



Duncanville Planning and Zoning Commission Regular Meeting

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

Monday, August 10, 2026

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

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

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

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

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

(6:30 P.M. BRIEFING)

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

1. Call to order and confirm a quorum

2. Public Comment

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

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

- Submit a comment by 4:00 p.m. on August 10, 2026.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – August 10, 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 July 13, 2026.

4. Action Items/Public Hearing

- A. **PLAT-2026-00031:** Consider a public hearing and request from Robert Manaois (applicant/agent) for a replat on real property located at 206 Woodhaven Boulevard, legally described as lot 3A, block 4 in Woodhaven Replat on 2.177 acres, City of Duncanville, Dallas County, Texas.
- B. **PLAT-2026-00033:** Consider a public hearing and request from Burns Surveying (applicant/agent) for a final plat on real property located at 1014 S. Main Street, legally described as Anderson Slayback Abstract 1299, Page 132, Tract 20 on 0.402 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, August 4, 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, JULY 13, 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:

Dr. 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 7:04 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.

Item No. 3

Agenda Item

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

Motion: Commissioner Rodriguez moved to approve the minutes from the Planning and Zoning Commission Meeting held on April 13, 2026.

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 minutes passed 6–0.

B. Approval of minutes from Planning and Zoning Commission Meetings held on and June 8, 2026.

Action:

Motion: Commissioner Zarate moved to approve of the minutes from the Planning and Zoning Commission Meeting held on June 8, 2026.

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 minutes passed 6–0.

Item No. 4

4A. 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.

Staff Presentation:

Desiree’ Powell presented a replat request to divide one (1) lot into two (2) lots to allow construction of residential structures. Replat was denied in February due to setback standards not meeting minimum requirements. Setback standards were amended and approved at April 2026 City Council. 52 mailings were sent out, 0 responded in support, 1 responded in opposition. Staff recommends approval of the plat.

1. Kevin Shepherd, 544 E Wheatland Rd, Duncanville, TX, spoke in support, citing that all of the comments have been addressed and the requirements have been met.

Vice Chair Wynn moved to open public hearing.

Action:

Motion: Commissioner Rodriguez moved to open the public hearing at 7:12 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. Patricia Ebert, 115 S Greenstone Lane, Duncanville, TX, spoke in opposition, citing concerns related to the developer working for the City of Duncanville as well as the owner of the property.

Action:

Motion: Commissioner Rodriguez moved to close the public hearing at 7:13 p.m.

Second: Commissioner Zarate

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

Desiree' Powell explained that the applicant does not work for the Planning & Zoning. He is the authorized agent of the owner.

Public Comments:

1. Kevin Shepherd, 544 E Wheatland Rd, Duncanville, TX, responded that he does not have any contracts related to code with the City of Duncanville

Action:

Motion: Commissioner Rodriguez moved to approve Item 4A.

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 Item 4A passed 6–0.

4B: 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.

Staff Presentation:

Desiree' presented a preliminary plat to record an unplatted parcel for future residential development. The current lot does not meet the minimum setback requirements for TF-7. 23 mailings were sent out, 0 responded in support, 0 responded in opposition. Staff recommends denial.

Action:

Motion: Commissioner Rodriguez moved to open the public hearing at 7:19 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

Action:

Motion: Commissioner Zarate moved to close the public hearing at 7:20 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

Action:

Motion: Commissioner Rodriguez moved to deny Item 4B.

Second: Commissioner Zarate

Vote – Roll Call:

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

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

4C: 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.

Staff Presentation:

Desiree' Powell presented a final plat request to record an unplatted parcel for future residential development. Current lot does not meet minimum setback requirements for TF-7. 23 mailings were sent out, 0 responded in support, 0 responded in opposition. Staff recommends denial.

Action:

Motion: Commissioner O'Brien moved to open the public hearing at 7:24 p.m.

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

Result: Motion passed 6–0

Action:

Motion: Commissioner Rodriguez moved to close the public hearing at 7:24 p.m.

Second: Commissioner Zarate

Action:

Motion: Commissioner Rodriguez moved to deny Item 4C.

Second: Commissioner O'Brien

Vote – Roll Call:

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

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

4D: 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.

Staff Presentation:

Desiree' Powell presented a zoning change from LOR to MF-21 for the construction of. Requesting setbacks met the minimum requirements of proposed zoning district change. 13 mailings were sent out, 0 responded in support, 1 responded in opposition. Staff recommends approval contingent upon addressing minor staff revisions.

Action:

Motion: Commissioner Rodriguez moved to open the public hearing at 7:30 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. Emily Bridges, 418 Oleander, Duncanville, TX, spoke in opposition, citing concerns related to congestion, parking, water runoff, visibility, and over-development of a small parcel.
2. Betty Taylor, 422 Oleander Street, Duncanville, TX, spoke in opposition, citing concerns related to parking constraints, congestion, and visibility.
3. May Delarosa, 1107 Rock Springs Road, Duncanville, TX, spoke in opposition, citing concerns of developer's goals not matching the goals of the community, high density, zoning changes, and lack of entertainment.

Action:

Motion: Commissioner O'Brien moved to close the public hearing at 7:38 p.m.

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

Result: Motion passed 6–0

Commissioner Rodriguez cited concerns related to the high density and off-street parking overwhelming for the street.

Desiree' Powell expressed that the applicant has been alerted that drainage and fire hydrants will need to be updated.

Commissioner O'Brien cited concerns related to a lack of space.

Commissioner Salazar cited concerns related to long term sustainability and fire safety.

Action:

Motion: Commissioner Rodriguez moved to deny Item 4D.

Second: Commissioner Salazar

Vote – Roll Call:

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

Result: Motion to Deny Item 4D passed 5–1.

Adjournment

Motion to adjourn: Commissioner O'Brien

Second: Commissioner Zarate

Meeting adjourned at 7:53 p.m.



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

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree' Powell, City Planner
Meeting Date: August 10, 2026
Prepared Date: August 5, 2026
RE: Replat Request| 206 Woodhaven Boulevard
PLAT-2026-00031
Applicant: Robert Manaois, Connect CEC| Applicant/Agent

REQUEST: The applicant is requesting a replat to accommodate easements needed for the proposed commercial development.

LOCATION: 206 Woodhaven Blvd., Duncanville, TX 75116

EXISTING ZONING: Commercial (C)

PROPOSED ZONING: Commercial (C)

FUTURE LAND

USE DESIGNATION: Gateway Corridor

PROJECT SUMMARY:

The applicant is requesting approval of a replat to provide required easements on the property to accommodate proposed commercial development.

Figure 1. C Dimensional Standards
Section 2.04.D Commercial (C) Dimensional Standards

D. C Commercial District

1. Purpose

The C Commercial District is intended to provide a centrally located and convenient location for service and commercial related establishments, and other heavy commercial uses. The uses envisioned for the district typically utilize larger sites and/or have operational characteristics that are incompatible with residential zoning or uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

2. Regulations

- a. Figure 2.04.4. C Dimensional Standards
- b. Table 2.04.4. C Other Applicable Standards

Figure 2.04.4. C Dimensional Standards

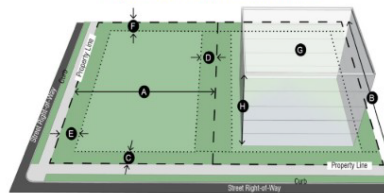


Table 2.04.4. C Other Applicable Standards
Article 3. Land Uses
Section 3.03. Permitted Use Chart
Section 3.04. Additional Use Regulations
Article 4. Development Standards
Section 4.01. Additional Regulations in the Code of Ordinances
Section 4.02. Modified Dimensional Standards
Section 4.03. Design Standards
Section 4.04. Off-Street Parking and Loading Requirements
Section 4.05. Lighting Requirements
Section 4.06. Accessory Building Requirements
Section 4.07. Screening and Buffering Requirements
Section 4.08. Landscape Requirements
Section 4.09. Residential Proximity Slope
Section 4.10. Intersection Visibility Triangle

Min Lot Area	A	B	C	D	E	F	G	H	Max. Floor Area
Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Interior Side Setback	Min. Exterior Side Setback	Min. Rear Setback	Max. Building Coverage	Max. Height		
7,000 SF	60'	100'	20'	15'	20'	15'	60%	Determined by Res Proximity Slope	-

DIMENSIONAL STANDARDS:

The proposed new lot (Lot 3A-R) meets the minimum dimensional standards for the Commercial District (C) stated in Article 2, Section 2.04.D of the Zoning Ordinance.

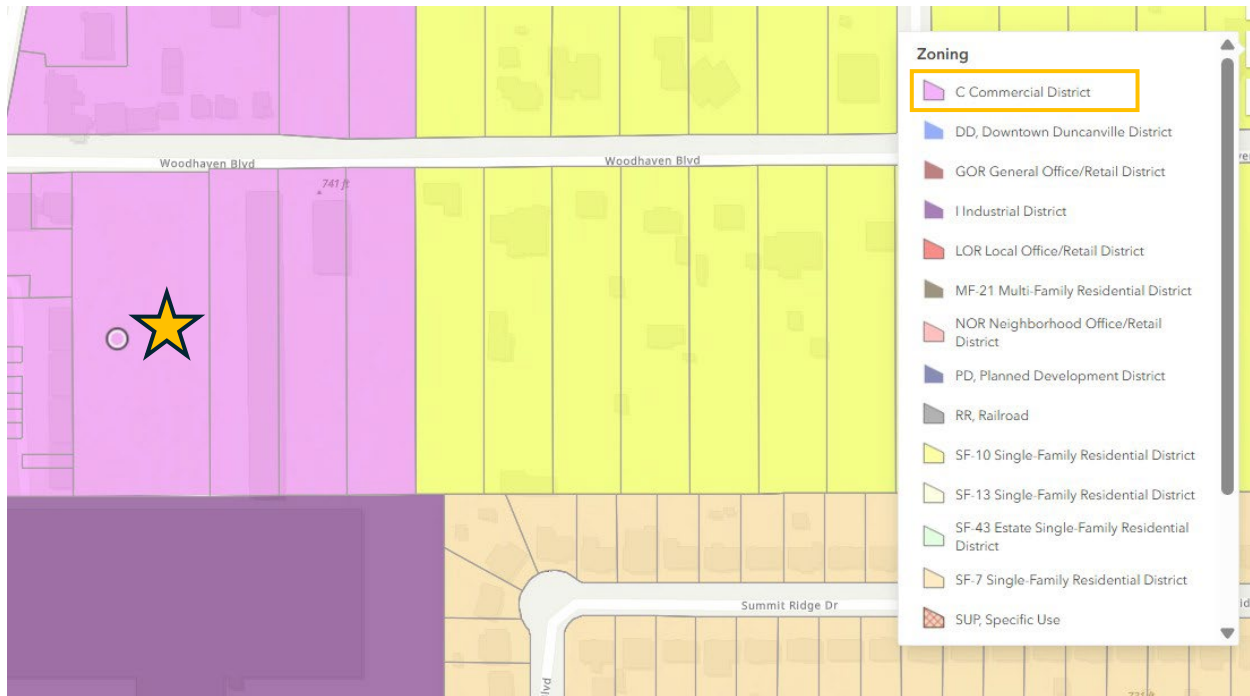


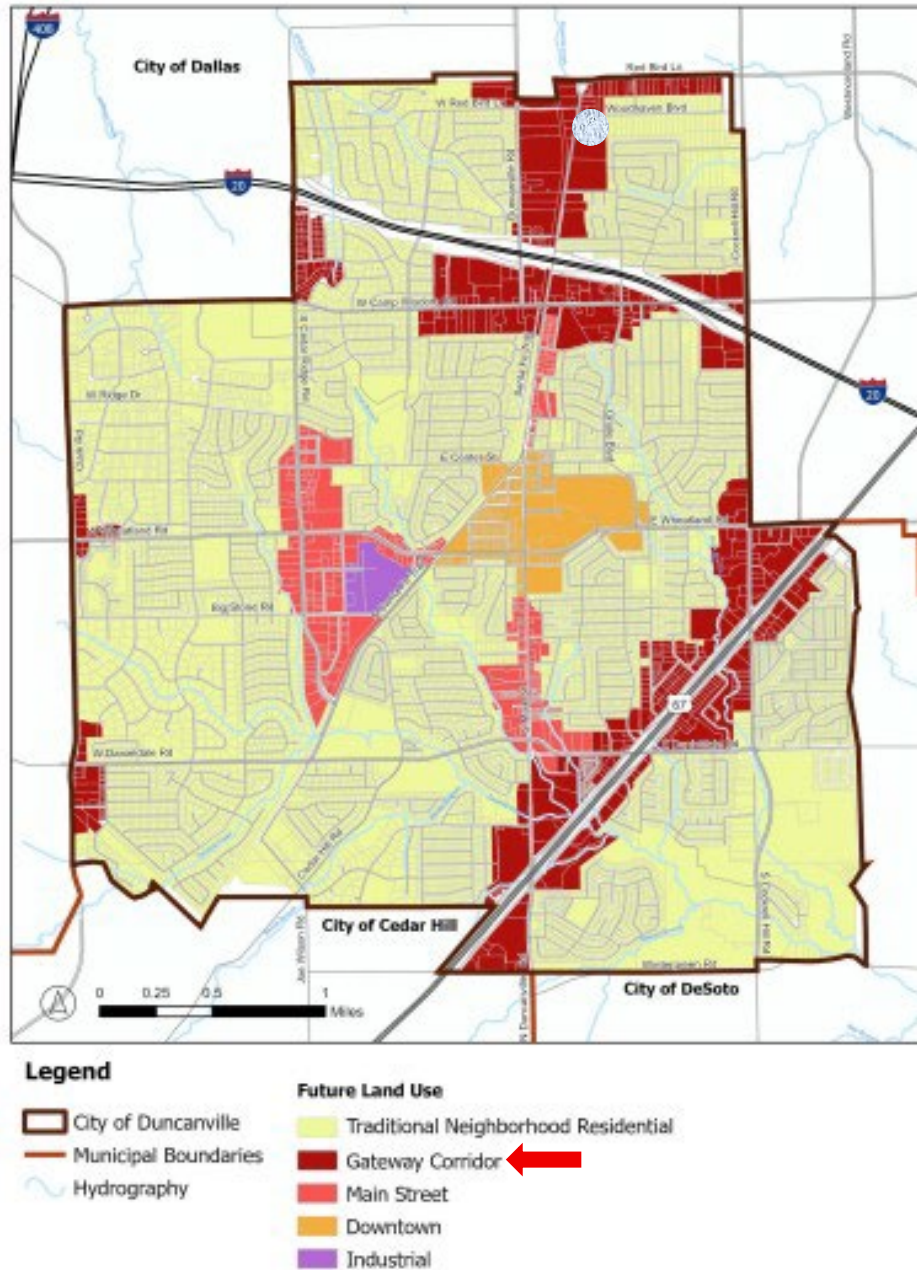
Figure 2. Zoning Map
Subject Property 

ZONING DISTRICT DESCRIPTION:

Commercial District is intended to provide a centrally located and convenient location for service and commercial related establishments and other heavy commercial uses. The uses envisioned for the district typically utilize larger sites and/or have operational characteristics that are incompatible with residential zoning or uses and some nonresidential areas. Convenient access to thoroughfares and collector streets is also a primary consideration.

»» **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 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 seeks to activate the City's existing commercial space and add a greater diversity of residential housing offerings to meet current and future housing needs. Ensuring pedestrian and multimodal connectivity to the downtown and other surrounding neighborhoods should be prioritized and encouraged.

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** Commercial (C)
 - Commercial
- **EAST:** Commercial (C)
 - Commercial
- **SOUTH:** Industrial (I)
 - Commercial
- **WEST:** Commercial (C)
 - Commercial

PUBLIC INPUT:

Staff mailed 16 notices. At the time of preparation of this report staff has not received any responses in support or in opposition to the proposed replat.

STAFF REVIEW:

Based on the minimum lot requirements stated in Article 2, Section 2.04.D, Figure 2.04.5, the new lot, Lot 3A-R, meets the minimum standards.

STAFF RECOMMENDATION:

Staff recommends a **conditional approval** of the replat contingent upon addressing the comments regarding the required easements and proper placement. The replat cannot be recorded until these comments from staff are resolved.



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

FIGURES:

Figure 1: C Dimensional Standards

Figure 2: Current Zoning Map

Figure 3: Future Land Use Map

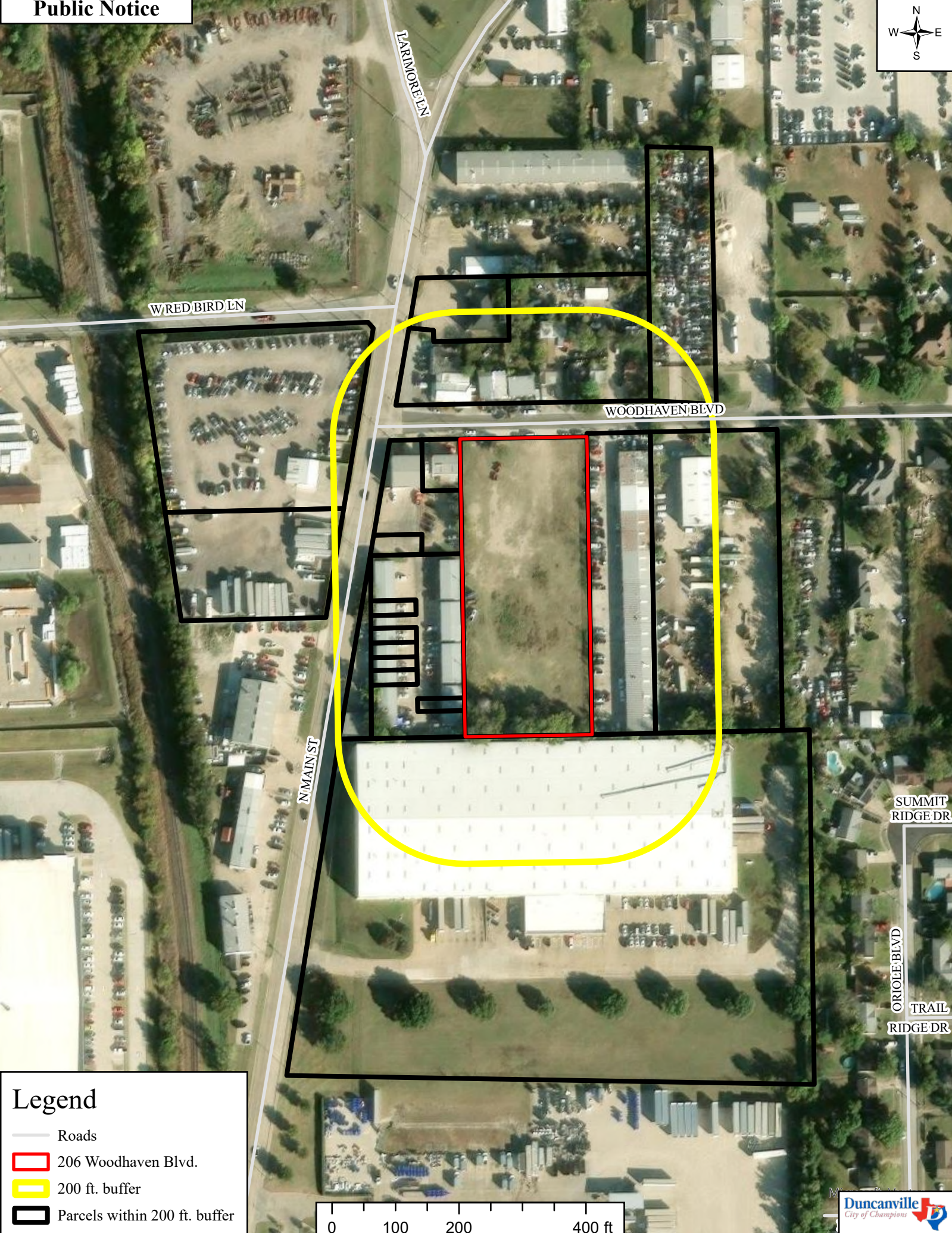
ATTACHMENTS:

Attachment 1: Map of properties within 200 ft.

Attachment 2: List of properties within 200 ft.

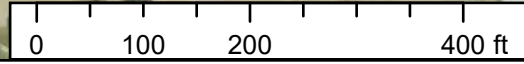
Attachment 3: Replat

Public Notice



Legend

- Roads
- 206 Woodhaven Blvd.
- 200 ft. buffer
- Parcels within 200 ft. buffer



Owner 1	Owner Address	Owner City	Owner State	Owner Zip
1346 NORTH MAIN LLP	2641 FARMERS BRANCH LN	FARMERS BRANCH	TX	75234-6215
214 WOODHAVEN LLC	755 JAMES DR	RICHARDSON	TX	75080-6028
ATLATL LTD	5411 RANCHERO LN	DALLAS	TX	75236-1833
BENAVIDES GUSTAVO	963 FAIRWAY DR	DUNCANVILLE	TX	75137-4613
DEAN JOHN LAWRENCE	PO BOX 382212	DUNCANVILLE	TX	75138-2212
DUNCANVILLE ISD ET AL	710 S CEDAR RIDGE DR	DUNCANVILLE	TX	75137-2204
ERL NANCY PROPERTIES LLC	6329 JOYCE WAY	DALLAS	TX	75225-2116
GUTIERREZ FRANSSUA JEAN PIER P	909 BENTWOOD TRL	GRAND PRAIRIE	TX	75052-4702
HDZB711 LLC	11147 HARRY HINES BLVD	DALLAS	TX	75229-4604
HZRK LLC	3027 OLD MILL RUN	GRAPEVINE	TX	76051-4240
J&S TOWING & RECOVERY INC	1315 N MAIN ST	DUNCANVILLE	TX	75116-2311
PARKS PHILLIP D &	727 W CAMP WISDOM RD	DUNCANVILLE	TX	75116-2546
RICE TUNNELING & BORING INC	1336 N MAIN ST	DUNCANVILLE	TX	75116-0000
ROJAS PREMIER PROPERTIES LLC	831 SPINNER RD	DESOTO	TX	75115-3735
TEMPLO BAUTISTA NUEVA JERUSALEN	1408 N MAIN ST	DUNCANVILLE	TX	75116-2306
THOMPSON CAMERON LEWIS DBA M&F ENTERPRISES	11527 ROANDALE DR	HOUSTON	TX	77048-2566

TOTAL NOTICES - 16

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree' Powell, City Planner
Meeting Date: August 10, 2026
Prepared Date: August 4, 2026
RE: Final Plat Request| 1014 S. Main Street
PLAT-2026-00033
Applicant: April Ross, Burns Surveying| Applicant/Agent

REQUEST: The applicant is requesting a final plat to record an unplatted parcel for operation of a barber school.

LOCATION: 1014 S. Main St., Duncanville, TX 75137

EXISTING ZONING: Local Office Retail (LOR)

PROPOSED ZONING: Local Office Retail (LOR)

FUTURE LAND

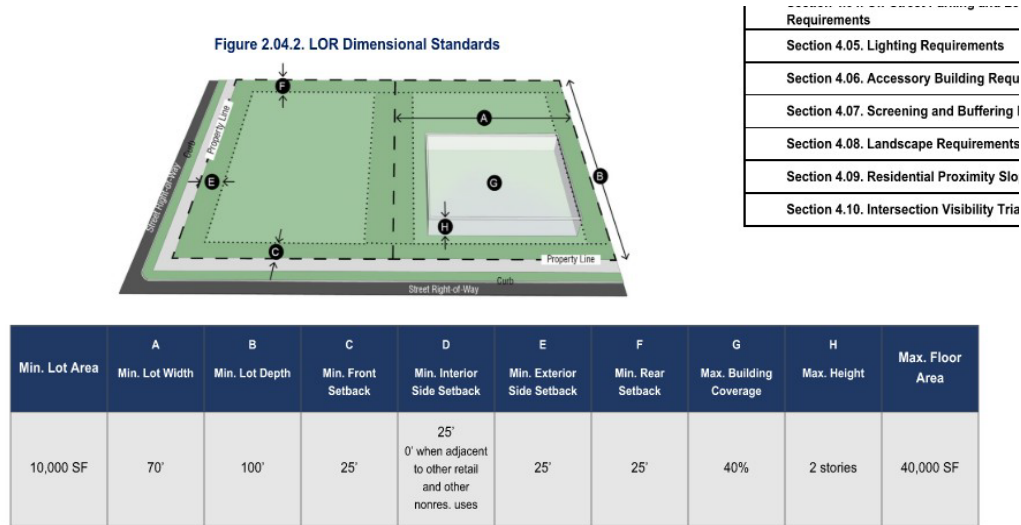
USE DESIGNATION: Main Street

PROJECT SUMMARY:

The applicant is requesting approval of a final plat to record the subject property, which is an unplatted parcel for the operation of a barber school.

Figure 1. LOR Dimensional Standards

Article 2, Section 2.04.B Local Office Retail (LOR) Dimensional Standards



Article 2. Zoning Districts

Section 2.04. Nonresidential Zoning Districts]

DIMENSIONAL STANDARDS:

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

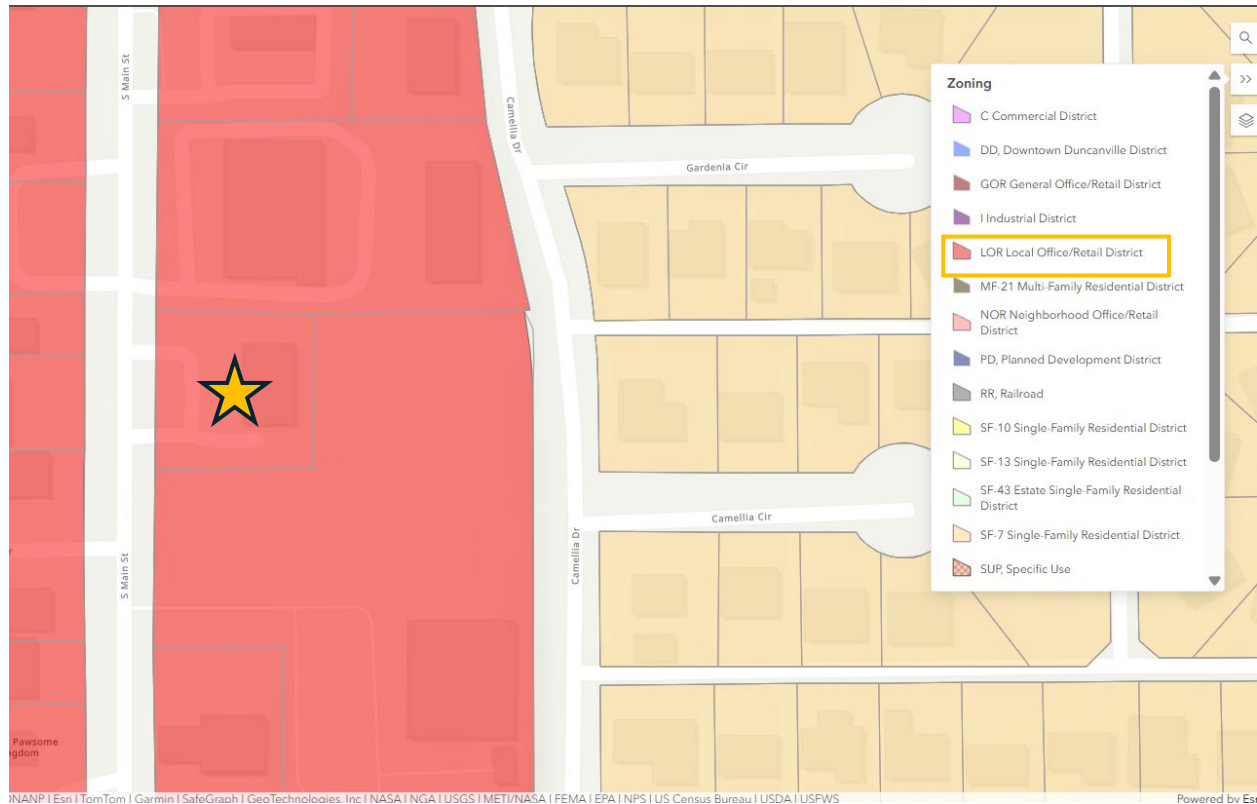


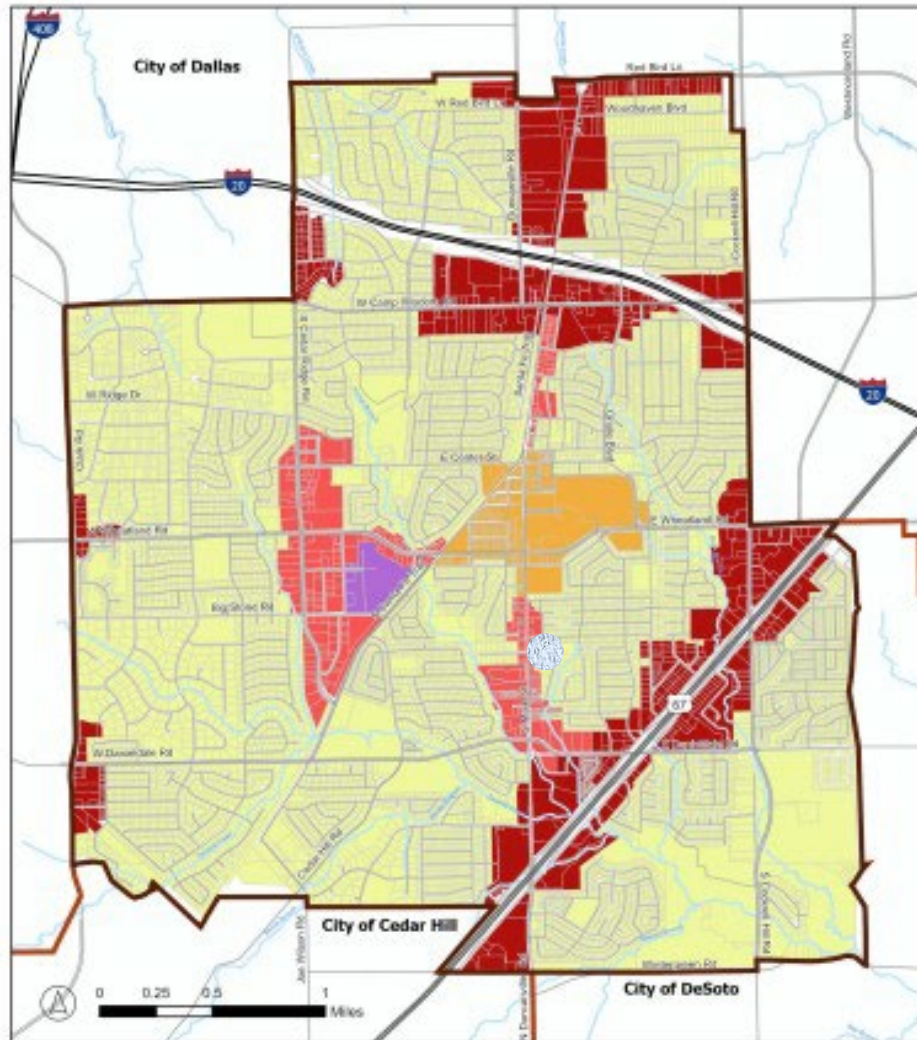
Figure 2. Zoning Map
Subject Property 

ZONING DISTRICT DESCRIPTION:

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

»» **Future Land Use Map**

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



Legend

-  City of Duncanville
-  Municipal Boundaries
-  Hydrography

Future Land Use

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

Subject Property 

Figure 2: Future Land Use Map

FUTURE LAND USE DESCRIPTION:

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

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** Local Office Retail (LOR)
 - Commercial
- **EAST:** Local Office Retail (LOR)
 - Commercial
- **SOUTH:** Local Office Retail (LOR)
 - Commercial
- **WEST:** Local Office Retail (LOR)
 - Commercial

PUBLIC INPUT:

Staff mailed 14 notices. At the time of preparation of this report staff has not received any responses in support or in opposition to the proposed replat.

STAFF REVIEW:

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

STAFF RECOMMENDATION:

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

FIGURES:

Figure 1: LOR Dimensional Standards

Figure 2: Current Zoning Map



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

Figure 3: Future Land Use Map

ATTACHMENTS:

Attachment 1: Map of properties within 200 ft.

Attachment 2: Final plat

Public Notice



Legend

- Roads
- 1014 S. Main St.
- 200 ft. buffer
- Parcels within 200 ft. buffer

Owner 1	Owner Address	Owner City	Owner State	Owner Zip
1023 SOUTH MAIN PROPERTY HOLDING LLC	1023 S MAIN ST	DUNCANVILLE	TX	75137-2319
ALNACHAWATI CORP	2116 BECKY LN	CEDAR HILL	TX	75104-1016
C & C W BROTHERS LTD	1005 S MAIN ST	DUNCANVILLE	TX	75137-2319
CHAVEZ JOSE J & MARCO ANTONIO	2234 IVANHOE CIR	GRAND PRAIRIE	TX	75050-2225
COX FARMS MARKET INC	1026 S MAIN ST	DUNCANVILLE	TX	75137-2320
JOHNSON JETTIE B	1207 REGENTS PARK CT	DESOTO	TX	75115-2838
KLESMIT TIMOTHY R & DIANA L	2121 WHITE ROCK RD	ITALY	TX	76651-4002
LIMU REALTY COMPANY LLC	1015 S MAIN ST	DUNCANVILLE	TX	75137-2319
LIMU REALTY COMPANY LLC	3167 S FM 730	DECATUR	TX	76234-4235
MILLISON OWENS REVOCABLE LIVING TRUST THE	1414 WILSON RD	LANCASTER	TX	75146-5526
MITCHELL TIRE INC	1040 S MAIN ST	DUNCANVILLE	TX	75137-2320
ORIENT HOME CARE SERVICES INC	611 PONDVIEW DR	CEDAR HILL	TX	75104-6219
ROMO AMY	734 FM 985	ENNIS	TX	75119-1216
SOUTH MAIN STREET PROPERTY LLC	5 BELL PASTURE RD	LADERA RANCH	CA	92694-1412

