



**Duncanville Zoning Board of Adjustment  
Meeting Agenda**  
City Council Briefing Room and City Council Chamber  
Duncanville City Hall, 203 E. Wheatland Road  
Duncanville, TX 75116

**Thursday, July 2, 2026**

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](mailto:planningandzoning@duncanvilletx.gov)  
Email title: Public Comment –  
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 Zoning Board of Adjustment Meetings held on March 5, 2026 and May 7, 2026.

#### **ADJOURNMENT**

4. Action Items/Public Hearing
  - A. **ZBA-2026-00005:** Consider a request and public hearing from Nivardo Meraz (owner) for a setback variance to allow a reduced front setback on real property at 6 Belmont Place, **legally described as Lot 35, Block A, Thoroughbred Hills Replat on 1.221 acres, City of Duncanville, Dallas County, Texas.**
  - B. **ZBA-2026-00006:** Consider a request and public hearing from Nivardo Meraz (owner) for a setback variance to allow a reduced front setback on real property at 4 Belmont Place, **legally described as Lot 36, Block A, Thoroughbred Hills Replat on 0.4265 acres, City of Duncanville, Dallas County, Texas**

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](http://www.duncanvilletx.gov) and said Notice was posted **by** the following date and time: **Monday, June 22, 2026 , by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Desiree' Powell  
City Planner

**CANCELLED**