



Duncanville Planning and Zoning Commission Regular Meeting

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

Monday, September 8, 2025 | 6:00 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/>

(6:00 P.M.) BRIEFING

- 1. Planning and Zoning Commission Briefing**
 1. Discuss Comprehensive Plan
 2. Review and Discuss Agenda Items

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

- 1. Call to order and Confirm a Quorum**

- 2. Consent Agenda**

All items under consent agenda are considered to be routine by the planning and zoning commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

- 3. 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 Monday, September 8, 2025.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – September 8, 2025.
- First and Last Name; and address.

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

- 4. Draft Comprehensive Plan Update**

3. Presentation by Matt Horn, MRB Group
4. Discuss, Consider, and Take Any Necessary Action

5. Planning and Zoning Commission Action Items/Public Hearings

A. **Case #2025-00008:** Request of Elizabeth Arcos, Applicant, for a Specific Use Permit to allow for the use of “Animal Services”, on Block 8 & Part of Block 7 ACS 3.347, more commonly known as **202 W. Center Street, City of Duncanville, Dallas County, Texas.**

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, and Take Any Necessary Action

B. **Case #2025-00015:** Request of Alma M. Cartwright, Applicant and Owner, for a zoning change from Planned Development (PD) to Duplex Residential District (TF-7) on land conveyed to the City of Duncanville in the A.M.G. Merrill Survey, Abstract No. 884, more commonly known as **400 E. Center, City of Duncanville, Dallas County, Texas.**

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, and Take Any Necessary Action

C. **Case #2025-00017:** Request of Costco Wholesale, Applicant, for a Specific Use Permit (SUP) to allow for accessory and incidental fuel pumps, on Lot 2, Block A of Three Corners Addition to the City of Dallas, more commonly known as, **250 W. Highway 67, City of Dallas, Dallas County, Texas.**

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, and Take Any Necessary Action

7. 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 02, 2025, by 5:00 p.m.** and remained posted for at least two hours after said meeting was convened.

Dr. LaSheyla Jones

Dr. LaSheyla Jones, Assistant Director of Planning

