



Duncanville Planning and Zoning Commission Regular Meeting

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

AMENDED

Monday, September 14, 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 September 14, 2026.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – September 14, 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 August 10, 2026.

4. Action Items/Public Hearing

- A. **TEXT-2026-00001:** Conduct public hearing and consider a zoning text amendment and amendment to the land use chart to allow HUD-code manufactured home as a permitted land use in the Estate Single-Family Residential District (SF-43) zoning district.
- B. **TEXT-2026-00002:** Conduct a public hearing and consider a request to amend the Code of Ordinances, Appendix B Subdivision Regulations and Section 5.02, Planning and Zoning Commission of the Zoning Ordinance to delegate the Planning and Zoning Director/Assistant Director or designee the authority to administratively approve, approve with conditions, or disapprove all simple plats as defined by the Zoning Ordinance.
- C. **ZONE-2026-00017:** Conduct a public hearing and consider a request by the City of Duncanville to rezone by revocation of a Specific Use Permit (SUP) for a hotel located on real property owned by Empire Hotel Group LLC (dba Capital O Hotel) at Lot 1, Block 3, Central Business Area, 1st Section, an addition to the City of Duncanville, Dallas County, Texas, more commonly known as **711 East Camp Wisdom Road, Duncanville, 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, September 1, 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, AUGUST 10, 2026, 7:00 P.M**

Vice Chair D. Bailey Wynne	Present
Commissioner Izaiah Salazar	Present
Commissioner Danielle Zarate	Present
Commissioner Brenda O'Brien	Present
Commissioner Stephanie Champagne	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 7:03 p.m.

Item No. 2

Public Comment

Vice Chair Wynne moved to open floor for public comments.

Item No. 3

Agenda Item

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

Action:

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

Second: Commissioner O'Brien

Vote – Roll Call:

- Vice Chair Wynne- Approve
- Commissioner Salazar- Approve

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

Result: Motion to Approve minutes passed 6–0.

Item No. 4

4A. 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.

Staff Presentation:

Desiree' Powell presented a replat request to provide easements to accommodate the proposed commercial development. The current lot meets minimum setback requirements. 23 public notices were sent out, 0 responded in support, 1 responded in opposition. Staff recommends approval of the plat on condition that Public Works signs off on the easements.

Public Comments:

1. Bob Manaois, 740 N Watters Road, Allen, TX, spoke in support, citing utility and water easements were added according to Public Works request.

Action:

Motion: Commissioner Salazar moved to open the public hearing at 7:09 p.m.

Second: Commissioner O'Brien

Vote – Roll Call:

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

Result: Motion passed 6–0

Action:

Motion: Commissioner Salazar moved to close the public hearing at 7:16.

Second: Commissioner Rodriguez

Vote – Roll Call:

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

Result: Motion passed 6–0

Commissioner O’Brien asked for more details about the changes being made with this development.

Commissioner Champagne asked for more details about what kind of services this business will provide.

Commissioner Salazar asked staff about chemical spill off mitigation plans.

Action:

Motion: Commissioner Rodriguez moved to approve Item 4A with the condition that Public Works signs off on the easements.

Second: Commissioner O’Brien

Vote – Roll Call:

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

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

4B. 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.

Staff Presentation:

Desiree' Powell presented a final plat request to record an unplatted parcel. The final plat meets all the minimum dimensional standards for Local Office/Retail. 14 public notices were sent out, 0 responded in support, 1 responded in opposition. Staff recommends approval of the final plat.

Vice Chair Wynne asked if there is a reason why a property located within Local Office/Retail would still be in an abstract.

Desiree' Powell responded that most properties on the western side of the street have not been platted. However, selling by metes and bounds is not allowed according to state law.

Action:

Motion: Commissioner O'Brien moved to open the public hearing at 7:19 p.m.

Second: Commissioner Zarate

Vote – Roll Call:

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

Result: Motion passed 6–0

Action:

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

Second: Commissioner Zarate

Vote – Roll Call:

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

Result: Motion passed 6–0

Action:

Motion: Commissioner Salazar moved to approve Item 4B.

Second: Commissioner Rodriguez

Vote – Roll Call:

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

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

Adjournment

Motion to adjourn: Commissioner Salazar

Second: Commissioner O’Brien

Meeting adjourned at 7:21 p.m.

STAFF REPORT

To: Planning & Zoning Commission

From: Desiree` Powell, City Planner

Meeting Date: September 14, 2026

Prepared Date: August 31, 2026

RE: Amendment to permitted land uses to allow HUD-coded
manufactured homes in SF-43 zoning district
TEXT-2026-00001

Applicant: City of Duncanville Staff

REQUEST: Staff is requesting a zoning text amendment and
amendment to the land use chart to allow HUD-code
manufactured homes as a permitted land use in the
Estate Single-Family Residential District (SF-43) zoning
district.

LOCATION: Estate Single-Family Residential (SF-43) Zoning District

EXISTING ZONING: Estate Single-Family Residential (SF-43) by Specific Use
Permit (SUP)

PROPOSED ZONING: Estate Single-Family Residential (SF-43) by Right

**FUTURE LAND
USE DESIGNATION:** Estate Single-Family Residential (SF-43) Permitted Use
by Right

PROJECT SUMMARY:

The City's zoning regulations currently permit HUD-code manufactured homes in the Estate Single Family Residential (SF-43) zoning district only through approval of a Specific Use Permit (SUP). Under the existing regulations, a property owner seeking to locate a HUD-code manufactured home within the SF-43 district must therefore obtain discretionary approval through the SUP process in addition to satisfying the applicable development and site requirements.

Historically, the SUP requirement has provided the City with an opportunity to evaluate proposed HUD-code manufactured homes on a case-by-case basis. However, recent changes in state law have prompted staff to evaluate the City's regulations concerning the placement of HUD-code manufactured homes.

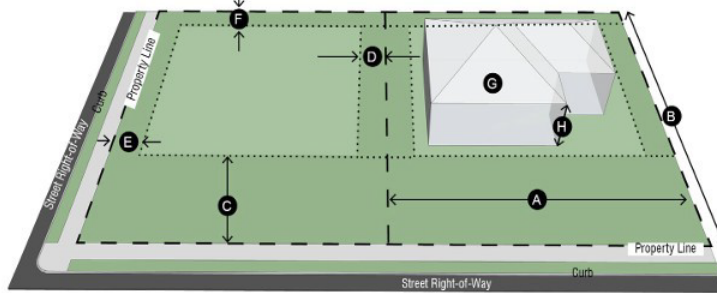
Senate Bill 785 (SB 785) requires states to allow HUD-code manufactured homes by right in at least one zoning district. To support compliance with this requirement and ensure that the City's zoning regulations provide a district in which HUD-code manufactured homes may be established without discretionary zoning approval, staff proposes amendments to the Zoning Ordinance and Land Use Chart.

Specifically, the proposed amendments would allow HUD-code manufactured homes as a permitted use by right in the SF-43 (Estate Single Family Residential) zoning district, rather than requiring approval of an SUP. The proposed amendment would maintain the SF-43 district as the zoning district in which HUD-code manufactured homes are permitted while removing the discretionary SUP requirement for this use.

Figure 1. SF-43.1 Dimensional Standards

Section 2.03. Single-Family Residential District (SF-43) Dimensional Standards

Figure 2.03.1. SF-43 Dimensional Standards

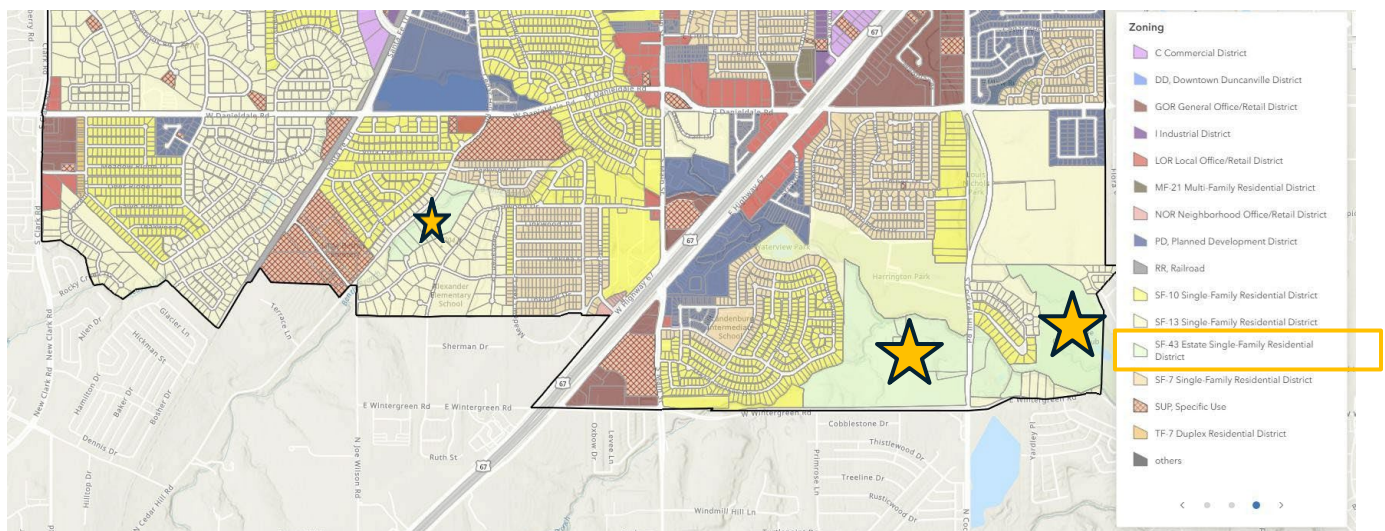


Requirements
Section 4.05. Lighting Requirements
Section 4.06. Accessory Building Requirements
Section 4.07. Screening and Buffering Requirements
Section 4.08. Landscape Requirements

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
1 acre	200'	100'	50'	30'	50'	50'	20%	3 stories	2,500 SF

DIMENSIONAL STANDARDS:

The amendment to the land use chart and the text amendment would allow HUD-code Manufactured homes the opportunity to locate in Estate Single-Family Residential (SF-43) if all dimensional standards are met as stated in Section 2.03.E of the Zoning Ordinance.



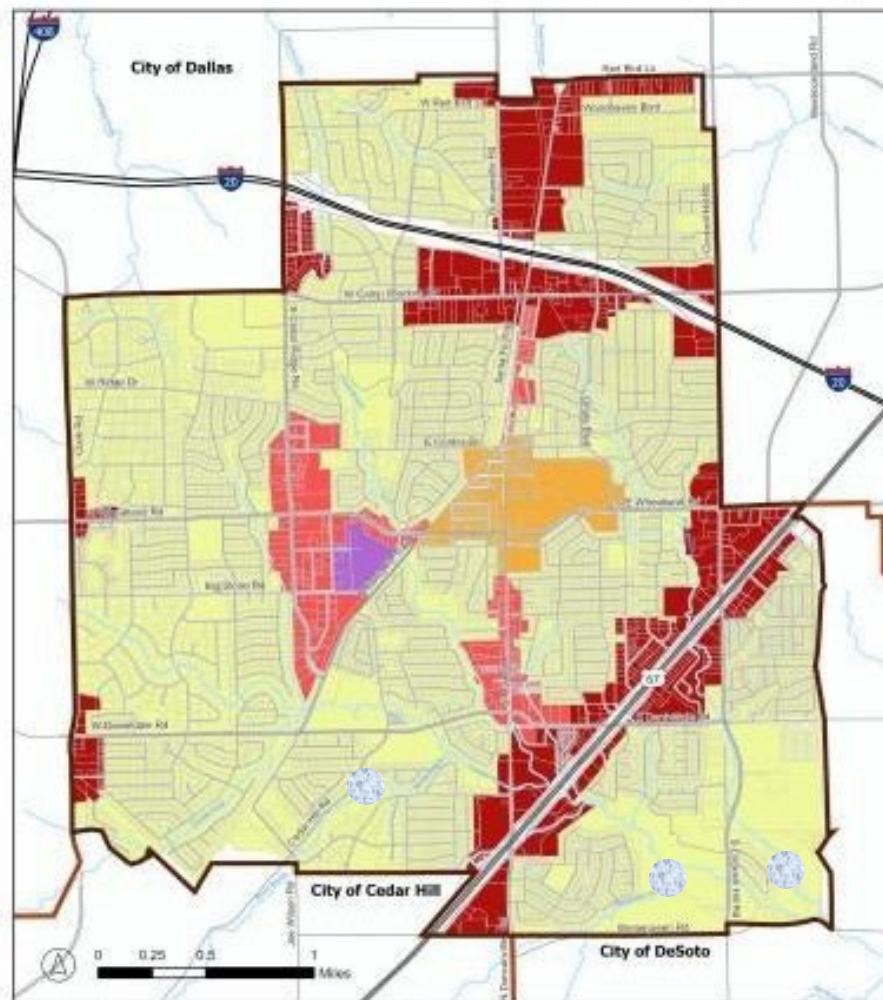
Subject Property
Figure 2. Zoning Map

ZONING DISTRICT DESCRIPTION:

The SF-43 Estate Single-Family Residential District is intended for residential areas with more rural settings and larger lots. This district is also intended to protect areas that may be unsuitable for development because of physical constraints, or potential health or safety hazards such as flooding, as well as providing preservation of natural open space areas.

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 completed a public notice in the Rambler Newspaper.

STAFF REVIEW:

The proposed amendment is intended to align the City's zoning regulations with the requirements and intent of SB 785 while providing a clear and predictable regulatory process for HUD-code manufactured homes. All other applicable zoning, subdivision, building, site development, and health and safety requirements would continue to apply to HUD-code manufactured homes located within the SF-43 district.

Accordingly, staff is proposing a Zoning Text Amendment and corresponding amendment to the Land Use Chart to change HUD-code manufactured homes from an SUP-required use to a permitted use in the SF-43 zoning district.

STAFF RECOMMENDATION:

Staff recommends **approval** of the zoning text amendment and amendment to the land use chart to allow HUD-code manufactured homes as a permitted land use in the Estate Single-Family Residential District (SF-43) zoning district.

FIGURES:

Figure 1: SF-43 Dimensional Standards

Figure 2: Current Zoning Map

Figure 3: Future Land Use Map

ATTACHMENTS:



BRIEFING AND DISCUSSION ON TEXAS SENATE BILL 785 (SB785) PERTAINING TO HUD-CODE MANUFACTURED HOMES

SEPTEMBER 14, 2026

MARK RAUSCHER, ASSISTANT CITY MANAGER

BACKGROUND

What SB 785 Requires:

- **No discriminatory permitting.** Cities cannot require a specific use permit (SUP) or similar special permit for a new HUD-code manufactured home if they do not require one for other residential housing in that zoning category.
 - This prevents cities from singling out manufactured homes for extra hurdles.
- **By-right zoning required.** Cities with zoning must allow new HUD-code manufactured homes by-right in at least one residential zoning classification (or equivalent district) and must show those areas on the zoning map.
- **Local authority preserved.** The law preserves local authority to determine exactly where and the size of the by-right permissible area for new manufactured homes.
 - Cities can no longer exclude manufactured housing entirely.
- **Effective 9/1/2026**

DUNCANVILLE ORDINANCE

- **Manufactured Homes vs. Mobile Homes:**
 - **HUD-Code Manufactured Homes** are factory-built residential homes constructed in compliance with federal HUD construction and safety standards including requirements for installation, foundation, and anchoring.
 - **Mobile Homes** are a factory-built dwelling constructed prior to the implementation of the federal HUD Code on June 15, 1976.
 - **HUD-Code Manufactured Homes** are a distinct, federally-regulated form of residential housing.
- **Duncanville's existing ordinance already allows HUD-Code Manufactured Homes:**
 - Existing ordinance limits the use to SF-43 districts by SUP only and requires the property to meet a one-acre minimum size.

EXAMPLES

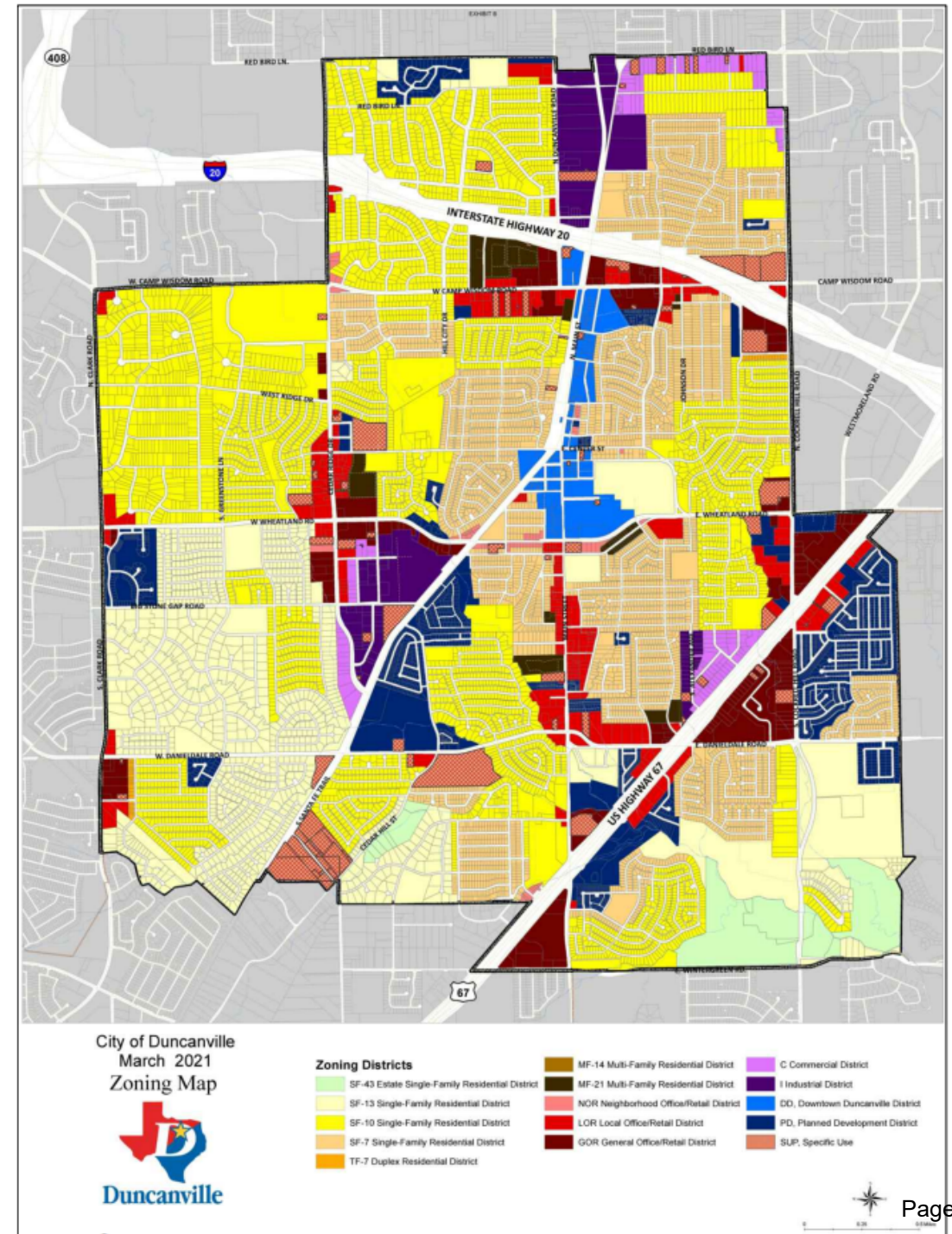


SOLUTION

Duncanville currently allows HUD-Code Manufactured Homes in SF-43 by SUP

Preferred approach is:

1. Amend the land use table to remove the SUP requirement for HUD-Code Manufactured Housing in SF-43 and allow “by-right” subject to the land use regulations for the zoning district:
 - a. Tied into the municipal water/sewer systems.
 - b. Have a permanent foundation and meet strict federal requirements for body and frame design, thermal protection, plumbing, electrical system, and fire safety.
 - c. Installed using approved engineering standards and adherence to setback requirements.
 - d. Provision of off-street parking (i.e., garages)
2. P&Z on 9/14 & City Council in October



THANK YOU

Any questions? Discussion.

STAFF REPORT

To: Planning and Zoning Commission
From: Desiree` Powell, City Planner
Meeting Date: September 14, 2026
Prepared Date: September 3, 2026
RE: Text Amendment Request| TEXT-2026-00002
Applicant: City staff

REQUEST: City staff is requesting an amendment to allow the Planning and Zoning Director/Assistant Director to administratively approve minor/simple plats.

LOCATION: 203 E. Wheatland Rd., Duncanville, TX 75116

EXISTING ZONING: N/A

PROPOSED ZONING: N/A

**FUTURE LAND
USE DESIGNATION:** N/A

PROJECT SUMMARY:

Staff is requesting a text amendment to the approval process to delegate administrative approval authority to the Planning and Zoning Director/Assistant Director or their designee for minor/simple plats as defined in the Zoning Ordinance.

USE DEFINITIONS:

Staff will draft and present amendments for the definitions of “minor and/or simple plats” at a later date.

PUBLIC INPUT:

Staff completed a public notice in the Rambler Newspaper.

STAFF REVIEW:

Staff is proposing to amend the current approval process for plats that are deemed simple or minor plats. These plats can include clerical errors/changes, recording properties that had not been recorded with the Dallas Central Appraisal District (DCAD), and/or minimal boundary line changes of a parcel(s). These plats would not include those that require major infrastructure changes/needs, easements, dedications, or similarly related major infrastructure needs. By allowing these types of simple plats to be approved administratively by the Assistant Director/Director, it will decrease the public hearing notice process for staff, minimize costs associated with newspaper and public noticing to surrounding property owners, and create an expedited review process for these types of plats in order to receive permits.

Staff will still be required to review these type of plats, minor/simple, within 30 days in order to meet the state requirement put in place in 2019. This house bill, H.B. 3167, implemented the 30 day shot clock rule that requires Texas municipalities to process, review, and decide of approval, denial, or approval with conditions on plat applications within 30 days of receiving the application. By amending the approval process to be administered by internal staff, staff will be able to review plats, provide feedback and comments to applicants within 30 days without taking these types of plats before the Planning and Zoning Commission. This amended approval process will apply to the Code of Ordinances, Appendix B Subdivision Regulations and Article 5, Section 5.02, of the Zoning Ordinance. Staff also researched surrounding cities to compare their processes for handling administrative approval of minor and simple plats as defined above.



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

STAFF RECOMMENDATION:

Staff recommends **approval** of the text amendment as presented.

FIGURES:

Figure 1: Zoning Map

Figure 2: Future Land Use Map

ATTACHMENTS:

Attachment 1: Development Review Bodies, Article 5, Section 5.02 – Zoning Ordinance

Article 5. Development Review Bodies

Article Table of Contents:

Section 5.01. City Council

Section 5.02. Planning & Zoning Commission

Section 5.03. Zoning Board of Adjustment

Section 5.04. City Planner

Section 5.01. City Council

A. Establishment

The City Council is established within [Article II of the City's Charter](#).

B. Key Responsibilities

Table 5.01.1 is a summary of the City Council's responsibilities within the Zoning Ordinance.

Table 5.01.1. City Council Responsibilities

Action	Authority
Zoning Map and Text Amendments	Decide
Type 1: Site Plans Related to SUP Rezoning Applications	Decide
Specific Use Permits	Decide
Planned Developments	Decide

Section 5.02. Planning & Zoning Commission

A. Establishment

The City's Code of Ordinances establishes the standards governing the Planning and Zoning Commission within [Chapter 2 of the City's Code of Ordinances](#).

B. Key Responsibilities

Table 5.02.1 is a summary of the Planning and Zoning Commission's responsibilities within the Zoning Ordinance.

Table 5.02.1. Planning and Zoning Commission Responsibilities

Action	Authority
Zoning Map and Text Amendments	Recommend
Type 1: Site Plans Related to SUP Rezoning Applications	Recommend
Specific Use Permits	Recommend
Planned Developments	Recommend



Section 5.03. Zoning Board of Adjustment

A. Establishment, Membership, Vacancies

1. There is hereby created a Zoning Board of Adjustment consisting of five members and two alternate members, each to be appointed by a majority of the City Council for a term of two years and removable for cause by the appointing authority.
2. Vacancies shall be filled by the appointment by the City Council of a suitable person to serve out the unexpired term of any member whose place on the Zoning Board of Adjustment has become vacant for any cause.
3. The Zoning Board of Adjustment is hereby vested with power and authority, in appropriate cases and subject to appropriate conditions and safeguards, to make such exceptions to the terms of this Zoning Ordinance in harmony with its general purpose and intent and in accordance with general or special rules therein contained for the purpose of rendering full justice and equity to the general public.

B. Procedures, Rules, and Meetings

1. The Zoning Board of Adjustment shall adopt rules to govern its proceedings provided that such rules are not inconsistent with this Zoning Ordinance or State statutes.
2. Meetings of the Zoning Board of Adjustment shall be held at the call of the chairperson and at such other times as the Zoning Board of Adjustment may determine.
3. The chairperson, or in their absence, the acting chairperson, may administer oath and compel the attendance of the witnesses.
4. All meetings of the Zoning Board of Adjustment shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicate such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Zoning Board of Adjustment and shall be a public record.

C. Authority of the Board

The Zoning Board of Adjustment may:

1. Hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the Zoning Ordinance, and for that purpose the Zoning Board of Adjustment has the same authority as the administrative official;
2. Hear and decide special exceptions to the terms of this Zoning Ordinance when the ordinance requires the board to do so;

3. Authorize in specific cases a variance from the terms of the Zoning Ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

D. Actions

Per [Texas Local Government Code Section 211.009](#), the concurring vote of four (4) Board members (or at least seventy-five [75] percent of the Board members) is necessary to:

1. Reverse an order, requirement, decision, or determination of an administrative official
2. Decide in favor of an applicant on a matter on which the Zoning Board of Adjustment is required to pass per this Zoning Ordinance
3. Authorize a Special Exception or Variance.

E. Court Remedy

1. Any person or persons, jointly or severally, aggrieved by any decision of the Zoning Board of Adjustment, or any taxpayer, or any officer, department, or board of the municipality may present to a district court or county court a petition duly verified, setting forth that such decision is illegal, in whole or in part, and specifying the grounds of the illegality.
2. Such petition shall be presented to the court within ten (10) days after the filing of the decision in the office of the Board and not thereafter.

F. Key Responsibilities

Table 5.03.1 is a summary of the Zoning Board of Adjustment's responsibilities within the Zoning Ordinance.

Table 5.03.1. Zoning Board of Adjustment Responsibilities

Action	Authority
Interpretation of Zoning District Boundaries	Decide
Amortization of Nonconforming Uses	Decide
Appeal of an Administrative Decision	Decide
Variances	Decide
Special Exceptions	Decide

Section 5.04. City Planner

A. Key Responsibilities

Table 5.04.1 is a summary of the City Planner's responsibilities within the Zoning Ordinance.

Table 5.04.1. City Planner Responsibilities

Action	Authority
Type 1: Site Plans Related to SUP Rezoning Applications	Review
Type 2: Site Plans Related to Building Permit Applications	Review and Approve (with Building Official)
Minor PD Amendments	Approve
Alternative Compliance	Approve

STAFF REPORT

To: Planning and Zoning Commission

From: Mark Rauscher, Assistant City Manager

Meeting Date: September 14, 2026

Prepared Date: September 8, 2026

RE: Specific Use Permit (SUP) Revocation Request|
711 E. Camp Wisdom Rd.
ZONE-2026-00017

Applicant: City Management
Empire Hotel Group LLC dba Capital O Hotel| Owner

REQUEST: The City of Duncanville is requesting the revocation of a Specific Use Permit (SUP) for a hotel.

LOCATION: 711 E. Camp Wisdom Rd., Duncanville, TX 75116

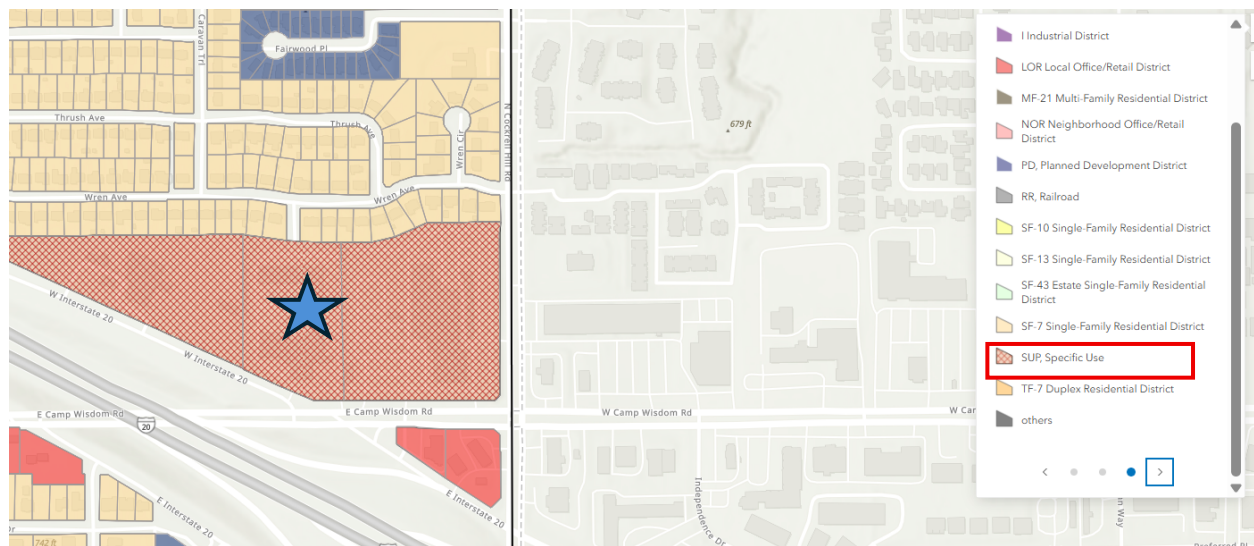
EXISTING ZONING: Specific Use Permit 2232 (SUP-2232); base zoning General Retail (GR)

PROPOSED ZONING: The City of Duncanville is requesting revocation of Specific Use Permit 2232 (SUP-2232) for a hotel located at 711 E. Camp Wisdom Rd.

**FUTURE LAND
USE DESIGNATION:** Gateway Corridor

PROJECT SUMMARY:

The applicant (City of Duncanville) is requesting revocation of the Specific Use Permit 2232 (SUP-2232) for hotel use.



Subject Property
Figure 1. Zoning Map

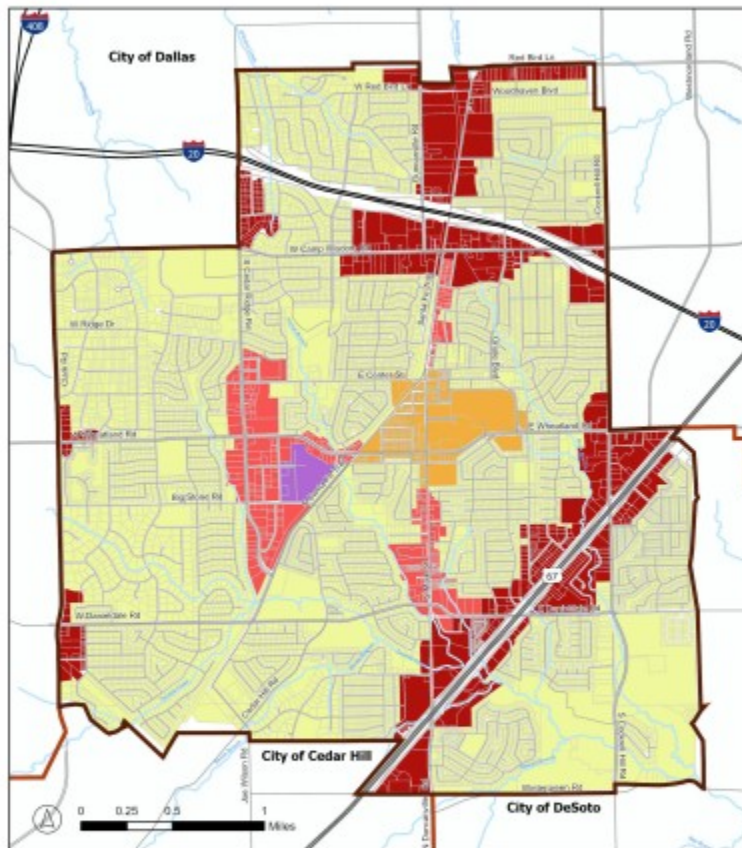
BASE ZONING DISTRICT DESCRIPTION:

General Retail “GR” district is established to provide for the development of regional serving retail, personal service and office uses for larger than 40,000 square feet of floor area. Pad site development is also allowed in this zoning district. These shopping areas utilize landscape and screening requirements. The GR district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

Figure 2: Future Land Use Map

Future Land Use Map

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



Legend

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

Subject Property:

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 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.

USE DEFINITIONS:

Article VII Section 7.02.F Commercial and Industrial Uses

Hotel, limited service. A limited-service hotel is distinguished by simple guest services; or a hotel without restaurant and banquet facilities. Typical services offered by a limited-service hotel could be a business center, fitness room, laundry facility, and swimming pools. Examples include: Candlewood Suites, Motel 6, Rodeway Inn, Fairfield Inn, Holiday Inn Express, Hampton Inn, La Quinta, and SpringHill Suites. May also be referred to as a motel.

SURROUNDING ZONING AND DEVELOPMENT:

- **NORTH:** Single Family Residential 7 District (SF-7)
 - Residential, Fairmeadows 6
- **EAST:** Specific Use Permit 2202 (SUP-2202)
 - Commercial, Central Business Area 2 Replat
- **SOUTH:** East Interstate IH-20
- **WEST:** Specific Use Permit 2189R (SUP-2189R)
 - Commercial, Central Business Area 3rd Section

PUBLIC INPUT:

*Staff mailed out 25 notices. Two (2) of the 25 were mailed certified to the property owner and property owner's representative. **At the time of preparation of this report staff did not receive responses in support or in opposition to the proposed SUP revocation request.***

STAFF REVIEW:

The Capital O Hotel located at 711 E. Camp Wisdom Road has a long history of code and building violations along with significant criminal activity. The hotel on this property was recently rebranded from Rodeway Inn to Capital O, but similar issues continue to occur on this property. The city regularly finds code and building violations, and although the owners will have these items addressed, it continues to be a regular occurrence.

The city also noticed earlier this year that two illegal side businesses were operating on this property (i.e., a semi-truck parking business and a U-Haul Rental business), but those operations have since ceased. Additionally, significant criminal activity continues to occur at this property that at times impacts adjacent properties. This property is well known for drug and human trafficking, prostitution, and other criminal activity. Between 1/1/2020 and 5/1/2026, there were 2,586 calls for service utilizing the 911 system for Police and Fire/EMS assistance, which equates to more than one 911 call/day on average over this 6+ year period. Furthermore, these were actual calls for service and do not include routine patrols through the property.

The City Council was briefed on June 16, 2026, regarding the ongoing issues at this property along with the option of moving forward with a city-initiated rezoning to revoke the Specific Use Permit (SUP) for hotel use. The City Council directed staff to prepare a resolution for an upcoming City Council meeting requesting approval to move forward with SUP revocation. The requested resolution was part of the July 7, 2026, City Council meeting, and it was unanimously approved to move forward with the SUP revocation process that follows the regular zoning case process (i.e., public hearings before P&Z and City Council). This case is being heard before the P&Z Commission as part of the September 14, 2026, meeting and is expected to be presented to City Council on October 20, 2026.

Given the chronic and longstanding issues with the ownership and operation of this hotel property, the city recommends revoking SUP #2232 for hotel use and this property be repurposed into a non-hotel use.

KEY FEATURES OF AN SUP:

a. The proposed use is consistent and compatible with the adjacent land use and zoning.

A typical hotel use is consistent with the surrounding area including proximity to IH-20; however, the nuisance and criminal activities plaguing this property are not.

b. The proposed use is consistent with the architecture and characteristics of the adjacent properties.

A typical hotel use is consistent with the surrounding area including proximity to IH-20; however, the nuisance and criminal activities plaguing this property are not.

c. The proposed use may promote innovative use of modern development concepts, without having an adverse impact on adjacent properties.

A typical hotel use is consistent with the surrounding area; however, the nuisance and criminal activities plaguing this property are not and have had an adverse impact on nearby properties.

d. The proposed use is consistent with the goals and objectives of the City.

The nuisance and criminal activities plaguing this property are not consistent with the goals and objectives of the City of Duncanville and have created a constant drain on public safety resources as well as code compliance and building inspection.

e. The proposed use is an enhancement or improvement beyond the minimum standards set forth by the Zoning Ordinance.

The nuisance and criminal activities plaguing this property are not consistent with the Zoning Ordinance for hotel use, which has led to the request to revoke the SUP for hotel use on this property.

f. The proposed use will not be detrimental to the general health, safety, and welfare of the community.

The nuisance and criminal activities plaguing this property have created a constant drain on public safety resources as well as code compliance and building inspection, and have therefore been detrimental to the general health, safety, and welfare of the community.

g. The proposed use would stabilize and improve property values within the City.

The nuisance and criminal activities plaguing this property have destabilized this area of Duncanville and have also had a negative impact on property values and the wellbeing of nearby businesses.

h. The proposed use would protect and enhance the City's attractiveness to residents, businesses, tourists, and visitors.

The nuisance and criminal activities plaguing this property have negatively impacted Duncanville's attractiveness to residents, businesses, tourists, and visitors.

i. The proposed use would strengthen and help diversify the economy of the City.

The nuisance and criminal activities plaguing this property have created a constant drain on public safety resources as well as code compliance and



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

building inspection that far outweigh the minimal property and hotel taxes generated by the hotel business.

STAFF RECOMMENDATION:

Staff recommends approval of the request to revoke SUP-2232 for hotel use at 711 E. Camp Wisdom Rd due to ongoing issues related to code and building concerns as well as significant criminal activity that is putting a strain on public safety resources.

FIGURES:

Figure 1: Zoning Map

Figure 2: Future Land Use Map

ATTACHMENTS:

Attachment 1: Map of properties within 200 ft.

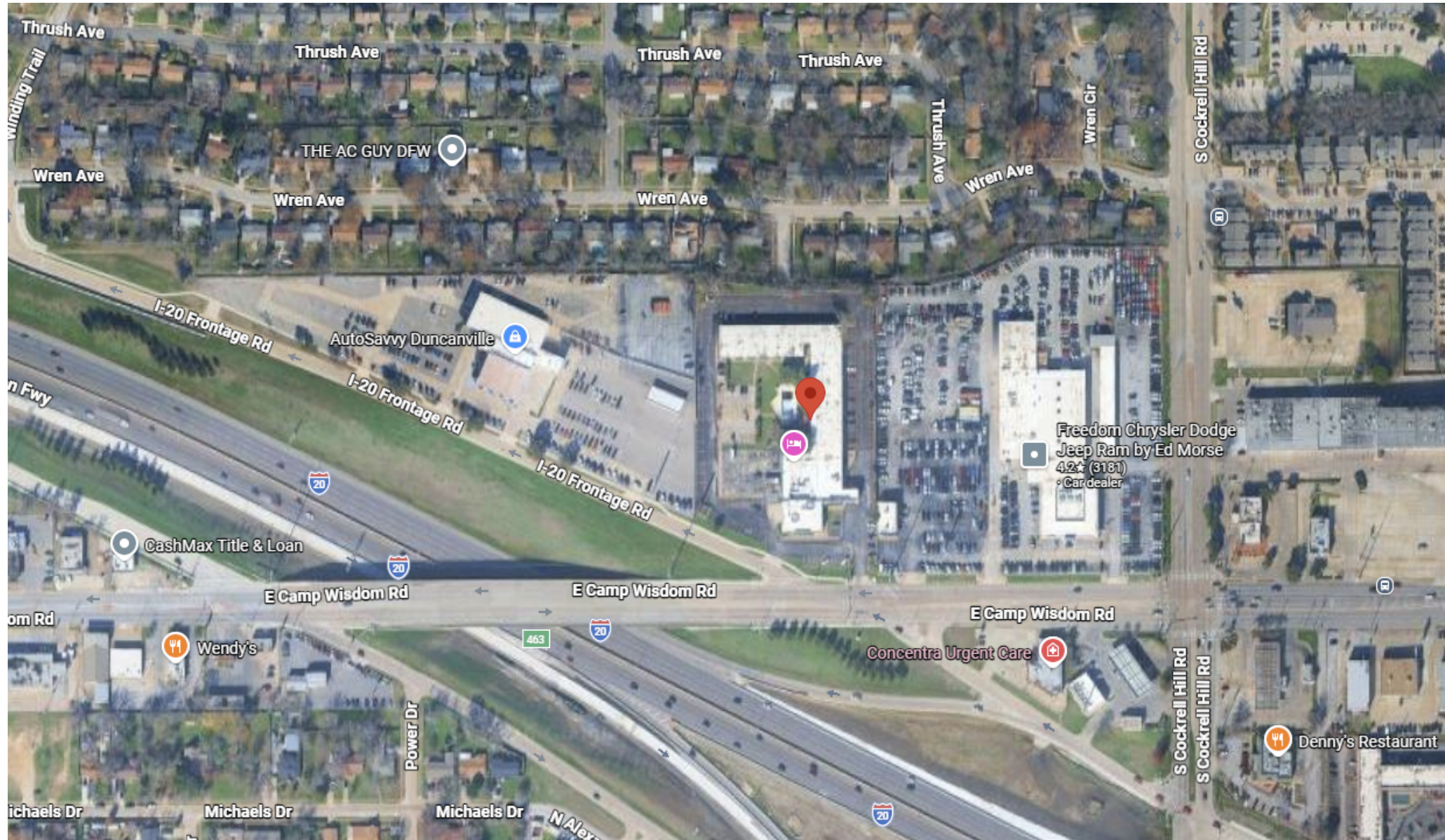
Attachment 2: Ordinance No. 2232 (SUP-2232)



REVOCATION OF SUP FOR 711 E. CAMP WISDOM ROAD (CAPITAL O)

MARK RAUSCHER, ASSISTANT CITY MANAGER
SEPTEMBER 14, 2026

711 E. CAMP WISDOM



VIOLATIONS AND 911 CALLS FOR SERVICE

- Operating an illegal U-Haul Rental Business directly in violation of the city ordinance & permitted land use chart.
 - This type of business only permitted by right in Industrial Zoning (I) and by SUP in Commercial (C) Zoning.
- Hotel/motel use was approved by City Council under SUP Ordinance #2232 on 11/4/2014.

VIOLATIONS AND 911 CALLS FOR SERVICE

- Exterior Grounds and Premises
 - Item 8: Failure to maintain exterior property and premises free from rubbish and garbage.
 - Item 4: Failure to properly maintain exterior grounds and vegetative growth.
- Exterior of Structures
 - Items 1, 12, and 12 (a): Failure to maintain exterior surfaces, doors, windows, and frames in good condition.
- At this time these items have been brought into compliance; however, these issues are a regular occurrence.

VIOLATIONS AND 911 CALLS FOR SERVICE

- There were **2,273** calls for service (PD and FD) between 1/01/2020 – 4/30/2025
- There were an additional **313** calls for service (PD and FD) between 5/1/2025 – 5/1/2026
- Criminal activity spills over into adjacent properties such as the adjacent car dealerships.

PROCESS FOR REVOKING SUP

- Authorization from City Council to begin the SUP revocation process (includes briefing and resolution)
 - 6/16/2026 City Council Briefing
 - 7/7/2026 City Council Resolution
- City staff initiates a zoning case to revoke the SUP
- The case would go before both P&Z as well as City Council like a regular zoning case
 - 9/14/2026 P&Z Commission
 - 10/20/2026 City Council

THANK YOU!
ANY QUESTIONS?