



Duncanville Planning and Zoning Commission
Regular Meeting Agenda
City Hall, Council Chambers
203 E. Wheatland Road
Duncanville, TX 75166

Monday, February 9, 2026
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

Planning and Zoning Commission Briefing

- A. Discuss amending 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.

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

1. **Call to order and Confirm a Quorum**
2. **Public Comment**

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. (day of the meeting)

Email planningandzoning@duncanvilletx.gov

Email title: Public Comment – day of the meeting

First and Last Name and address.

The Board Secretary will still set a five-minute time limit on the comments as they are read.

3. **Agenda Item**

- A. Consider approval of the minutes from the Planning and Zoning Commission Meeting held on January 12, 2026.

4. Planning and Zoning Commission Action Items/Public Hearings

- A. **PLAT-2025-00005:** Request from Monte Anderson (owner) to create a new lot to construct a residential structure on real property located at 402 E. Wheatland Road, **legally described as Lot 1, Block A & Abandoned Alley, Wheatland Plaza Shopping Center on 7.501 acres in the City of Duncanville, Dallas County, Texas.**
- B. **PLAT-2026-00006:** Request from Burns Surveying (applicant/agent) and Garry Bruner (owner) for a replat to divide the southern portion of the lot on real property located at 902 Fairlawn Drive, **legally described as Block A, E 54.1', Lot 9, Winona Gardens, City of Duncanville, Dallas County, Texas.**
- C. **PLAT-2026-00007:** Request from Burns Surveying (applicant/agent) and Centro Familiar Cristiano (owner) for a replat to include a portion of the lot at 902 Fairlawn Drive on real property located at 901 Westridge Drive, **legally described as Block A, Lot 1 on 7.767 acres, Centro Familiar Cristiano, City of Duncanville, Dallas County, Texas.**
- D. **ZONE-2025-00007:** Request from Yasmine Leal (applicant/owner) for a Specific Use Permit (SUP) to allow for Short-Term Rental (STR) in a residential neighborhood on real property located at 314 E. Center Street, **legally described as Block 1, Lot 3, Freeman Addition, on 0.262 acres, City of Duncanville, Dallas County, Texas.**
- E. **ZONE-2026-00008:** Request from DuWest Realty (Will Walters and Josie Trent) for a Specific Use Permit (SUP) to allow for a drive-thru as an accessory to a proposed daiquiri/restaurant business on real property located at 102 N. Cedar Ridge Drive, **legally described as Block A, Lot 1, Freeman Addition, on 0.0266 acres in the City of Duncanville, Dallas County, Texas.**

5. 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 outside the entrance to the City of Duncanville City Hall, next to the entryway doors, 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, February 3, 2026 by 7:30 P.M.** and remained posted for at least two hours after said meeting was convened.

Desiree' Powell
City Planner7

