



Duncanville Planning and Zoning Commission Regular Meeting

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

Monday, July 13, 2026

6:00 P.M. Briefing & Board Training | 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/>

(6:00 P.M. BRIEFING/BOARD TRAINING)

(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 July 13, 2026.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – July 13, 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 Meetings held on April 13, 2026 and June 8, 2026.

4. Action Items/Public Hearing

- A. **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.**
- B. **PLAT-2026-00020:** Consider a public hearing and request for a preliminary plat from James Cartwright (applicant/owner) for an unplatted parcel on real property located at 400 E. Center Street, **legally described as A M G Merrill Abstract 884, Page 106, Tract 15 on 0.26 acres, City of Duncanville, Dallas County, Texas.**
- C. **PLAT-2026-00021:** Consider a public hearing and request for a final plat from James Cartwright (applicant/owner) for an unplatted parcel on real property located at 400 E. Center Street, **legally described as A M G Merrill Abstract 884, Page 106, Tract 15 on 0.26 acres, City of Duncanville, Dallas County, Texas.**
- D. **ZONE-2026-00016:** 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) to develop residential structures 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 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, July 7, 2026, by 5:00 p.m.** and remained posted for at least two hours after said meeting was convened.

Desiree' D. Powell

Desiree' D. Powell, City Planner