



Duncanville Planning and Zoning Commission

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

Monday, September 11, 2023
6:30 P.M. Work Session
7:00 P.M. Meeting

City of Duncanville City Council 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 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.

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, September 11, 2023.**
- **Email planningandzoning@duncanvilletx.gov**
- **Email Title: Public Comment – September 11th**
- **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 July 10, 2023, and cancelled meeting on August 14, 2023.**
4. **Consider a request (2023-21) for approval of a Final Plat by Chad T. Gossett, applicant, representing Kizee Group LLC, owner, to plat from James Anderson ABST 17 PG 141, TR 54 ACS 0.9753, to Kizee Addition, Block A, Lot 1, more commonly known as 111 West Daniieldale Road, in the City of Duncanville, Dallas County, Texas.**
5. **Consider a request (2023-22) for approval of a Replat by Willis A. Yehl, applicant and owner, to replat from Irwin Keasler Dev Red Bird 5, Block 28, Lots 3 and 4, ACS 1.3937 CALC, to Irwin Keasler Development, Red Bird Addition, Unit No. 5, Lot 3R, Block 29, more commonly known as 807 Sherrill Boulevard, in the City of Duncanville, Dallas County, Texas.**
6. **Consider a request (2023-23) for approval of a Replat by Bryan Connally of CBG Surveying Texas LLC, applicant, representing Veronica Meza and Juan Alejo, owners, to replat from Winona Gardens 2, Block 3 E66 Ft Lot 4, to Winona Gardens Addition, Block 3, Lot 4R, more commonly known as 1302 West Ridge Drive, in the City of Duncanville, Dallas County, Texas.**
7. **Conduct a public hearing (2023-24) for consideration and action regarding the request of Ravi Murjani, applicant and owner, for a zoning change from DD, Downtown District to LOR, Local Office Retail District on AMG Merrill**

ABST 884, PG 075, TR 40, ACS 0.1368, more commonly known as 106 East Freeman Street, in the City of Duncanville, Dallas County, Texas.

- 8. Continue discussion pertaining to the five-year Comprehensive Plan update.**
- 9. Discuss legal procedures and duties with the City Attorney.**

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 on the following date and time: **Friday, September 8, 2023, at 5:00 pm** and remained posted for at least two hours after said meeting was convened.

Nathan Warren

Senior Planner, Nathan Warren