



Duncanville Planning and Zoning Commission Regular Meeting

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

Monday, June 8, 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)

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

- Submit a comment by 4:00 p.m. on June 8, 2026.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – June 8, 2026.
- 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. Consent Agenda Item

A. Consider approval of the minutes from the Planning and Zoning Commission Meeting held on April 13, 2026.

4. Action Items/Public Hearing

- A. TEXT AMENDMENT:** Consider a public hearing and request of the City of Duncanville for a text amendment to Chapter 12C, Boarding and Group Homes, to revise the allowed zoning districts for each land use and to revise and update land use definitions in Article 7 of the Zoning Ordinance, the current procedure for approval/consideration of each land use, and amend the Zoning Ordinance to add the land use 'Group Homes' in Article 3 and Article 3, Section 3.04 Additional Regulations for 'Group Home' and 'Boarding House'. Such uses will require a Specific Use Permit "SUP" within the Single-Family Residential District 43 "SF-43", Single-Family Residential District 13 "SF-13", Single-Family Residential District 10 "SF-10", Single-Family Residential District 7 "SF-7", and Duplex Residential District "TF-7".
- B. PLAT-2026-00023:** Consider a public hearing and request from Dillo Development Services (applicant/agent) and Honeysuckle Properties LLC (owner) to replat two (2) lots into one (1) lot on real property located at 110 S. Cedar Ridge Road, **legally described as Victorian Village Replat Addition on 0.895 acres, City of Duncanville, Dallas County, Texas.**
- C. PLAT-2026-00024:** Consider a public hearing and request from GeoNav (applicant/agent) and Forney Residence Inc. (owner) to replat two (2) lots into one (1) lot on real property located at 743 W. Camp Wisdom Road, **legally described as Irwin Keasler Development Red Bird No. 5 Addition on 1.14 acres, City of Duncanville, Dallas County, Texas.**
- D. PLAT-2026-00025:** Consider a public hearing and request from Kevin Shepherd (applicant/agent) and Monte Anderson (owner) to replat one (1) lot into two (2) lots 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.**
- E. PLAT-2026-00027:** Consider a public hearing and request from TND Geomatics (applicant/agent) and Samuel Imarhiagbe (representative/agent) for a final plat to record an unplatted parcel 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.**
- F. PLAT-2026-00028:** Consider a public hearing and request from request from Burns Surveying (applicant/agent) and Gary Beekman (owner) to replat two (2) lots into one (1) lot on real property located at 733 N. Merrill Road, **legally described as Lot 17, Block A, Carder Crest on 0.258 acres, City of Duncanville, Dallas County, Texas.**
- G. ZONE-2026-00013:** Consider a public hearing and request from Monte Anderson (owner) to amend the current Planned Development 1817 (PD-1817) to add the land use 'tattoo shop' as a permitted use on real property located at 100 S. Main Street, **legally described as Lot 1, Block A, Main Statin on 1.31 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 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, June 2, 2026, by 6:00 p.m. and remained posted for at least two hours after said meeting was convened.

Desiree' D. Powell

Desiree' D. Powell, City Planner