



Duncanville Planning and Zoning Commission Regular Meeting

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

Monday, August 11, 2025 | 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/>

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

1. Call to order and Confirm a Quorum

2. Consent Agenda

All items under consent agenda are considered to be routine by the planning and zoning commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

- A. Discuss, Consider, and Take Any Necessary Action Regarding Approval of Minutes of the Planning and Zoning Commission Meeting held June 9, 2025.

3. Public Comment

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, August 11th, 2025.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – August 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.

4. Draft Comprehensive Plan Update

1. Presentation by Matt Horn, MRB Group
2. Discuss, Consider, and Take Any Necessary Action

5. Planning and Zoning Commission Action Items/Public Hearings

- A. **Case #2025-00008:** Request of Elizabeth Arcos, Applicant, for a Specific Use Permit to allow for the use of “Animal Services”, on Block 8 & Part of Block 7 ACS 3.347, more commonly known as **202 W. Center Street, City of Duncanville, Dallas County, Texas.**

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, and Take Any Necessary Action

- B. **Case #2025-00009:** Request of Brian Neal, Owner and James Cartright, Agent, for a zoning change from Local Office/Retail (LOR) district to a Single Family Residential (SF-13) district, on Eckerd Griffith Green, Lot 2 ACS 1.0844, more commonly known as **810 Wheatland Road, City of Duncanville, Dallas County, Texas.**

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, and Take Any Necessary Action

- C. **Case #2025-00010:** Request of Briana Baugh, Applicant and Martha Fermin, Owner, for a zoning change from Neighborhood Office/Retail (NOR) to Downtown District (DD) Urban Living (UL on Block 1, Part of Lot 15 of Original Town Duncanville, an addition to the City of Duncanville, more commonly known as, **314 N. Hastings Street, City of Duncanville, Dallas County, Texas.**

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, and Take Any Necessary Action

- D. **Case #2025-00015:** Request of Alma M. Cartwright, Applicant and Owner, for a zoning change from Planned Development (PD) to Duplex Residential District (TF-7) on land conveyed to the City of Duncanville in the A.M.G. Merrill Survey, Abstract No. 884, more commonly known as **400 E. Center, City of Duncanville, Dallas County, Texas.**

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, and Take Any Necessary Action

- E. **Case #2025-00016:** Request of Omar Martinez, Applicant, for a Specific Use Permit to allow for the use of “Auto Dealership, Used Only” on Lot 9, Block 2 of Woodhaven Addition, an addition to the City of Duncanville more commonly known as, **510 E. Red Bird Lane, City of Duncanville, Dallas County, Texas.**
1. Staff Summary
 2. Applicant Presentation
 3. Public Hearing
 4. Discuss, Consider, and Take Any Necessary Action
- F. Public hearing to hear public concerns pertaining to Moore Supply located on Crestview, Block C LT 20R ACS 0.9677, 3A, more commonly known as **626 Crestside Drive, City of Duncanville, Dallas County, Texas.**
1. Staff Summary
 2. Applicant Presentation
 3. Public Hearing
 4. Discuss, Consider, and Take Any Necessary Action

6. Plats

- A. Request of Centro Familiar Cristiano De Dallas, Owner and Applicant, for approval of a preliminary plat. Lots 7A, 7B, and 7C, Block 5/6948 Centro Familiar Cristiano Addition, more commonly known as **718 Cavan Street, City of Duncanville, Dallas County, Texas**
1. Staff Summary
 2. Applicant Presentation
 3. Discuss, Consider, and Take Any Necessary Action
- B. Request of Pascal Mike Aghyarian, Applicant, for approval of a replat of Lot 13, and portions of Lot 14 and 15, Block 3 of Woodhaven Addition to Lot 13R, Block 3 of Woodhaven Addition, more commonly known as **214 E. Red Bird Lane, City of Duncanville, Dallas County, Texas.**
1. Staff Summary
 2. Applicant Presentation
 3. Discuss, Consider, and Take Any Necessary Action
- C. Request of April Ross with Burns Surveying, Applicant and James and Alfreda Coffey, Owner for approval of a replat of Lots 1 & 2, Block 35 of Irwin Keasler Development, Red Bird Addition, Unit No. 5, Plat Book 19, Page 257 to Lot 1-A, Block 25, Irwin Keasler Development, Red Bird Addition, Unit No. 5 , more commonly known as **623 Jellison Boulevard & 627 Jungle Road, City of Duncanville, Dallas County, Texas.**

1. Staff Summary
2. Applicant Presentation
3. Discuss, Consider, and Take Any Necessary Action

7. **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: **Tuesday, August 05, 2025, by 5:00 p.m.** and remained posted for at least two hours after said meeting was convened.

Dr. LaSheyla Jones

Dr. LaSheyla Jones, Assistant Director of Planning