



## Duncanville Planning and Zoning Commission

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

Monday, April 10, 2023  
6:30 P.M. Work Session  
7:00 P.M. Meeting

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*City of Duncanville Planning and Zoning Commission meetings are available to all persons regardless of disability. The City of Duncanville offers Hearing Assistance Receivers for use during City Council Regular Sessions. If you require special assistance, please contact the Planning Technician at (972)707-3878 or write 203 E. Wheatland Road, 75116, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.*

**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.**

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1. **Call to Order.**
2. **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, April 10, 2023.**
- **Email [lynette.romero@duncanvilletx.gov](mailto:lynette.romero@duncanvilletx.gov)**
- **Email Title: Public Comment – April 10<sup>th</sup>**
- **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. **Approve minutes for the Planning and Zoning Commission regular meeting on March 13, 2023.**
4. **Consider a request (2023-07) for approval of a replat by Jose Villa, applicant and owner, to replat from Carder Crest, Block A, Lots 11 and 12, to Carder Crest Addition, Lot 12R, Block A, more commonly known as 704 North Main Street, in the City of Duncanville, Dallas County, Texas.**
5. **Consider a request (2023-10) for approval of a replat by Dwayne Copeland of PJB Surveying, applicant, representing Jerry Childress, owner, to replat 634 Crestside Drive, 1307 Crest Lane Drive and 1303 Crest Lane Drive from Crestview, Block C, PT LT 22, and Crestview, PT LTS 0023 and 24, and Crestview, Block C, PT Lots 22-24, to Crestview Addition, Lots 22R and 23R, Block C, more commonly known as 634 Crestside Drive and 1307 Crest Lane Drive and 1303 Crest Lane Drive, in the City of Duncanville, Dallas County, Texas.**
6. **Conduct a public hearing (2023-08) for consideration and action regarding the request of Hani Elkady, applicant, representing, CWS Real Property Holdings LLC, owner, to include a Specific Use Permit "SUP" for Auto Repair and Services, Minor (No Outside Storage) on Irwin Keasler Shopping Village, TRS 6 and 8, 0.7143 ACS, more commonly known as 315 West Camp Wisdom Road, in the City of Duncanville, Dallas County, Texas.**

7. Conduct a public hearing (2023-09) for consideration and action regarding the request of Hani Elkady, applicant, representing CWS Real Property Holdings LLC, owner, to include a Specific Use Permit "SUP" for Auto Repair and Services, Minor (No Outside Storage) on Candlelight Estates 3<sup>rd</sup> Inst, Block L, PT Lot 1, ACS .422, more commonly known as 419 East Daniieldale Road, in the City of Duncanville, Dallas County, Texas.
8. Conduct a public hearing (2022-37) for consideration and action regarding a request of the City of Duncanville for a text amendment to the Comprehensive Zoning Ordinance to allow Carports by right where currently a Specific Use Permit (SUP) is required.
9. Conduct orientation with the City Attorney.
10. Continue discussion pertaining to the five-year comprehensive plan update. Discuss proposed plans regarding Opportunity Area 8, Ladd Property.

#### **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.duncanville.com](http://www.duncanville.com) and said Notice was posted on the following date and time: **Friday, April 7, 2023, at 5:00 pm** and remained posted for at least two hours after said meeting was convened.

*Nathan Warren*

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Senior Planner, Nathan Warren