



Duncanville Zoning Board of Adjustment

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

**Thursday, May 7, 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, May 7, 2026.
- B. Email planningandzoning@duncanvilletx.gov
- C. Email Title: Public Comment – May 7, 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 March 5, 2026.

4. Action Items/Public Hearings

- A. **ZBA-2026-00003:** Request from Steven Betzold (applicant) for a sign variance to increase the maximum height of a digital billboard on real property at **702 E. Highway 67**, legally described as Lot 21 less R.O.W., Woodland Hills on 0.539 acres, City of Duncanville, Dallas County, Texas.

**ZONING BOARD OF ADJUSTMENT
STAFF REPORT**

LOCATION: 702 E. Highway 67
OWNER: Duncanville V.F.W. Post 7843
APPLICANT: Steven Betzold | Lamar Advertising
ZONING DISTRICT: Specific Use Permit 707 (SUP 7070)
REASON FOR DESIRED ADJUSTMENT: Construct digital billboard to allow for greater height and increased sign size

BACKGROUND

The applicant is requesting a variance to construct a digital billboard along Highway 67 that exceeds the maximum height and size allowed. Additionally, this digital billboard will replace three (3) existing static billboards along Highway 67. The current maximum height for a digital billboard is 50 feet and the maximum size is 200 square feet.

The subject property is part of the Woodland Hills, lot 21 less than R.O.W. on 0.539 acres.

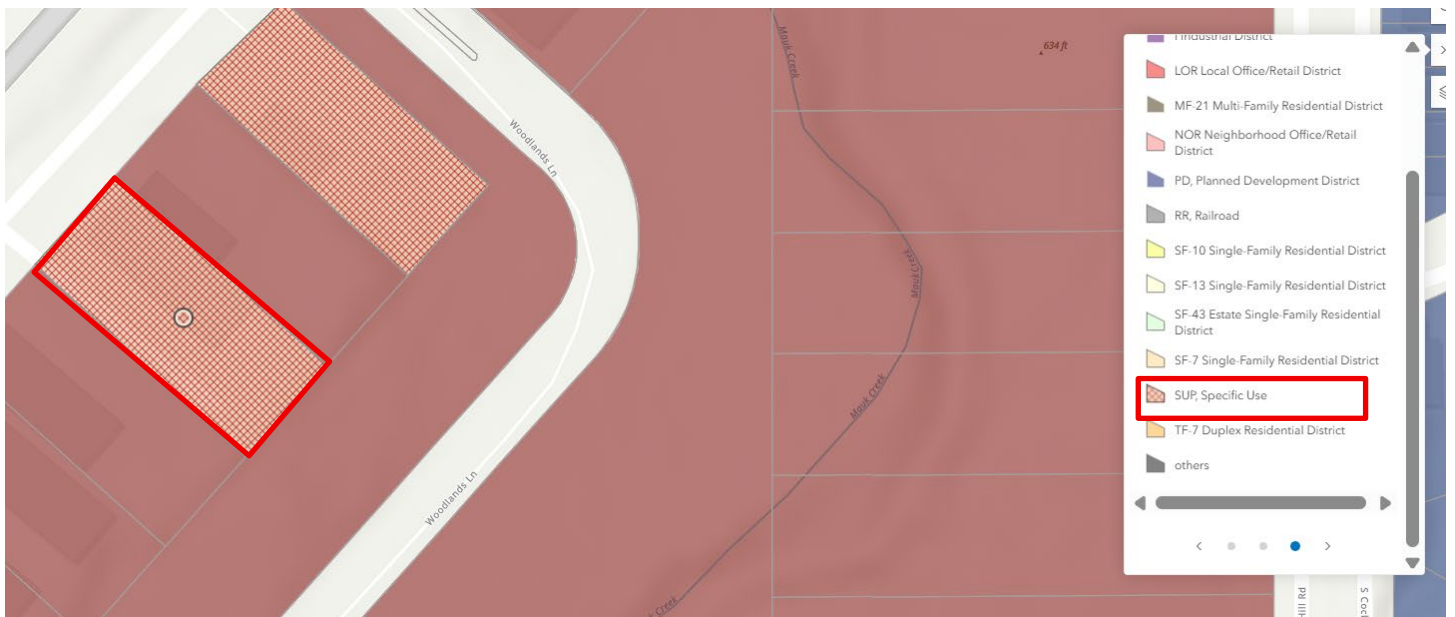


Figure 1 – Zoning Map
Subject Property

STANDARDS AND FINDINGS

The subject property is currently zoned with a Specific Use Permit (SUP 707). The property’s original zoning was Industrial. The SUP is designated to operate a private club which is currently occupied by Duncanville V.F.W. Currently, there are three (3) existing billboard signs along East Highway 67 on three (3) adjacent properties. These signs are owned by Lamar Advertising, which is the company proposing to construct a new digital billboard on the V.F.W. property. Based on staff’s findings, the proposed sign height and size (area) exceed what is currently allowed in Chapter 16A of the Code of Ordinances. According to Chapter 16A, section

16A-29, Highway Signs, the maximum height for a highway sign is 50 feet and the maximum area of the sign is 200 square feet. However, staff found that these regulations have exceptions due to the proposed location being along Highway 67. The Texas Department of Transportation (TxDOT) regulates commercial signs along Texas highways under chapter 391 of the Transportation Code within the Texas Administrative Code (TAC).

As stated in title 43 of the Texas Administrative Code, Part 1 (Texas Department of Transportation), Chapter 21 (Right of Way), Subchapter I (Regulation of Signs along Interstate and Primary Highways), Subsection a; *the sign face may not exceed: (1) 672 square feet in area*; The proposed area of the new digital billboard is 672 square feet (14'x48'), which would allow an increase from 200 square feet as stated in the Code of Ordinances. Additionally, under title 43 of the Texas Administrative Code, Part 1 (Texas Department of Transportation), Chapter 21 (Right of Way), Subchapter I (Regulation of Signs along Interstate and Primary Highways), Division 1 (Signs), Rule 21.181 (a); *except as provided by this section, a commercial sign may not be erected or maintained that exceeds an overall height of 60 feet, excluding a cutout that extends above the rectangular border of the sign*. The proposed sign height is 60 feet, which would be allowed based on this section.

Staff acknowledge the regulations in the Code of Ordinances regarding the height and area of the new sign, however, the findings above staff believes this justifies the requested increased area and increased height of the new digital billboard.

Staff mailed out 8 public notices. No responses have been received in opposition or in support.

Per Article VI, Section 6.09 (a), of the Comprehensive Zoning Ordinance, the Zoning Board of Adjustment may authorize in specific cases a variance from the terms of the Zoning Ordinance if the variance is not contrary to the public interest and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the Ordinance is observed and substantial justice is done.

Per Article VI, Section 6.09 (b), of the Comprehensive Zoning Ordinance, the conditions for granting a variance are as follows:

1. There are special circumstances existing on the property on which the application is made

related to the size, shape, area, topography, surrounding conditions, and location that do not apply generally to other property in the same area and the same zoning district.

2. A variance is necessary to permit the applicant the same rights in the use of his property that are presently enjoyed under this Ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
3. The granting of a variance on the specific property will not adversely affect the land use pattern as outlined in the Land Use Plan and will not adversely affect any other feature of the Comprehensive Plan.
4. The granting of the variance will not be based upon the recognition of a self-imposed hardship or only the opportunity to make the property more profitable to the applicant and/or owner.
5. The variance, if granted, will not be material detriment to the public welfare or injury to the use, enjoyment, or value of property in the vicinity.

HARDSHIP

A hardship is present when the use of a property cannot be fully enjoyed due to the current zoning and/or development standards. The hardship presented would be allowing the increased area and increased height of the digital billboard to be constructed along Highway 67.

STAFF ANALYSIS

1. The granting of a variance on the specific property would not adversely affect land use as it will replace the existing substandard signs along Highway 67.
2. The granting of the variance will not adversely affect other features of the Comprehensive Plan.
3. The variance is a not self-imposed hardship and will not be a detriment to the public welfare or injure to the use, enjoyment, or value of property in the vicinity.

ATTACHMENTS

Attachment 1 – Notification map (200 ft.)

Attachment 2 – Slide deck with proposed location of new sign and location of existing signs

Attachment 3 – Proposed sign renderings

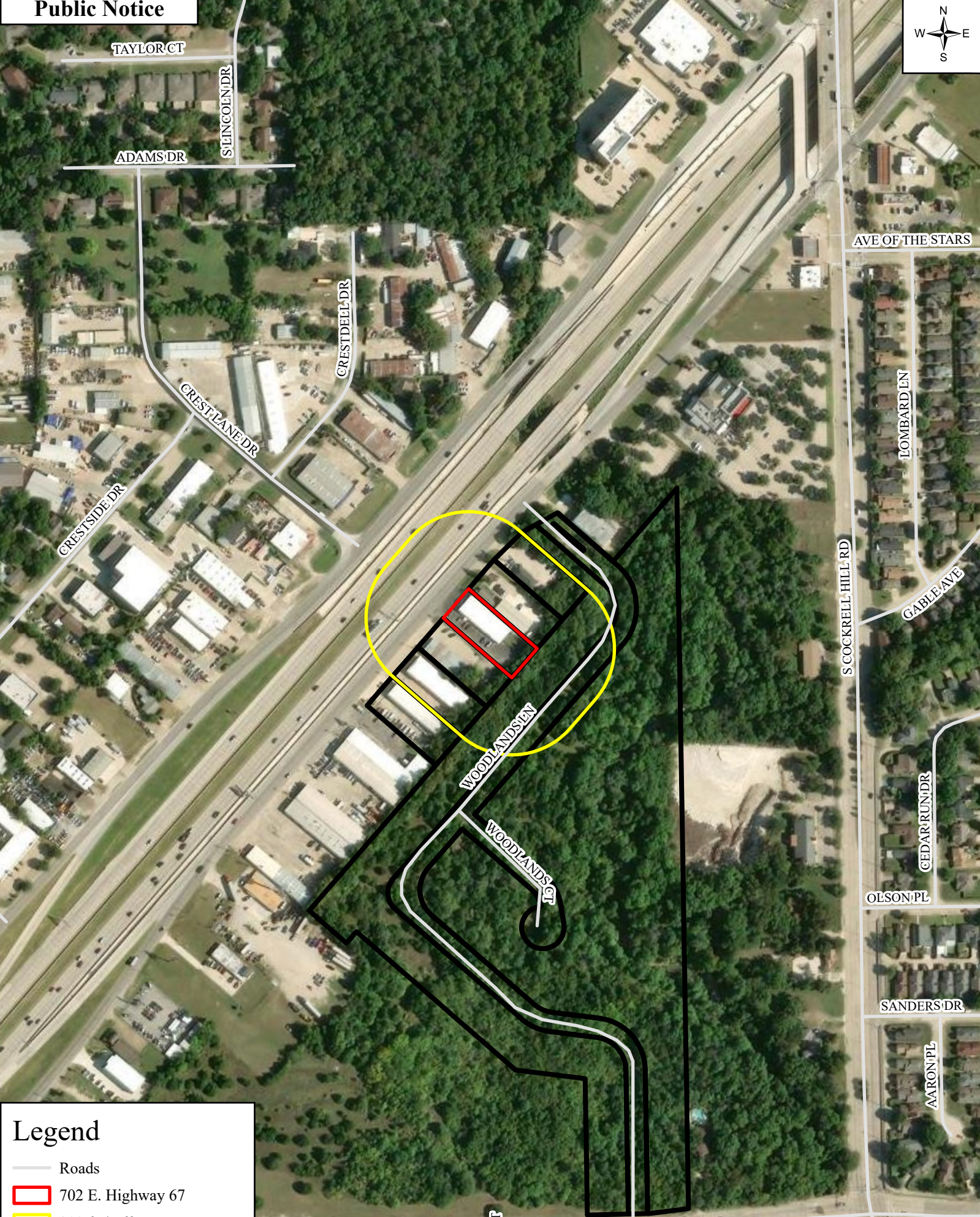
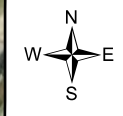
Attachment 4 – Title 43 Texas Administrative Code (TAC) Sign Requirements

Attachment 5 – Code of Ordinances, Chapter 16A Sign Guidelines

STAFF RECOMMENDATION

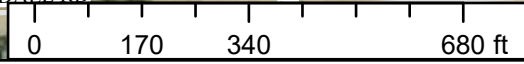
Staff recommends **approval** of the requested variance to allow construction of a digital billboard with the increased area of 672 square feet and increased height of 60 feet.

Public Notice



Legend

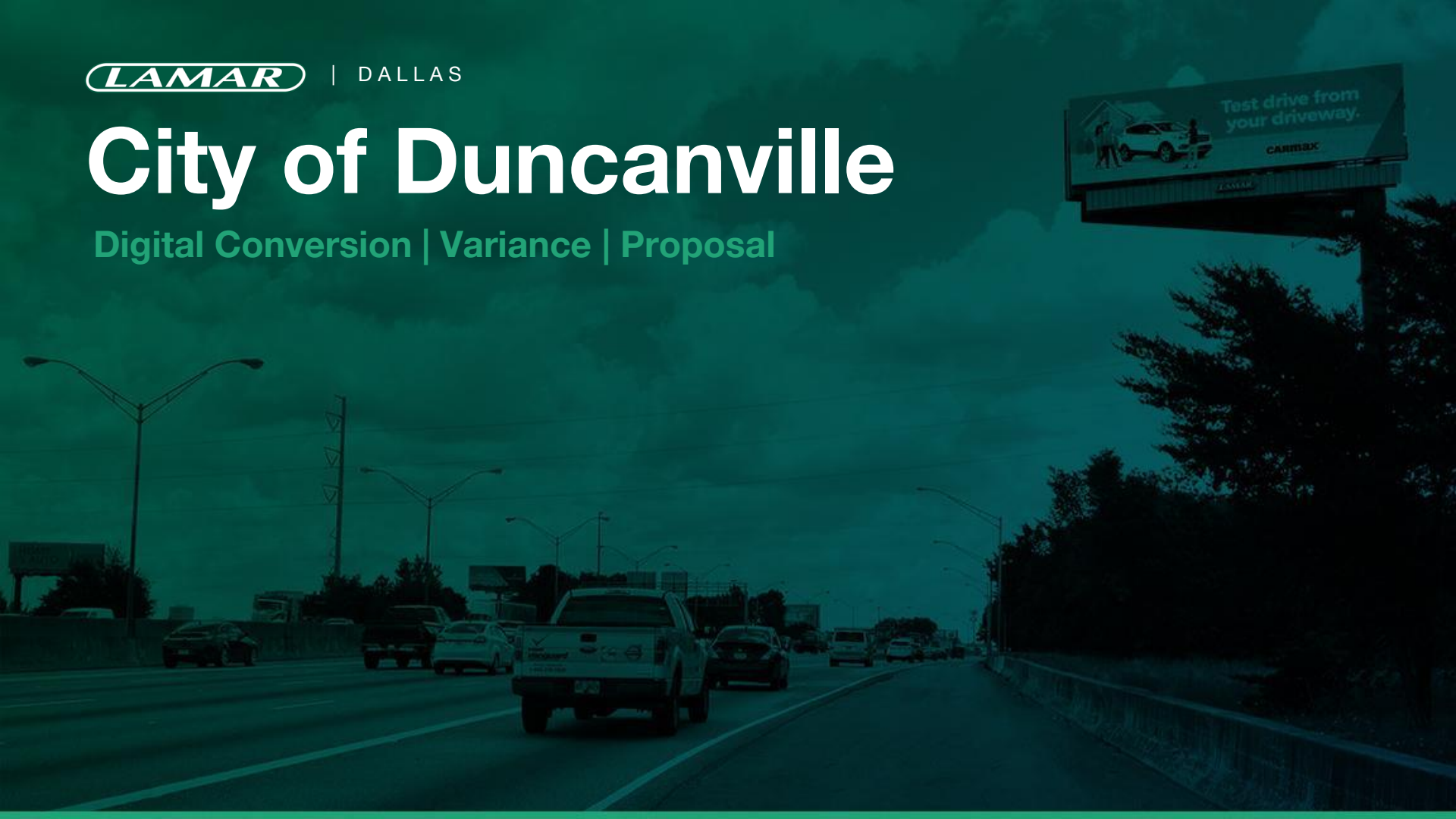
- Roads
- 702 E. Highway 67
- 200 ft. buffer
- Parcels within 200 ft. buffer



LAMAR | DALLAS

City of Duncanville

Digital Conversion | Variance | Proposal





To recap, between 7/10/23 - 11/13/23 Clear Channel Outdoor converted byway of a new build their board at S. Alexander Ave & Hwy 67.

Lamar has identified x3 existing boards that meet all requirements in Article VII. Sec 16A-22 (c) to allow for a legal nonconforming billboard to be converted to a digital billboard.

The current size of the boards identified are 8' x 24' and in order to increase the sign area to 14' x 48', Lamar is willing to offer a 3 for 1 trade, whereas 3 existing billboards will be removed to erect 1 digital.

The first step in the permitting process requires ZBA variance approval. Then sign permit application.

Kindly review the Variance Deck, which presents the details and provides the required exhibits.

HWY 67 LOCATIONS



Lamar New Build Digital Location

[YELLOW PIN]

VFW Post 7834



Lamar New Build / Rendering

[YELLOW PIN]

VFW Post 7834



This depiction is for illustrative purposes only and the final structure and placement may vary.

Lamar New Build / Rendering

[YELLOW PIN]



Lamar Removal / Trade 1of3

[RED PIN]

P-2374, 2375



Lamar Removal / Trade 2of3

[RED PIN]

P-2372, 2373



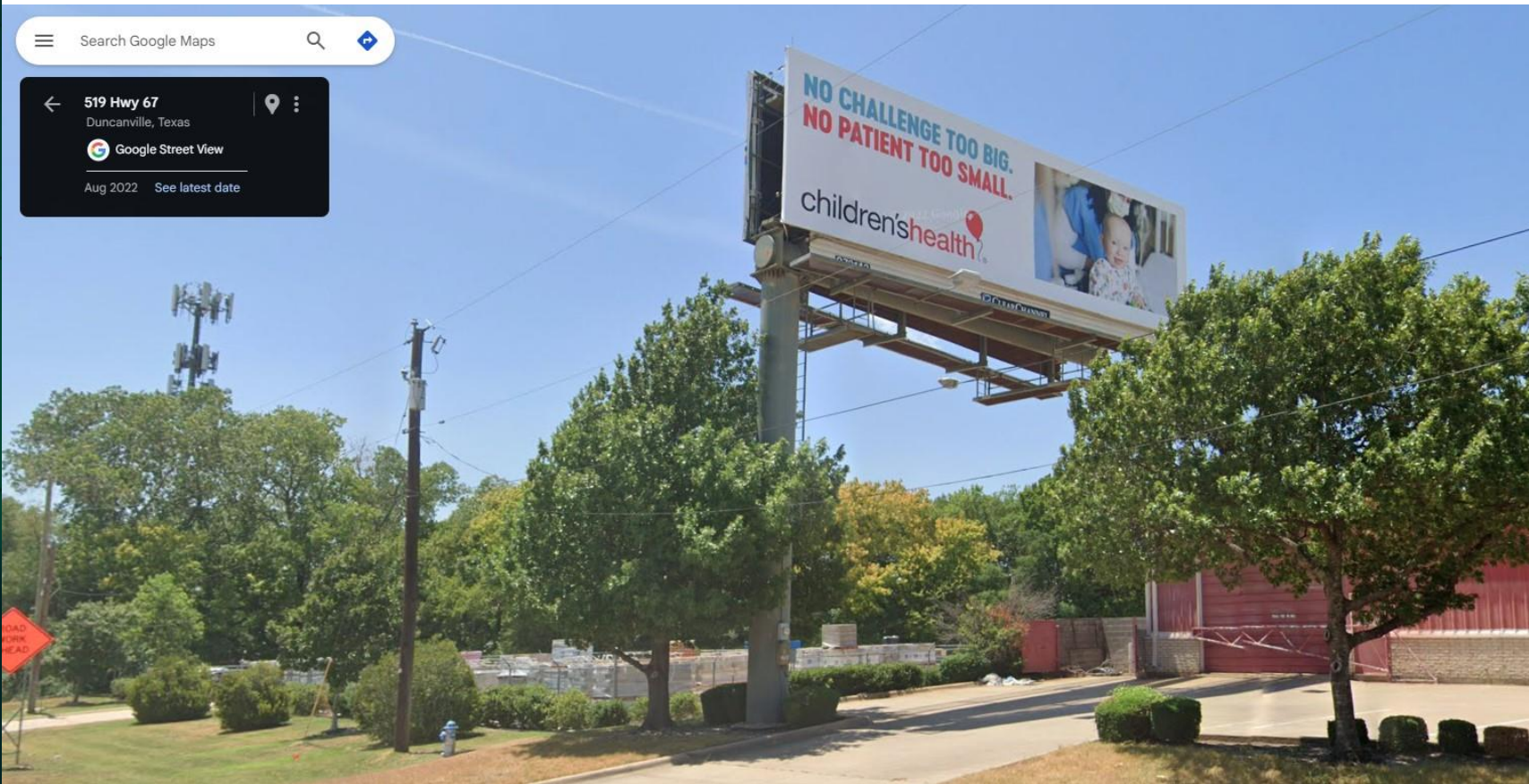
Lamar Removal / Trade 3of3

[RED PIN]

P-2370, 2371

© 2015 Google





Clear Channel Outdoor | Before

[BLACK PIN]

☰ Search Google Maps 🔍 📍

← 519 Hwy 67
Duncanville, Texas
📷 Google Street View
Mar 2025 See latest date



Clear Channel Outdoor | After

[BLACK PIN]

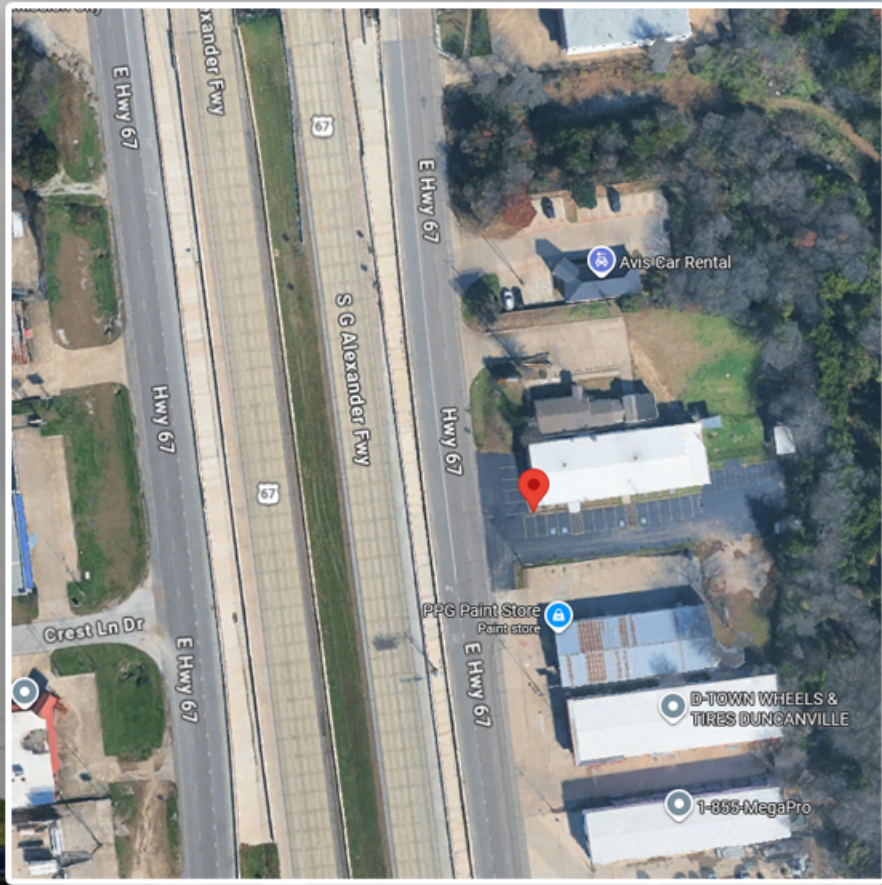
CITY BENEFITS

City of Duncanville | Benefits | Digital OOH

- City of Duncanville | Public Service Announcements (PSA)
- Amber Alerts, FBI Alerts, Mosquito Alerts, Storm Warning, Burn Ban (Real Time)
- City of Duncanville | Priority Preference on unused Ad space at no cost
- Chance to Upgrade & Reduce the Inventory in alignment with City initiatives

LAMAR





This depiction is for illustrative purposes only and the final structure and placement may vary.

TAC RULE	HISTORICAL	TEXAS REGISTER	VIEW PDF
Title 43	TRANSPORTATION		
Part 1	TEXAS DEPARTMENT OF TRANSPORTATION		
Chapter 21	RIGHT OF WAY		
Subchapter I	REGULATION OF SIGNS ALONG INTERSTATE AND PRIMARY HIGHWAYS		
Division 1	SIGNS		
Rule §21.176	Commercial Sign Face Size and Positioning		
Previous Rule	View Rule		
Next Rule	View Rule		
Chapter Review Date	04/25/2024		

(a) A sign face may not exceed:

- (1) 672 square feet in area;
- (2) 25 feet in height; and
- (3) 60 feet in length.

(b) For the purposes of this subsection (a) of this section, border and trim are included as part of the sign face, and the base, apron, supports, and other structural members, are excluded as part of the sign face.

(c) Notwithstanding the area limitation provided by subsection (a)(1) of this section, one or more temporary protrusions may be added to a sign, provided that the sign face, including the protrusions, meets the height and length limitations of subsection (a) of this section and:

- (1) the area of a protrusion is located exclusively inside of the sign face border and trim; or
- (2) the area of the protrusion is outside of the sign face border and trim, as indicated on the sign permit, and does not exceed 10 percent of the permitted area.

(d) Except as provided in subsection (g) of this section, a sign may have two or more sign faces that are placed back-to-back, side-by-side, stacked, or in "V" type construction with not more than two faces visible in each direction. Two sign faces which together exceed 700 square feet in area may not face in the same direction.

(e) Two sign faces that face in the same direction may be presented as one face by covering both faces and the area between the faces with an advertisement, as long as the size limitations of subsection (a) of this section are not exceeded.

Source Note: The provisions of this §21.176 adopted to be effective September 1, 2024, 49 TexReg 6256.

TAC RULE HISTORICAL TEXAS REGISTER VIEW PDF

Title 43	TRANSPORTATION
Part 1	TEXAS DEPARTMENT OF TRANSPORTATION
Chapter 21	RIGHT OF WAY
Subchapter I	REGULATION OF SIGNS ALONG INTERSTATE AND PRIMARY HIGHWAYS
Division 1	SIGNS
Rule §21.181	Commercial Sign Height Restrictions
Previous Rule	View Rule
Next Rule	View Rule
Chapter Review Date	04/25/2024

(a) Except as provided by this section, a commercial sign may not be erected or maintained that exceeds an overall height of 60 feet, excluding a cutout that extends above the rectangular border of the sign.

(b) A roof sign that has a solid sign face surface may not at any point exceed 24 feet above the roof level.

(c) A roof sign that has an open sign face in which the uniform open area between individual letter or shapes is not less than 40 percent of the total gross area of the sign face may not at any point exceed 40 feet above the roof level.

(d) The lowest point of a projecting roof sign or a wall sign must be at least 14 feet above grade.

(e) For the purposes of this section, height is measured from the department's determination of grade level of the centerline of the main-traveled way closest to the sign face, at a point perpendicular to the sign location. A frontage road of a controlled access highway or freeway is

Source Note: The provisions of this §21.181 adopted to be effective September 1, 2024, 49 TexReg 6256.

Sec. 16A-29. Highway signs.

(a) *Allowed uses:*

- (1) General business.
- (2) Multi-use.
- (3) Directory.

(b) *Permit:* Required.

(c) *Maximum height:* Fifty feet.

(1) Signs over ten feet high shall be constructed and designed to:

- a. Withstand wind pressure of not less than 30 feet per square foot of area.
- b. Receive dead load as required in the current building code or other city ordinances.

(d) *Maximum Area:* Two hundred square feet.

(e) *Placement:*

- (1) Fifteen-foot front setback.
- (2) Not more than 250 feet from the property line of the adjacent highway or thoroughfare.
- (3) Thirty foot setback from adjacent nonresidential property.
- (4) Not less than 100 feet from any other pole sign or 50 feet from any monument sign.
- (5) Not less than 120 feet from any other highway sign.
- (6) Not less than 250 feet from adjacent residential property.

(f) *Maximum number:* One per property.

(g) *Duration:* Permanent.

(Ord. No. 1909, § 1, 10-5-04)