



Duncanville Planning and Zoning Commission

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

Monday, February 12, 2024
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 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.

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/>

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, February 12, 2024.**
 - **Email planningandzoning@duncanvilletx.gov**
 - **Email Title: Public Comment – February 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 January 8, 2024.**
4. **Conduct a public hearing (2024-01) for consideration and action regarding the request of Sambatek, applicant, representing Hajoca Corporation, for a Specific Use Permit (SUP) to allow for the Use “Building Materials Sales” on Crestview, Blk C, Lots 20, 20.1, and 21, more commonly known as 624, 626 and 628 Crestside Drive, in the City of Duncanville, Dallas County, Texas.**
5. **Conduct a public hearing (2024-06) for consideration and action regarding the request of Robert Brown, applicant, representing Metro Housing LLC, owner, to include a Specific Use Permit (SUP) for Short-Term Rental on Block 12, Lot 6, Dville Estates No. 3, more commonly known as 235 Greenstone Court, Duncanville, Dallas County, Texas.**
6. **Conduct a public hearing (2024-05) to rescind an existing Specific Use Permit for the use of Religious Institution, on Woodhaven Replat, Block 3, Lot 17A, ACS 1.749, more commonly known as 310 East Red Bird Lane, City of Duncanville, Dallas County, Texas.**

7. **Conduct a public hearing (2024-03) to rescind an existing Specific Use Permit for the use of Cosmetology School and Salon, on Duncanville Ind Dist 6th Inst, PT Block G, ACS 0.9882, more commonly known as 928 South Cedar Ridge Drive, City of Duncanville, Dallas County, Texas.**
8. **Conduct a public hearing (2024-04) to rescind an existing Specific Use Permit for the use of Barber School, on Cathey Rev, Block A, LT 3, ACS 0.5255, more commonly known as 1210 South Main Street, City of Duncanville, Dallas County, Texas.**
9. **Continue Discussion pertaining to the five-year comprehensive plan.**

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, February 2, 2024, by 5:00 pm** and remained posted for at least two hours after said meeting was convened.

Nathan Warren

Director of Planning and Zoning, Nathan Warren