



## Duncanville Planning and Zoning Commission

Regular Meeting

D. L. Hopkins Jr. Senior Center  
206 James Collins Blvd.  
Duncanville, TX 75116

Monday, April 8, 2024

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 Planning and Zoning Commission Regular Sessions. If you require special assistance, please contact the City Secretary at (972)780-5000 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 8, 2024.**
  - **Email [planningandzoning@duncanvilletx.gov](mailto:planningandzoning@duncanvilletx.gov)**
  - **Email Title: Public Comment – April 8<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 February 12, 2024, and cancelled meeting on March 11, 2024.**
4. **Conduct a public hearing (2024-07) for consideration and action regarding the request of Shawkat Albess, applicant, representing Ramis Lube Inc, owner, for a Specific Use Permit (SUP) to allow for the use “Banquet or Event Center” on Grace Properties, Block A, Lot 1, ACS 2.001, more commonly known as 119 East Daniieldale Road, Duncanville, Dallas County, Texas.**
5. **Conduct a public hearing (2024-08) for consideration and action regarding the request of Stuart and Ruth Carlson, applicants and property owners, for a Specific Use Permit (SUP) to allow for the use “Temporary Workforce Housing” on Duncanville Estates 1, Block C, Lot 4, more commonly known as 103 South Capri Drive, Duncanville, Dallas County, Texas.**
6. **Conduct a public hearing (2024-09) for consideration and action regarding the request of Stuart and Ruth Carlson, applicants and property owners, for a Specific Use Permit (SUP) to allow for the use “Temporary Workforce Housing” on Irwin Keasler Dev Red Bird 5, Pt Lot 6, more commonly known as 822 Sherrill Boulevard, Duncanville, Dallas County, Texas.**

7. **Conduct a public hearing (2024-10) for consideration and action regarding the request of Stuart and Ruth Carlson, applicants and property owners, for a Specific Use Permit (SUP) to allow for the use “Temporary Workforce Housing” on River Oaks, Block K, Lot 5, more commonly known as 350 Linklea Drive, Duncanville, Dallas County, Texas.**
8. **Conduct a public hearing (2024-11) for consideration and action regarding the request of The Dimension Group, applicant, representing Duncanville Associates LLC, owner, for a Specific Use Permit (SUP) to allow for the use “Fuel Pumps” on Block 1, Lot 1, Amalgamated Properties Addition, more commonly known as 615 South Cockrell Hill Road, Duncanville, Dallas County, Texas.**
9. **Conduct a public hearing (2024-12) for consideration and action regarding the request of JM Civil, applicant, representing Vaquero Ventures, owner, for a Specific Use Permit (SUP) to allow for the use “Retail, Sundry” on Block A, Lot 3BR, Duncanville 67 Replat, more commonly known as 282 West Highway 67, Duncanville, Dallas County, Texas.**
10. **Continue discussion pertaining to the five-year comprehensive plan update.**

#### **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](http://www.duncanvilletx.gov) and said Notice was posted on the following date and time: **Tuesday April 3, 2024, by 5:00 pm** and remained posted for at least two hours after said meeting was convened.

*Nathan Warren*

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Nathan Warren, Director of Planning and Zoning