



Duncanville Planning and Zoning Commission Regular Meeting

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

Monday, June 9, 2025

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

1. Planning and Zoning Commission Briefing

(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.

- A. Discuss, Consider, and Take Any Necessary Action Regarding Approval of Minutes of the Planning and Zoning Commission Meeting held May 12, 2025.
- B. Discuss, Consider, and Take Any Necessary Action Regarding the Letter of Support for the City of Duncanville's 2025 TxDOT Transportation Alternatives Program Applications – Daniel Elementary Safe Routes to School Project & Duncanville Downtown Connector TA Project
- C. Discuss, Consider, and Take Any Necessary Action Regarding the Letter of Support for the City of Duncanville 2025 Safe Streets and Roads for All (SS4A) Planning and Demonstration Grant Application

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, June 9th, 2025.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – June 9th.
- 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. Planning and Zoning Commission Action Items/Public Hearings

- A. **Case #2025-00003:** Request of Oliverio Aguilar, Applicant for a Specific Use Permit to allow for the use “Short Term Rental” on real property located at 710 Valley Hill Road, City of Duncanville, Dallas County, Texas, Town and Country Estates Rep, Blk C, LT 7, more commonly known as Town and Country Estates.

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

- B. **Case #2025-00004:** Request of Keaton Mal, Applicant, for a Specific Use Permit to allow for the use of “Fuel Pumps”, on Amalgamated Properties, Blk 1, Lt 1, ACS 1.7604, more commonly known as 615 South Cockrell Hill Road, 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 #2025-00005:** Request of Noemia Lara, Applicant and Owner for a Specific Use Permit to allow for the use of “Auto Repair and Services Major”, on Woodhaven Replat, Blk 2, Lot 8B, ACS 0.704, more commonly known as 508 East Red Bird Lane, City of Duncanville, Dallas County, Texas.

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

- D. **Case #2025-00007:** Request of Mario Riojas, Applicant, for a Specific Use Permit to allow for the use of “Short Term Rental” on real property located at 209 N. Royal Oak Drive, City of Duncanville, Dallas County, Texas, being part of Lot 2, Block 2 of Winona Gardens Addition No. 2, an addition to the City of Duncanville, Dallas County, Texas, according to the plat recorded in Volume 19, Page 275, Map Records, of Dallas County, Texas.

1. Staff Summary

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

E. **Case #2024-00013:** Request of Brian Nelson, Applicant, representing Life School Dallas, Owner for a zoning change from SF-13 to a PD Planned Development (Educational Facility) on Keystone Place, Block 1, Lots 1, ACS 6.005, more commonly known as 1600 South Cockrell Hill Road and Nel A Ayers, Abstract 11, Tract 9, ACS 99.265, more commonly known as 1000 East Danieldale Road, in the City of Duncanville, Dallas County, Texas.

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

5. **Discussion of Planning and Zoning Commission Meeting Frequency**
6. **Discussion and Update to City of Duncanville Comprehensive Plan**
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: **Friday, June 6, 2025, by 6:00 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