



Duncanville Planning and Zoning Commission Regular Meeting

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

AMENDED

Monday, September 14, 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 September 14, 2026.
- Email planningandzoning@duncanvilletx.gov
- Email Title: Public Comment – September 14, 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 August 10, 2026.

4. Action Items/Public Hearing

- A. **TEXT-2026-00001:** Conduct public hearing and consider a zoning text amendment and amendment to the land use chart to allow HUD-code manufactured home as a permitted land use in the Estate Single-Family Residential District (SF-43) zoning district.
- B. **TEXT-2026-00002:** Conduct a public hearing and consider a request to amend the Code of Ordinances, Appendix B Subdivision Regulations and Section 5.02, Planning and Zoning Commission of the Zoning Ordinance to delegate the Planning and Zoning Director/Assistant Director or designee the authority to administratively approve, approve with conditions, or disapprove all simple plats as defined by the Zoning Ordinance.
- C. **ZONE-2026-00017:** Conduct a public hearing and consider a request by the City of Duncanville to rezone by revocation of a Specific Use Permit (SUP) for a hotel located on real property owned by Empire Hotel Group LLC (dba Capital O Hotel) at Lot 1, Block 3, Central Business Area, 1st Section, an addition to the City of Duncanville, Dallas County, Texas, more commonly known as **711 East Camp Wisdom Road, Duncanville, 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, September 1, 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