public Comment

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

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

- Submit a comment by 4:00 p.m. on May 11, 2026.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – May 11, 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 April 13, 2026.

4. Action Items/Public Hearing

A. PLAT-2026-00023: Consider a public hearing and request from Dillo Development Services (applicant/agent) and Honeysuckle Properties LLC (owner) to replat two (2) lots into one (1) lot on real property located at 110 S. Cedar Ridge Road, **legally described as Victorian Village**

Replat Addition on 0.895 acres, City of Duncanville, Dallas County, Texas.

- B. PLAT-2026-00024:** Consider a public hearing and request from GeoNav (applicant/agent) and Forney Residence Inc. (owner) to replat two (2) lots into one (1) lot on real property located at 743 W. Camp Wisdom Road, **legally described as Irwin Keasler Development Red Bird No. 5 Addition on 1.14 acres, City of Duncanville, Dallas County, Texas.**

- C. PLAT-2026-00025:** Consider a public hearing and request from Kevin Shepherd (applicant/agent) and Monte Anderson (owner) to replat two (2) lots into one (1) lot 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.**

- D. ZONE-2026-00013:** Consider a public hearing and request from Monte Anderson (owner) to amend the current Planned Development 1817 (PD-1817) to add the land use 'tattoo shop' as a permitted use on real property located at 100 S. Main Street, **legally described as Lot 1, Block A, Main Statin on 1.31 acres in the City of Duncanville, Dallas County, Texas.**

5. Adjournment

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Duncanville City Hall, a place convenient and readily accessible to the general public, as well as to the City's website www.duncanvilletx.gov and said Notice was posted by the following date and time: Tuesday, May 5, 2026, by 6:00 p.m. and remained posted for at least two hours after said meeting was convened.

Desiree' D. Powell

Desiree' D. Powell, City Planner



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

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree' Powell, City Planner
Meeting Date: May 11, 2026
Prepared Date: May 7, 2026
RE: Replat Request| 110 S. Cedar Ridge Drive
PLAT-2026-00024
Applicant: Seth Reichenau| Applicant/Agent
Honeysuckle Properties LLC| Owner

REQUEST: The applicant is requesting a replat to combine two (2) lots into one (1) lot for the purpose of constructing a fence around the property.

LOCATION: 110 S. Cedar Ridge Drive, Duncanville, TX 75116

EXISTING ZONING: Local Office/Retail (LOR)

PROPOSED ZONING: Local Office/Retail (LOR)

FUTURE LAND

USE DESIGNATION: Main Street Corridor

PROJECT SUMMARY:

The applicant is requesting approval of a replat to combine two (2) lots into one (1) lot to construct a fence around the new combined lot.

B. LOR Local Office/Retail District

1. Purpose

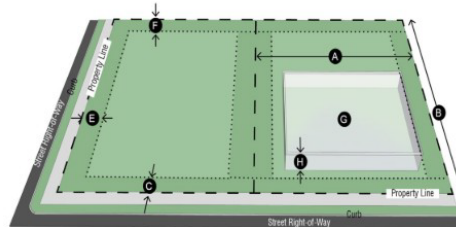
The LOR Local Office/Retail District is established to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Pad site development is also allowed in this zoning district. These areas shall utilize landscape 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



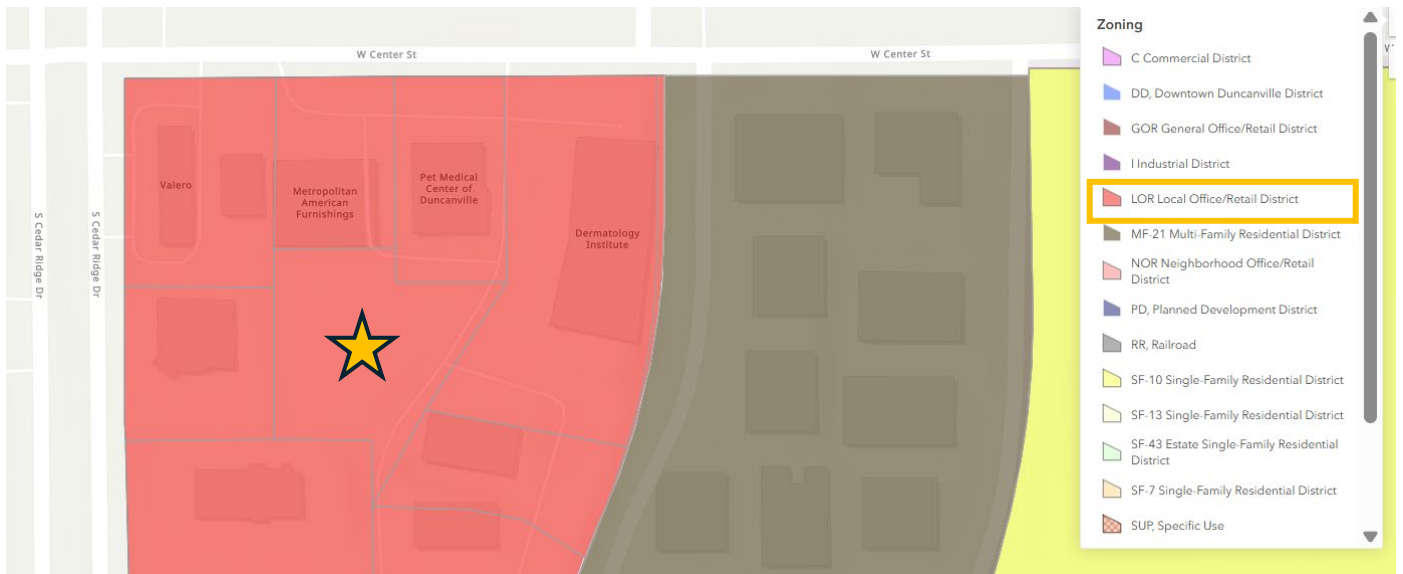
Min. Lot Area	A	B	C	D	E	F	G	H	Max. Floor Area
	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback	Min. Exterior Side Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	
10,000 SF	70'	100'	25'	25' 0' when adjacent to other retail and other nonres. uses	25'	25'	40%	2 stories	40,000 SF

Figure 1. LOR Dimensional Standards

Section 2.04.4.B Local Office Retail (LOR) Dimensional Standards

DIMENSIONAL STANDARDS:

The proposed new lot, Lot 1R, all meet the minimum dimensional standards for the Local Office/Retail (LOR) dimensional standards stated in Article 2, Section 2.02.4 of the Zoning Ordinance. The property is zoned Local Office/Retail (LOR) which Section 2.02.4.B, Figure 2.04.2 displays the minimum dimensional standards for development in this zoning district.



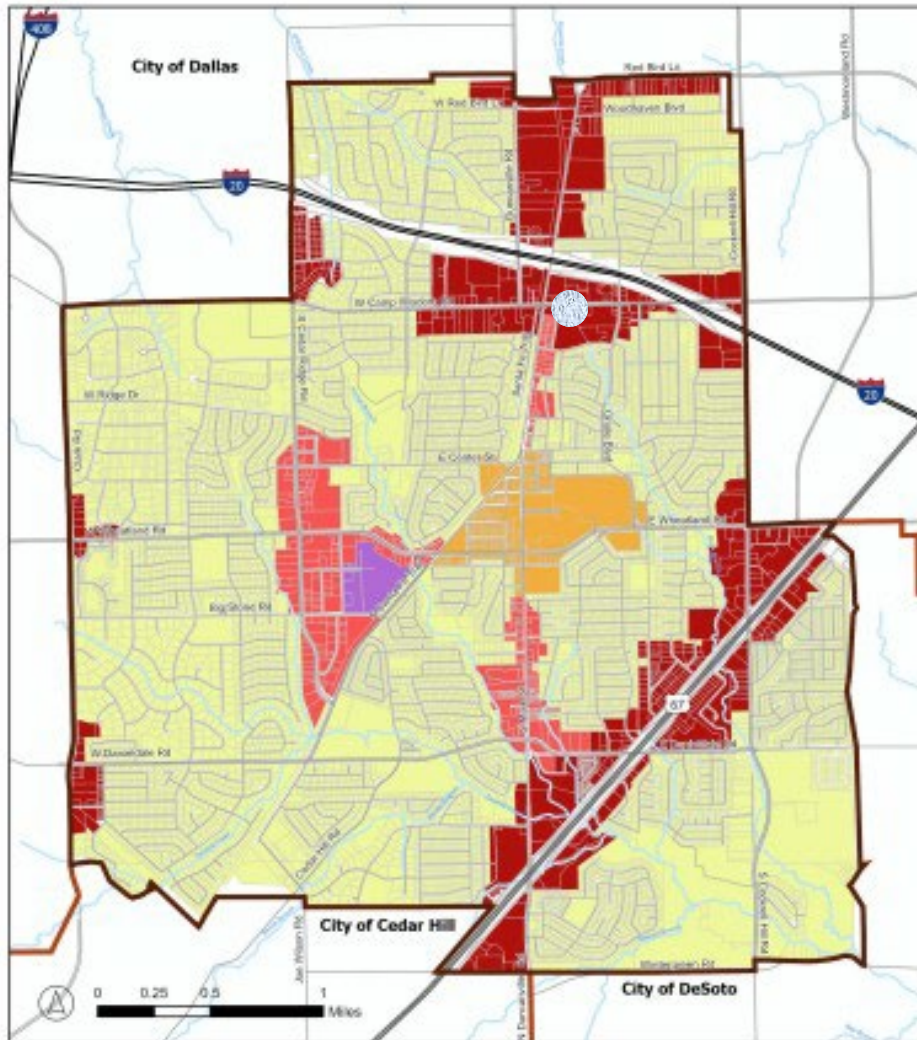
Subject Property 
Figure 2. Zoning Map

ZONING DISTRICT DESCRIPTION:




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.

»» **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:

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

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** Local Office/Retail (LOR)
 - Retail/commercial, D M Warren Addition No. 1
 - Pet Medical Center of Duncanville, Victorian Village Replat
- **EAST:** Local Office/Retail (LOR)
 - Office and retail/commercial, Victorian Village and Victorian Village Replat
- **SOUTH:** Local Office/Retail (LOR)
 - Fast food restaurant, Burger King Cedar Ridge Drive Addition
- **WEST:** Local Office/Retail (LOR)
 - Retail/commercial, Water Tower Replat

PUBLIC INPUT:

Staff mailed 11 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 2.02.4.B, Figure 2.04.2, the proposed new lot, Lot 1R, meets the minimum standards.

STAFF RECOMMENDATION:

Staff recommends **approval** of the replat.



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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



N CEDAR RIDGE DR

PLAZA LN

WESTWOOD CT

WESTWOOD SQ

WESTWOOD

W CENTER ST

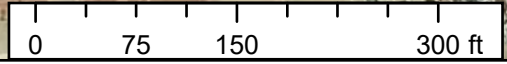
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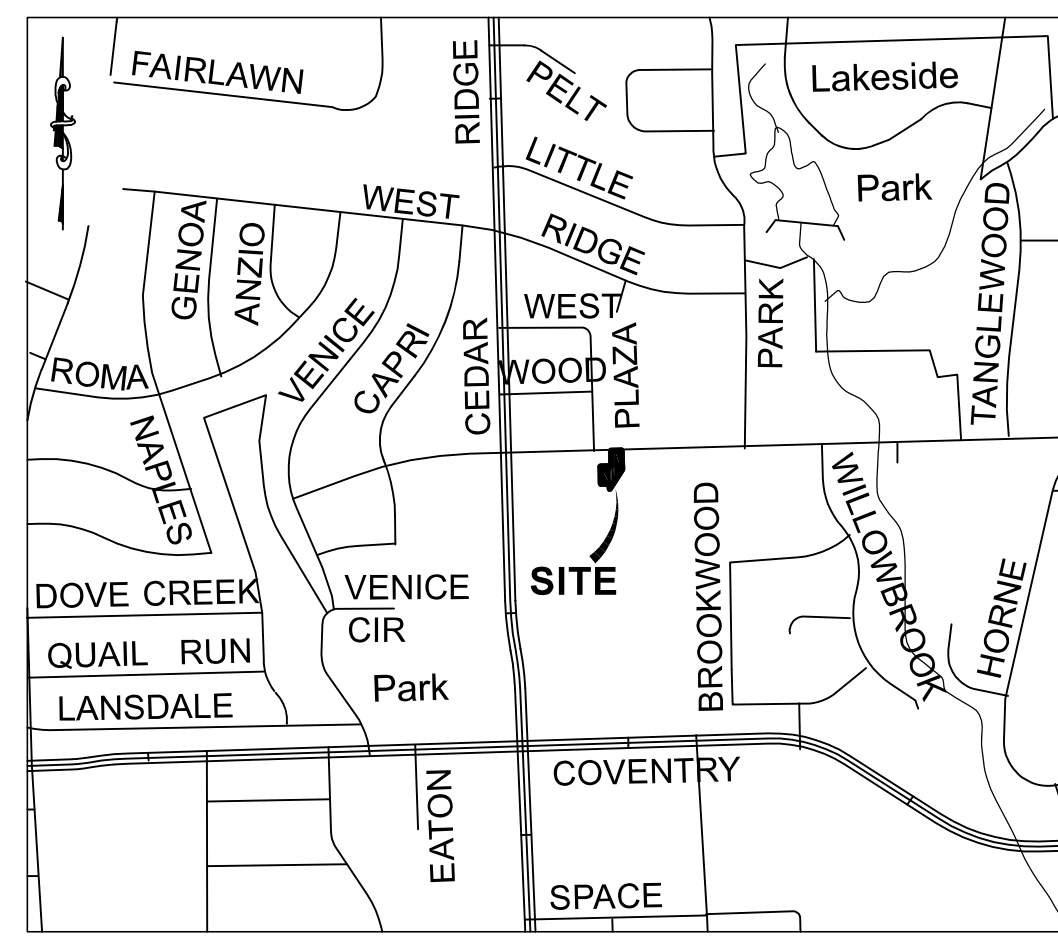
CENTER RIDGE DR

CENTER RIDGE APTS

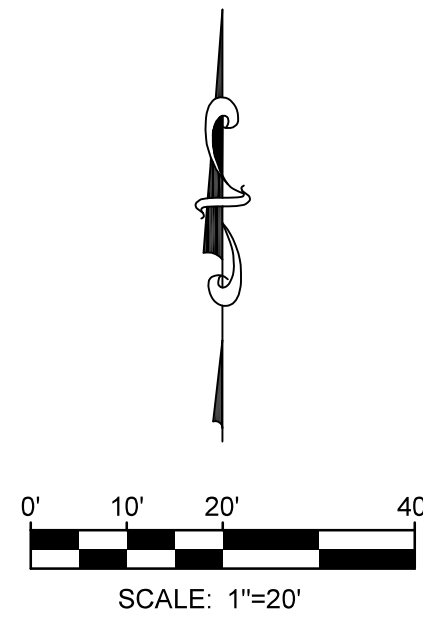
Legend

- Roads
- 110 S. Cedar Ridge Dr.
- 200 ft. buffer
- Parcels within 200 ft. buffer





VICINITY MAP
(Not to Scale)



LEGEND

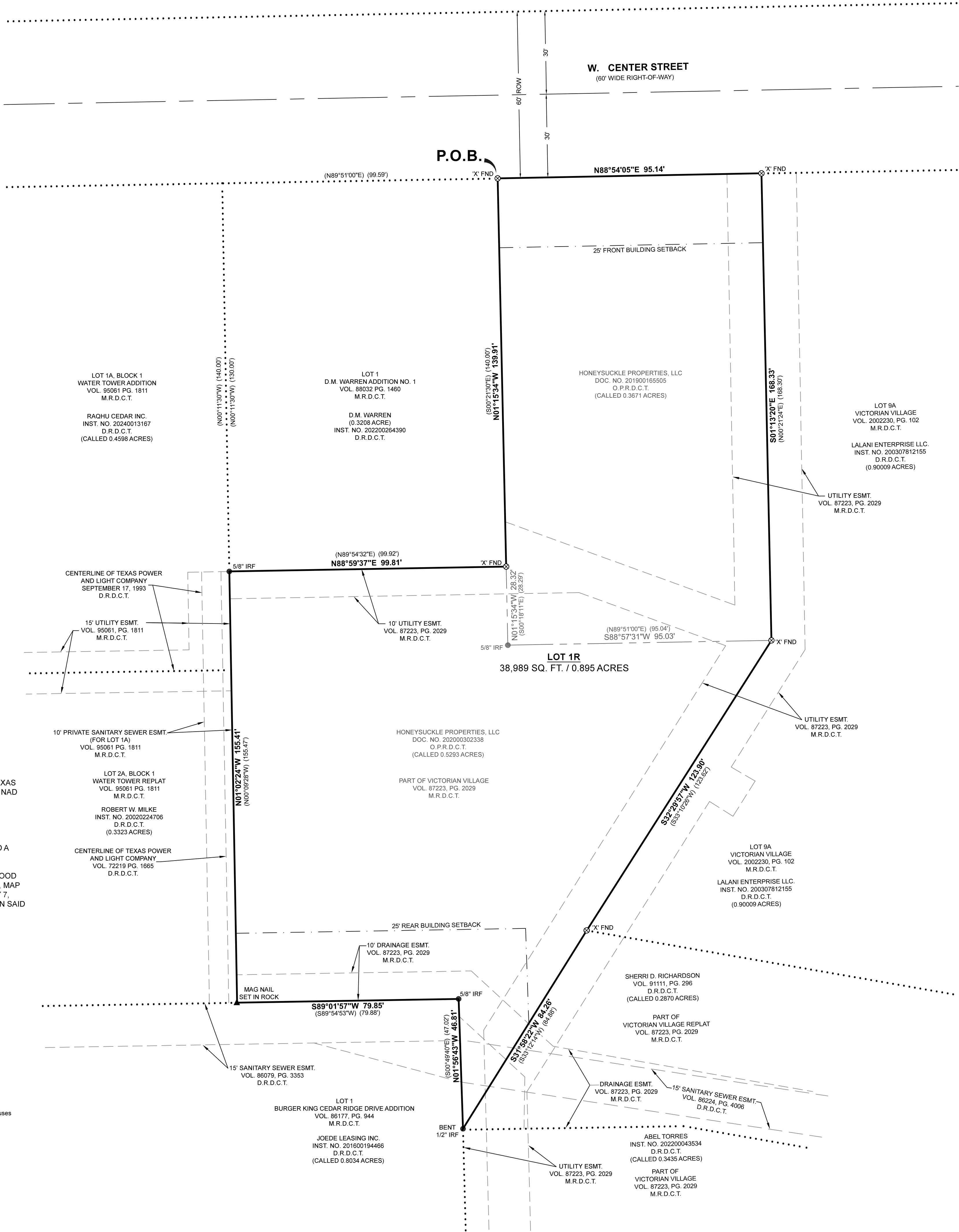
- IRF IRON ROD FOUND (SIZE NOTED)
- ⊗ XFND "X" MARK FOUND
- ▲ NAIL FOUND (TYPE NOTED)
- PROPERTY LINE
- - - ADJOINER LINE
- P.O.B. POINT OF BEGINNING
- () RECORD PLAT/DEED BEARINGS AND DISTANCES
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOL. PG. VOLUME, PAGE

GENERAL NOTES:

- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, NORTH CENTRAL ZONE (4202), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (GRID).
- PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- THE PURPOSE OF THIS REPLAT IS TO COMBINE A CALLED 0.5293 ACRE TRACT AND A CALLED 0.3671 ACRE TRACT INTO ONE (1) LOT.
- SUBJECT PROPERTY IS SHOWN ON THE NATION FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAO FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48113CD470KNO, COMMUNITY-PANEL NO. 4801730470K, EFFECTIVE DATE: JULY 7, 2014. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONED X" ON SAID MAP.

PROJECT DATA

SITE AREA:	38,989 SF 0.895 ACRES
ZONING:	LOR/Local Office Retail
BUILDING SETBACK	
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD	25'
MINIMUM INTERIOR SIDE YARD	25'; 0' when adjacent to other retail and other nonresidential uses
MINIMUM EXTERIOR SIDE YARD	25'
MINIMUM REAR YARD	25'
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM HEIGHT	2 STORIES
MAXIMUM FLOOR AREA	40,000 SF
CURRENT BUILDING COVERAGE	8.15%
CURRENT FLOOR AREA	3,181 SF



OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Honeysuckle Properties, LLC are the owners of a called 0.3671 acre tract of land described in a deed to Honeysuckle Properties, LLC as recorded in Document Number 201900185505, Official Public Records, Dallas County, Texas, and being all of a called 0.5293 acre tract of land described in a deed to Honeysuckle Properties, LLC as recorded in Document Number 202000302338, Official Public Records, Dallas County, Texas, and said tract being part of Victorian Village, an addition to the City of Duncanville as recorded in Volume 87223, Page 2029, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a "X" cut found for the northwest corner of said called 0.3671 acre tract and the northeast corner of a tract of land as described as Lot 1, D. M. Warren Addition No. 1, as recorded in Volume 89032, Page 1460 of the Map Records, Dallas County, Texas, said point also being in the Southerly right-of-way line of West Center Street (a 50 foot-wide right-of-way);

THENCE North 88°54'05" East for a distance of 95.14 feet to a "X" cut found for the northeast corner of said called 0.3671 acre tract and the northwest corner of Lot 9A, Replat of Victorian Village as recorded in Volume 2022230, Page 102 of the Map Records, Dallas County, Texas;

THENCE South 01°13'20" East for a distance of 168.33 feet to a "X" cut found for corner, said point being the most northeasterly line of said called 0.5293 acre tract;

THENCE South 32°29'57" West following the common line for said Lot 9A and said 0.5293 acre tract for a distance of 123.90 feet to an "X" mark found in concrete for the southwest corner of said Lot 9A and the northwest corner of a tract of land described in a deed to Sherri D. Richardson as recorded in Volume 9111, Page 296, Deed Records, Dallas County, Texas;

THENCE South 31°58'22" West following the common line of said Sherri D. Richardson tract and said 0.5293 acre tract for a distance of 84.26 feet to a bent 1/2-inch iron rod found next to a concrete curb for the south corner of said 0.5293 acre tract, the southwest corner of said Sherri D. Richardson tract, and the northwest corner of a tract of land described in a deed to Alex Partners, LTD, as recorded in Volume 2000004, Page 1353, Deed Records, Dallas County, Texas, and said point begin in the east line of Lot 1, Burger King Cedar Ridge Drive Addition, an addition to the City of Duncanville as recorded in Volume 99177, Page 944, Map Records, Dallas County, Texas;

THENCE the common line of said 0.5293 acre tract and said Lot 1, Burger King Cedar Ridge Drive Addition the following courses and distances:

North 01°56'43" West a distance of 46.81 feet to a 5/8-inch iron rod found for corner;

THENCE South 89°01'57" West following the common line for a distance of 79.85 feet to a mag nail set in stone for the southeast corner of said called 0.5293 acre tract and the southeast corner of Lot 2A The Water Tower Addition as recorded in Volume 95051, Page 1811 of the Map Records, Dallas County, Texas;

THENCE North 01°02'24" West following the common line for a distance of 155.41 feet to a 5/8 inch iron rod found for corner, said point being the Southwest corner of said Lot 1 D.M. Warren Addition No. 1 tract;

THENCE North 89°59'37" East following the common line for a distance of 99.81 feet to a "X" found for corner, said point being the southeast corner of said Lot 1 D.M. Warren Addition No. 1 tract, and the easterly line of said called 0.3671 acre tract;

THENCE North 01°15'34" West following the common for a distance of 139.91 feet to the POINT OF BEGINNING and containing an area of **0.865 acres** of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Honeysuckle Properties, LLC, acting by and through their duly authorized agents, do hereby adopt this plat designating the herein described property as **LOT 1R, REPLAT OF VICTORIAN VILLAGE**, an addition to the City of Duncanville, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and utility easements only shown thereon and to hereby dedicate the utility easements only shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on these utility easements only, and any public utility shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining 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 and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

WITNESS my hand this the _____ day of _____, 2026

By: Honeysuckle Properties, LLC

Name, Title

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personal appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2026

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Seth Reichenau, A Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and the monuments shown hereon were found and/or placed under my supervision.

Dated this the _____ day of _____, 2026

Seth Reichenau, Registered Professional Land Surveyor, No. 6735
Dillo Development Services LLC - Firm No. 10194711 - (830) 282-0333

STATE OF TEXAS §
COUNTY OF COMAL §

Before me, the undersigned, a Notary Public in and for the County and State on this day personal appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2026

Notary Public, State of Texas

**REPLAT
LOT 1R**

BEING A REPLAT OF A PORTION OF THE REPLAT OF VICTORIAN VILLAGE, AN ADDITION TO DALLAS COUNTY AS RECORDED IN VOLUME 87223, PAGE 2029, MAP RECORDS, DALLAS COUNTY, TEXAS BEING 0.895 ACRES SITUATED IN THE RICHARD F. HALE SURVEY, ABSTRACT NO. 566 CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS

OWNER

Honeysuckle Properties, LLC
720 West Center Street
Duncanville, TX 75116
Contact Person: Vanessa Ali
Email: info@PMCOD.net
Tel: (972) 298-4993

SURVEYOR

DILLO DEV
engineering | surveying | planning
Contact: Seth Reichenau, RPLS
Tel: (830) 282-0333 Email: info@dillodev.com
Address: P.O. Box 310266, New Braunfels, TX 78131
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711

DILLO DEVELOPMENT SERVICES, LLC
C:\Users\Vanessa\OneDrive - Dillo Development Services\OneDrive\Projects\2026\08038_720 W Center St - Duncanville\03_Surveying\03_Surveying\03_CAD\08038_720 W Center St - Duncanville.dwg Apr 29, 2026 - 8:22am hoo



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

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree' Powell, City Planner
Meeting Date: May 11, 2026
Prepared Date: May 7, 2026
RE: PD Amendment/Zoning Request|
100 S. Main Street, Suite 101
PLAT-2026-00023
Applicant: Chris Howard| Applicant/Agent
Forney Residence, Inc.| Owner

REQUEST: The applicant is requesting a replat to combine two (2) lots into one (1) lot for the purpose of commercial development.

LOCATION: 743 W. Camp Wisdom Road, Duncanville, TX 75116

EXISTING ZONING: Neighborhood Office/Retail (NOR)

PROPOSED ZONING: Neighborhood Office/Retail (NOR)

FUTURE LAND USE DESIGNATION: Gateway Corridor

PROJECT SUMMARY:

The applicant is requesting approval of a replat to combine two (2) lots into one (1) lot for future commercial development. The subject properties to be combined are 739 W. Camp Wisdom Road and 743 W. Camp Wisdom Road.

Section 2.04. Nonresidential Zoning Districts

A. NOR Neighborhood Office/Retail District

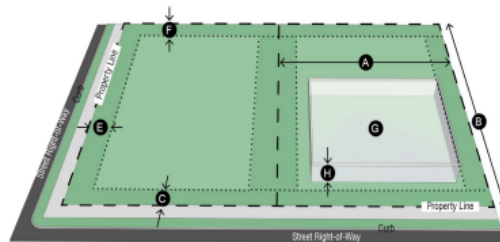
1. Purpose

The NOR Neighborhood Office/Retail District is established to create a flexible district for low intensity office and professional uses, and also to serve as a limited retail category intended for the use of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, freestanding structures, and neighborhood oriented personal service establishments. Permitted uses should be compatible with adjacent residential areas. This district can be used as a transition district between residential uses and more intense uses.

2. Regulations

- a. Figure 2.04.1. NOR Dimensional Standards
- b. Table 2.04.1. NOR Other Applicable Standards

Figure 2.04.1. NOR Dimensional Standards



Min. Lot Area	A	B	C	D	E	F	G	H	Max. Floor Area
	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback	Min. Exterior Side Setback	Min. Rear Setback	Max. Building Coverage	Max. Height	
6,000 SF	60'	100'	30'	10'	30'	25'	50%	1 story	5,000 SF

Table 2.04.1. NOR 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
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Section 4.07. Screening and Buffering Requirements
Section 4.08. Landscape Requirements
Section 4.09. Residential Proximity Slope
Section 4.10. Intersection Visibility Triangle

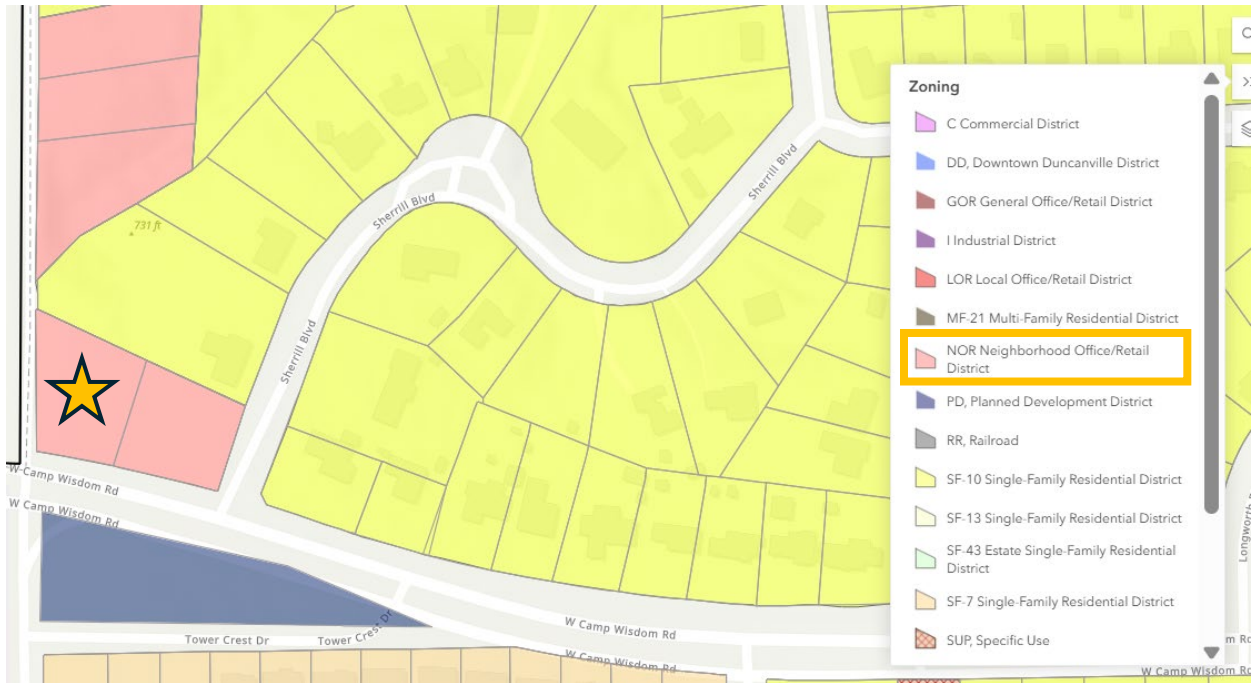
Figure 1. NOR Dimensional Standards

Section 2.04.4.A Nonresidential Zoning District (NOR) Dimensional Standards

DIMENSIONAL STANDARDS:

The proposed new lot, Lot 1R, meets the minimum dimensional standards for the Neighborhood Office/Retail (NOR) dimensional standards stated in Article 2, Section 2.02.4 of the Zoning Ordinance. The property is zoned Local Office/Retail (LOR) which Section 2.02.4.B, Figure 2.04.2 displays the minimum dimensional standards for development in this zoning district.

Subject Property 
Figure 2. Zoning Map

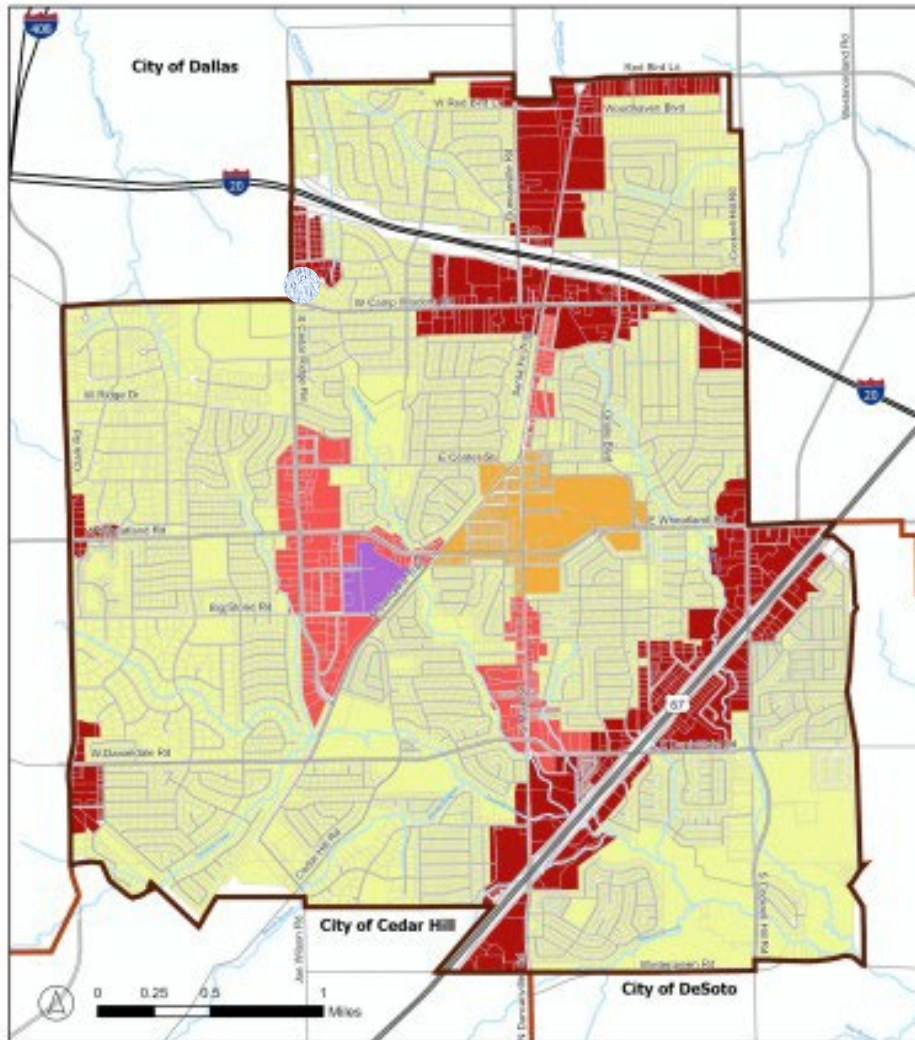


ZONING DISTRICT DESCRIPTION:




Neighborhood Office/Retail District is established to create a flexible district for low intensity office and professional uses and also to serve as a limited retail category intended for the use of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, freestanding structures, and neighborhood oriented personal service establishments. Permitted uses should be compatible with adjacent residential areas. This district can be used as a transition between residential uses and more intense uses.

»» **Future Land Use Map**

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



Legend

-  City of Duncanville
-  Municipal Boundaries
-  Hydrography

Future Land Use

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

Subject Property 

Figure 2: Future Land Use Map

FUTURE LAND USE DESCRIPTION:

Gateway Corridor character areas 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:** Single Family Residential (SF-10)
 - Residential, Irwin Keasler Development Red Bird No. 5 Addition
- **EAST:** Single Family Residential (SF-10)
 - Residential, Irwin Keasler Development Red Bird No. 5 Replat Addition
- **SOUTH:** Planned Development 2456 (PD-2456)
 - Drive-thru restaurant, Irwin Keasler Development Red Bird No. 4 Addition
- **WEST:** City of Dallas
 - Outside city limits

PUBLIC INPUT:

Staff mailed 7 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 2.02.4.A, Figure 2.04.1, the proposed new lot, Lot 1R, meets the minimum dimensional standards.

STAFF RECOMMENDATION:

Staff recommends **approval** of the replat.



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

FIGURES:

Figure 1: NOR 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

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree' Powell, City Planner
Meeting Date: May 11, 2026
Prepared Date: May 7, 2026
RE: Replat Request| 402 E. Wheatland Road
PLAT-2025-00005
Applicant: Monte Anderson| Applicant and Owner
Kevin Shepherd| Representative

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

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

EXISTING ZONING: Planned Development 2535 (PD-2535)

PROPOSED ZONING: Planned Development 2535 (PD-2535)

**FUTURE LAND
USE DESIGNATION:** Downtown District

PROJECT SUMMARY:

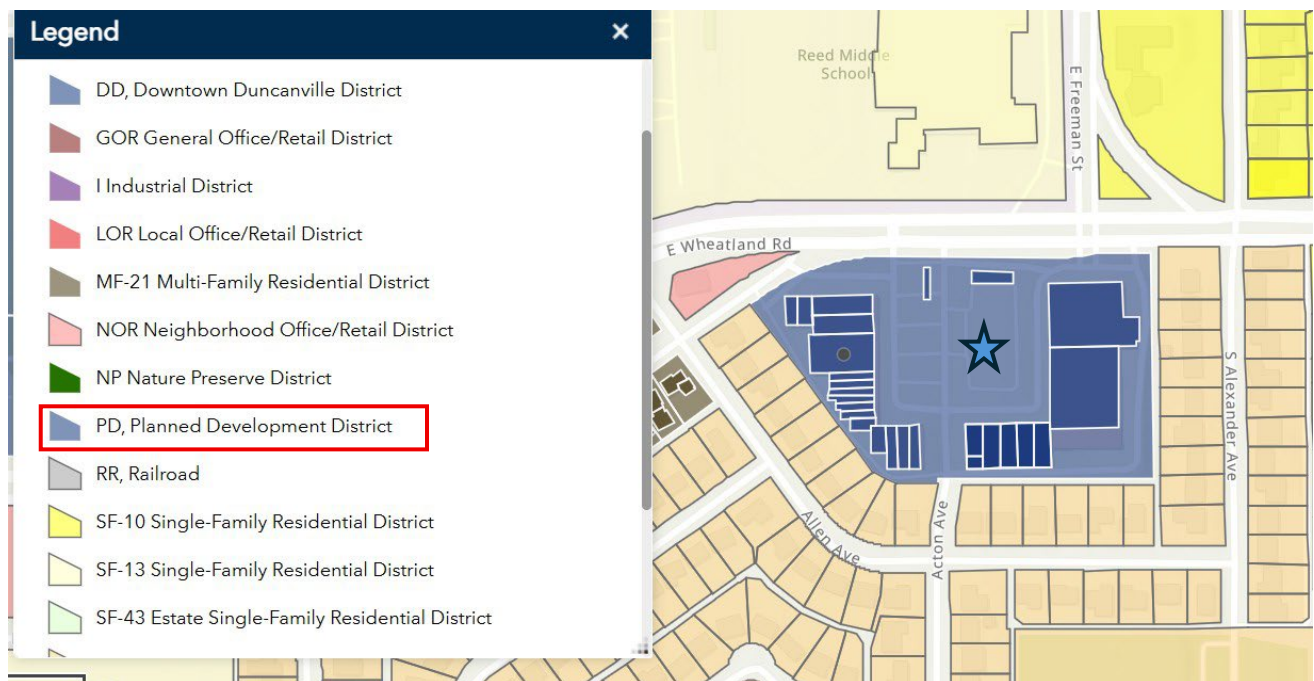
The applicant is requesting approval of a replat to divide a portion of the existing lot, Lot 1, to create a new lot, Lot 1R, for the construction of a new residential structure.

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

DIMENSIONAL STANDARDS:

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

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





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

Subject Property

Figure 1. Zoning Map

ZONING DISTRICT DESCRIPTION:

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

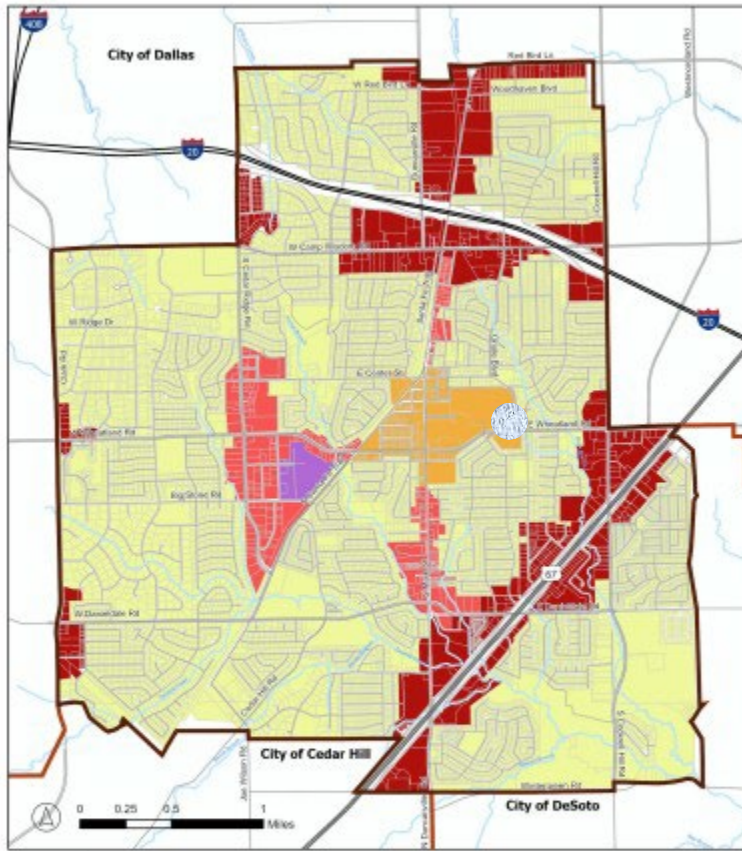
FUTURE LAND USE DESCRIPTION:

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

Future development should focus on infill and adaptive reuse of vacant and underutilized space as well as mixed-use commercial and residential opportunities. Intentional mixed-use development and revitalization strategies will contribute to a threefold impact of addressing blight and underutilized space, increasing the housing stock, and encouraging economic development in the City. Ensuring pedestrian and multimodal connectivity to the downtown, surrounding neighborhoods, and community amenities should be prioritized and encouraged.

»»» **Future Land Use Map**

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



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

Subject Property 
Figure 2: Future Land Use Map

SURROUNDING ZONING AND DEVELOPMENT:

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

PUBLIC INPUT:

Staff mailed out 52 notices. At the time of preparation of this report staff has not received any responses in support or in opposition of the proposed request.

STAFF REVIEW:

Staff proposes these concerns regarding the replat in the event of approval or denial. Currently, staff is concerned that the proposed replat for the residential structures on the proposed new lot, Lot 1R, does not touch Wheatland Road. This concern is due to the current lot configuration not meeting state law which does not allow property to be land locked. This concern may also present contradictions to our Subdivision Regulations, which states that the proposed residential structures would have to front Wheatland Road. Staff believes this will cause addressing issues as the residential structures on the proposed Lot 1R cannot be addressed off Acton Avenue. Additionally, staff is concerned about the status of the fire lane and if it is up to the current Fire Code standards.

Due to this, staff believes that these concerns should be taken into consideration regarding the approval of the replat and future construction of the residential structures.

STAFF RECOMMENDATION:

FIGURES:

Figure 1: Zoning Map

Figure 2: Future Land Use Map

ATTACHMENTS:

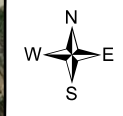
Attachment 1: Map of properties within 200 ft.



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

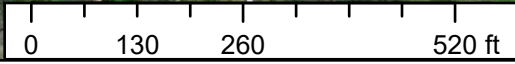
Attachment 2: Replat

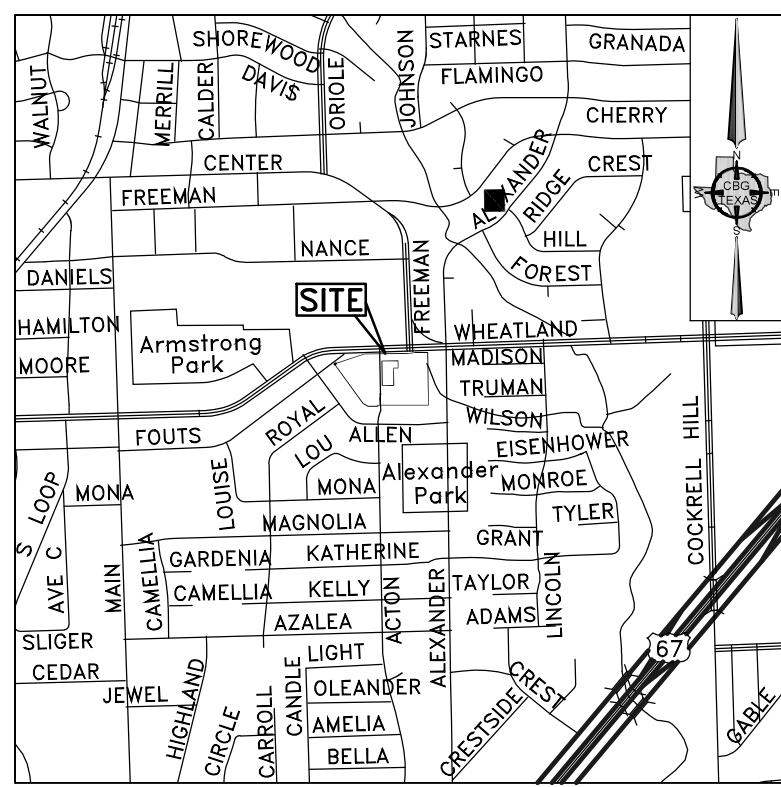
Public Notice



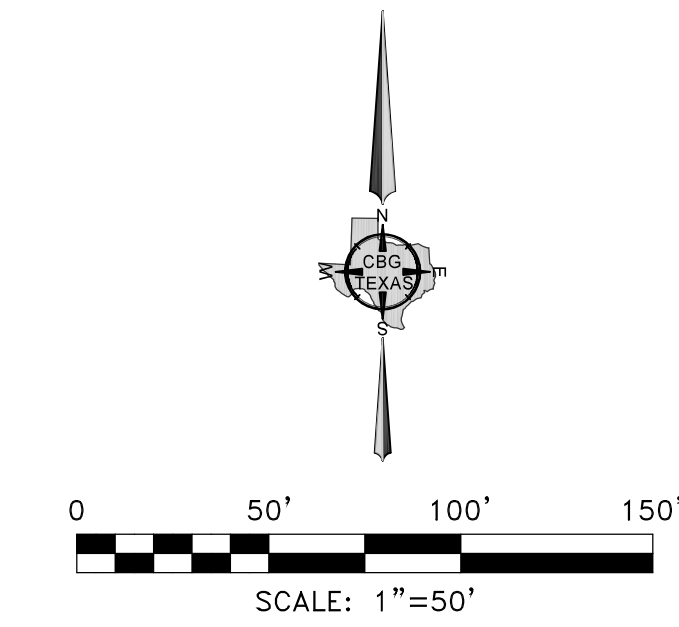
Legend

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





VICINITY MAP (NOT TO SCALE)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

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

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

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

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

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

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

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

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

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

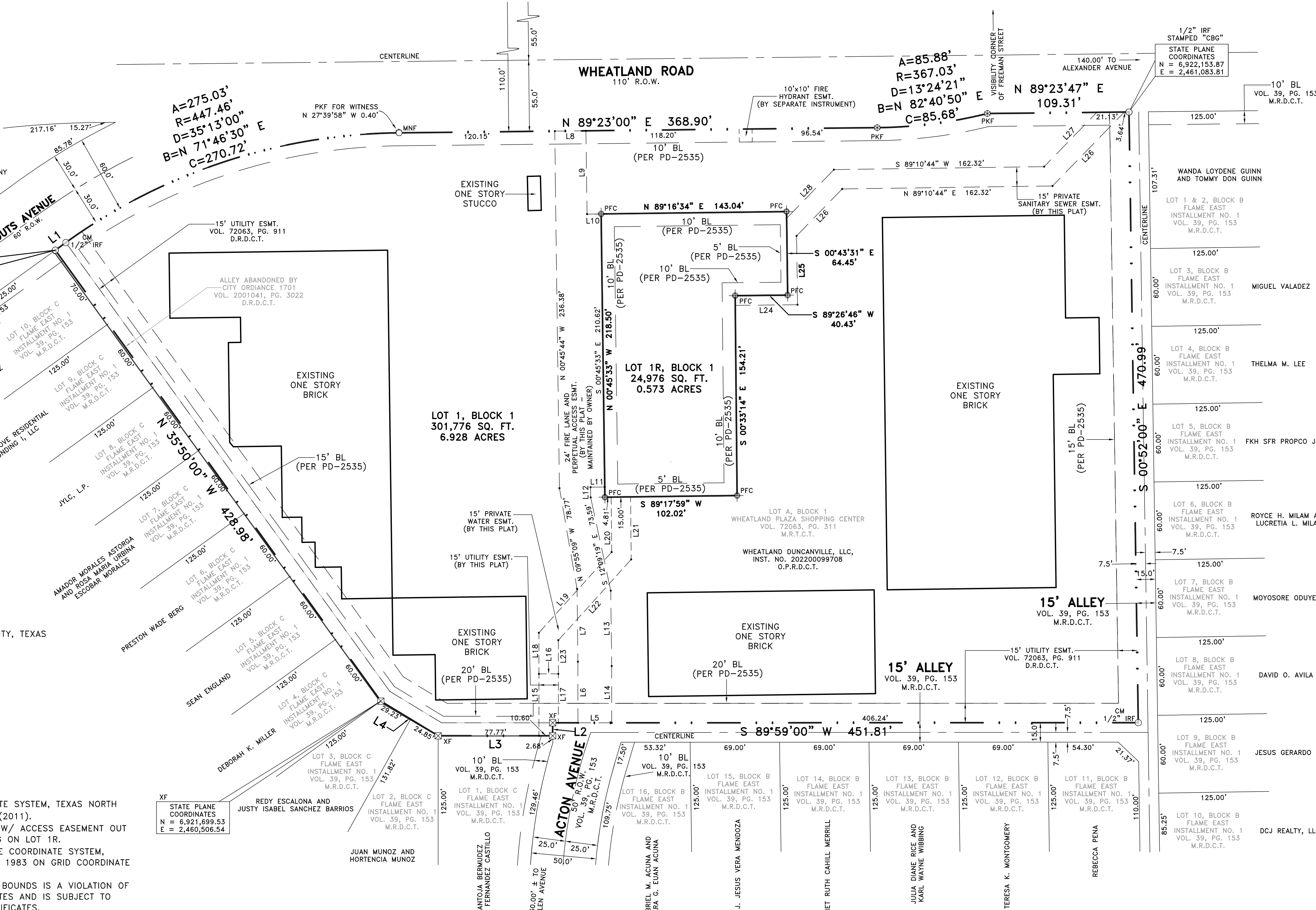
THENCE South 89 degrees 59 minutes 00 seconds West, along the North right-of-way line of said 15 foot alley, a distance of 451.81 feet to an "X" found in concrete for corner;

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

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

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

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



ZONING PD PD-2535 PLANNED DEVELOPMENT AS AMENDED ON APRIL 7, 2026

LOT 1 SETBACKS FRONT SETBACK = 10' SIDE SETBACK = 15' REAR SETBACK = 20'

LOT 1R SETBACKS FRONT SETBACK = 10' SIDE SETBACK = 5' REAR SETBACK = 10'

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

- GENERAL NOTES 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011). 2) THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS W/ ACCESS EASEMENT OUT OF 1 PLATTED LOT AND DEVELOP A RESIDENTIAL BUILDING ON LOT 1R. 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION. 4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES. 5) THERE ARE BUILDING LINES OR EASEMENTS SHOWN ON ORIGINAL PLAT THAT ARE NOT DIMENSIONED OR LABELED. 6) THE MAINTENANCE OF THE OF THE PERPETUAL ACCESS EASEMENT IS RETAINED BY THE OWNER OF THE WHEATLAND PLAZA ADDITION PROPERTY. 7) FIRE LANE TESTS WILL NEED TO BE COMPLETED PRIOR TO THE RECORDING OF THIS PLAT AND ISSUANCE OF ANY ASSOCIATED CIVIL OR BUILDING PERMITS.

LINE	BEARING	DISTANCE
L1	N 54°10'00" E	10.00'
L2	S 00°01'00" E	10.00'
L3	S 89°59'00" W	88.37'
L4	N 58°49'45" W	51.68'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Duncanville, Texas, this the _____ day of _____, 2026.

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

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Duncanville, Texas, this the _____ day of _____, 2026.

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

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the _____ day of _____, 2026.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for the State of Texas

15' PRIVATE SANITARY SEWER ESMT. LINE TABLE

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

24' FIRE LANE AND PERPETUAL ACCESS ESMT. LINE TABLE

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

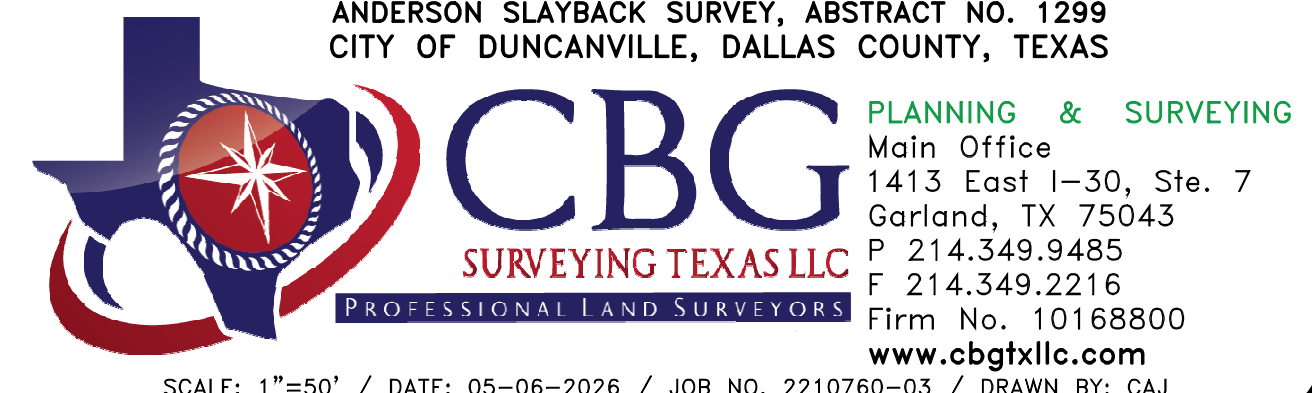
15' PRIVATE WATER ESMT. LINE TABLE

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

15' UTILITY ESMT. LINE TABLE

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

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



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

CASE NO. PLAT-2026-00025



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

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree' Powell, City Planner
Meeting Date: May 11, 2026
Prepared Date: May 7, 2026
RE: PD Amendment/Zoning Request|
100 S. Main Street, Suite 104
ZONE-2026-00023
Applicant: Monte Anderson| Owner

REQUEST: The applicant is requesting a Planned Development (PD) amendment to add the land use 'tattoo and body piercing' as a permissible use in this zoning district.

LOCATION: 100 S. Main St., Suite 104, Duncanville, TX 75116
Specific Use Permit 2384 (SUP-2384)/Planned

EXISTING ZONING: Development 1817 (PD-1817)

PROPOSED ZONING: Planned Development 1817 (PD-1817)

**FUTURE LAND
USE DESIGNATION:** Downtown District

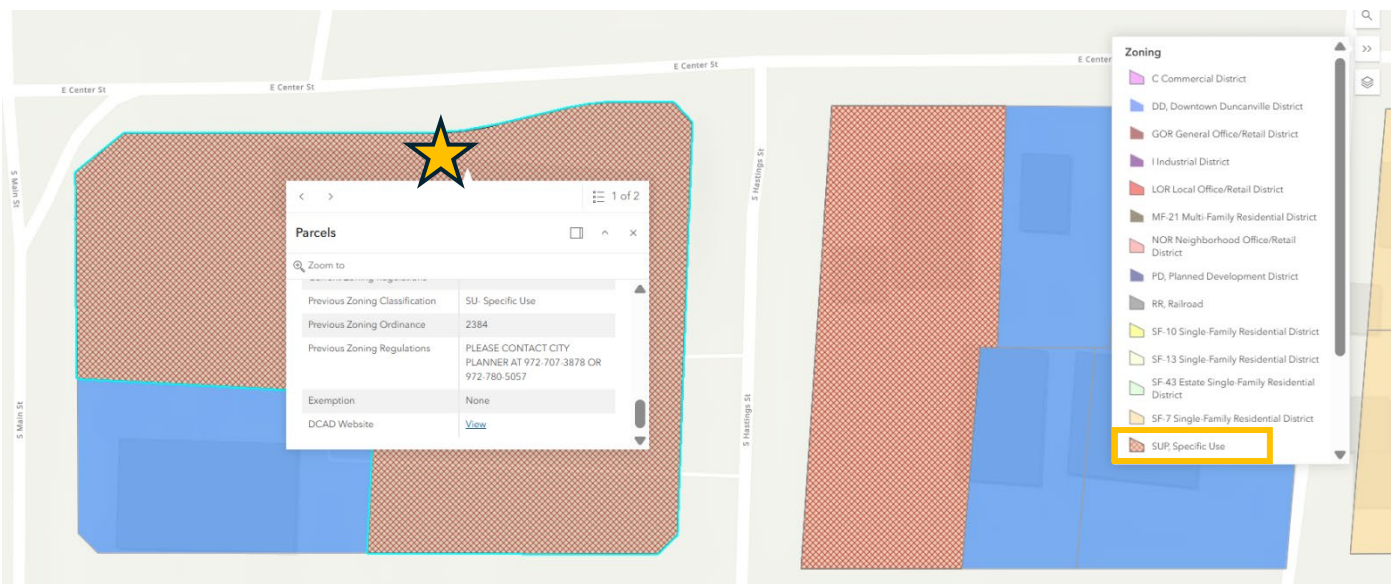
PROJECT SUMMARY:

The applicant is requesting approval of a Planned Development (PD) amendment to add the land use ‘tattoo and body piercing’ to the permitted by right uses. The primary purpose of this request is the addition of the stated use to the current PD.

CURRENT ZONING DISTRICT DESCRIPTION:

Specific Use Permit 2384 (SUP-2384) was created to allow a tattoo and body piercing use to operate at this property in suite 104. This zoning change was added onto the existing, Planned Development 1817 (PD-1817), which is the zoning for the entire property at 100 S. Main Street, also known as Main Station. The SUP was approved in May 2020 with a five (5) year expiration period which was in May 2025.

Subject Property ★
Figure 1. Zoning Map

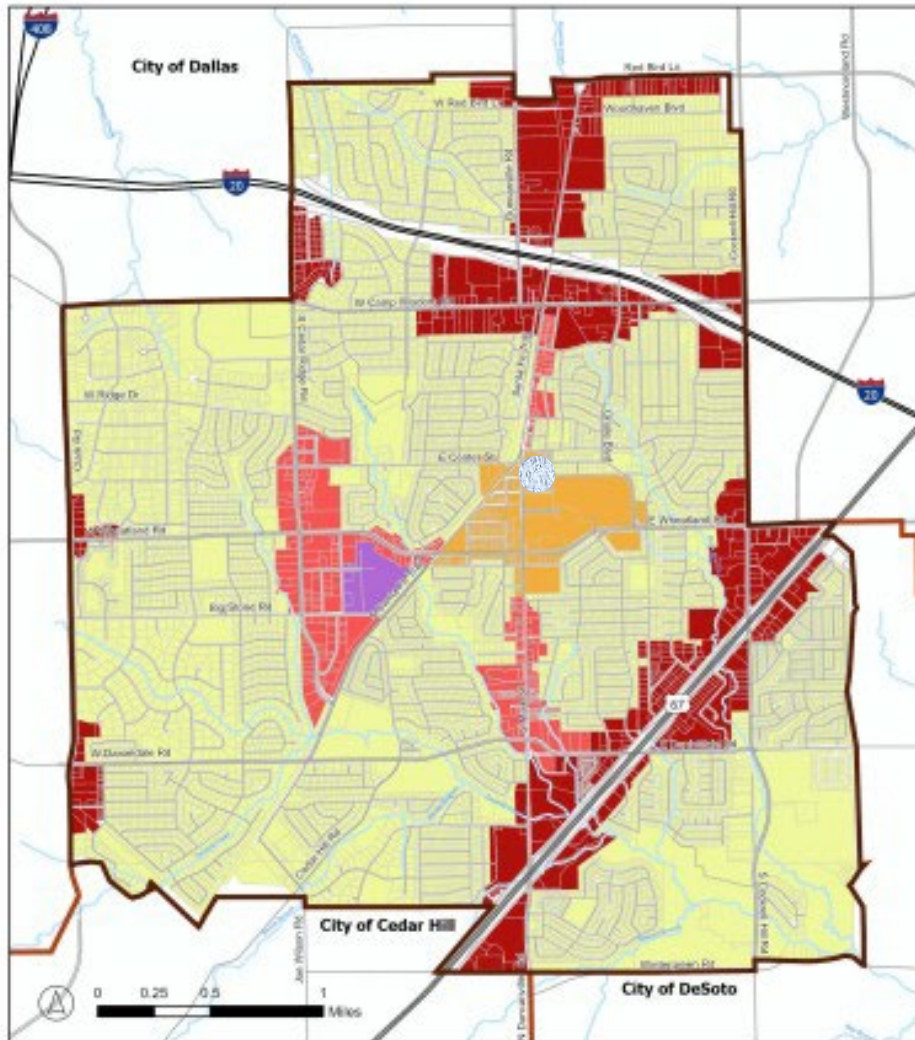


PROPOSED ZONING DISTRICT DESCRIPTION:




Planned Development 1817 (PD-1817) district was created to allow for mixed-uses including Local Retail-2 (changed to LOR as part of 2021 Zoning Ordinance update) uses, residential lofts, and a community theater/municipal use. This zoning district was adopted in November 2002 to be known as Main Station.

»» **Future Land Use Map**

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



Legend

-  City of Duncanville
-  Municipal Boundaries
-  Hydrography

Future Land Use

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

Subject Property 

Figure 2: Future Land Use Map

FUTURE LAND USE DESCRIPTION:

Downtown District Corridor land uses within this character area provide for a diversity of commercial, retail, office, civic, and residential uses to foster a vibrant downtown atmosphere in Duncanville. The Downtown District is anchored by an Arts and Culture District, consisting generally of Armstrong Park and surrounding areas. There should be a variety of medium- and higher-density residential offerings mixed with local businesses and community anchor institutions. Land uses in this area should focus on creating a thriving downtown district that prioritizes walkability and compact design. Future development should focus on infill and adaptive reuse of vacant and underutilized space as well as mixed-use commercial and residential opportunities. Intentional mixed-use development and revitalization strategies will contribute to a threefold impact of addressing blight and underutilized space, increasing the housing stock, and encouraging economic development

USE DEFINITIONS:

Article VII Section 7.02.E Retail and Service Uses

Tattoo or Piercing Studio: An establishment or facility in which tattooing and/or body piercing is performed as defined by Chapter 146 of the Texas Health and Safety Code. This does not include the tattooing of permanent makeup.

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** Downtown Duncanville – General Main Street (DD-GMS)
 - Retail/commercial, Original Town Duncanville
- **EAST:** Downtown Duncanville – Urban Living (DD-UL) & Specific Use Permit 772 (SUP-772)
 - Retail/commercial, Stafford Heights Addition
- **SOUTH:** Downtown Duncanville – Urban Living (DD-UL) & Specific Use Permit 2251 (SUP-2251)
 - Commercial, A M G Merrill Abstract 884, Page 075
- **WEST:** Downtown Duncanville – General Main Street (DD-GMS)
 - Commercial, Original Railroad Addition

PUBLIC INPUT:

Staff mailed 17 notices. At the time of preparation of this report staff has not received any responses supporting or in opposition to the proposed replat.



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

STAFF REVIEW:

Based on staff's findings, the proposed zoning change/PD amendment is in alignment with intention of the original PD, PD-1817. The proposed land use has already been operating at this property without incident since 2020, however, the amendment to the PD would allow the use to exist without an expiration date. Based on the current conditions of the SUP, staff believes that those same conditions with some adjustments be included as part of the proposed PD amendment for the 'tattoo and body piercing' use. The suggested adjusted conditions are as follows.

1. Property shall be developed in accordance with the floor plan, which is attached hereto as Exhibit B and is incorporated herein as special conditions.
2. Property shall meet all city, state, and federal regulations for building, fire codes and accessibility.
3. The existing public parking available in the Downtown Duncanville District shall satisfy the parking needs for the use.
4. Hours of operation shall be Monday through Sunday from 10:00 a.m. to 10:00 p.m.
5. Property owner and/or tenant shall obtain and maintain the required licenses for the use in accordance with state and local law.

STAFF RECOMMENDATION:

Staff recommends **approval** of the PD amendment to add the 'tattoo and body piercing with the listed conditions as presented.

FIGURES:

Figure 1: Current Zoning Map

Figure 2: Future Land Use Map

ATTACHMENTS:

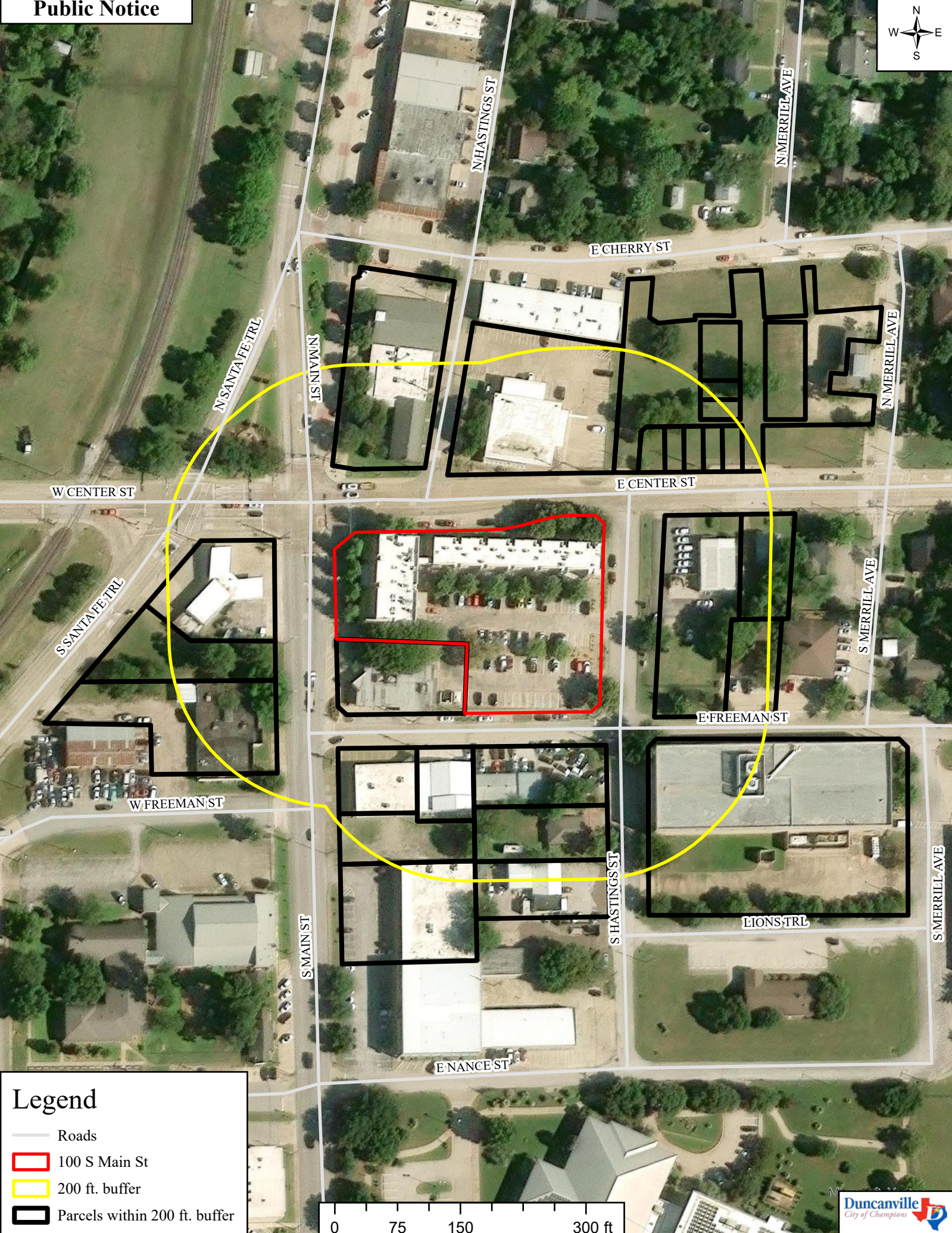
Attachment 1: Map of properties within 200 ft.

Attachment 2: Site Plan, building elevation, and landscape plan

Attachment 3: Current SUP-2384 Ordinance

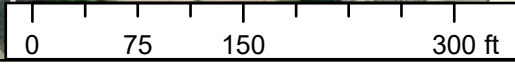
Attachment 4: Existing PD-1817

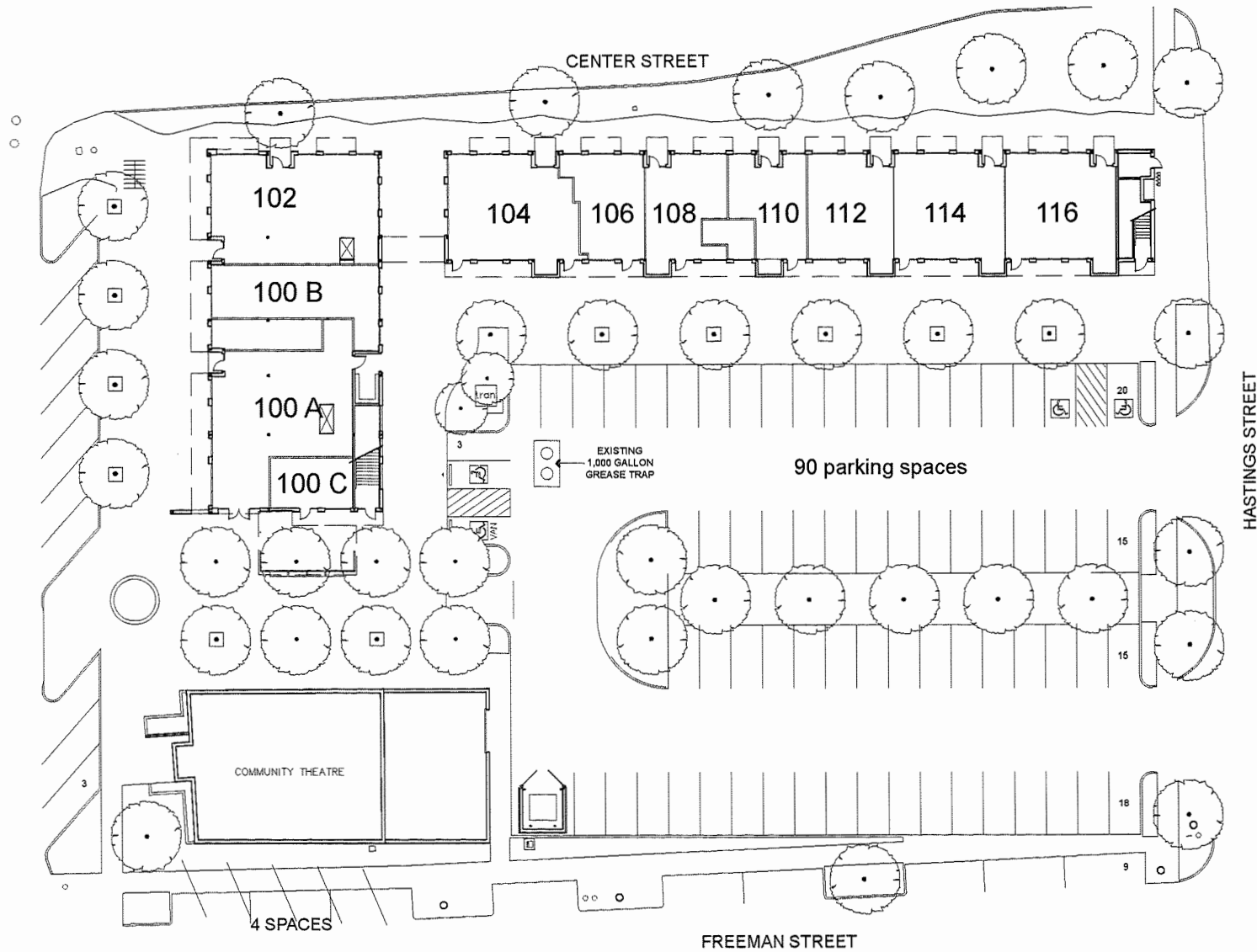
Public Notice



Legend

- Roads
- 100 S Main St
- 200 ft. buffer
- Parcels within 200 ft. buffer





MAIN STATION

As-Built Site Plan

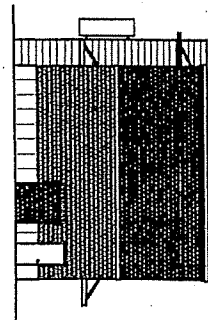
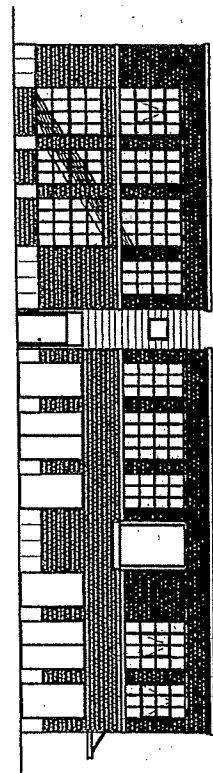
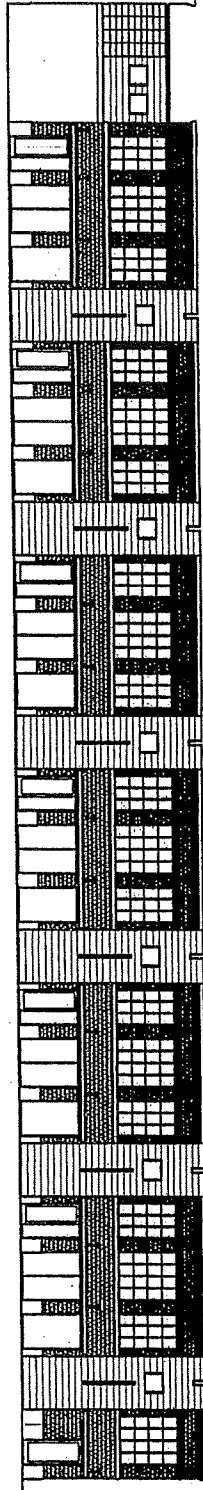
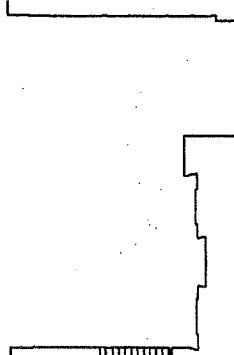
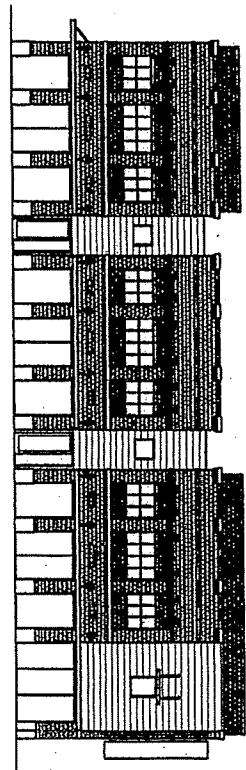
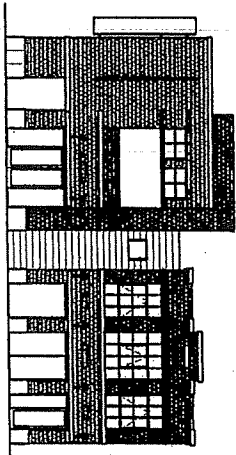
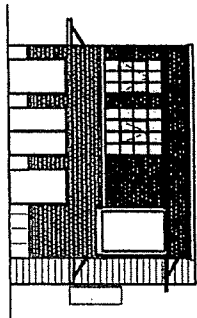
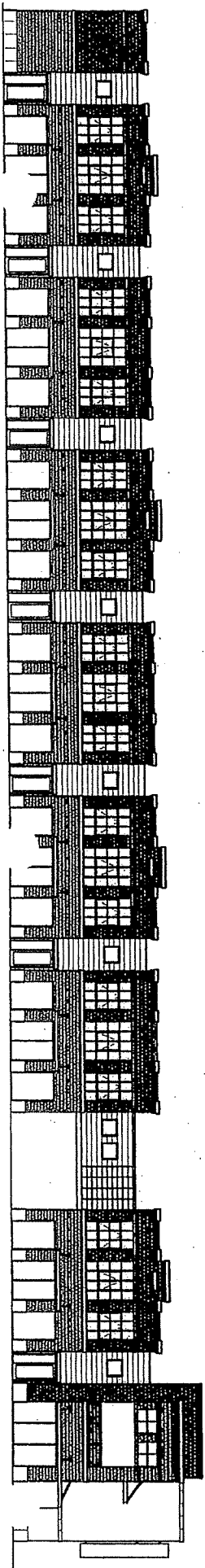
100 S Main Street Site Plan
 Duncanville, Texas

7 APRIL 2026

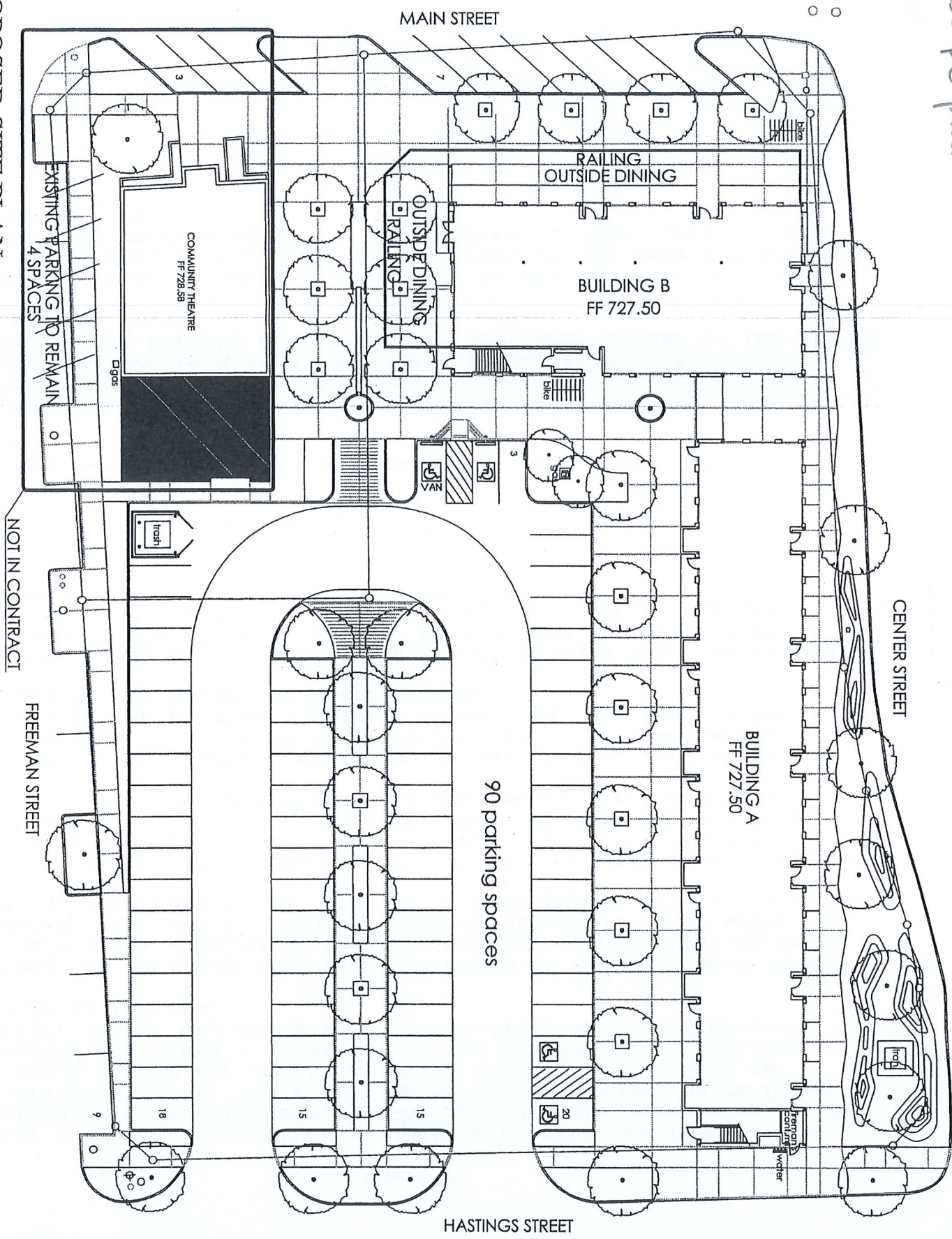


THRASHER WORKS
 ARCHITECTURE | DESIGN | PLANNING
 351 W Jefferson Blvd, Ste 601, Dallas, Tx 75208
 (214) 293-3498 www.thrasherworks.com

NORTH
 SCALE: 1:30



Landscape plan



PROPOSED SITE PLAN
SCALE: N.T.S.

ORDINANCE NO. 2384

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING THE EXISTING DOWNTOWN DUNCANVILLE DISTRICT "DD" TO INCLUDE A SPECIFIC USE PERMIT TO ALLOW A TATTOO AND BODY PIERCING ESTABLISHMENT ON A PORTION OF MAIN STATION, BLOCK A, LOT 1, APPROXIMATELY 1.3091 ACRES, MORE COMMONLY KNOWN AS 100 S MAIN STREET, DUNCANVILLE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE FLOORPLAN/SITE PLAN, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBITS "B"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Duncanville, Texas, as heretofore amended, be, and the same are hereby amended Downtown Duncanville "DD" District zoning to include a Specific Use Permit "SUP" to allow a tattoo and body piercing establishment on a portion of Main Station, Block A, Lot 1, approximately 1.3091 acres, more commonly known as 100 S Main Street, in the City of Duncanville, Dallas County, Texas, and being more particularly described in Exhibit "A", and Exhibit "B", attached hereto and made a part hereof for all purposes (the "Property").

SECTION 2. That the above-described property shall be used and developed only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Duncanville, as heretofore amended, and in conformance with the floorplan/site plan, Exhibit B, as special conditions and as amended herein, subject to the following additional special conditions:

1. Property shall be developed in accordance with the floor plan, which is attached hereto as Exhibit B and is incorporated herein as special conditions.
2. Property shall meet all city, state, and federal regulations for building and fire codes, and accessibility.
3. The existing public parking available in the Downtown Duncanville District shall satisfy the parking needs for the use.
4. Hours of operation shall be Monday through Sunday from 10:00 am to 10:00 pm.
5. The SUP shall expire on the fifth anniversary date of this ordinance unless extended by Council in accordance with law.
6. Property Owner or operator shall obtain and maintain the license for the use and artists in accordance with state and local law.

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

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

SECTION 5. That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Duncanville, as amended herein by the granting of this special use permit.

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

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 19th day of May 2020.

APPROVED:



Barry L. Gordon, Mayor

ATTEST:



Kristin Downs, City Secretary

APPROVED AS TO FORM:



Robert E. Hager, City Attorney



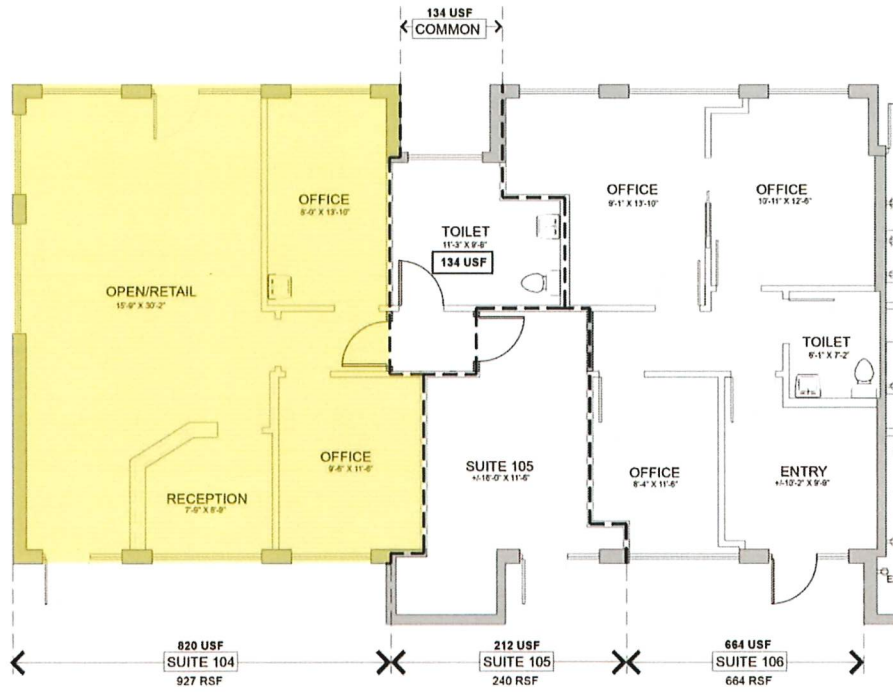
EXHIBIT "A"

LEGAL DESCRIPTION

Being all of an approximately 1.3091-acre lot, tract, or parcel of land recorded as Block A, Lot 1, Main Station, Duncanville, Dallas County, Texas, approximately, as recorded in Main Station Addition, out of A.M.G. Merrell Survey, Abstract No 884, Volume 203 018, Page 00039, Dallas County Texas, more commonly known 100 South Main Street.

EXHIBIT "B"

FLOOR PLAN/SITE PLAN

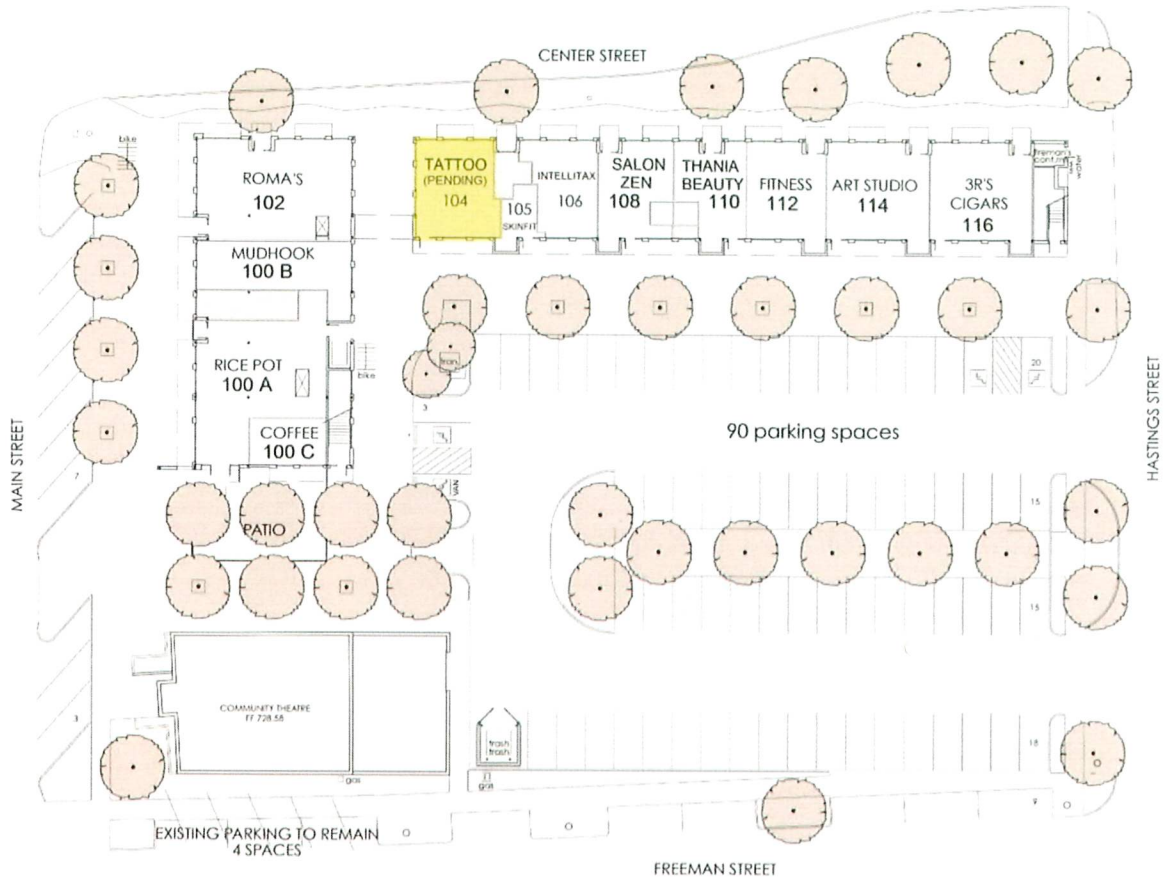


NORTH
SCALE: 1/8" = 1'-0"
PRINT ON A FULL SHEET

MAIN STATION
Conceptual Space Plan
Suites 104, 105 & 106

111 E. DAVIS STREET
SUITE 101
DUNCANVILLE, TEXAS 75116
972-283-1111





ORDINANCE NO. 1817

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO "PD" PLANNED DEVELOPMENT FOR MIXED USES, INCLUDING LOCAL RETAIL-2 USES, RESIDENTIAL LOFTS, AND A COMMUNITY THEATRE/MUNICIPAL USE FOR THE TRACTS AND LOTS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, IN THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission of the City of Duncanville and the governing body of the City of Duncanville, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Duncanville is of the opinion that said zoning ordinance should be amended as provided herein; Now, Therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Duncanville, Texas, as heretofore amended, be and the same are hereby amended to grant a change in zoning to Planned Development for the tracts and lots described in Exhibit "A" attached hereto, in the City of Duncanville, Dallas County, Texas.

SECTION 2. That the granting of this Planned Development District is subject to the following area regulations, general and special conditions:

1. The development of the property shall be in accordance with the terms of this ordinance and the approved Site Plan/Elevation Plan attached hereto as Exhibit "B" and made part hereof for all purposes.
2. The development of the property shall be in accordance with the approved Landscape Plan attached hereto as Exhibit "C" and made part hereof for all purposes.

3. The development and use of the second floor of any structure erected on the subject property shall be limited to single-family residential use for up to a maximum of fourteen (14) residential lofts with a minimum square footage of 366 square feet of living area (500 square feet of rental area which includes the common hallway). An allowance for up to 25% of the total area of the second floor of the buildings for "LR-2" uses in lieu of lofts may be permitted.
4. The first floor of structures erected on the above-described property shall be used only in the manner and for the purposes provided for in the LR-2 Local Retail-2 District as set forth in the Comprehensive Zoning Ordinance of the City of Duncanville, as heretofore amended, subject to:
 - a. The development and use of the property as a restaurant shall be limited to the first floor of Building "B," but not Building "A," as shown on the Site Plan/Elevation Plan (Exhibit "B").
 - b. The development and use of the structure at 106 S. Main Street shall be restricted to a Community Theatre and/or Municipal Use.
5. The development and use of the subject property shall conform to Appendix A, Article XIV-K – Exterior Wall Coverings.
6. The development and use of the subject property shall conform to Chapter 12, Article XVII – Tree Preservation.
7. The development and use of the subject property shall be in compliance with all applicable city and state regulations for inspections, permitting, licensing, building codes, and fire codes.
8. No structure shall exceed two stories in height.
9. Certificates of Occupancy shall be required for all units, both residential and nonresidential uses and upon any change in tenant, use or occupancy.
10. An elevator shall be provided for the project in buildings over one (1) story in height.
11. A minimum of ninety (90) parking spaces shall be provided, including at least four (4) handicap accessible spaces.
12. Exterior construction shall be brick, metal and glass storefront. All buildings shall have flat roofs with parapet wall. Building elevations shall be in accordance with Exhibit "B".
13. All setbacks and lot width and depth shall be in accordance with Exhibit "B".

14. In the event of any conflict or inconsistency between the provisions of this Ordinance and the provisions contained in any other provision of the City's Comprehensive Zoning Ordinance, subdivision regulations, or other ordinances, the provisions of this Ordinance shall control. In the event that this Ordinance does not include a zoning standard or regulation that is otherwise required for similar or comparable uses by the City's Comprehensive Zoning Ordinance, then the standard or regulation required by the Comprehensive Zoning Ordinance shall be applied to development on the subject property.

SECTION 3. That all provisions of the ordinances of the City of Duncanville in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent that such conflicting ordinance may apply to the subject property, and any provisions not so in conflict shall remain in force and effect.

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

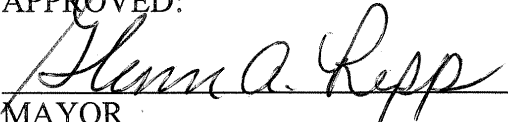
SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided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

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

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

DULY PASSED by the City Council of the City of Duncanville, Texas, on the 19th day of November, 2002.

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

(51883)

EXHIBIT A

Tract I

Being a 57,024 square foot (1.3091 acre) tract of land in the Adolphus M.G. Merrill Survey, Abstract No. 884, and being a part of Blocks 3 and 4, and a portion of the abandoned Fourth Street as shown on the map of the original town of Duncanville as recorded in Volume 2, Page 237 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found at the southwest corner of said Block 4 being at the intersection of the existing north right-of-way (R.O.W.) line of Freeman Street (40 feet wide) and the existing east R.O.W. line of S. Main Street (varying width);

THENCE North, along the east R.O.W. line of said S. Main Street, a distance of 90.60 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for the most westerly southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North, continuing along the east R.O.W. line of said S. Main Street, a distance of 107.20 feet to a cut "X" set in concrete marking the most westerly northwest corner of the herein described tract;

THENCE North 51 degrees 31 minutes 35 seconds East, a distance of 31.93 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for the most northerly northwest corner of the herein described tract;

THENCE South 89 degrees 41 minutes 40 seconds East, a distance of 159.45 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for the beginning of a curve to the left;

THENCE northeasterly, along the arc of said curve to the left having a radius of 155.00 feet, a central angle of 13 degrees 21 minutes 01 seconds, a chord bearing North 83 degrees 37 minutes 49 seconds East for a distance of 36.03 feet and an arc distance of 36.12 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for a point of tangency;

THENCE North 76 degrees 57 minutes 19 seconds East, a distance of 40.23 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for the beginning of a curve to the right;

THENCE, northeasterly, along the arc of said curve to the right having a radius of 80.00 feet, a central angle of 13 degrees 21 minutes 01 seconds, a chord bearing North 83 degrees 37 minutes 49 seconds East for a distance of 18.60 feet and an arc distance

EXHIBIT A

Tract I (Cont'd)

of 18.64 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for a point of tangency;

THENCE South 89 degrees 41 minutes 40 seconds East, a distance of 35.08 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for the most northerly northeast corner of the herein described tract;

THENCE South 43 degrees 34 minutes 49 seconds East, a distance of 13.87 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set in the west R.O.W. line of Hastings Street (60 feet wide);

THENCE South 02 degrees 32 minutes 02 seconds West, along the west R.O.W. line of said Hastings Street, a distance of 214.77 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for the most easterly southeast corner of the herein described tract;

THENCE South 46 degrees 31 minutes 37 seconds West, a distance of 14.40 feet to an "X" set in concrete in the north R.O.W. line of the aforementioned Freeman Street;

THENCE North 89 degrees 28 minutes 48 seconds West, along the north R.O.W. line of said Freeman Street, a distance of 151.45 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for the most southerly southwest corner of the herein described tract;

THENCE North 03 degrees 21 minutes 04 seconds East, departing the north R.O.W. line of said Freeman Street, a distance of 82.98 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for an interior corner of the herein described tract;

THENCE North 86 degrees 38 minutes 56 seconds West, a distance of 156.30 feet to the PLACE OF BEGINNING and containing 57,024 square feet (1.3091 acre) of land, more or less.

EXHIBIT A

Tract II

Being a 13,283 square foot (0.3049 acre) tract of land in the Adolphus M.G. Merrill Survey, Abstract No. 884, and being a part of Blocks 3 and 4, and a portion of the abandoned Fourth Street as shown on the map of the original town of Duncanville as recorded in Volume 2, Page 237 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found at the southwest corner of said Block 4 being at the intersection of the existing north right-of-way (R.O.W.) line of Freeman Street (40 feet wide) and the existing east R.O.W. line of S. Main Street (varying width);

THENCE North, along the east R.O.W. line of said S. Main Street, a distance of 10.00 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for the most westerly southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North, continuing along the east R.O.W. line of said S. Main Street, a distance of 80.60 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for the northwest corner of the herein described tract;

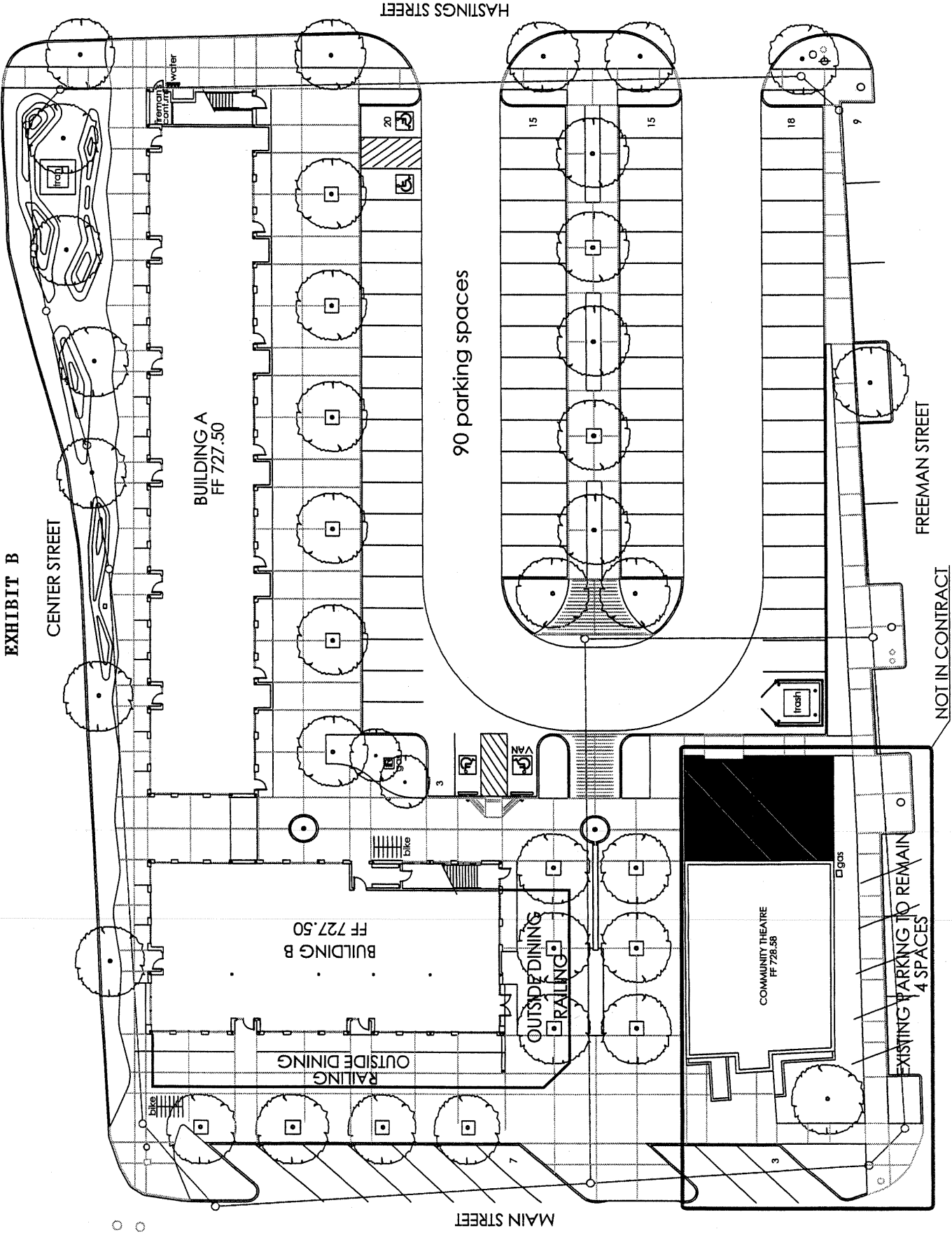
THENCE South 86 degrees 38 minutes 56 seconds East, departing the east R.O.W. line of said S. Main Street, a distance of 156.30 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for the northeast corner of the herein described tract;

THENCE South 03 degrees 21 minutes 04 seconds West, a distance of 82.98 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set in the north R.O.W. line of said Freeman Street marking the southeast corner of the herein described tract;

THENCE North 89 degrees 28 minutes 48 seconds West, along the north R.O.W. line of said Freeman Street, a distance of 141.19 feet to a 5/8 inch iron rod w/plastic cap stamped "Landmark Survey" set for the most southerly southwest corner of the herein described tract;

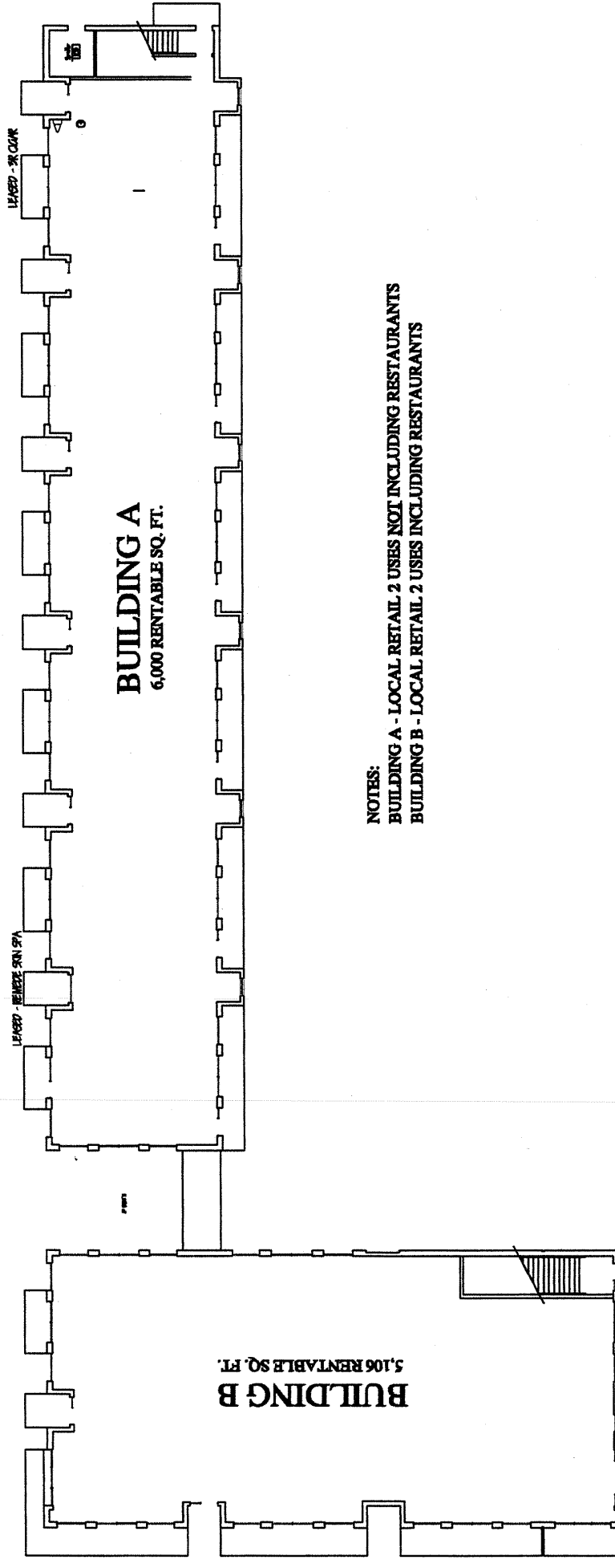
THENCE North 44 degrees 44 minutes 24 seconds West, a distance of 14.21 feet to the POINT OF BEGINNING of the herein described tract and containing 13,283 square feet (0.3049 acre) of land, more or less.

EXHIBIT B



PROPOSED SITE PLAN

SCALE: N.T.S.



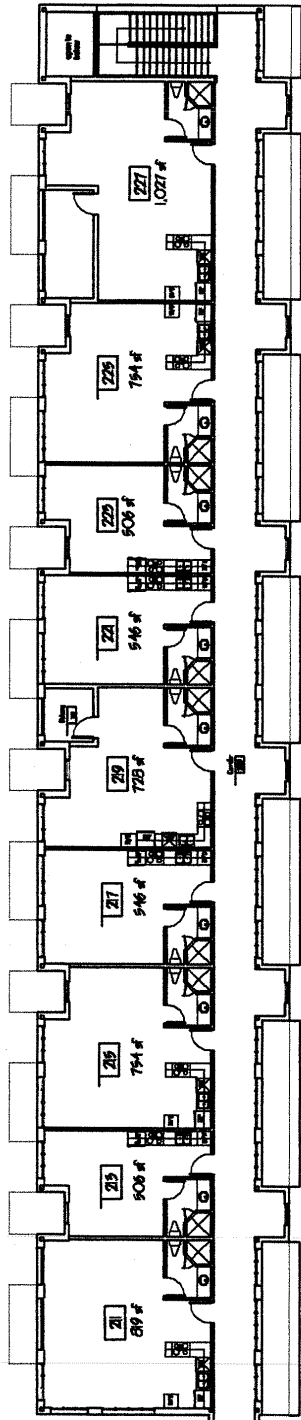
NOTES:
BUILDING A - LOCAL RETAIL 2 USES NOT INCLUDING RESTAURANTS
BUILDING B - LOCAL RETAIL 2 USES INCLUDING RESTAURANTS

PROPOSED DESIGN PLAN - FIRST FLOOR

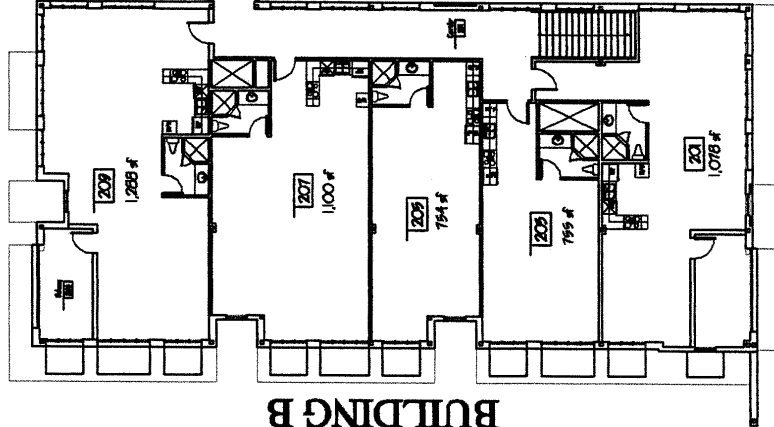
SCALE: N.T.S.

The information herein is furnished by the owner to the best of his knowledge, but is subject to verification by the purchaser and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, change of price, prior to sale or withdrawal without notice. In accordance with law, this property is offered without respect to race, color, creed or national origin.

BUILDING A



BUILDING B



NOTES:

- 1. MAXIMUM 14 RESIDENTIAL LOFTS
- 2. UP TO A MAXIMUM OF 25% OF TOTAL SECOND FLOOR MAY BE UTILIZED FOR LR-2 USES, LESS RESTAURANT USES, IN SUBSTITUTION OF RESIDENTIAL LOFTS

PROPOSED DESIGN PLAN - SECOND FLOOR

SCALE: N.T.S.

The information contained herein is furnished by the owner to the best of his knowledge, but is subject to verification by the purchaser and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, change of price, prior to sale or withdrawal without notice. In accordance with law, this property is offered without respect to race, color, creed or national origin.

EXHIBIT B

