



Duncanville Planning and Zoning Commission

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

Monday, May 12, 2023
6:30 P.M. Work Session
7:00 P.M. Meeting

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.

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, June 12, 2023.**
 - **Email lynette.romero@duncanvilletx.gov**
 - **Email Title: Public Comment – June 12th**
 - **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 April 10, 2023, and the cancelled meeting on May 8, 2023.**
4. **Consider a request (2023-12) to rescind an existing Specific Use Permit (SUP) to allow for the use of Child Care Facility, Daycare on Kindercare, ACS 0.6430, more commonly known as 707 Center Ridge Drive, in the City of Duncanville, Dallas County, Texas.**
5. **Conduct a public hearing (2023-13) for consideration and action regarding a request of the City of Duncanville for a text amendment to add, and define, the land use “Temporary Workforce Housing” to the Comprehensive Zoning Ordinance.**
6. **Conduct a public hearing (2023-14) for consideration and action regarding the request of Katherine Jackson, applicant, representing Tommy Winn, owner, for a zoning change from DD, Downtown District to LOR, Local Office Retail District on AMG Merrill ABST 884, PG 075, TR 47, 48 & PT TR 43 ACS 0.834 and AMG Merrill ABST 884, PG 075, TR 42 ACS 0.4400, more commonly known as 210 and 214 South Main street, in the City of Duncanville, Dallas County, Texas.**
7. **Conduct a public hearing (2023-16) to rescind an existing Specific Use Permit to allow for the use of School, Business, Trade, or Vocational, on**

Main Commons, Block 3, Lot 1A, ACS 0.617, more commonly known as 134 North Main Street, City of Duncanville, Dallas County, Texas.

- 8. Conduct a public hearing (2023-15) for consideration and action regarding the request of Juan Trejo, applicant, to include a Specific Use Permit "SUP" for School, Business, Trade, or Vocational, on Main Commons Block 3, Lot 1A, ACS 0.617, more commonly known as 134 North Main Street, in the City of Duncanville, Dallas County, Texas.**
- 9. Conduct a public hearing (2023-20) for consideration and action regarding a request of the City of Duncanville for an amendment to the Comprehensive Plan to remove Opportunity Area 8 from the Future Land Use Plan.**
- 10. Conduct a public hearing (2023-17) for consideration and action regarding a request of the City of Duncanville for a Text Amendment to add, and define, the land use "Nature Preserve" to the Comprehensive Zoning Ordinance.**
- 11. Conduct a public hearing (2023-18) for consideration and action regarding a request of the City of Duncanville for a Text Amendment to add, and define, the zoning district "Nature Preserve" to the comprehensive zoning ordinance.**
- 12. Conduct a public hearing (2023-19) for consideration and action regarding the request of the City of Duncanville, applicant, for a zoning change from PD, Planned Development to NP, Nature Preserve, on Walnut Bend, Block A, Lot 1, ACS 42.419, more commonly known as 609 West Daniieldale Road, City of Duncanville, Dallas County, Texas**
- 13. 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.duncanville.com and said Notice was posted on the following date and time: **Friday, June 9, 2023, at 5:00 pm** and remained posted for at least two hours after said meeting was convened.

Nathan Warren

Senior Planner, Nathan Warren