



Duncanville Zoning Board of Adjustment

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

Thursday, March 5, 2026
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.) ZONING BOARD OF ADJUSTMENT MEETING

1. Call to order and confirm a quorum

2. 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:

- A. Submit a comment by 4:00 p.m. on Thursday, March 5, 2026.
- B. Email planningandzoning@duncanvilletx.gov
- C. Email Title: Public Comment – March 5, 2026.
- D. 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. Agenda Item

- A. Consider approval of the minutes from the Zoning Board of Adjustment Meeting held on November 6, 2025.

4. Zoning Board of Adjustment Action Items/Public Hearings

- A. **ZBA-2025-00004:** Discuss and consider adoption of an order to grant or deny a fence variance on real property at **700 and 704 Cavan Road**, Block 5, Lot 5A, Woodhaven Addition on 8.8825 acres, City of Duncanville, Dallas County, Texas.
- B. **ZBA-2026-00002:** Request from Natalie Ortiz, applicant and owner, for an use variance to operate a group home with a total of ten (10) children in a residential home on real property at the **1507 Sharon Drive**, Lot 15, Block C, Dannybrook Estates No. 1, 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 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: **Tuesday, February 24, 2026 by 6:00 pm** and remained posted for at least two hours after said meeting was convened.

Desiree' Powell

Desiree' Powell, City Planner

