



Duncanville Planning and Zoning Commission Regular Meeting

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

Monday, May 12, 2025
6:00 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 Duncanville City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-780-5017 or email city.secretary@duncanvilletx.gov at least three (3) business days prior to the scheduled meeting to request an accommodation.

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/>

(6:00 P.M.) WORK SESSION

1. Planning Commission Training/Workshop

(7:00 P.M.) PLANNING AND ZONING COMMISSION MEETING

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, May 12th, 2025.
 - Email planningandzoning@duncanvilletx.gov
 - Email Title: Public Comment – May 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. Request for a zoning change from SF-13 to a PD Planned Development (Educational Facility) by Brian Nelson, Applicant, representing Life School of Dallas, Owner, for review and (Approval, Approval with Conditions, Denial, or Table) on Keystone Place, Block 1, Lots 1, ACS 6.005, more commonly known as 1600 South Cockrell Hill Road and Nel A Ayers, Abstract 11, Tract 9, ACS 99.265, more commonly known as 1000 East Danieldale Road, in the City of Duncanville, Dallas County, Texas.

The options for consideration of Item 3 are described on the following page:

Option 1: Recommend Approval as Presented

The Planning and Zoning Commission may recommend approval of the Planned Development (PD) application as submitted if it finds that the proposed development meets the intent of the PD zoning district, provides a superior design or community benefit compared to conventional zoning, and is consistent with the goals and policies of the Comprehensive Plan. This option is appropriate when the application addresses all key planning, design, and compatibility considerations without the need for additional modifications.

Option 2: Recommend Approval with Conditions

The Planning and Zoning Commission may recommend approval of the PD application with specific conditions if it determines that the overall concept is appropriate, but adjustments are needed to ensure consistency with the zoning ordinance, compatibility with adjacent development, or alignment with planning best practices. Conditions may include modifications to development standards, site design elements, permitted uses, phasing, or other components of the PD ordinance.

Option 3: Recommend Denial of the Application

The Planning and Zoning Commission may recommend denial of the Planned Development (PD) application if, after careful evaluation, it determines that the proposed development fails to meet the intent or objectives of the PD zoning process. Denial may be appropriate if the application does not demonstrate a measurable improvement or public benefit over development allowed under conventional zoning, is inconsistent with the goals and policies of the Comprehensive Plan, or raises significant concerns related to public health, safety, or general welfare.

A recommendation for denial must be accompanied by clear and specific findings of fact that articulate the rationale behind the decision. These findings should be evidence-based and derived from the complete application record, including the applicant's submittals, staff report, public comments, and any technical studies. The purpose of these findings is to ensure the recommendation is transparent, legally defensible, and grounded in the standards and expectations set forth by city policies and ordinances.

If the Planning and Zoning Commission moves to recommend denial, the motion should explicitly cite the findings of fact that support this action. This ensures the City Council has a clear basis for understanding the Commission's recommendation and helps protect the City from potential legal challenges related to procedural fairness or substantive reasoning.

Option 4: Table the Application and Request Additional Information

The Planning and Zoning Commission may table the PD application to a future meeting if additional information, revisions, or clarifications are needed to complete its review. This option allows the applicant time to respond to specific concerns or requests identified by staff, the Commission, or the public, and ensures the application is thoroughly evaluated before a recommendation is made.

4. Action Item: Planning and Zoning Commission Meeting Frequency
5. Discussion: Update to City of Duncanville Comprehensive Plan
6. 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 by the following date and time: **Friday, May, 9 2025, by 6:00 p.m.** and remained posted for at least two hours after said meeting was convened.

Brennan Kane

Brennan Kane

Lead Planner, Olsson / On-Call Planning Consultant to the City of Duncanville

A quorum of the City Council may be present at this meeting of the Planning and Zoning Commission for informational purposes only. No official City Council action will be taken during this meeting.