



Duncanville Planning and Zoning Commission Regular Meeting

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

Monday, December 8, 2025

6:30 P.M. Briefing | 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/>

(6:30 P.M. BRIEFING)

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

- 1. Call to order and confirm a quorum**
- 2. Appointment of a new Chair and Vice Chair**

- 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, December 8, 2025.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – December 8, 2025.
- 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. Agenda Item**

- A.** Consider approval of the revised minutes from the Planning and Zoning Commission Meetings held on August 11, 2025 and the meeting held November 10, 2025.
- B.** Consider approval to amend the comprehensive zoning ordinance by amending the Code of Ordinances by repealing, Chapter 2, "Administration". Article I, "In General", Section 2-2(a), "City Planning and Zoning Commission" in its entirety to add two (2) alternate Planning and Zoning Commission members.

5. Planning and Zoning Commission Action Items/Public Hearing

A. PLAT-2025-00004: Request from Duncanville Independent School District (owner) and Edward Chadwick (applicant/agent) on real property located at 900 W. Camp Wisdom Road, **legally described as Lot 1, Block 1 of Duncanville High School Addition on 61.795 acres in the City of Duncanville, Dallas County, Texas.**

1. Staff summary
2. Applicant presentation
3. Public hearing
4. Discuss, consider, and take any necessary action

B. ZONE-2025-00001: Request from Roland Ako (owner and applicant) to amend an existing Specific Use Permit (SUP) site plan for a drive-thru on real property located at 102 E. Daniieldale Road, 1.170 acres, **legally described as Hopco Wedge Tract 1, City of Duncanville, Dallas County, Texas.**

1. Staff summary
2. Applicant presentation
3. Public hearing
4. Discuss, consider, and take any necessary action

C. ZONE-2025-00018: Request from Costco Wholesale (owner) and David Kopczynski (agent) for a Specific Use Permit (SUP) to allow for accessory and incidental fuel pumps on real property located at 250 W. Highway 67, **legally described as Lot 2, Block A of Three Corners Addition on 16.46 acres to the City of Dallas, Dallas County, Texas.**

1. Staff summary
2. Applicant presentation
3. Public hearing
4. Discuss, consider, and take any necessary action

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: **Tuesday, December 2, 2025, by 6:30 p.m.** and remained posted for at least two hours after said meeting was convened.

Desiree' Powell

Desiree' Powell, City Planner