



Duncanville Planning and Zoning Commission Regular Meeting

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

Monday, July 13, 2026

6:00 P.M. Briefing & Board Training | 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/>

(6:00 P.M. BRIEFING/BOARD TRAINING)

(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 July 13, 2026.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – July 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. Consent Agenda Item

A. Consider approval of the minutes from the Planning and Zoning Commission Meetings held on April 13, 2026 and June 8, 2026.

4. Action Items/Public Hearing

- A. PLAT-2026-00025:** Consider a public hearing and request from Kevin Shepherd (applicant/agent) and Monte Anderson (owner) to replat one (1) lot into two (2) lots on real property located at 402 E. Wheatland Road, **legally described as Lot 1, Block A & Abandoned Alley, Wheatland Plaza Shopping Center on 7.501 acres in the City of Duncanville, Dallas County, Texas.**
- B. PLAT-2026-00020:** Consider a public hearing and request for a preliminary plat from James Cartwright (applicant/owner) for an unplatted parcel on real property located at 400 E. Center Street, **legally described as A M G Merrill Abstract 884, Page 106, Tract 15 on 0.26 acres, City of Duncanville, Dallas County, Texas.**
- C. PLAT-2026-00021:** Consider a public hearing and request for a final plat from James Cartwright (applicant/owner) for an unplatted parcel on real property located at 400 E. Center Street, **legally described as A M G Merrill Abstract 884, Page 106, Tract 15 on 0.26 acres, City of Duncanville, Dallas County, Texas.**
- D. ZONE-2026-00016:** 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) to develop residential structures on real property located at 1435 Candlelight Avenue, **legally described as Block L, Lot 1, Candlelight Estates 3rd 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 and said Notice was posted by the following date and time: **Tuesday, July 7, 2026, by 5:00 p.m.** and remained posted for at least two hours after said meeting was convened.

Desiree' D. Powell

Desiree' D. Powell, City Planner

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
DUNCANVILLE COUNCIL CHAMBERS
203 EAST WHEATLAND ROAD
MONDAY, April 13, 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
Catessa Malone, City Attorney
Mark Rauscher, Assistant City Manager

Item No. 1

Call to Order and confirm a quorum.

Vice Chair Wynne called the meeting to order at 7:07 p.m.

Item No. 2

Public Comment

Vice Chair Wynne moved to open floor for public comments.

Public Comments:

1. Mary Brooks, 1135 Aspen Drive, Duncanville, TX, spoke about concerns related to safety and traffic congestion on Cockrell Hill & Sun Valley due to apartment residents parking on both sides of the street. Suggested that a traffic light be installed due to multiple accidents.

Action:

Motion: Chair Davis moved to close public comment period.

Vote – Roll Call:

- Vice Chair Wynne- Approve
- Commissioner Salazar- Approve

- Commissioner Zarate- Approve
- Commissioner O'Brien- Approve
- Commissioner Champagne- Approve

Result: Motion to Approve passed 5-0

Item No. 3

Agenda Item

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

Action:

Motion: Commissioner Salazar moved to approve the minutes from Planning and Zoning Commission Meetings held on March 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.

Item No. 4

4A. 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.

Staff Presentation:

Desiree' Powell presented a zoning change request from SF-10 to TF-7 to develop 74 duplex units. The proposed concept plan submitted by the applicant currently meets the requirements. 80 public notices were sent out, 1 responded in support, 4 responded in opposition.

Commissioner Salazar moved to open public hearing.

Action:

Motion: Commissioner O'Brien moved to open the public hearing at 7:17 p.m.

Second: Commissioner Salazar

Public Comments:

1. Melissa McDonald, 726 Fairwood Place, Duncanville, TX, spoke in opposition, citing concerns related to overflow parking constraints and commercial parking. Requested for a traffic study (including impact to Fairwood Place, Aspen Drive, and Sun Valley Drive) to be done before a vote is taken.
2. George Vega, 727 Fairwood Place, Duncanville, TX, spoke in opposition, citing concerns related to unresolved parking constraints.
3. May Delarosa, 1107 Rock Springs, Duncanville, TX, spoke in opposition, citing concerns related to lingering issues caused by decisions by the zoning commission years ago.
4. Pam McDonald, 726 Fairwood Place, Duncanville, TX, spoke in opposition, citing concerns related to traffic congestion and lack of legal parking.
5. Mary Brooks, 1135 Aspen Drive, Duncanville, TX, spoke in opposition, citing concerns related to traffic congestion, lack of street improvements.
6. Ruiz Hernandez, developer, spoke in support, citing that they are willing to comply with the feedback given by residents including providing access through Fairwood Place, installing an 8' fence, privacy trees, and coordination with the city for more lighting. He mentions that the proposed development is low density, 4 cars are allotted per unit, and there will be street parking.

Vice Chair Wynn asked if the zoning change will determine the number of parking spots allotted.

Desiree' Powell cited that 2 parking spaces and a 2-car garage are required for this zoning change.

Action:

Motion: Commissioner Salazar moved to deny Item 4A.

Second: Commissioner O'Brien

Vote – Roll Call:

- Commissioner Zarate- Approve
- Commissioner Champagne- Deny
- Commissioner Salazar- Deny

- Vice Chair Wynne- Approve
- Commissioner O'Brien- Deny

Result: Motion to Deny Item 4A passed 2–3.

4B: 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.

Staff Presentation:

Desiree' Powell presented a replat request to divide one existing lot into two (2) lots to build a single family home. 19 public notices were sent out, 0 responded in support, 3 responded in opposition. Lot size does not meet the minimum requirement to accommodate a septic system for sewer services.

Action:

Motion: Commissioner Salazar moved to open the public hearing at 7:53 p.m.

Second: Commissioner Zarate

Vote – Roll Call:

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

Result: Motion to Approve passed 5–0.

Public Comments:

1. Senovial Aredo, 611 Ridge Rock, Duncanville, TX, spoke in opposition, citing concerns related to unknown occupants playing loud music.
2. Jason White, 1230 Ridge Rock, Duncanville, TX, spoke in opposition, citing concerns related to traffic congestion, limited parking, suspected high tenant turnover, increased density, potential unwanted digging, blocked views, and reduced privacy.
3. Shelly Stevens-Newman, 615 Ridge Rock, Duncanville, TX, spoke in opposition, citing concerns of too many tenants using the septic system, unauthorized room-renting, decreased property values,

Action:

Motion: Vice Chair Wynne moved to close the public hearing at 8:01 p.m.

Second: Commissioner Zarate

Vote – Roll Call:

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

Result: Motion to Approve passed 5–0.

Action:

Motion: Commissioner Zarate moved to deny Item 4B.

Second: Commissioner Salazar

Vote – Roll Call:

- Commissioner Zarate- Deny
- Commissioner Champagne- Deny
- Commissioner Salazar- Deny
- Vice Chair Wynne- Deny
- Commissioner O’Brien- Deny

Result: Motion to Deny Item 4A passed 0-5.

4C: 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. Danieldale Road, legally described as A Slayback Abstract 1299, Page 880, Tract 20 on 2.5 acres, City of Duncanville, Dallas County, Texas.

Staff Presentation:

Desiree’ Powell presented a preliminary plat request to record the existing lot for future development. Current lot meets the minimum setback requirements for LOR. 25 public notices were sent out, 0 responded in support, 1 responded in opposition.

Action:

Motion: Commissioner Salazar moved to close the public hearing at 7:41 p.m.

Second: Commissioner O’Brien

Public Comments:

1. Samuel Imarhiagbe, , [City], TX, spoke in support, citing that the church would serve as a place for the community providing support, after school programs, food pantry, emergency shelter, and a community center. There will also be a 3 bedroom single family home for the minister.
2. Edwin Agogo, 5102 Haddonstone Drive, Arlington, TX, spoke in support, citing that the purpose of the church is to minister to the community.
3. Abigail Imarhiagbe, spoke in support, citing that the church would bring African culture and spirituality to the community.
4. Isaiah Castillo, 319 S Morocco Avenue, Dallas, TX, spoke in support of what the owner is doing in the community.

Action:

Motion: Vice Chair Wynne moved to close the public hearing at 8:16 p.m.

Second: Commissioner O'Brien

Vote – Roll Call:

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

Result: Motion to Approve passed 5-0.

Action:

Motion: Commissioner Salazar moved to approve Item 4C.

Second: Commissioner Zarate

Vote – Roll Call:

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

Result: Motion Approve Item 4C passed 5-0.

4D: 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.

Staff Presentation:

Desiree' Powell presented a replat request to subdivide the existing lot into three lots for future commercial development. Proposed three lots meet the minimum dimensional standards for DD-GMS. 8 public notices were sent out, 0 responded in support, 0 responded in opposition.

Public Comments:

1. Jake Petri, spoke in support, citing that this replat will cleanly subdivide the property so each lot can be developed and financed individually. Staff has reviewed the plat and confirmed it meets the ordinance requirements.

Action:

Motion: Commissioner Zarate moved to open the public hearing at ? p.m.

Second: Commissioner O'Brien

Vote – Roll Call:

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

Result: Motion to Approve passed 5–0.

Action:

Motion: Vice Chair Wynn moved to close the public hearing at ? p.m.

Second: Commissioner Zarate

Vote – Roll Call:

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

Result: Motion to Approve passed 5–0.

Action:

Motion: Commissioner O'Brien moved to approve Item 4D.

Second: Commissioner Zarate

Vote – Roll Call:

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

Result: Motion Approve Item 4D passed 5-0.

4E: 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 3rd Installment on 1.2 acres, City of Duncanville, Dallas County, Texas.

Staff Presentation:

Desiree' Powell presented a zoning change from LOR to MF-21 to develop 23 condominiums or townhomes. Proposed zoning change does not fully align with the intentions of Future Land Use Designation (Gateway Corridor). 13 public notices were sent out, 0 responded in support, 2 responded in opposition.

Action:

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

Second: Commissioner Zarate

Vote – Roll Call:

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

Result: Motion to Approve passed 5-0.

Public Comments:

1. Betty Taylor, 422 Oleander Street, Duncanville, TX, spoke in opposition, citing concerns related to traffic congestion.
2. Anna Silvis, 366 Halo Street, Duncanville, TX, spoke in opposition, citing concerns of higher than desired density and fire safety.

Action:

Motion: Vice Chair Wynne moved to close the public hearing at 8:34 p.m.

Second: Commissioner O'Brien

Vote – Roll Call:

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

Result: Motion to Approve passed 5-0.

Action:

Motion: Commissioner Zarate moved to deny Item 4E.

Second: Commissioner O'Brien

Vote – Roll Call:

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

Result: Motion Deny Item 4E passed 5-0.

Adjournment

Motion to adjourn: Vice Chair Wynne

Second: Commissioner O'Brien

Meeting adjourned at 8:35 p.m.

Chair/Vice Chair/Planning & Zoning Commissioner Signature

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
DUNCANVILLE COUNCIL CHAMBERS
203 EAST WHEATLAND ROAD
MONDAY, JUNE 8, 2026, 7:00 P.M**

Commissioner Danielle Zarate	Present
Commissioner Stephanie Champagne	Present
Commissioner Izaiah Salazar	Present
Vice Chair D. Bailey Wynne	Present
Commissioner Brenda O'Brien	Present
Commissioner Elias Rodriguez	Present

Staff:

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

Item No. 1

Call to Order and confirm a quorum.

Vice Chair Wynne called the meeting to order at 7:10 p.m.

Item No. 2

Public Comment

Vice Chair Wynne moved to open floor for public comments.

Action:

Motion: Vice Chair Wynne moved to close public comment period.

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve passed 6–0

Item No. 3

Agenda Item

- A. Approval of minutes from Planning and Zoning Commission Meetings held on April 13, 2026.

Action:

Motion: Vice Chair Wynne moved to push the approval of the minutes from the Planning and Zoning Commission Meeting held on April 13, 2026 to be discussed at the next Planning and Zoning Commission Meeting.

Item No. 4

4A. TEXT AMENDMENT: Consider a public hearing and request of the City of Duncanville for a text amendment to Chapter 12C, Boarding and Group Homes, to revise the allowed zoning districts for each land use and to revise and update land use definitions in Article 7 of the Zoning Ordinance, the current procedure for approval/consideration of each land use, and amend the Zoning Ordinance to add the land use ‘Group Homes’ in Article 3 and Article 3, Section 3.04 Additional Regulations for ‘Group Home’ and ‘Boarding House’. Such uses will require a Specific Use Permit “SUP” within the Single-Family Residential District 43 “SF-43”, Single-Family Residential District 13 “SF-13”, Single-Family Residential District 10 “SF-10”, Single-Family Residential District 7 “SF-7”, and Duplex Residential District “TF-7”.

Staff Presentation:

LaSheyla Jones presented a request to update the existing Zoning Ordinances and Code of Ordinances for boarding homes and group homes to improve clarity and consistency.

Action:

Motion: Commissioner Rodriguez moved to open the public hearing at 7:21 p.m.

Second: Commissioner O’Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O’Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion passed 6–0

Public Comments:

1. May Delarosa, 1107 Rock Springs Road, Duncanville, TX, spoke in opposition citing concerns related to parking congestion and noise.

Commissioner Izaiah Salazar asked for clarification on the number of parking spots allotted to group homes and boarding homes.

LaSheyla Jones informed the group that they will look at the zoning ordinances and regulations related to the allotted number of parking spots.

Action:

Motion: Commissioner Zarate moved to close the public hearing at 7:27 p.m.

Second: Commissioner O'Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve passed 6-0.

Commissioner Rodriguez proposes that the ordinance should clarify the distinctions between the definitions of a group home and a boarding home.

Action:

Motion: Commissioner Rodriguez moved to approve Item 4A with conditions including the separation of 5000 sf and provide the distinction between a group home and a boarding home.

Second: Commissioner O'Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve

- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve Item 4A passed 6–0.

4B: 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.

LaSheyla Jones presented a request to replat two lots into one. Staff noted that the request meets minimum requirements. 11 mailings were sent out, 0 responded in support, 6 responded in opposition. 1 responded in opposition, but the property was outside of the 200' buffer.

Public Comments:

1. Wanda Williams, 1014 Lamar Avenue, Duncanville, TX, spoke in support of Dillo Development Services.
2. Dr. Vanessa Ali, 3604 Marlborough Drive, Plano, TX, owner of Honeysuckle Properties LLC and Pet Medical Center Duncanville, spoke in support, citing a goal of expanding the hospital to give the animals more room within the boarding facility.

Action:

Motion: Commissioner Rodriguez moved to open the public hearing at 7:41 p.m.

Second: Commissioner O'Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve passed 6–0.

Public Comments:

1. Dr. Sherry Daw Richardson, 204 S Cedar Ridge Drive, Duncanville, TX, spoke in opposition, expressing concerns about obstructed visibility and traffic safety caused by the roughly 10' fence.

Vice Chair Wynne moved to close the public hearing.

Action:

Motion: Commissioner Salazar moved to close the public hearing at 7:45 p.m.

Second: Commissioner O'Brien

Comments:

LaSheyla Jones cited that the fence was constructed without a permit. The fence is also above the height limit.

Vice Chair Wynne cited that when Code Enforcement goes to the property, the fence height will have to be cut down.

Action:

Motion: Commissioner Zarate moved to approve Item 4B.

Second: Commissioner O'Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve Item 4B passed 6–0.

4C: 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.

LaSheyla Jones presented a replat request to combine two lots into one at 743 W. Camp Wisdom Road, Duncanville, Texas. The lot meets the minimum dimensional standards for NOR. 7 public notices were sent out, 0 responded in support, 0 responded in opposition.

Action:

Motion: Commissioner O'Brien moved to open the public hearing.

Second: Commissioner Salazar

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O’Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve passed 6–0.

Action:

Motion: Commissioner Salazar moved to close the public hearing.

Second: Commissioner O’Brien

Action:

Motion: Commissioner Rodriguez moved to approve with staff recommendations.

Second: Commissioner O’Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O’Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve Item 4C passed 6–0.

4D: PLAT-2026-00025: Consider a public hearing and request from Kevin Shepherd (applicant/agent) and Monte Anderson (owner) to replat one (1) lot into two (2) lots 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.

LaSheyla Jones presented a replat request to divide one (1) lot into two (2) lots to allow construction of residential structures. This replat was denied during the February Planning & Zoning Commission meeting due to setback standards not meeting minimum requirements of PD-2535. The lot is not touching Wheatland Road, which is required by

Subdivision Regulations. There were also fire code regulation concerns. 52 public notices were mailed out, 1 responded in support, 0 responded in opposition.

Motion: Commissioner Salazar moved to open the public hearing at 8:02.

Second: Commissioner O'Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve passed 6–0.

Motion: Commissioner Salazar moved to close the public hearing at 8:02.

Second: Commissioner O'Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve passed 6–0.

Motion: Commissioner Salazar moved to approve Item 4D.

Second: Commissioner O'Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Deny
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Deny
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve Item 4D did not pass 3–3.

4E: PLAT-2026-00027: Consider a public hearing and request from TND Geomatics (applicant/agent) and Samuel Imarhiagbe (representative/agent) for a final plat to record an unplatted parcel on real property located at 311 E. Danieldale Road, legally described as A Slayback Abstract 1299, Page 880, Tract 20 on 2.5 acres, City of Duncanville, Dallas County, Texas.

LaSheyla Jones presented a request for a final plat to record an unplatted parcel for future commercial development. The lot is zoned LOR, Local Office/Retail. 25 public notices were sent out, 0 responded in support, 0 responded in opposition.

Public Comments:

1. Samuel Imarhiagbe, 1518 Legacy Drive, Cedar Hill, TX, spoke in support citing that the church will have a community center and after-school programs.

Action:

Motion: Commissioner O'Brien moved to open the public hearing at 8:07 p.m.

Second: Commissioner Salazar

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve passed 6-0.

Public Comments:

1. Abigail Imarhiagbe, 1518 Legacy Drive, Cedar Hill, TX, spoke in support citing the intention of helping the community.

Action:

Motion: Commissioner O'Brien moved to close the public hearing at 8:07 p.m.

Second: Commissioner Salazar

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve

- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O’Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve passed 6–0.

Action:

Motion: Commissioner Rodriguez moved to approve Item 4E.

Second: Commissioner O’Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O’Brien- Approve
- Commissioner Elias Rodriguez – Approve

Result: Motion to Approve Item 4E passed 6–0.

4F: PLAT-2026-00028: Consider a public hearing and request from request from Burns Surveying (applicant/agent) and Gary Beekman (owner) to replat two (2) lots into one (1) lot on real property located at 733 N. Merrill Road, legally described as Lot 17, Block A, Carder Crest on 0.258 acres, City of Duncanville, Dallas County, Texas.

LaSheyla Jones presented a replat request to combine two (2) lots into one (1) to be compliant with the accessory structure requirements. The new lot combining both properties meets the minimum dimensional standards for DD-GMS. 11 public notices were sent out, 0 responded in support, 0 responded in opposition.

Action:

Motion: Commissioner Zarate moved to open the public hearing at 8:14 p.m.

Second: Commissioner O’Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve

- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve
- Commissioner Elias Rodriguez – Approve

Public Comments:

1. Steve Van Rouey, 5411 Ranchero Lane, Dallas, TX, cited that the lot was used for 15 years prior to code violation. The two buildings were brought in after the procedure started.

Action:

Motion: Commissioner O'Brien moved to close the public hearing at 8:17 p.m.

Second: Commissioner Salazar

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve
- Commissioner Elias Rodriguez - Approve

Action:

Motion: Commissioner Rodriguez moved to approve Item 4F.

Second: Commissioner O'Brien

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve
- Commissioner Elias Rodriguez - Approve

Result: Motion to Approve Item 4F passed 6–0.

4G: 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.

LaSheyla Jones presented a PD amendment request. 17 public notices were sent out, 0 responded in support, 0 responded in opposition.

Public Comments:

1. Ameris Feemster, 544 E Wheatland Road, Duncanville, TX, spoke in support on behalf of the applicant Monie Anderson, citing that they met with planning staff who recommended to amend the PD.

Commissioner Zarate asked for clarification about why this was recommended by the planning staff.

LaSheyla Jones cited that this was recommended to clean up. Typically, an SUP is not used in conjunction with a PD.

Action:

Motion: Commissioner O'Brien moved close the public hearing at 8:34.

Second: Commissioner Rodriguez

Vote – Roll Call:

- Commissioner Danielle Zarate- Approve
- Commissioner Stephanie Champagne- Approve
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Approve
- Commissioner Brenda O'Brien- Approve
- Commissioner Elias Rodriguez - Approve

Action:

Motion: Commissioner O'Brien moved to approve Item 4E.

Second: Commissioner Zarate

Vote – Roll Call:

- Commissioner Danielle Zarate- Deny
- Commissioner Stephanie Champagne- Deny
- Commissioner Izaiah Salazar- Approve
- Vice Chair D. Bailey Wynne- Deny
- Commissioner Brenda O'Brien- Deny
- Commissioner Elias Rodriguez- Deny

Result: Motion to Approve Item 45 did not pass 1–5.

Vice Chair Wynne suggested that the applicant reapply for an SUP.

Vice Chair Wynne moved to Adjourn.

Adjournment

Motion to adjourn: Commissioner Rodriguez

Second: Commissioner O'Brien

Meeting adjourned at 8:36 p.m.

Chair/Vice Chair/Planning & Zoning Commissioner Signature

STAFF REPORT

To: Planning and Zoning Commission

From: Desiree' Powell, City Planner

Meeting Date: July 13, 2026

Prepared Date: July 2, 2026

RE: Replat Request| 402 E. Wheatland Road
PLAT-2026-00029

Applicant: Monte Anderson| Applicant and Owner
Kevin Shepherd| Representative

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

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

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

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

**FUTURE LAND
USE DESIGNATION:** Downtown District

PROJECT SUMMARY:

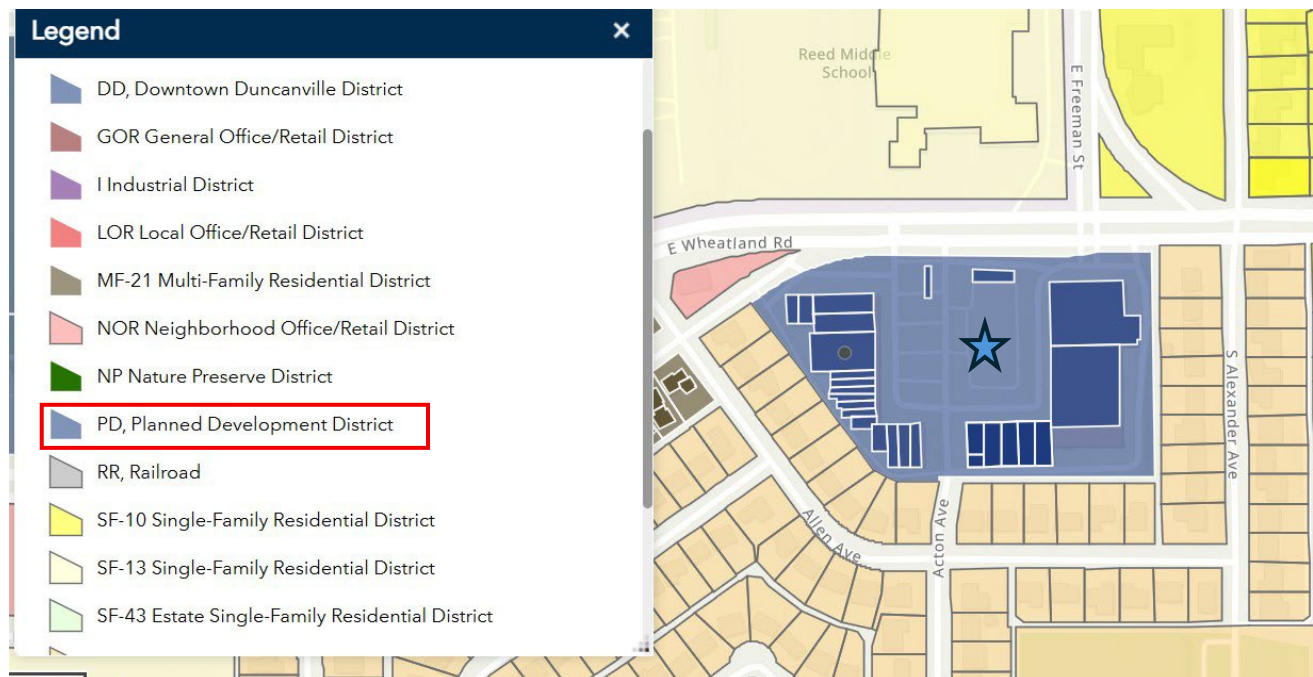
The applicant is requesting approval of a replat to divide a portion of the existing lot, Lot 1, to create a new lot, Lot 1R, for the construction of a new residential structure.

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 meet the minimum dimensional standards as stated in the amended Planned Development 2535R (PD-2535R) that were approved during the April 7, 2026 City Council. The property is zoned Planned Development 2535R (PD-2535R) which now states the required setbacks as follows.

- Front setback – 10 foot minimum.
- Side setback – 5 foot minimum.
- Rear setback – 10 foot minimum.





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.

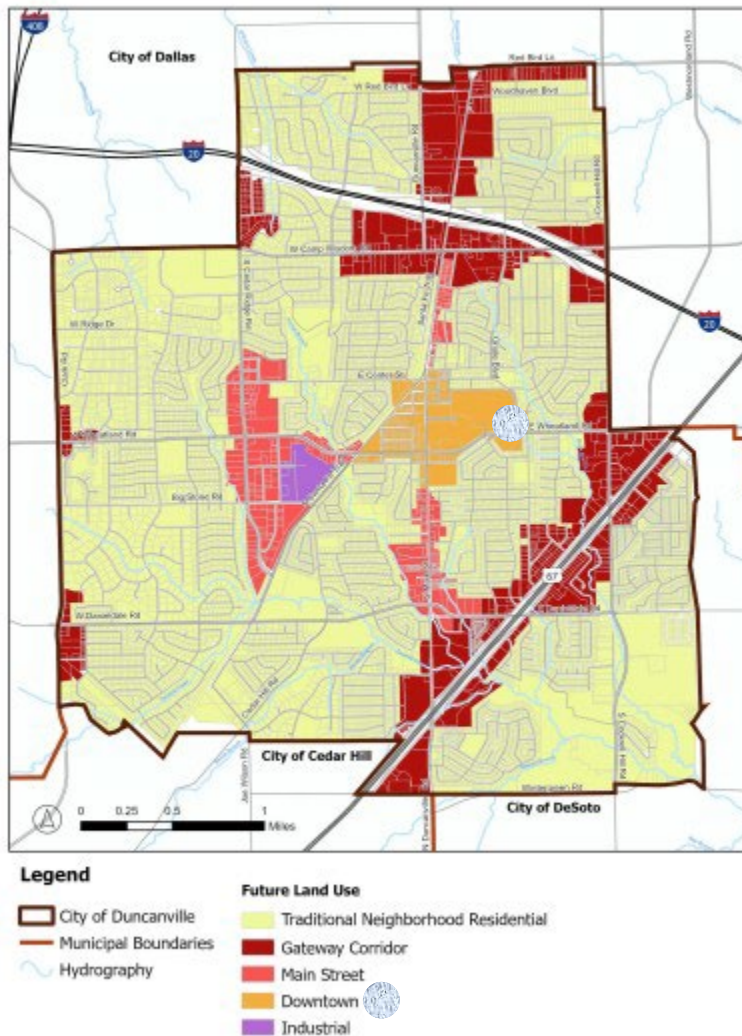
FUTURE LAND USE DESCRIPTION:

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.



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 received one (1) response in support and none in opposition of the proposed request.

STAFF REVIEW:

The proposed new lot, Lot 1R, has met the minimum requirements for the setbacks along with completion of the required fire lane testing and creation of a flag lot.

STAFF RECOMMENDATION: Approval of replat as presented.

FIGURES:

Figure 1: Zoning Map

Figure 2: Future Land Use Map

ATTACHMENTS:

Attachment 1: Map of properties within 200 ft.

Attachment 2: List of properties within 200 ft.

Attachment 2: Replat

Attachment 3: Planned Development 2535R (PD-2535R) Setback Requirements

Public Notice



Legend

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

0 130 260 520 ft

Street Number	Street Name	City	Zip	Owner Address 1
543	E FREEMAN ST	DUNCANVILLE	751164820	543 E FREEMAN ST
367	FOUTS AVE	DUNCANVILLE	751372408	1755 COUNTY ROAD 2013
623	S ALEXANDER AVE	DUNCANVILLE	751372519	623 S ALEXANDER AVE
423	ALLEN AVE	DUNCANVILLE	751372401	423 ALLEN AVE
431	ALLEN AVE	DUNCANVILLE	751372401	431 ALLEN AVE
511	ALLEN AVE	DUNCANVILLE	751372504	511 ALLEN AVE
702	ACTON AVE	DUNCANVILLE	751372502	702 ACTON AVE
500	E WHEATLAND RD	DUNCANVILLE	751164831	PO BOX 380280
403	ALLEN AVE	DUNCANVILLE	751372401	4930 WISTERIA ST
619	S ALEXANDER AVE	DUNCANVILLE	751372519	600 GALLERIA PKWY SE STE 300
407	ALLEN AVE	DUNCANVILLE	751372401	1999 BRYAN ST FL 13
415	ALLEN AVE	DUNCANVILLE	751372401	1102 CYPRESS LN
627	S ALEXANDER AVE	DUNCANVILLE	751372519	4227 BIG FORK CT
633	S ALEXANDER AVE	DUNCANVILLE	751372519	633 S ALEXANDER AVE
519	ALLEN AVE	DUNCANVILLE	751372504	519 ALLEN AVE
410	ALLEN AVE	DUNCANVILLE	751372402	410 ALLEN AVE
514	ALLEN AVE	DUNCANVILLE	751372505	514 ALLEN AVE
530	E FREEMAN ST	DUNCANVILLE	751164821	710 S CEDAR RIDGE DR
400	E WHEATLAND RD	DUNCANVILLE	751164800	901 JAMESTOWN LN
611	S ALEXANDER AVE	DUNCANVILLE	751372519	611 S ALEXANDER AVE
615	S ALEXANDER AVE	DUNCANVILLE	751372519	615 S ALEXANDER AVE
411	ALLEN AVE	DUNCANVILLE	751372401	1015 E WINTERGREEN RD
630	S ALEXANDER AVE	DUNCANVILLE	751372520	630 S ALEXANDER AVE
427	ALLEN AVE	DUNCANVILLE	751372401	427 ALLEN AVE
402	ALLEN AVE	DUNCANVILLE	751372402	402 ALLEN AVE
418	ALLEN AVE	DUNCANVILLE	751372402	418 ALLEN AVE
606	S ALEXANDER AVE	DUNCANVILLE	751372520	1751 CRESCENT LN
367	ROYAL AVE	DUNCANVILLE	751372429	367 ROYAL AVE
631	S ALEXANDER AVE	DUNCANVILLE	751372519	631 S ALEXANDER AVE
507	ALLEN AVE	DUNCANVILLE	751372504	507 ALLEN AVE
406	ALLEN AVE	DUNCANVILLE	751372402	406 ALLEN AVE
518	ALLEN AVE	DUNCANVILLE	751372505	518 ALLEN AVE
618	S ALEXANDER AVE	DUNCANVILLE	751372520	618 S ALEXANDER AVE
360	FOUTS AVE	DUNCANVILLE	751372409	2525 COUNTY ROAD 2013
419	ALLEN AVE	DUNCANVILLE	751372401	419 ALLEN AVE
523	ALLEN AVE	DUNCANVILLE	751372504	7460 HAVENRIDGE LN
503	ALLEN AVE	DUNCANVILLE	751372504	503 ALLEN AVE
522	ALLEN AVE	DUNCANVILLE	751372505	522 ALLEN AVE
422	ALLEN AVE	DUNCANVILLE	751372402	4137 INDEPENDENCE DR
602	E WHEATLAND RD	DUNCANVILLE	751164936	602 E WHEATLAND RD
607	S ALEXANDER AVE	DUNCANVILLE	751372519	607 S ALEXANDER AVE
610	S ALEXANDER AVE	DUNCANVILLE	751372520	610 S ALEXANDER AVE
614	S ALEXANDER AVE	DUNCANVILLE	751372520	614 S ALEXANDER AVE

622 S ALEXANDER AVE	DUNCANVILLE	751372520	622 S ALEXANDER AVE
626 S ALEXANDER AVE	DUNCANVILLE	751372520	626 S ALEXANDER AVE
634 S ALEXANDER AVE	DUNCANVILLE	751372520	1727 W PLEASANT RUN RD
515 ALLEN AVE	DUNCANVILLE	751372504	515 ALLEN AVE
439 ALLEN AVE	DUNCANVILLE	751372401	230 MOUNT LOOKOUT ST
435 ALLEN AVE	DUNCANVILLE	751372401	1542 TAR RD
639 S ALEXANDER AVE	DUNCANVILLE	751372519	3408 SILVERWOOD LN
414 ALLEN AVE	DUNCANVILLE	751372402	414 ALLEN AVE
510 ALLEN AVE	DUNCANVILLE	751372505	510 ALLEN AVE
506 ALLEN AVE	DUNCANVILLE	751372505	506 ALLEN AVE

Owner City	Owner State	Owner Zip
DUNCANVILLE	TEXAS	751164820
WALNUT SPRINGS	TEXAS	766903130
DUNCANVILLE	TEXAS	751372519
DUNCANVILLE	TEXAS	751372401
DUNCANVILLE	TEXAS	751372401
DUNCANVILLE	TEXAS	751372504
DUNCANVILLE	TEXAS	751372502
DUNCANVILLE	TEXAS	751380280
DALLAS	TEXAS	752117925
ATLANTA	GEORGIA	303398146
DALLAS	TEXAS	752013136
DESOTO	TEXAS	751154231
KATY	TEXAS	774948081
DUNCANVILLE	TEXAS	751372519
DUNCANVILLE	TEXAS	751372504
DUNCANVILLE	TEXAS	751372402
DUNCANVILLE	TEXAS	751372505
DUNCANVILLE	TEXAS	751372204
SOUTHLAKE	TEXAS	760921585
DUNCANVILLE	TEXAS	751372519
DUNCANVILLE	TEXAS	751372519
DUNCANVILLE	TEXAS	751374619
DUNCANVILLE	TEXAS	751372520
DUNCANVILLE	TEXAS	751372401
DUNCANVILLE	TEXAS	751372402
DUNCANVILLE	TEXAS	751372402
DUNCANVILLE	TEXAS	751373665
DUNCANVILLE	TEXAS	751372429
DUNCANVILLE	TEXAS	751372519
DUNCANVILLE	TEXAS	751372504
DUNCANVILLE	TEXAS	751372402
DUNCANVILLE	TEXAS	751372505
DUNCANVILLE	TEXAS	751372520
WALNUT SPRINGS	TEXAS	766903143
DUNCANVILLE	TEXAS	751372401
KAUFMAN	TEXAS	751427151
DUNCANVILLE	TEXAS	751372504
DUNCANVILLE	TEXAS	751372505
DALLAS	TEXAS	752372912
DUNCANVILLE	TEXAS	751164936
DUNCANVILLE	TEXAS	751372519
DUNCANVILLE	TEXAS	751372520
DUNCANVILLE	TEXAS	751372520

DUNCANVILLE	TEXAS	751372520
DUNCANVILLE	TEXAS	751372520
DESOTO	TEXAS	751152721
DUNCANVILLE	TEXAS	751372504
DALLAS	TEXAS	752113332
CEDAR HILL	TEXAS	751043721
DALLAS	TEXAS	752332614
DUNCANVILLE	TEXAS	751372402
DUNCANVILLE	TEXAS	751372505
DUNCANVILLE	TEXAS	751372505

ORDINANCE NO 2579

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING THE WHEATLAND PLAZA, PLANNED DEVELOPMENT 2535-R (PD 2535-R), TO WHEATLAND PLAZA, PLANNED DEVELOPMENT 2535-R2 (PD 2535 R-2), TO ADOPT AN AMENDED SITE PLAN AND DEVELOPMENT REGULATION FOR A 12-UNIT MULTI-FAMILY RESIDENTIAL USE, ON 7.501 ACRES ± OF REAL PROPERTY LOCATED AT WHEATLAND PLAZA SHOPPING CENTER, LOT 1, BLOCK A & ABANDONED ALLEY, MORE COMMONLY KNOWN AS 402 EAST WHEATLAND ROAD, DUNCANVILLE, DALLAS COUNTY, TEXAS, AS DESCRIBED AND DEPICTED ON EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR ADDITIONAL OR AMENDED DEVELOPMENT REGULATIONS, AS SET FORTH IN EXHIBITS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "D"; PROVIDING FOR SUB-AREA DEVELOPMENT ZONES FOR HEIGHTS AS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "C"; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

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

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of Duncanville, Texas, as heretofore amended, be, and the same are hereby amended by amending the Wheatland Plaza, Planned Development 2535-R (PD 2535-R), to Planned Development 2535-R2 (Pd 2535 R-2), to adopt an amended Site Plan and Development Regulation for a portion of the Development relating to the multi-family use to permit a 12-Unit Multi-Family Residential Use, on 7.501 Acres ± of real property located at Wheatland Plaza Shopping Center, Lot 1, Block A and Abandoned Alley, more commonly known as 402 East Wheatland Road, Duncanville, Dallas County, Texas, as described and depicted on Exhibit "A", attached hereto and incorporated herein;

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

- A. Property shall be developed in accordance with the Site Plan and notes thereon, and as set forth in Exhibit "A" and as provided in the Development Regulations, which is attached hereto and incorporated as Exhibit "D", as incorporated herein, into the ordinance.
- B. Property shall meet all city, state, and federal regulations for building, fire, and accessibility codes, statutes, and regulations.
- C. The height of proposed residential units within the "property" shall have a maximum height of two stories, as depicted in Exhibit "A".
- D. Up to 45% maximum lot coverage will be allowed to incorporate the proposed multi-family residential housing development.
- E. Owner shall provide and maintain a twenty-four foot (24') wide public access easement and fire lane as depicted on Exhibit "A".
- F. Parking spaces for the residential development shall be required, as depicted on Exhibit "A".
- G. The multi-family area shall be landscaped as provided in Exhibits "A" and "B".

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

SECTION 5. That the above-described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Duncanville, as amended herein by the granting of this planned development; and, all provisions of Planned Development 2535 and 2535R as heretofore adopted shall remain

in effect except as amended herein; and, along with this Ordinance govern the use, development, construction, and maintenance of the Property within this Planned Development.

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

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 21st day of April 2026.

APPROVED:



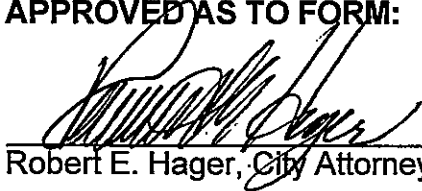
Greg Contreras Mayor

ATTEST:



Chiquita Taylor, City Secretary

APPROVED AS TO FORM:



Robert E. Hager, City Attorney



EXHIBIT "A"

Site Plan

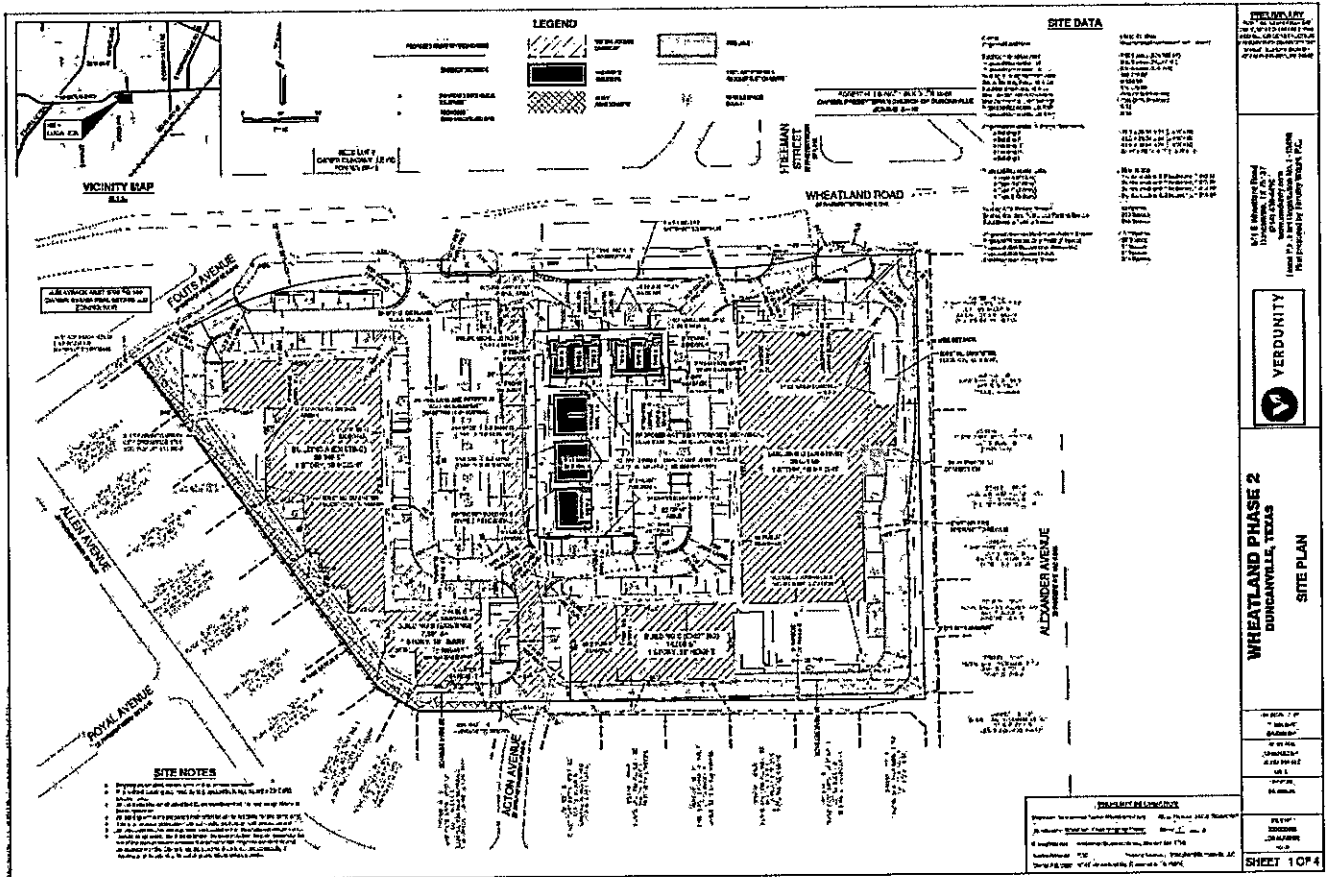
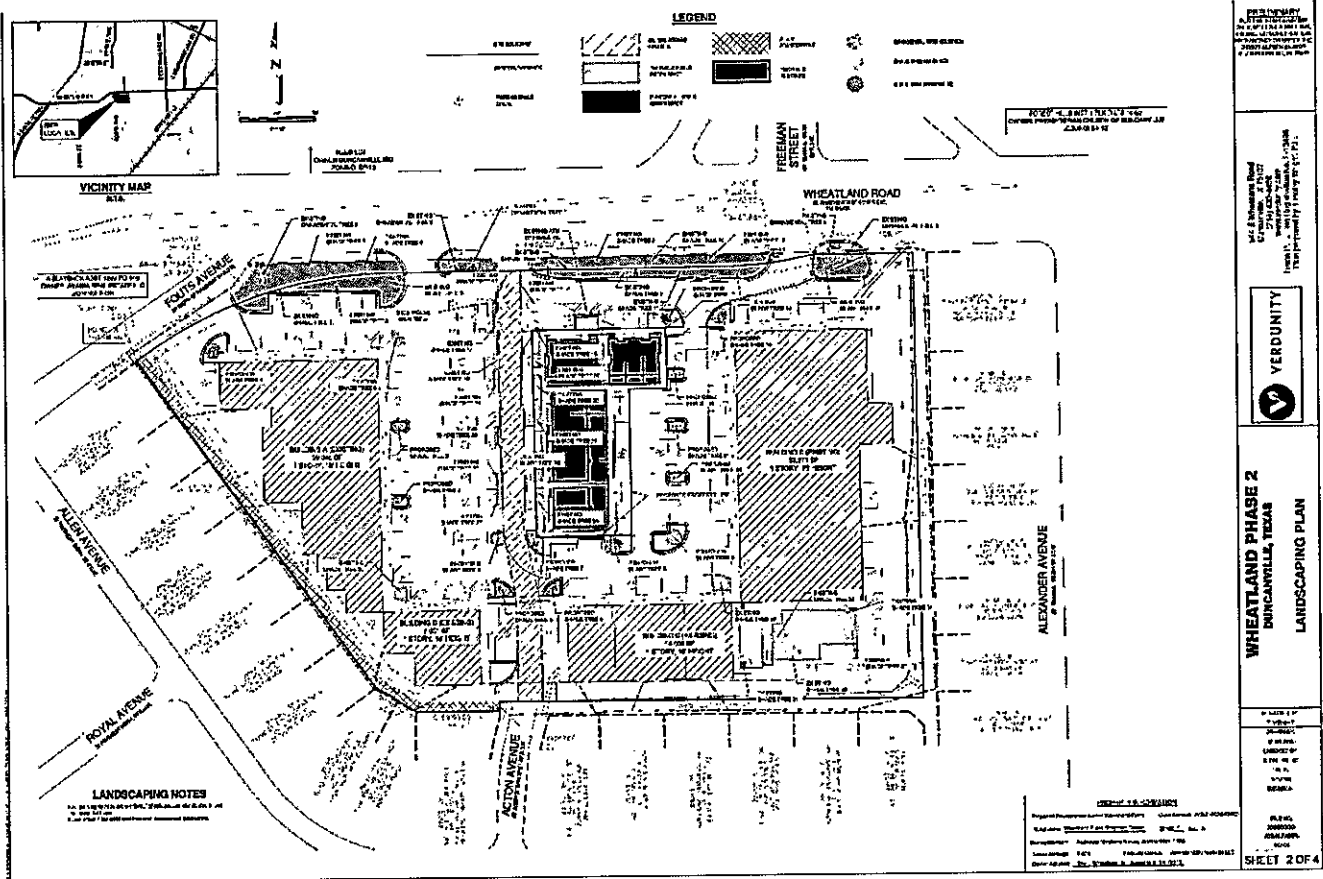


EXHIBIT "B" Landscaping Plan



STAFF REPORT

To: Planning and Zoning Commission

From: Desiree' Powell, City Planner

Meeting Date: July 13, 2026

Prepared Date: July 2, 2026

RE: Preliminary Plat Request| 400 E. Center Street
PLAT-2026-00020

Applicant: James Cartwright| Applicant/Owner

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

LOCATION: 400 E. Center Street, Duncanville, TX

EXISTING ZONING: Duplex Residential (TF-7)

PROPOSED ZONING: Duplex Residential (TF-7)

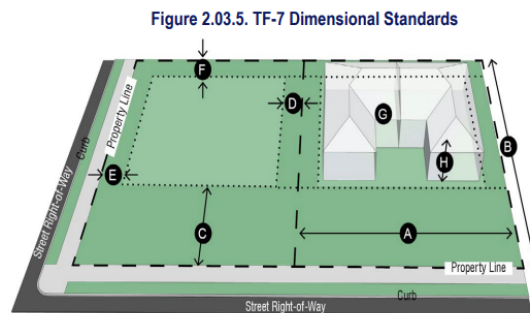
**FUTURE LAND
USE DESIGNATION:** Traditional Neighborhood Residential

PROJECT SUMMARY:

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

Figure 1. TF-7 Dimensional Standards

Section 2.03.E Duplex Residential (TF-7) Dimensional Standards



Requirements
Section 4.05. Lighting Requirements
Section 4.06. Accessory Building Requirements
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
7,000 SF	60'	100'	25'	5'	10'	10'	50%	2½ stories	1,000 SF for single-family 1,600 SF for combined duplex

DIMENSIONAL STANDARDS:

The proposed lot does not meet the minimum dimensional standards for the Duplex Residential District (TF-7) stated in Section 2.03.E of the Zoning Ordinance.





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

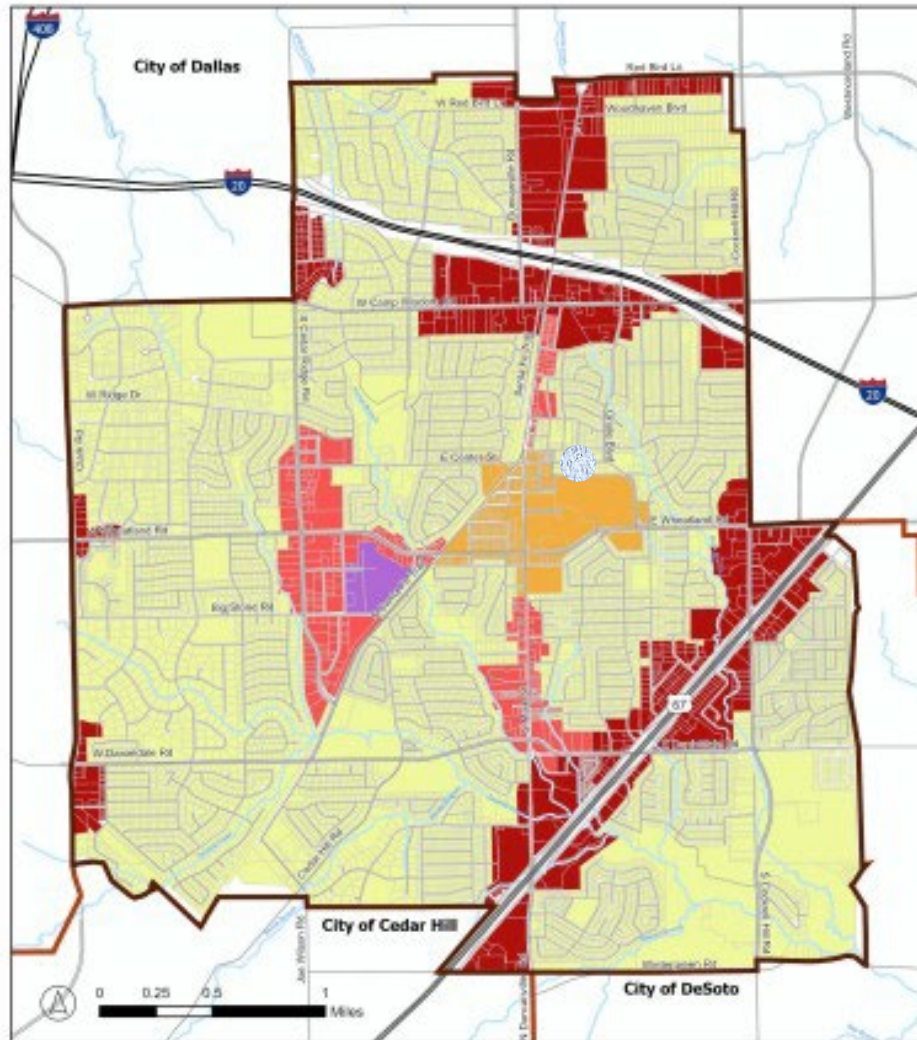
Subject Property ★
Figure 2. Zoning Map

ZONING DISTRICT DESCRIPTION:

Duplex Residential District is intended to promote quality duplex and townhome residential development. Individual ownership of the two family or duplex unit is encouraged. This district may include neighborhoods consisting entirely of duplexes or when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas and more intense residential, nonresidential areas, or major roadways.

»» **Future Land Use Map**

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



Legend

-  City of Duncanville
-  Municipal Boundaries
-  Hydrography

Future Land Use

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

Subject Property 

Figure 2: Future Land Use Map

FUTURE LAND USE DESCRIPTION:

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

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** Single Family Residential District (SF-7)
 - Residential subdivision, Fairmeadows 11
- **EAST:** Single Family Residential District (SF-7)
 - Residential subdivision, A M G Merrill Abstract 884 Page 106
- **SOUTH:** Single Family Residential District (SF-7)
 - Residential subdivision, A M G Merrill Abstract 884 Page 106
- **WEST:** Single Family Residential District (SF-7)
 - Residential subdivision, E R Powers Addition

PUBLIC INPUT:

Staff mailed 23 notices. At the time of preparation of this report staff has received no responses in opposition or in support of the proposed request.

STAFF REVIEW:

Based on the minimum lot requirements stated in Article 2, Section 2.03.E, Figure 2.03.5, the proposed lot does not meet the minimum requirements. Staff provided comments on March 17, 2026, to the applicant. The application was originally submitted in March 2026, in which the applicant requested a 30-day extension to properly address staff's comments. As required by state law, H.B. 3167 (Chapter 212 of the Texas Local Government Code), any plat must have a decision made within 30 days of the submission unless the applicant provides a written request for an extension. The requested extension was intended to have the preliminary plat prepared for the May Planning and Zoning Commission meeting, however, no revisions to the plat were received.



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

Due to this and the current preliminary plat not meeting the minimum dimensional standards within the extended 30-day time period, staff must legally deny the plat.

STAFF RECOMMENDATION:

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

FIGURES:

Figure 1: TF-7 Dimensional Standards

Figure 2: Current Zoning Map

Figure 3: Future Land Use Map

ATTACHMENTS:

Attachment 1: Map of properties within 200 ft.

Attachment 2: List of properties within 200 ft.

Attachment 3: Preliminary plat

Public Notice

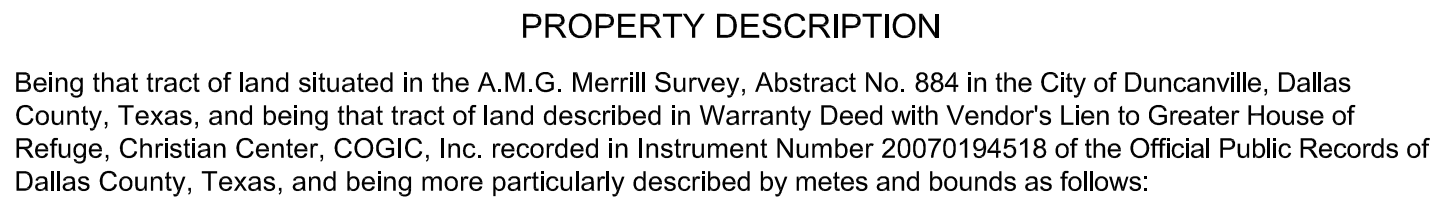
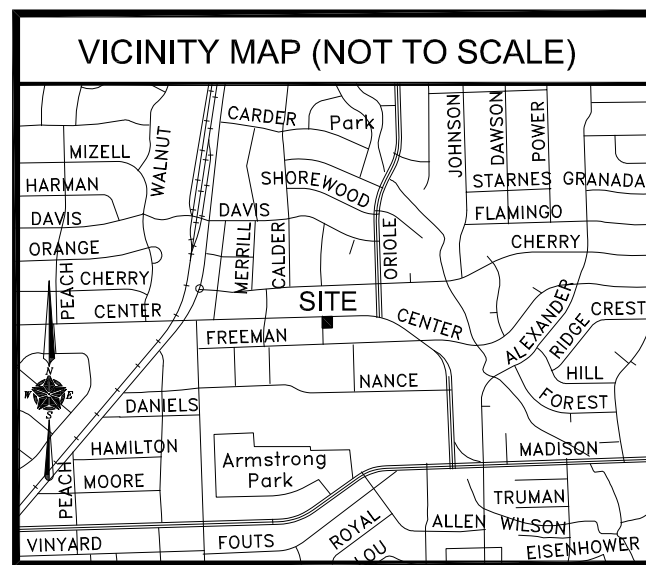


Legend

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

Street Number	Street Name	City	Zip	Owner Address	Owner City
330	E CHERRY ST	DUNCANVILLE	751163641	1600 THORNTREE DR	DESOTO
322	E CENTER ST	DUNCANVILLE	751164805	726 VILLA CREEK DR	DUNCANVILLE
319	E FREEMAN ST	DUNCANVILLE	751164812	8501 LOOMIS DR	PLANO
407	E CENTER ST	DUNCANVILLE	751164806	407 E CENTER ST	DUNCANVILLE
323	E CENTER ST	DUNCANVILLE	751164804	323 E CENTER ST	DUNCANVILLE
318	E CENTER ST	DUNCANVILLE	751164805	PO BOX 851025	RICHARDSON
327	E FREEMAN ST	DUNCANVILLE	751164812	PO BOX 1266	HUTCHINS
327	E CENTER ST	DUNCANVILLE	751164804	327 E CENTER ST	DUNCANVILLE
404	E CENTER ST	DUNCANVILLE	751164807	407 E FREEMAN ST	DUNCANVILLE
405	E FREEMAN ST	DUNCANVILLE	751164814	432 W JEFFERSON BLVD	DALLAS
339	E CENTER ST	DUNCANVILLE	751164804	1820 COUNTRY VLUB RD	LUCAS
335	E CENTER ST	DUNCANVILLE	751164804	335 E CENTER ST	DUNCANVILLE
411	E FREEMAN ST	DUNCANVILLE	751164814	411 E FREEMAN ST	DUNCANVILLE
407	E FREEMAN ST	DUNCANVILLE	751164814	407 E FREEMAN ST	DUNCANVILLE
530	E FREEMAN ST	DUNCANVILLE	751164821	710 S CEDAR RIDGE DR	DUNCANVILLE
334	E CHERRY ST	DUNCANVILLE	751163641	334 E CHERRY ST	DUNCANVILLE
326	E CHERRY ST	DUNCANVILLE	751163641	739 N MERRILL AVE	DUNCANVILLE
331	E CENTER ST	DUNCANVILLE	751164804	600 GREEN MEADOWS LN	OVILLA
319	E CENTER ST	DUNCANVILLE	751164804	319 E CENTER ST	DUNCANVILLE
315	E CENTER ST	DUNCANVILLE	751164804	315 E CENTER ST	DUNCANVILLE
338	E CHERRY ST	DUNCANVILLE	751163641	338 E CHERRY ST	DUNCANVILLE
403	E CENTER ST	DUNCANVILLE	751164806	403 E CENTER ST	DUNCANVILLE
402	E CENTER ST	DUNCANVILLE	751164807	402 E CENTER ST	DUNCANVILLE
403	E FREEMAN ST	DUNCANVILLE	751164814	403 E FREEMAN ST	DUNCANVILLE

Owner State	Owner Zip
TEXAS	751152116
TEXAS	751373831
TEXAS	750247362
TEXAS	751164806
TEXAS	751164804
TEXAS	750851025
TEXAS	751411266
TEXAS	751164804
TEXAS	751164814
TEXAS	752084637
TEXAS	750028444
TEXAS	751164804
TEXAS	751164814
TEXAS	751164814
TEXAS	751372204
TEXAS	751163641
TEXAS	751163522
TEXAS	751541473
TEXAS	751164804
TEXAS	751164804
TEXAS	751163641
TEXAS	751164806
TEXAS	751164807
TEXAS	751164814



Thence North 88 degrees 56 minutes 29 seconds East, along the south right-of-way line of said E. Center Street, a distance of 99.89 feet to a 5/8 inch iron rod found for corner, said corner being the northwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Jordan Taylor Patterson and Kaitlin Patterson recorded in Instrument Number 201700312123 of the Official Public Records of Dallas County, Texas;

Thence South 01 degrees 06 minutes 45 seconds East, along the west line of said Patterson tract, a distance of 114.76 feet to a 1/2 inch iron pipe found for corner, said corner being the northwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Steve Ellwell recorded in Instrument Number 201200304838 of the Official Public Records of Dallas County, Texas, said corner also being the northeast corner of that tract of land described in Warranty Deed with Vendor's Lien to Kenneth E. Goldman and Margaret E. Goldman recorded in Volume 90030, Page 3512 of the Deed Records of Dallas County, Texas;

Thence North 01 degrees 08 minutes 45 seconds West, along the east right-of-way line of said Goldman Street, a distance of 114.95 feet back to the POINT OF BEGINNING and containing 11,472.42 square feet or 0.263 acres of land.

As relied upon and provided by First National Title Insurance Company
G.F. No. 21-615716-DE with an effective date of August 8, 2021 and an issued date
of August 12, 2021.

REVISIONS		
No.	Revision/Issue	Date

	HANDICAPPED SPACE		LIGHT POLE
	PARKING SPACE		POWER POLE
	IRON ROD FOUND		BRICK COLUMN
	IRON ROD SET "TXHS"		AC AIR CONDITIONING
	IRON PIPE FOUND		FIRE HYDRANT
	"X" FOUND / SET		ELECTRIC METER
	CONTROL MONUMENT		GAS METER
	IRRIGATION CONTROL VALVE		BOLLARD
	CLEAN-OUT		
	WATER METER		ASPHALT PAVING
	WATER VALVE		CHAIN LINK FENCE
	GREASE TRAP		WOOD FENCE (CENTER POST)
	MANHOLE		WIRE FENCE
	STORM SEWER		IRON FENCE
	SANITARY SEWER		PIPE FENCE
			SANITARY SEWER LINE
	COVERED PORCH, DECK OR CARPORT		CONCRETE PAVING
	NO PARKING		GRAVEL/ROCK ROAD OR DRIVE
			OVERHEAD ELECTRIC SERVICE
			OVERHEAD POWER LINE

1) According to the F.I.R.M. No. 48113C0470K , the subject property lies in Zone X and does not lie within a Special Flood Hazard Area.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

CATEGORY 1A, CONDITION II
400 E. CENTER STREET
A.M.G. MERRILL SURVEY, ABSTRACT NO. 884
CITY OF DUNCANVILLE
DALLAS COUNTY, TEXAS

Task No.	
2102237-1	
Drawn By	
JACOB	
Date	
9/13/2021	
Scale	
1"=20'	

Certify To: Billionaire One, LLC, Capital Title of Texas, and First National Title Insurance Company, in connection with the transaction referenced in GF No. 21-615716-DE.

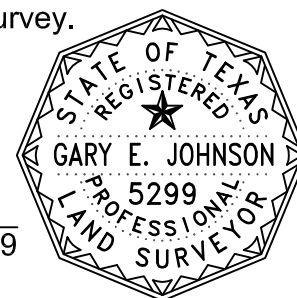
I hereby certify that on the 3rd day of September 2021, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by E. Center Street and Goldman Street, same being a paved, dedicated public right-of-way maintained by The City of Duncanville, which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Gary E. Johnson
Registered Professional Land Surveyor No. 5299



ACCEPTED BY: _____ ACCEPTED BY: _____ DATE: _____

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree' Powell, City Planner
Meeting Date: July 13, 2026
Prepared Date: July 6, 2026
RE: Final Plat Request| 400 E. Center Street
PLAT-2026-00021
Applicant: James Cartwright| Applicant/Owner

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

LOCATION: 400 E. Center Street, Duncanville, TX

EXISTING ZONING: Duplex Residential (TF-7)

PROPOSED ZONING: Duplex Residential (TF-7)

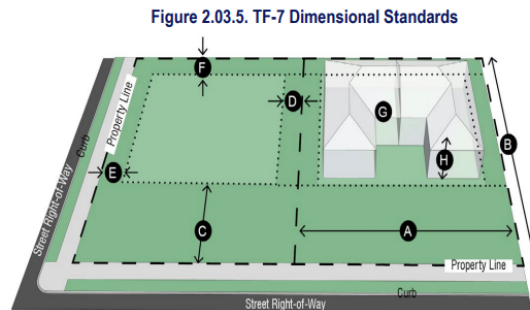
FUTURE LAND

USE DESIGNATION: Traditional Neighborhood Residential

PROJECT SUMMARY:

The applicant is requesting approval of a final plat to record an unplatted tract of land for future duplex development.

Figure 1. TF-7 Dimensional Standards
Section 2.03.E Duplex Residential (TF-7) Dimensional Standards



Requirements
Section 4.05. Lighting Requirements
Section 4.06. Accessory Building Requirements
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
7,000 SF	60'	100'	25'	5'	10'	10'	50%	2½ stories	1,000 SF for single-family 1,600 SF for combined duplex

DIMENSIONAL STANDARDS:

The proposed lot does not meet the minimum dimensional standards for the Duplex Residential District (TF-7) stated in Section 2.03.E of the Zoning Ordinance.





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

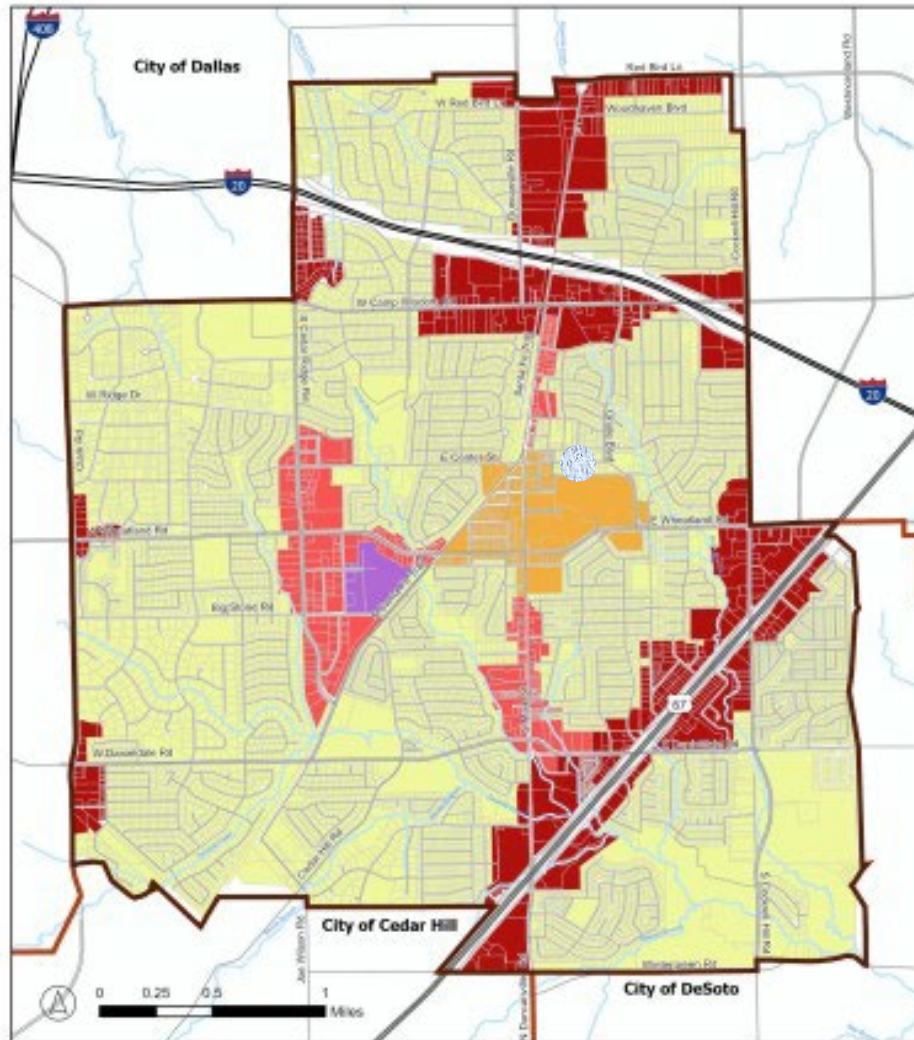
Subject Property ★
Figure 2. Zoning Map

ZONING DISTRICT DESCRIPTION:

Duplex Residential District is intended to promote quality duplex and townhome residential development. Individual ownership of the two family or duplex unit is encouraged. This district may include neighborhoods consisting entirely of duplexes or when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas and more intense residential, nonresidential areas, or major roadways.

»» **Future Land Use Map**

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



Legend

-  City of Duncanville
-  Municipal Boundaries
-  Hydrography

Future Land Use

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

Subject Property 

Figure 2: Future Land Use Map

FUTURE LAND USE DESCRIPTION:

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

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** Single Family Residential District (SF-7)
 - Residential subdivision, Fairmeadows 11
- **EAST:** Single Family Residential District (SF-7)
 - Residential subdivision, A M G Merrill Abstract 884 Page 106
- **SOUTH:** Single Family Residential District (SF-7)
 - Residential subdivision, A M G Merrill Abstract 884 Page 106
- **WEST:** Single Family Residential District (SF-7)
 - Residential subdivision, E R Powers Addition

PUBLIC INPUT:

Staff mailed 23 notices. At the time of preparation of this report staff has received no responses in opposition or in support of the proposed request.

STAFF REVIEW:

Based on the minimum lot requirements stated in Article 2, Section 2.03.E, Figure 2.03.5, the proposed lot does not meet the minimum requirements. Staff provided comments on March 17, 2026, to the applicant. The application was originally submitted in March 2026, in which the applicant requested a 30-day extension to properly address staff's comments. As required by state law, H.B. 3167 (Chapter 212 of the Texas Local Government Code), any plat must have a decision made within 30 days of the submission unless the applicant provides a written request for an extension. The requested extension was intended to have the preliminary plat prepared for the May Planning and Zoning Commission meeting, however, no revisions to the plat were received.



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

Due to this and the current preliminary plat not meeting the minimum dimensional standards within the extended 30-day time period, staff must legally deny the plat.

STAFF RECOMMENDATION:

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

FIGURES:

Figure 1: TF-7 Dimensional Standards

Figure 2: Current Zoning Map

Figure 3: Future Land Use Map

ATTACHMENTS:

Attachment 1: Map of properties within 200 ft.

Attachment 2: List of properties within 200 ft.

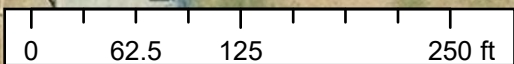
Attachment 3: Final plat

Public Notice



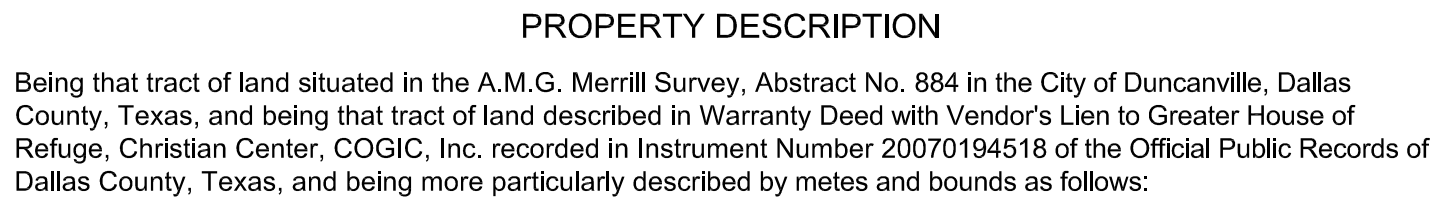
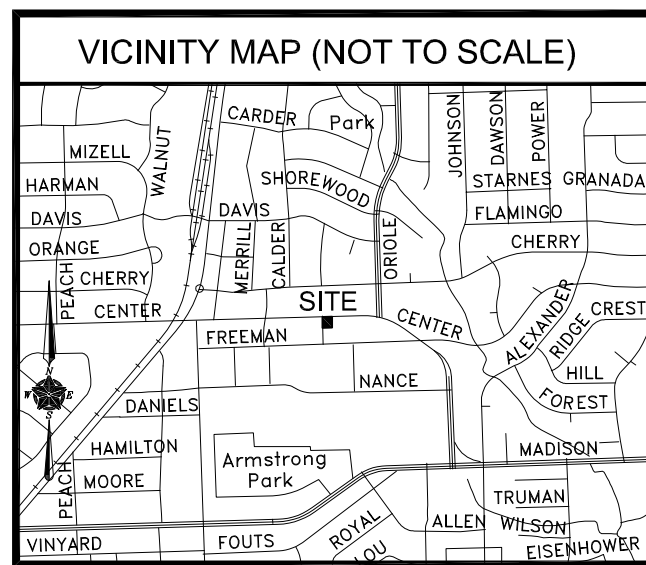
Legend

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



Street Number	Street Name	City	Zip	Owner Address	Owner City
330	E CHERRY ST	DUNCANVILLE	751163641	1600 THORNTREE DR	DESOTO
322	E CENTER ST	DUNCANVILLE	751164805	726 VILLA CREEK DR	DUNCANVILLE
319	E FREEMAN ST	DUNCANVILLE	751164812	8501 LOOMIS DR	PLANO
407	E CENTER ST	DUNCANVILLE	751164806	407 E CENTER ST	DUNCANVILLE
323	E CENTER ST	DUNCANVILLE	751164804	323 E CENTER ST	DUNCANVILLE
318	E CENTER ST	DUNCANVILLE	751164805	PO BOX 851025	RICHARDSON
327	E FREEMAN ST	DUNCANVILLE	751164812	PO BOX 1266	HUTCHINS
327	E CENTER ST	DUNCANVILLE	751164804	327 E CENTER ST	DUNCANVILLE
404	E CENTER ST	DUNCANVILLE	751164807	407 E FREEMAN ST	DUNCANVILLE
405	E FREEMAN ST	DUNCANVILLE	751164814	432 W JEFFERSON BLVD	DALLAS
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335	E CENTER ST	DUNCANVILLE	751164804	335 E CENTER ST	DUNCANVILLE
411	E FREEMAN ST	DUNCANVILLE	751164814	411 E FREEMAN ST	DUNCANVILLE
407	E FREEMAN ST	DUNCANVILLE	751164814	407 E FREEMAN ST	DUNCANVILLE
530	E FREEMAN ST	DUNCANVILLE	751164821	710 S CEDAR RIDGE DR	DUNCANVILLE
334	E CHERRY ST	DUNCANVILLE	751163641	334 E CHERRY ST	DUNCANVILLE
326	E CHERRY ST	DUNCANVILLE	751163641	739 N MERRILL AVE	DUNCANVILLE
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315	E CENTER ST	DUNCANVILLE	751164804	315 E CENTER ST	DUNCANVILLE
338	E CHERRY ST	DUNCANVILLE	751163641	338 E CHERRY ST	DUNCANVILLE
403	E CENTER ST	DUNCANVILLE	751164806	403 E CENTER ST	DUNCANVILLE
402	E CENTER ST	DUNCANVILLE	751164807	402 E CENTER ST	DUNCANVILLE
403	E FREEMAN ST	DUNCANVILLE	751164814	403 E FREEMAN ST	DUNCANVILLE

Owner State	Owner Zip
TEXAS	751152116
TEXAS	751373831
TEXAS	750247362
TEXAS	751164806
TEXAS	751164804
TEXAS	750851025
TEXAS	751411266
TEXAS	751164804
TEXAS	751164814
TEXAS	752084637
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TEXAS	751541473
TEXAS	751164804
TEXAS	751164804
TEXAS	751163641
TEXAS	751164806
TEXAS	751164807
TEXAS	751164814



Thence North 88 degrees 56 minutes 29 seconds East, along the south right-of-way line of said E. Center Street, a distance of 99.89 feet to a 5/8 inch iron rod found for corner, said corner being the northwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Jordan Taylor Patterson and Kaitlin Patterson recorded in Instrument Number 201700312123 of the Official Public Records of Dallas County, Texas;

Thence South 01 degrees 06 minutes 45 seconds East, along the west line of said Patterson tract, a distance of 114.76 feet to a 1/2 inch iron pipe found for corner, said corner being the northwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Steve Ellwell recorded in Instrument Number 201200304838 of the Official Public Records of Dallas County, Texas, said corner also being the northeast corner of that tract of land described in Warranty Deed with Vendor's Lien to Kenneth E. Goldman and Margaret E. Goldman recorded in Volume 90030, Page 3512 of the Deed Records of Dallas County, Texas;

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As relied upon and provided by First National Title Insurance Company
G.F. No. 21-615716-DE with an effective date of August 8, 2021 and an issued date
of August 12, 2021.

REVISIONS		
No.	Revision/Issue	Date

	HANDICAPPED SPACE		LIGHT POLE
	PARKING SPACE		POWER POLE
	IRON ROD FOUND		BRICK CULMUM
	IRON ROD SET "TXHS"		AIR CONDITIONING
	IRON PIPE FOUND		FIRE HYDRANT
	"X" FOUND / SET		ELECTRIC METER
	CONTROL MONUMENT		GAS METER
	ICV IRRIGATION CONTROL VALVE		BOLLARD
	CLEAN-OUT		
	WATER METER		ASPHALT PAVING
	WATER VALVE		CHAIN LINK FENCE
	GREASE TRAP		WOOD FENCE (CENTER POST)
	MANHOLE		WIRE FENCE
	STORM SEWER		IRON FENCE
	SANITARY SEWER		PIPE FENCE
			SANITARY SEWER LINE
	COVERED PORCH, DECK OR CARPORT		OVERHEAD ELECTRIC SERVICE
	CONCRETE PAVING		OVERHEAD POWER LINE
	NO PARKING		
	GRAVEL/ROCK ROAD OR DRIVE		

1) According to the F.I.R.M. No. 48113C0470K , the subject property lies in Zone X and does not lie within a Special Flood Hazard Area.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

Certify To: Billionaire One, LLC, Capital Title of Texas, and First National Title Insurance Company, in connection with the transaction referenced in GF No. 21-615716-DE.

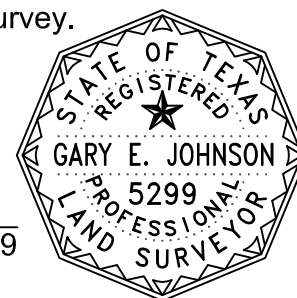
I hereby certify that on the 3rd day of September 2021, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by E. Center Street and Goldman Street, same being a paved, dedicated public right-of-way maintained by The City of Duncanville, which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Gary E. Johnson
Registered Professional Land Surveyor No. 5299



ACCEPTED BY: _____ ACCEPTED BY: _____ DATE: _____

TEXAS HERITAGE
SURVEYING, LLC



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

CATEGORY 1A, CONDITION II
400 E. CENTER STREET
A.M.G. MERRILL SURVEY, ABSTRACT NO. 884
CITY OF DUNCANVILLE
DALLAS COUNTY, TEXAS

Task No. 2102237-1	
Drawn By JACOB	
Date 9/13/2021	
Scale 1"=20'	



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

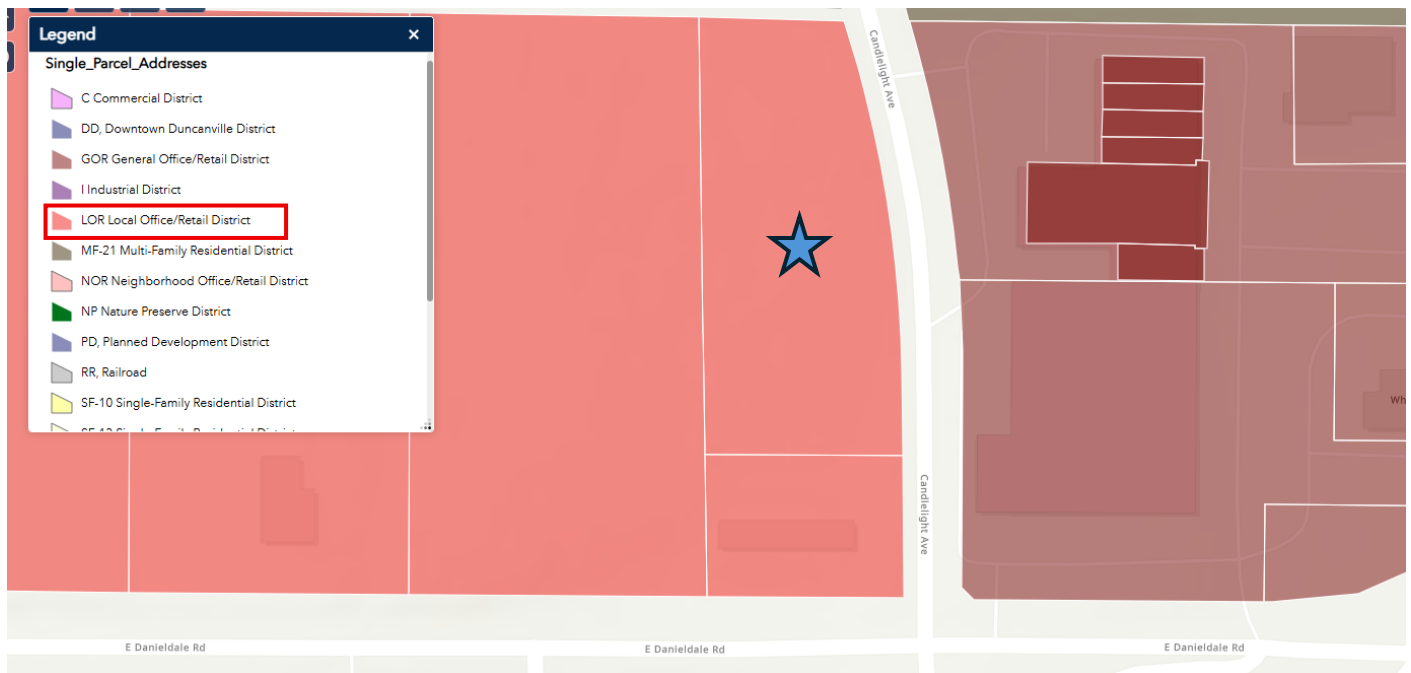
STAFF REPORT

To:	Planning and Zoning Commission
From:	Desiree' Powell, City Planner
Prepared Date:	July 8, 2026
Meeting Date:	July 13, 2026
RE:	Zoning Change Request 1435 Candlelight Avenue ZONE-2026-00016
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 21 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:

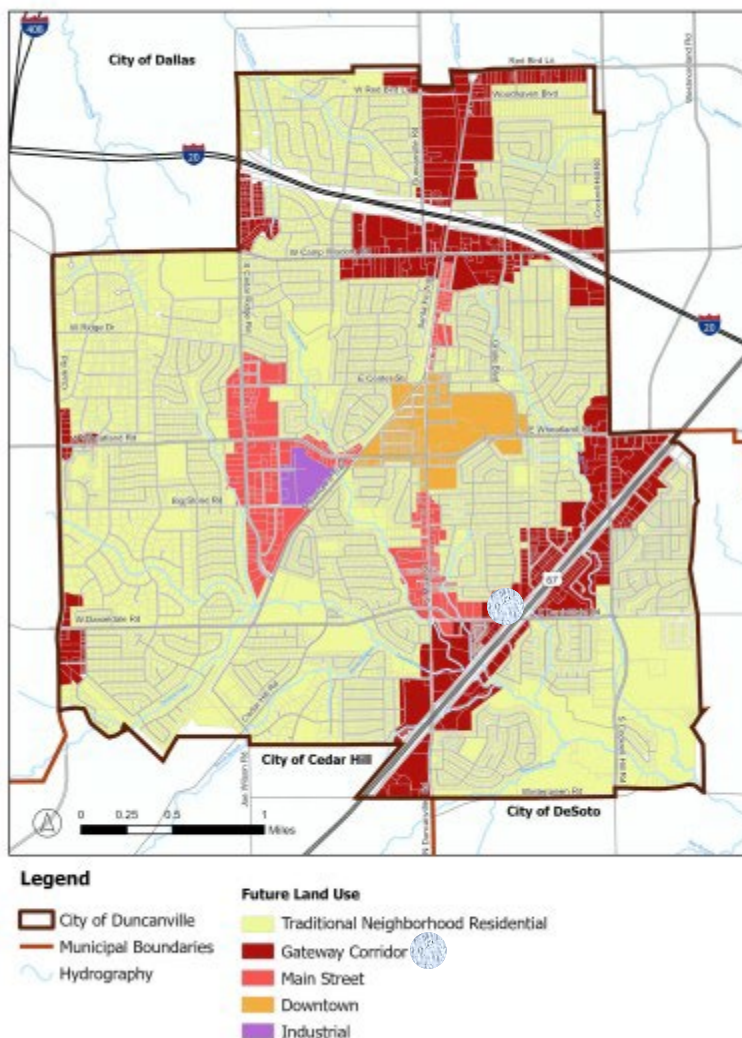
Local Office/Retail (LOR) district is established to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Pad site development is also allowed in this zoning district. These areas shall utilize landscape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



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 Daniel Dale 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 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 finds that the current configuration is in alignment with the Duncanville 2040 Comprehensive Plan. Currently, the Comprehensive Plan calls for this area as Gateway Corridor (stated on page 45), 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. Additionally, the proposed setback requirements are meeting the current minimum setback requirements for MF-21.

Staff finds that this transition to a higher density/higher intensity residential zoning district may be 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 can be accommodated to meet the minimum development standards stated in Article 2, Section 2.03.G, Figure 2.03.7.

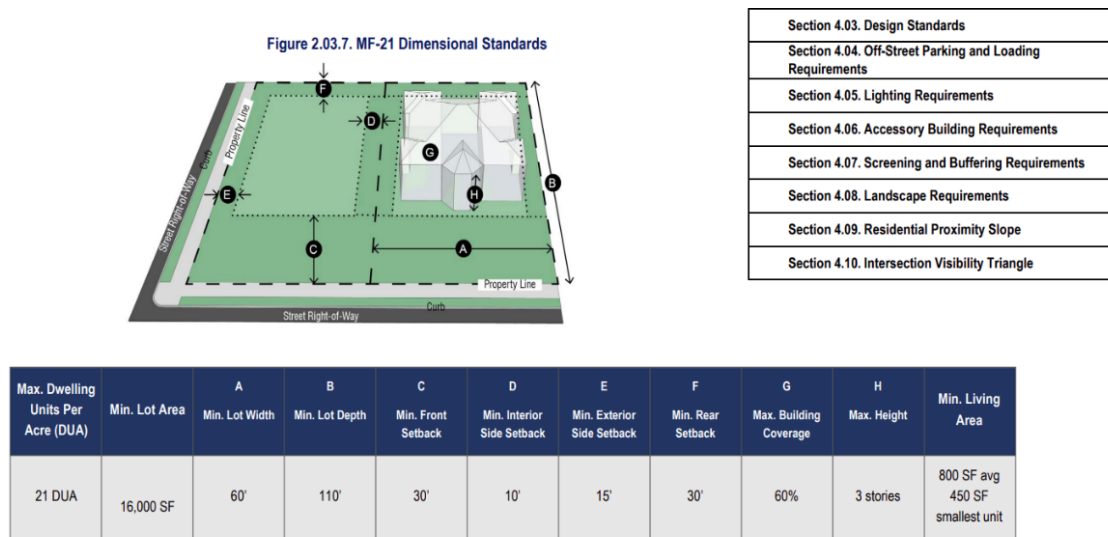


Figure 3. MF-21 Dimensional Standards

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 implements the policies of the Comprehensive Plan regarding offering of new housing types.

- 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 be appropriate in the immediate area due to location to one of the major corridors and could be complimentary to 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.

Currently the proposed plans are in accordance with some of the necessary streets, water/sewer, and other utilities. Staff has communicated to the applicant that some of these utilities may need to be upgraded based on the use.

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 **approval** of the proposed zoning change with the note that the applicant will need to provide proper drainage for the site if approved and revise minor revisions as directed in staff's comments.

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: List of properties
within 200 ft.

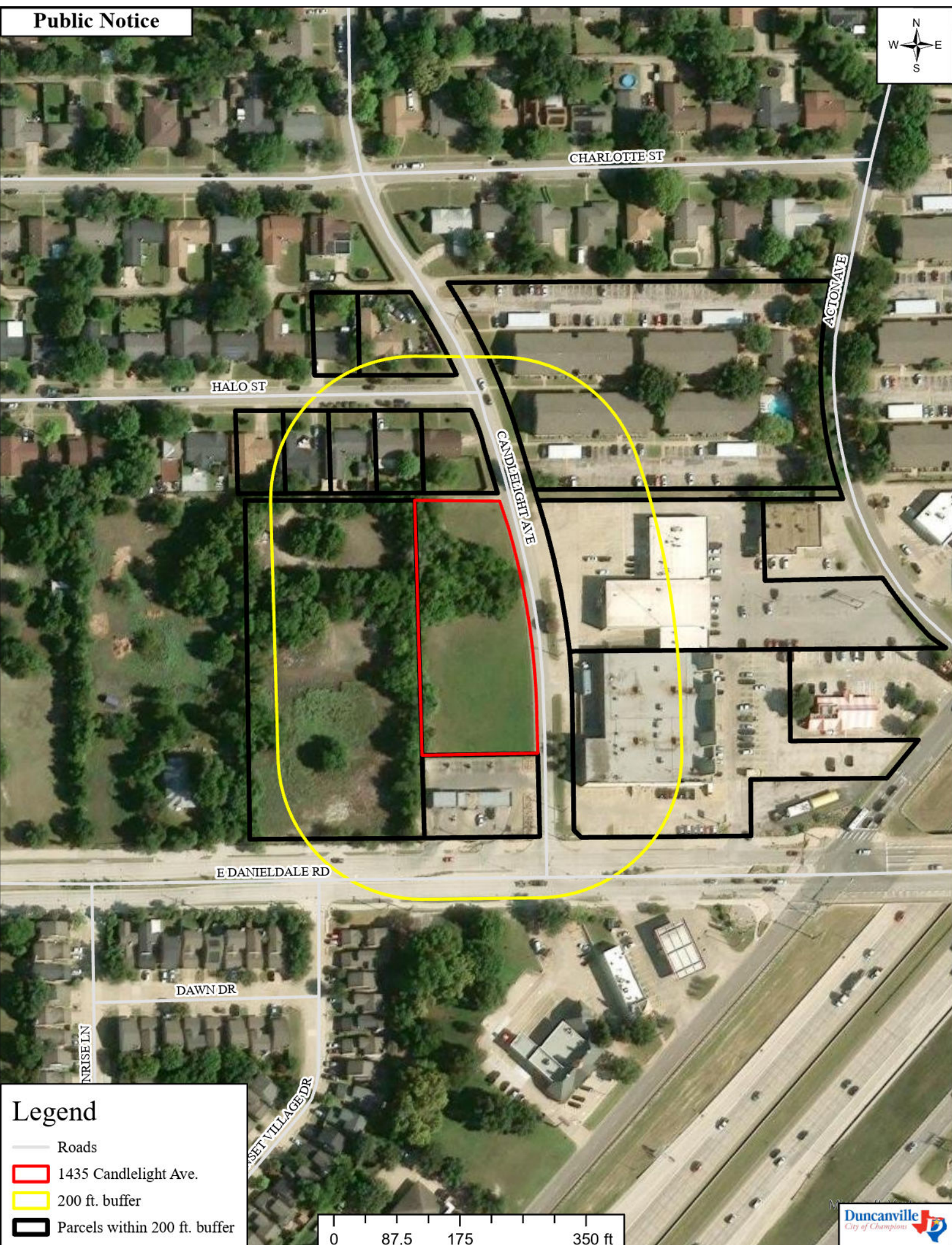
Attachment 3: Survey

Attachment 4: Zoning Change
Request

Attachment 5: Conceptual Site
Plan

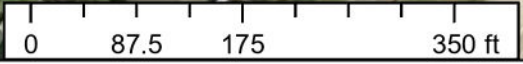
Attachment 6: Staff Revisions -
Conceptual Site Plan

Public Notice



Legend

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



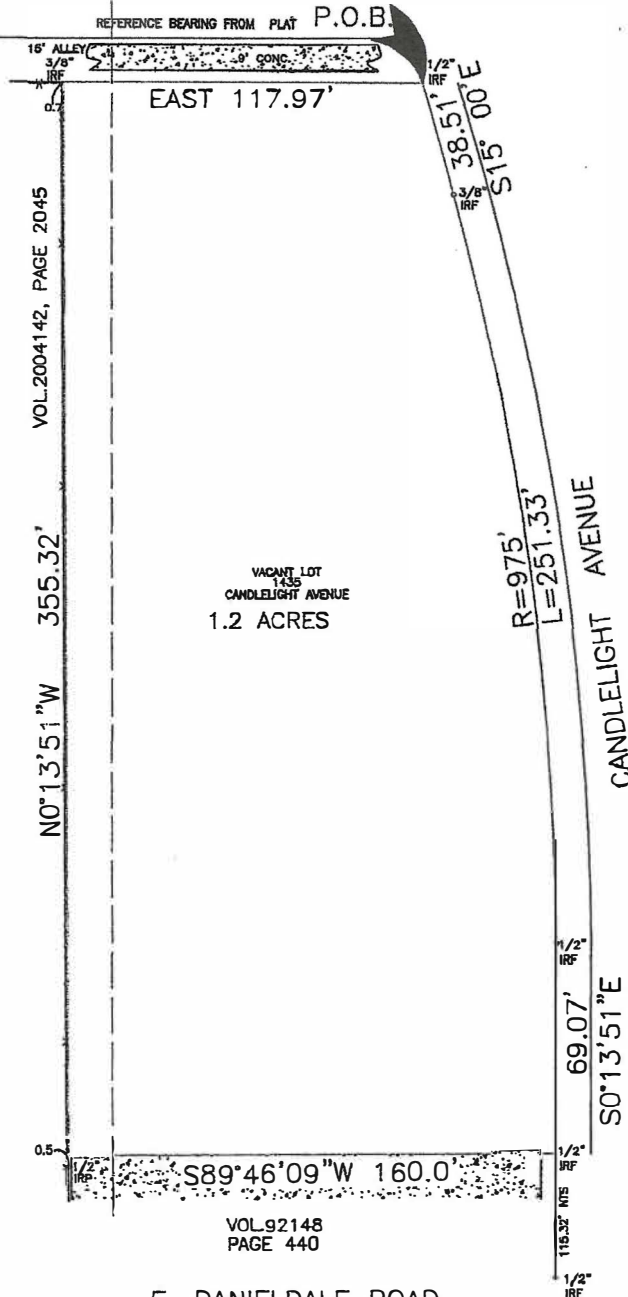
Street Number	Street Name	City	Zip	Owner Address	Owner City
347	HALO ST	DUNCANVILLE	751373328	347 HALO ST	DUNCANVILLE
366	HALO ST	DUNCANVILLE	751373329	366 HALO ST	DUNCANVILLE
343	HALO ST	DUNCANVILLE	751373328	343 HALO ST	DUNCANVILLE
358	HALO ST	DUNCANVILLE	751373329	358 HALO ST	DUNCANVILLE
1447	ACTON AVE	DUNCANVILLE	751373338	PO BOX 10783	BEVERLY HILLS
354	HALO ST	DUNCANVILLE	751373329	354 HALO ST	DUNCANVILLE
417	E DANIELDALE RD	DUNCANVILLE	751374007	1334 MEADOW GRN	DUNCANVILLE
435	E DANIELDALE RD	DUNCANVILLE	751374007	300 E JEFFERSON BLVD	DALLAS
362	HALO ST	DUNCANVILLE	751373329	362 HALO ST	DUNCANVILLE
419	E DANIELDALE RD	DUNCANVILLE	751374007	5082 MATILDA ST APT 221	DALLAS
1417	ACTON AVE	DUNCANVILLE	751373338	1417 ACTON AVE	DUNCANVILLE
370	HALO ST	DUNCANVILLE	751373329	370 HALO ST	DUNCANVILLE
1407	CANDLELIGHT AVE	DUNCANVILLE	751373342	1 WORLD TRADE CTR STE 47A	NEW YORK

Owner State	Owner Zip
TEXAS	751373328
TEXAS	751373329
TEXAS	751373328
TEXAS	751373329
CALIFORNIA	902133783
TEXAS	751373329
TEXAS	751372909
TEXAS	752032632
TEXAS	751373329
TEXAS	752064270
TEXAS	751370000
TEXAS	751373329
NEW YORK	100070089

SURVEY PLAT

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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 114.68 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.

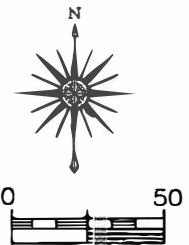
NOTE: THE FOLLOWING EASEMENT RECORDED IN VOL. 4341, PG.311, D.R.D.C.T. DOES NOT TO THE BEST OF MY KNOWLEDGE AND BELIEF AFFECT THIS PROPERTY.

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

ACCEPTED BY: _____



JIMMY W. POGUE, INC.
 "Registered Professional Land Surveyors"
 3510 Marvin D. Love Freeway (214) 371-0666 Voice
 Dallas, Texas 75224 (214) 371-8800 Fax
 Jimmylyn D. Woodard R.P.L.S. 5398
 Website: www.jimmywpogue.com
 Email: jstuart@jimmywpogue.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, Jimmylyn 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 remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed 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 copied.

Jimmylyn D. Woodard
 Jimmylyn D. Woodard R.P.L.S. 5398
 THIS PLAT VALID WITH EXEMPTED SEAL ONLY

Pegaso California Construction Corp / Develex USA

Attn: Daniel Lozano

June 11, 2026

City of Duncanville – Planning & Zoning Department 203 E. Wheatland Road Duncanville, TX
75116

**Re: Formal Resubmission – Zoning Change Request | Property: 1435 Candlelight Ave.,
Duncanville, TX | LOR → MF-21**

Dear Members of the Planning & Zoning Commission and City Staff,

On behalf of Pegaso California Construction Corp and Develex USA, I respectfully resubmit our application for a zoning change at the above-referenced property. We appreciate the time and thorough review that the Planning Department has dedicated to Case No. ZONE-2026-00012, and we welcome the opportunity to address staff concerns while reaffirming the merits of this project for the City of Duncanville and its residents.

Project Overview

The subject property, located at 1435 Candlelight Ave., comprises approximately 1.87 acres and has remained commercially vacant for over a decade under its current Local Office/Retail (LOR) zoning designation. We are requesting a rezoning to Multi-Family Residential District 21 (MF-21) to enable the development of 21 fee-simple, owner-occupied condominium/townhomes. Ensuring the community remains owner-occupied and stable.

Units are projected to be priced between approximately \$285,000 and \$325,000, directly addressing the documented scarcity of workforce, starter, and downsizing housing options within Duncanville.

Revised Site Plan –

In response to feedback received from Planning, Public Works, and the Duncanville Fire Department during iterative review sessions, we have revised our site plan (Option B) to incorporate the following improvements:

- A 0.18-acre surface detention pond to address stormwater management requirements

- Fire Department-approved site access and circulation
- A 6-foot public sidewalk along the full Daniieldale frontage
- Façade design exceeding 80% masonry on all public right-of-way-facing elevations
- 57 parking spaces (2 per unit + 0.5 guest spaces per unit)
- A minimum 5,800 sq. ft. common green/open space area
- Front setback of 30 feet; side and rear setbacks of no less than 15 feet
- Lot coverage of 58% (48% building footprint + 10% paving)

Response to Staff Concerns

We respectfully acknowledge staff's recommendation of denial and take the stated concerns seriously. We wish to offer the following responses:

Regarding consistency with the Duncanville 2040 Comprehensive Plan, we contend that this proposal aligns with at least 8 of the 10 relevant plan goals, including the activation of underutilized corridors, the provision of diverse housing types, and the generation of significant ad-valorem tax revenue. The property's prolonged vacancy under its current LOR designation demonstrates that the Gateway Corridor's commercial potential at this specific parcel has not materialized in over ten years and is unlikely to do so.

To address concerns regarding dimensional standards and land use compatibility, we are prepared to accept an MF-21 zoning. This mechanism is already on the city's development plan so it will provide greater certainty and control over the final development outcome.

Fiscal & Community Impact

The proposed development is projected to increase the taxable value of this parcel from approximately \$415,000 to \$8,600,000 — a roughly 20-fold increase in ad-valorem tax revenue for the City. Additionally, 23 owner-occupied households on the Daniieldale corridor will generate consistent daily patronage for the surrounding retail and commercial uses to the east and south.

Conclusion

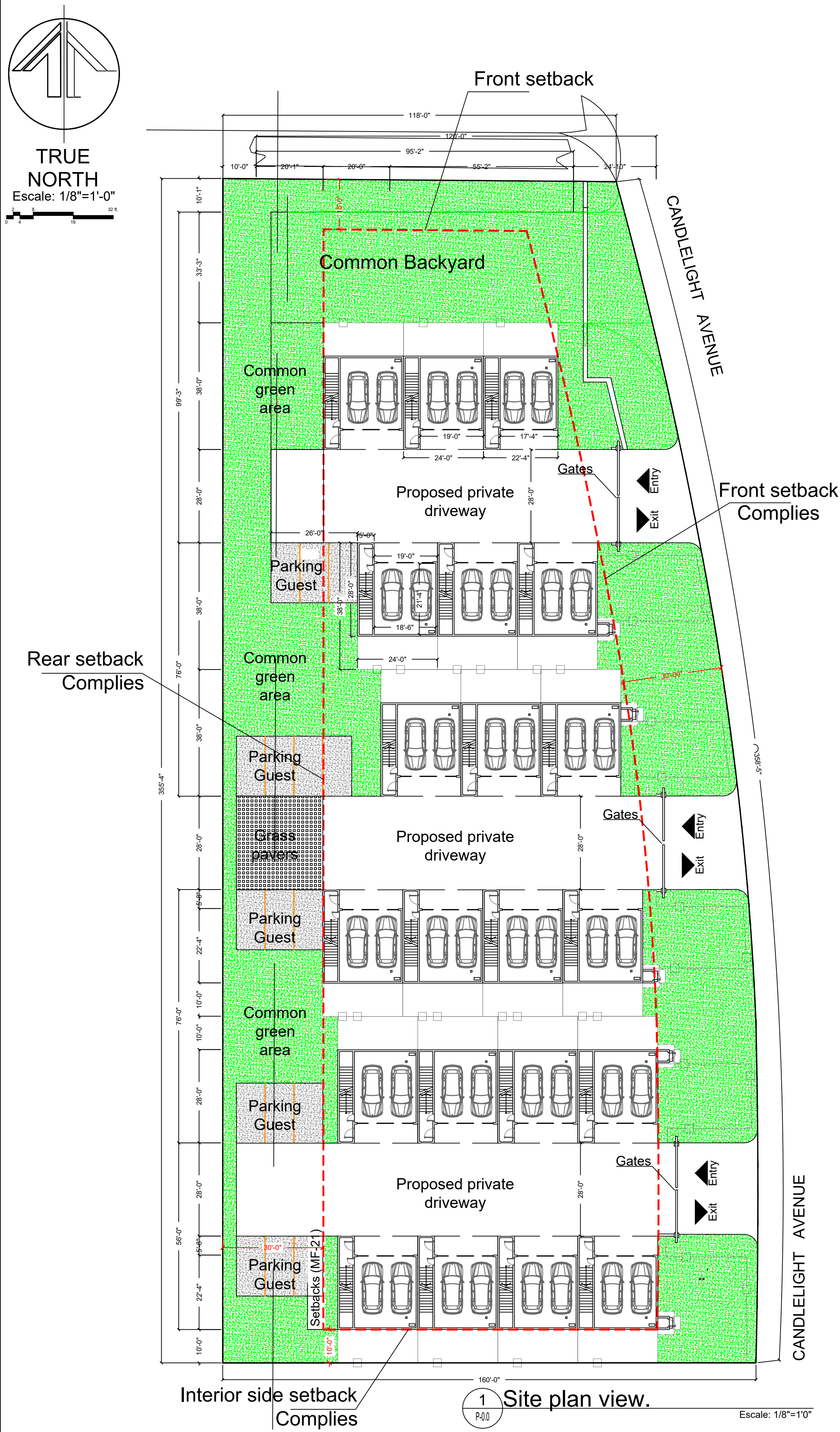
We remain committed to working collaboratively with City staff, the Planning & Zoning Commission, and the community to deliver a high-quality development that Duncanville can be proud of. We respectfully request that the Commission give favorable consideration to this resubmission, and we welcome any conditions or modifications that would facilitate approval.

Please do not hesitate to contact us with any questions or to schedule a pre-hearing meeting at your convenience.

Respectfully submitted,

Daniel Lozano

Pegaso California Construction Corp / Develex USA



UNIT BEDROOM COUNT AND AREA SUMMARY

UNIT	STUDIO	1BR	2BR	3BR+
UNIT A101			1513.66 SF	
UNIT A102			1513.66 SF	
UNIT A103			1513.66 SF	
UNIT A104			1513.66 SF	
UNIT A105			1513.66 SF	
UNIT A106			1513.66 SF	
UNIT A107			1513.66 SF	
UNIT A108			1513.66 SF	
UNIT B101			1513.66 SF	
UNIT B102			1513.66 SF	
UNIT B103			1513.66 SF	
UNIT B104			1513.66 SF	
UNIT B105			1513.66 SF	
UNIT B106			1513.66 SF	
UNIT B107			1513.66 SF	
UNIT B108			1513.66 SF	
UNIT C101			1513.66 SF	
UNIT C102			1513.66 SF	
UNIT C103			1513.66 SF	
UNIT C104			1513.66 SF	
UNIT C105			1389.84 SF	
			31663.04 SF	

SITE DATA TABLE

SITE DATA ITEM	REQUIRED / CODE REQUIREMENT	PROVIDED / PROPOSED
Size of lot	Min. lot area: 16,000 sf	1.21 acres /52,727.94 sf .
Dimensions of lot	Min. lot width: 60 ft; Min. lot depth: 110 ft	355'-4" width / 160'-0" depth
Existing zoning district	Local Office/Retail (LOR)	Existing: LOR
Proposed zoning district	Multi-Family Residential 21 (MF-21)	Proposed: MF-21
Proposed use - type of housing units	Multiple-Family Dwelling use under MF-21	Attached multi-family dwelling units with attached garages
Number of units	Max. density: 21 dwelling units per acre	21 units proposed.
Size of each unit	Min. living area: 800 sf average; 450 sf smallest unit	Typical living area: 1,513.66 sf; smallest living area: 1,389.84 sf
Gross size of each unit	Not specifically listed; provide for clarity	Typical total unit area: 1,907.80 sf; smallest total unit area: 1,776.15 sf
Number of bedrooms / bathrooms for each unit	Required to be listed in site data table	2 bedrooms per unit / 3 bathrooms to be verified
Number of stories	Max. height: 3 stories	3 stories
Building height	Max. height: 3 stories	35'-6" above finished floor
Max. building coverage percentage	Max. building coverage: 60%	29.15%
Lot coverage required / provided	Max. building coverage: 60%	29.15% building coverage provided
Required parking / provided parking	2 spaces per unit for 1-2 BR units	21 two-car attached garages provided.
Guest / non-garage parking spaces	Guest 1 por cada 10 unidades	16 parking spaces provided.



810 E Church St, Lewisville, TX 76087, EE, UU
Info@develexusa.com manjarrast@gmail.com Phone: +1 469-244-5917
Pegaso California Cosntruction Corp , managing partner Adrian Perez

Vecinity map



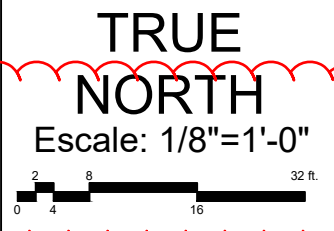
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KEY PLAN

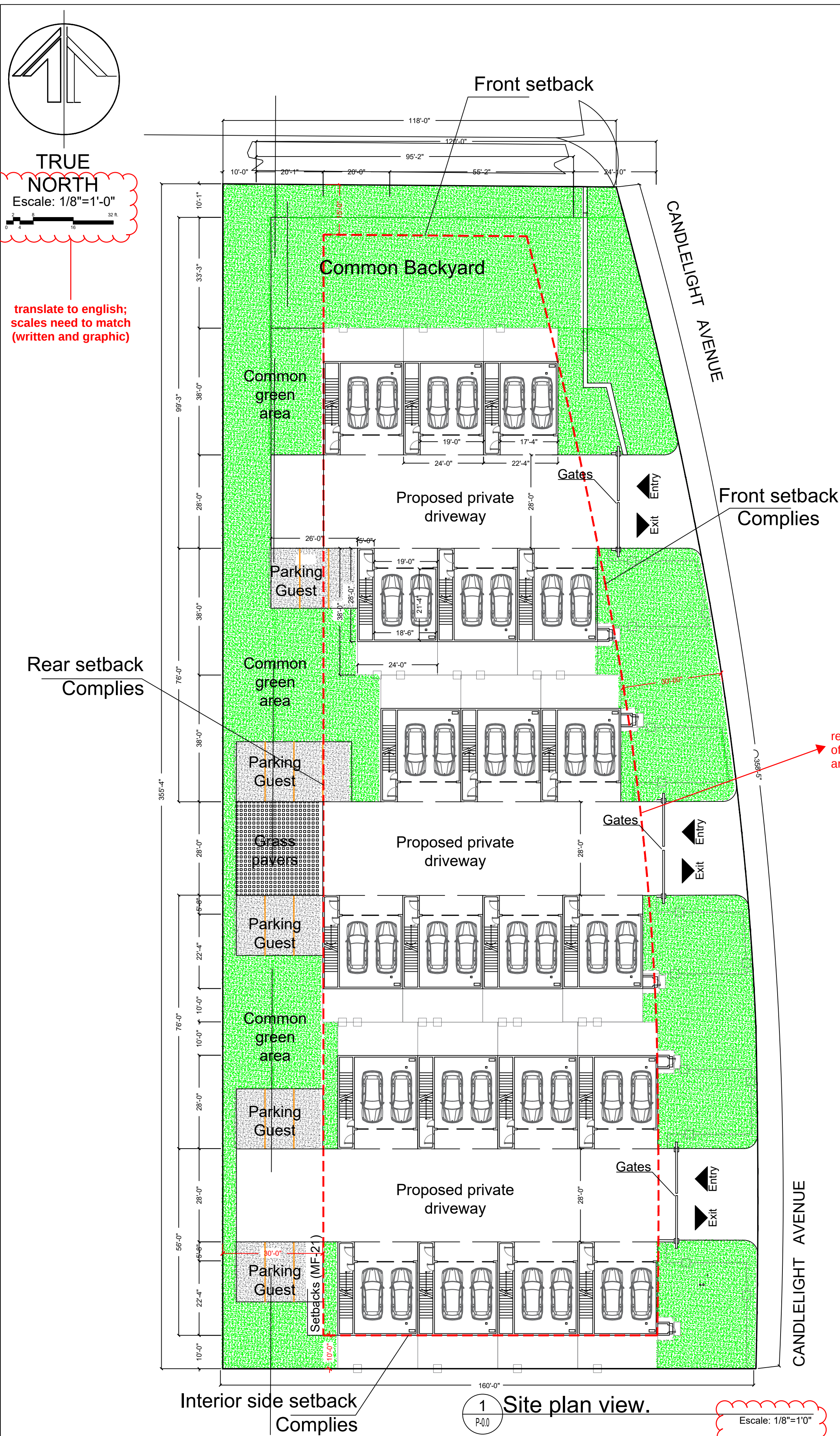
REVISIONS

Candlelight
1435 Candlelight Duncanville, TX.75137.
Candlelight estates 3rd inst block L Lot 1
Architectural Drawings

PROYECT NUMBER: Preliminary proyect.
ISSUED:
PRELIMINARY PROYECT
CASE NUMBER:
ZONE-2026-00016
P-0.0



translate to english
scales need to match
(written and graphic)



translate to english and match
written scale to graphic scale

UNIT	STUDIO	1BR	2BR	3BR+
UNIT A101			1513.66 SF	
UNIT A102			1513.66 SF	
UNIT A103			1513.66 SF	
UNIT A104			1513.66 SF	
UNIT A105			1513.66 SF	
UNIT A106			1513.66 SF	
UNIT A107			1513.66 SF	
UNIT A108			1513.66 SF	
UNIT B101			1513.66 SF	
UNIT B102			1513.66 SF	
UNIT B103			1513.66 SF	
UNIT B104			1513.66 SF	
UNIT B105			1513.66 SF	
UNIT B106			1513.66 SF	
UNIT B107			1513.66 SF	
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UNIT C101			1513.66 SF	
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Number of bedrooms / bathrooms for each unit	Required to be listed in site data table	2 bedrooms per unit / 3 bathrooms to be verified
Number of stories	Max. height: 3 stories	3 stories
Building height	Max. height: 3 stories	35'-6" above finished floor
Max. building coverage percentage	Max. building coverage: 60%	29.15%
Lot coverage required / provided	Max. building coverage: 60%	29.15% building coverage provided
Required parking / provided parking	2 spaces per unit for 1-2 BR units	21 two-car attached garages provided.
Guest / non-garage parking spaces	Guest 1 por cada 10 unidades translate to english	16 parking spaces provided.



NOT FOR CONSTRUCTION

KEY PLAN

REVISIONS

add first round of revisions
date here

Candlelight

1435 Candlelight Duncanville,
TX.75137.

Candlelight estates 3rd inst
block L Lot 1

Architectural Drawings

PROYECT NUMBER: Preliminary proyect.	Two: Candide
ISSUED:	

CASE NUMBER:

ZONE-2026-00016

P-0.0