



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

Monday, April 13, 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

(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 – Meeting Date

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 Planning and Zoning Commission Meeting held on March 9, 2026.
4. **Planning and Zoning Commission Action Items/Public Hearings**

- A. **ZONE-2026-00011: Continuation of a public hearing** for a request from Keith Hamilton (applicant/agent) and Luis Hernandez (owner) for a Zoning Change from Single-Family Residential District 10 (SF-10) to Duplex Residential District (TF-7) on real property located at 1023 N. Cockrell Hill Road, **legally described as Abstract 1290, William Sprowles Survey on 8.727 acres, City of Duncanville, Dallas County, Texas.**

- B. **PLAT-2026-00009:** Request from Richard Rao (applicant/owner) for a replat to subdivide one lot into two (2) lots on real property located at 1238 Ridge Rock Lane, **legally described as Block 50, Lots 9 and 10, Irwin Keasler Development Red Bird No. 6, City of Duncanville, Dallas County, Texas.**

- C. **PLAT-2026-00010:** Request from TND Geomatics (applicant/agent) and Samuel Imarhiagbe (owner) for a preliminary plat to record an unplatted lot on real property located at 311 E. Daniieldale Road, **legally described as A Slayback Abstract 1299, Page 880, Tract 20 on 2.5 acres, City of Duncanville, Dallas County, Texas.**

- D. **PLAT-2026-00022:** Request from Jake Petrie (applicant/agent) for a replat to subdivide one lot into three (3) lots on real property located at 2 N. Duncanville Road, **legally described as Block 1, Lot 2, Odai Addition on 4.01 acres, City of Duncanville, Dallas County, Texas.**

- E. **ZONE-2026-00012:** Consider a public hearing and request from Daniel Lozano (applicant/owner) for a Zoning Change from Local Office/Retail (LOR) to Multi-Family Residential District 21 (MF-21) on real property located at 1435 Candlelight Avenue, **legally described as Block L, Lot 1, Candlelight Estates 3rd Installment on 1.2 acres, 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, April 7 by 6:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Desiree` Powell
City Planner