

Minutes of Planning & Zoning Commission Meetings
January 10, 2011 through November 14, 2011

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JANUARY 10, 2011 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on January 10, 2011, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman
Anthony Thomas	Vice-Chairman
Bill Crumpton	Commissioner
Garret Lee	Commissioner
Stephanie Johnson	Commissioner
Dennis Schwartz	Commissioner
Jeff Burton	Commissioner

Vice-Chairman Thomas made a motion, seconded by Commissioner Burton, to approve the minutes of the regular meeting of December 13, 2010. The vote was 5 for, with Commissioners Crumpton and Johnson abstaining.

A public hearing was held at the request of Ed Hicks, Jr., representing Clay Cooley Investments, to amend the existing "GR" General Retail zoning to include an "SU" Special Use Permit to include Auto Dealers, Used Cars Only, on Lots 4 and 5, Block 1, Central Business Area, Third Section, more commonly known as 611 and 613 East IH-20. Speaking in favor of the request was Ed Hicks, Jr., 4585 Newcastle, Frisco, Texas. No one spoke in opposition of the request.

Commissioner Burton made a motion, seconded by Commissioner Johnson, to close the public hearing. The vote was unanimous, 7 for.

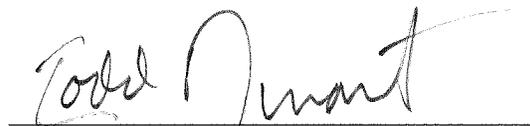
Discussion followed. Commissioner Johnson made a motion, seconded by Vice-Chairman Thomas, to recommend to the City Council that the request of Ed Hicks, Jr., representing Clay Cooley Investments, to amend the existing "GR" General Retail zoning to include an "SU" Special Use Permit to include Auto Dealers, Used Cars Only, on Lots 4 and 5, Block 1, Central Business Area, Third Section, more commonly known as 611 and 613 East IH-20, be approved subject to the following conditions:

1. Property shall be developed and used in accordance with the site plan and be incorporated in the Ordinance.
2. The project shall meet all city, state and federal regulations for building, fire codes, and accessibility.
3. No space on the property may be sublet to any company, business, or outside parties.
4. Body shop, auto repair, car wash and paint shop functions shall be permitted on the property only for preparing cars for sale at the dealership.
5. No auto auction function shall be permitted on the property.
6. No sales of light or heavy equipment shall be permitted on the property.
7. The Special Use Permit shall be granted for an initial five-year period with the option of three five-year renewals.

The vote was 3 for, with Chairman Durant and Commissioners Crumpton, Schwartz and Burton against. The motion failed.

The meeting adjourned at 7:25 p.m.


Mike Brownlee, Secretary


Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JANUARY 24, 2011 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on January 24, 2011, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman	
Anthony Thomas	Vice-Chairman	
Bill Crumpton	Commissioner	
Garret Lee	Commissioner	
Stephanie Johnson	Commissioner	Absent
Dennis Schwartz	Commissioner	
Jeff Burton	Commissioner	

Commissioner Lee made a motion, seconded by Commissioner Burton, to approve the minutes of the regular meeting of January 10, 2011. The vote was 6 for, with Commissioner Johnson absent.

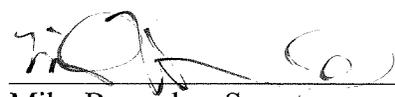
A public hearing was held at the request of Van Nguyen., representing The Maitreya Buddha Meditation Center, to replat Lots 17 and 18, Block 3, Woodhaven Addition, more commonly known as 310 East Red Bird Lane. No one spoke in favor or opposition of the request.

Commissioner Schwartz made a motion, seconded by Commissioner Crumpton, to close the public hearing. The vote was 6 for, with Commissioner Johnson absent.

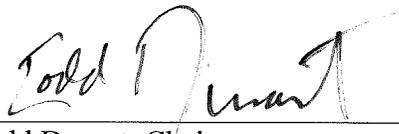
Discussion followed. Commissioner Schwartz made a motion, seconded by Vice-Chairman Thomas, to approve the replat as submitted. The vote was 6-0, with Commissioner Johnson absent.

Steve Miller, Director of Public Works, conducted a workshop to provide an orientation on the master planning and rezoning of the City from 1995 to present.

The meeting adjourned at 8:20 p.m.



Mike Brownlee, Secretary



Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
FEBRUARY 14, 2011 @ 7:00 P.M.**

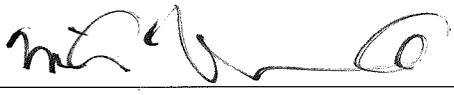
A regular meeting of the Planning and Zoning Commission was held on February 14, 2011, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman
Anthony Thomas	Vice-Chairman
Bill Crumpton	Commissioner
Garret Lee	Commissioner
Stephanie Johnson	Commissioner
Dennis Schwartz	Commissioner
Jeff Burton	Commissioner

Commissioner Schwartz made a motion, seconded by Commissioner Lee, to approve the minutes of the regular meeting of January 24, 2011. The vote was 6 for, with Commissioner Johnson abstaining.

A preliminary and final plat was submitted by the National Christian Foundation Real Property, Inc., for the Bellaire Wheatland Addition, more commonly known as 780 East Wheatland Road. Commissioner Crumpton made a motion, seconded by Commissioner Burton, to approve the plat as submitted. The vote was 7 for.

The meeting adjourned at 7:10 p.m.



 Mike Brownlee, Secretary



 Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
 REGULAR MEETING
 COUNCIL CHAMBERS, CITY HALL
 203 E. WHEATLAND ROAD
 APRIL 11, 2011 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on April 11, 2011, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman	
Anthony Thomas	Vice-Chairman	Absent
Bill Crumpton	Commissioner	
Garret Lee	Commissioner	
Stephanie Johnson	Commissioner	
Dennis Schwartz	Commissioner	
Jeff Burton	Commissioner	

Commissioner Crumpton made a motion, seconded by Commissioner Johnson, to approve the minutes of the regular meeting of February 14, 2011. The vote was 6 for, with Vice-Chairman Thomas absent.

A public hearing was held at the request of Lonnie M. Bennett., representing Freedom Dodge Chrysler Jeep, to amend the existing "GR" General Retail zoning to include an "SU" Special Use Permit to include Auto Dealers, New Car Sales with Incidental Used Car Sales, on Lot 1A, Block 1, Second Section Central Business Area Addition, more commonly known as 813 and 815 East Camp Wisdom Road. Speaking in favor of the request was Matt Stinson., 3452 Amherst Avenue, Dallas, Texas, and Lonnie Bennett, 1410 Hawthorne Lane, Keller, Texas. No one spoke in opposition of the request.

Commissioner Johnson made a motion, seconded by Commissioner Burton, to close the public hearing. The vote was 6 for with Vice-Chairman Thomas absent.

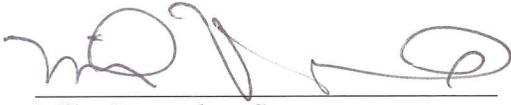
Discussion followed. Commissioner Johnson made a motion, seconded by Commissioner Crumpton, to recommend to the City Council that the request of Lonnie M. Bennett., representing Freedom Dodge Chrysler Jeep, to amend the existing "GR" General Retail zoning to include a "SU" Special Use Permit to include Auto Dealers, New Car Sales with Incidental Used Car Sales, on Lot 1A, Block 1, Second Section Central Business Area Addition, more commonly known as 813 and 815 East Camp Wisdom Road, be approved subject to the following conditions:

1. Property shall be developed and used in accordance with the site plan and be incorporated in the Ordinance.
2. The project shall meet all city, state and federal regulations for building, fire codes, and accessibility.
3. No space on the property may be occupied by any separate company, separate business, or outside party under any name other than that of the auto dealership.

4. Auto repair, auto service, auto parts, auto detailing and car wash functions shall be permitted on the property only for customers of the dealership and preparing cars for sale at the dealership.
5. No paint or body shop function shall be permitted on the property.
6. No auto auction function shall be permitted on the property.
7. No sales of light or heavy equipment shall be permitted on the property.
8. The Special Use Permit shall be granted for an initial five-year period with the option of three five-year renewals.
9. The Site Plan shall be modified to show the "Vacant" satellite office building to be "Office/Storage" on the approved site plan.

The vote was 6 for, with Vice-Chairman Thomas absent.

The meeting adjourned at 7:28 p.m.



Mike Brownlee, Secretary



Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JUNE 13, 2011 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on June 13, 2011, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman
Anthony Thomas	Vice-Chairman
Bill Crumpton	Commissioner
Garret Lee	Commissioner
Stephanie Johnson	Commissioner
Dennis Schwartz	Commissioner
Jeff Burton	Commissioner

Commissioner Crumpton made a motion, seconded by Commissioner Lee, to approve the minutes of the regular meeting of April 11, 2011. The vote was unanimous, 7 for.

A public hearing was held at the request of Duncanville Villages Retail, Ltd., to replat Lot 2A, Block A, Duncanville Villages, more commonly known as 114, 124 and 150 East Highway 67, into Lots 2B and 2C, Block A, Duncanville Villages. Speaking in favor of the request was John Hood, 1701 North Collins Street, Richardson, Texas. No one spoke in opposition of the request.

Commissioner Crumpton made a motion, seconded by Commissioner Johnson, to close the public hearing. The vote was unanimous, 7 for.

Discussion followed. Commissioner Schwartz made a motion, seconded by Commissioner Crumpton, to approve the replat as submitted. The vote was unanimous, 7 for.

A public hearing was held at the request of Bellaire North Investments Of Texas, Inc., to amend the final plat of Lot 1, Bellaire Wheatland Addition, more commonly known as 780 East Wheatland Road. No one spoke in opposition of the request.

Commissioner Burton made a motion, seconded by Commissioner Johnson, to close the public hearing. The vote was unanimous, 7 for.

Discussion followed. Commissioner Johnson made a motion, seconded by Vice Chairman Thomas, to approve the amended final plat as submitted. The vote was unanimous, 7 for.

A workshop was held to discuss possible revisions to Appendix A, Article XIV-E, Comprehensive Zoning Ordinance, Landscape Requirements.

A workshop was held to discuss possible revisions to Appendix A, Article XIV-H, Comprehensive Zoning Ordinance, Site Plan Review.

A workshop was held to discuss possible revisions to Appendix A, Article XIII, Comprehensive Zoning Ordinance, Special Uses.

A workshop was held to discuss possible revisions to Appendix A, Article XXIII, Comprehensive Zoning Ordinance, Definitions.

A workshop was held to discuss possible amendments to Article XII-A, "NO" Neighborhood Office; Article XII-B, "GO" General Office; Article XII-C, "NR" Neighborhood Retail; Article XII-D, "LR-2" Local Retail 2; Article XII-E, "GR" General Retail; Article XII-F, "C-1", Light Commercial; Article XII-G, "C-2", Heavy Commercial; Article XII-H, "I-1", Light Industrial; and Article XII-I, "I-2", Heavy Industrial of the Comprehensive Zoning Ordinance.

The meeting adjourned at 8:20 p.m.



Mike Brownlee, Secretary



Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JUNE 27, 2011 @ 7:00 P.M.**

An agenda was posted for a regular meeting of the Planning and Zoning Commission to be held on June 27, 2011, at 7:00 p.m. A quorum was not present, to wit:

Todd Durant	Chairman	
Anthony Thomas	Vice-Chairman	Absent
Bill Crumpton	Commissioner	Absent
Garret Lee	Commissioner	Absent
Stephanie Johnson	Commissioner	Absent
Dennis Schwartz	Commissioner	
Jeff Burton	Commissioner	

The meeting will be rescheduled.



Mike Brownlee, Secretary



Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JULY 11, 2011 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on July 11, 2011, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman	Absent
Anthony Thomas	Vice-Chairman	
Bill Crumpton	Commissioner	
Garret Lee	Commissioner	
Stephanie Johnson	Commissioner	Absent
Dennis Schwartz	Commissioner	
Jeff Burton	Commissioner	

Commissioner Schwartz made a motion, seconded by Commissioner Burton, to approve the minutes of the regular meetings of June 13 and June 27, 2011. The vote was 4 for, with Chairman Durant and Commissioner Johnson absent and Commissioner Lee abstaining.

A public hearing was held at the request of the City of Duncanville to consider possible revisions to Appendix A, Article XIV-E, Comprehensive Zoning Ordinance, Landscape Requirements. No one spoke in favor of the request. No one spoke in opposition of the request.

Commissioner Burton made a motion, seconded by Commissioner Crumpton, to close the public hearing. The vote was 5 for, with Chairman Durant and Commissioner Johnson absent.

Discussion followed. Commissioner Lee made a motion, seconded by Commissioner Burton, to recommend to the City Council that the request of the City of Duncanville to consider possible revisions to Appendix A, Article XIV-E, Comprehensive Zoning Ordinance, Landscape Requirements, be approved. The vote was 5 for, with Chairman Durant and Commissioner Johnson absent.

A public hearing was held at the request of the City of Duncanville to consider possible revisions to Appendix A, Article XIV-H, Comprehensive Zoning Ordinance, Site Plan Review. No one spoke in favor of the request. No one spoke in opposition of the request.

Commissioner Crumpton made a motion, seconded by Commissioner Lee, to close the public hearing. The vote was 5 for, with Chairman Durant and Commissioner Johnson absent.

Discussion followed. Commissioner Schwartz made a motion, seconded by Commissioner Crumpton, to recommend to the City Council that the request of the City of Duncanville to consider possible revisions to Appendix A, Article XIV-H, Comprehensive Zoning Ordinance, Site Plan Review, be approved. The vote was 5 for, with Chairman Durant and Commissioner Johnson absent.

A public hearing was held at the request of the City of Duncanville to consider possible revisions to Appendix A, Article XIII, Comprehensive Zoning Ordinance, Special Uses. No one spoke in favor of the request. No one spoke in opposition of the request.

Commissioner Lee made a motion, seconded by Commissioner Burton, to close the public hearing. The vote was 5 for, with Chairman Durant and Commissioner Johnson absent.

Discussion followed. Commissioner Crumpton made a motion, seconded by Commissioner Schwartz, to recommend to the City Council that the request of the City of Duncanville to consider possible revisions to Appendix A, Article XIII, Comprehensive Zoning Ordinance, Special Uses, be approved. The vote was 5 for, with Chairman Durant and Commissioner Johnson absent.

A public hearing was held at the request of the City of Duncanville to consider possible revisions to Appendix A, Article XXIII, Comprehensive Zoning Ordinance, Definitions. No one spoke in favor of the request. No one spoke in opposition of the request.

Commissioner Schwartz made a motion, seconded by Commissioner Burton, to close the public hearing. The vote was 5 for, with Chairman Durant and Commissioner Johnson absent.

Discussion followed. Commissioner Burton made a motion, seconded by Commissioner Lee, to recommend to the City Council that the request of the City of Duncanville to consider possible revisions to Appendix A, Article XXIII, Comprehensive Zoning Ordinance, Definitions, be approved. The vote was 5 for, with Chairman Durant and Commissioner Johnson absent.

A public hearing was held at the request of the City of Duncanville to consider possible revisions to Appendix A, Article XII-B, "GO" General Office; Article XII-D, "LR-2" Local Retail 2; Article XII-E, "GR" General Retail; Article XII-F, "C-1", Light Commercial; Article XII-G, "C-2", Heavy Commercial; Article XII-H, "I-1", Light Industrial; and Article XII-I, "I-2", Heavy Industrial of the Comprehensive Zoning Ordinance. No one spoke in favor of the request. Speaking in opposition of the request was Ann Huebner, 402 Willowbrook, Duncanville, Texas 75116.

Commissioner Crumpton made a motion, seconded by Commissioner Burton, to close the public hearing. The vote was 5 for, with Chairman Durant and Commissioner Johnson absent.

Discussion followed. Commissioner Schwartz made a motion, seconded by Commissioner Crumpton, to recommend to the City Council that the request of the City of Duncanville to consider possible revisions to Appendix A, Article XII-B, "GO" General Office; Article XII-D, "LR-2" Local Retail 2; Article XII-E, "GR" General Retail; Article XII-F, "C-1", Light Commercial; Article XII-G, "C-2", Heavy Commercial; Article XII-H, "I-1", Light Industrial; and Article XII-I, "I-2", Heavy Industrial of the Comprehensive Zoning Ordinance, be approved. The vote was 5 for, with Chairman Durant and Commissioner Johnson absent.

The meeting adjourned at 7:20 p.m.



Mike Brownlee, Secretary



Anthony Thomas, Vice-Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
AUGUST 22, 2011 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on August 22, 2011, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman	Absent
Anthony Thomas	Vice-Chairman	
Bill Crumpton	Commissioner	
Garret Lee	Commissioner	
Stephanie Johnson	Commissioner	Absent
Dennis Schwartz	Commissioner	Absent
Jeff Burton	Commissioner	

Commissioner Crumpton made a motion, seconded by Commissioner Burton, to approve the minutes of the regular meeting of July 11, 2011. The vote was 4 for, with Chairman Durant and Commissioners Johnson and Schwartz absent.

A preliminary and final plat was submitted by JBC Land & Cattle Company, LLC, for the Chisolm Addition, more commonly known as 1200 North Main Street. Commissioner Burton made a motion, seconded by Commissioner Lee, to approve the plat as submitted. The vote was 4 for, with Chairman Durant and Commissioners Johnson and Schwartz absent.

A preliminary and final plat was submitted by Mary Teague, for the Racetrac #957 Duncanville Addition, more commonly known as 519 South Cockrell Hill Road. Commissioner Crumpton made a motion, seconded by Commissioner Burton, to approve the plat as submitted. The vote was 4 for, with Chairman Durant and Commissioners Johnson and Schwartz absent.

A public hearing was held at the request of Homer DeFord to amend the existing "I-1" Light Industrial zoning to include an "SU" Specific Use Permit to include a Museum on Lot 1, Block A, DeFord Addition, more commonly known as 1050 North Duncanville Road. Speaking in favor of the request was Oscar Galan, 4142 Briston Court, Grand Prairie, Texas; Mary Maza, 207 Tanco Lane, Duncanville, Texas; and Ronnie DeFord, 4209 Woodfin Drive, Dallas, Texas. No one spoke in opposition of the request.

Commissioner Crumpton made a motion, seconded by Commissioner Lee, to close the public hearing. The vote was 4 for, with Chairman Durant and Commissioners Johnson and Schwartz absent.

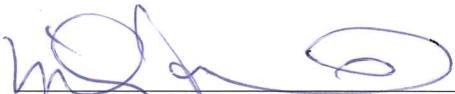
Discussion followed. Commissioner Crumpton made a motion, seconded by Commissioner Burton, to recommend to the City Council that the request of Homer DeFord to amend the existing "I-1" Light Industrial zoning to include a "SU" Specific Use Permit to include a Museum on Lot 1, Block A, DeFord Addition, more commonly known as 1050 North Duncanville Road, be approved subject to the following conditions:

1. Property shall be developed and used in accordance with the site plan and be incorporated into the Ordinance.
2. Landscaping shall conform to the site plan.
3. The project shall meet all city, state and federal regulations for building, fire codes, and accessibility.
4. All paving shall be concrete and meet City regulations. Project shall have a minimum of forty-six (46) spaces.
5. Access into the site be modified to include a left-turn bay for southbound traffic on Duncanville Road.
6. Replat the existing lot into two (2) lots.
7. No time limit

A workshop was held to discuss possible revisions to Appendix A, Article XXIII, Comprehensive Zoning Ordinance, Definitions.

A workshop was held to discuss possible revisions to Appendix A, Article XII-F and Article XII-G, Comprehensive Zoning Ordinance, "C-1" Light Commercial and "C-2" Heavy Commercial, respectively.

The meeting adjourned at 7:40 p.m.


Mike Brownlee, Secretary


Anthony Thomas, Vice-Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
SEPTEMBER 12, 2011 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on September 12, 2011, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman
Anthony Thomas	Vice-Chairman
Bill Crumpton	Commissioner
Garret Lee	Commissioner
Dennis Schwartz	Commissioner
Janet Travnicek	Commissioner

Commissioner Crumpton made a motion, seconded by Commissioner Lee, to approve the minutes of the regular meeting of August 22, 2011. The vote was 3 for, with Chairman Durant and Commissioners Schwartz and Travnicek abstaining.

A public hearing was held at the request of the City of Duncanville to consider possible revisions to Appendix A, Article XXIII, Comprehensive Zoning Ordinance, Definitions. No one spoke in favor of the request. No one spoke in opposition of the request.

Commissioner Crumpton made a motion, seconded by Commissioner Lee, to close the public hearing. The vote was 6 for.

Discussion followed. Vice-Chairman Thomas made a motion, seconded by Commissioner Crumpton, to recommend to the City Council that the request of the City of Duncanville to consider possible revisions to Appendix A, Article XXIII, Comprehensive Zoning Ordinance, Definitions, be approved. The vote was 6 for.

A public hearing was held at the request of the City of Duncanville to consider possible revisions to Appendix A, Article XII-F and Article XII-G, Comprehensive Zoning Ordinance, "C-1" Light Commercial and "C-2" Heavy Commercial, respectively. No one spoke in favor of the request. No one spoke in opposition of the request.

Vice-Chairman Thomas made a motion, seconded by Commissioner Lee, to close the public hearing. The vote was 6 for.

Discussion followed. Commissioner Schwartz made a motion, seconded by Commissioner Crumpton, to recommend to the City Council that the request of the City of Duncanville to consider possible revisions to Appendix A, Article XII-F and Article XII-G, Comprehensive Zoning Ordinance, "C-1" Light Commercial and "C-2" Heavy Commercial, respectively, be approved. The vote was 6 for.

Commissioner Schwartz made a motion to nominate Todd Durant to continue as Chairman with right of refusal. There were no other nominations. The vote was 6 for to elect Todd Durant as Chairman.

Commissioner Schwartz made a motion to nominate Garret Lee as Vice-Chairman. There were no other nominations. The vote was 6 for to elect Garret Lee as Vice Chairman.

The meeting adjourned at 7:15 p.m.


Mike Brownlee, Secretary


Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
SEPTEMBER 19, 2011 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on September 19, 2011, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman	
Garret Lee	Vice-Chairman	
Bill Crumpton	Commissioner	Absent
Dennis Schwartz	Commissioner	
Janet Travnicek	Commissioner	

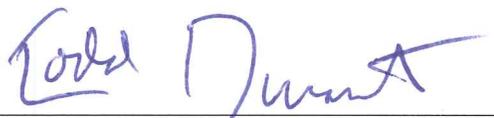
A joint meeting was held with the Planning and Zoning Commission, Board of Adjustment, and Sign Control Board. Robert Hager, City Attorney, gave a legal briefing to the Board members and further explained the duties of being a Planning and Zoning Commissioner.

The Planning and Zoning Commission held an orientation to discuss the City of Duncanville Board and Commission Reference Book.

The meeting adjourned at 8:00 p.m.



Mike Brownlee, Secretary



Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
SEPTEMBER 26, 2011 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on September 26, 2011, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman
Garret Lee	Vice-Chairman
Bill Crumpton	Commissioner
Dennis Schwartz	Commissioner
Janet Travnicek	Commissioner

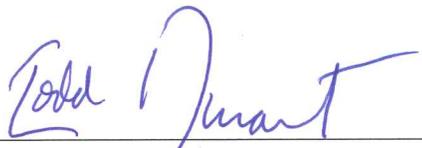
Commissioner Schwartz made a motion, seconded by Vice-Chairman Lee, to approve the minutes of the regular meeting of September 12, 2011. The vote was 5 for. Commissioner Schwartz made a motion, seconded by Vice-Chairman Lee, to approve the minutes of the regular meeting of September 19, 2011. The vote was 4 for, with Commissioner Crumpton abstaining.

An amended final plat was submitted by Mary Teague for the Racetrac #957 Duncanville Addition, more commonly known as 519 South Cockrell Hill Road. Commissioner Crumpton made a motion, seconded by Vice-Chairman Lee, to approve the plat as submitted. The vote was unanimous, 5 for.

A workshop was held to discuss possible amendments to Appendix A, Article XII-L, "DD" Downtown Duncanville District, of the Comprehensive Zoning Ordinance.

The meeting adjourned at 8:48 p.m.


Mike Brownlee, Secretary


Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
OCTOBER 10, 2011 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on October 10, 2011, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman	
Garret Lee	Vice-Chairman	
Bill Crumpton	Commissioner	Absent
Dennis Schwartz	Commissioner	
Janet Travnicsek	Commissioner	

Vice-Chairman Lee made a motion, seconded by Commissioner Schwartz, to approve the minutes of the regular meeting of September 26, 2011. The vote was 4 for, with Commissioner Crumpton absent.

A public hearing was held at the request of the City of Duncanville to consider possible amendments to Appendix A, Article XII-L, Comprehensive Zoning Ordinance, Downtown Duncanville District. No one spoke in favor of the request. No one spoke in opposition of the request.

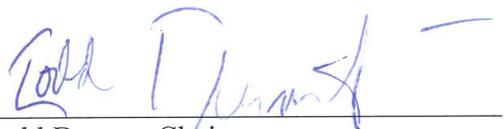
Vice-Chairman Lee made a motion, seconded by Commissioner Schwartz, to close the public hearing. The vote was 4 for, with Commissioner Crumpton absent.

Discussion followed. Vice-Chairman Lee made a motion, seconded by Commissioner Travnicsek, to recommend to the City Council that Appendix A, Article XII-L, Comprehensive Zoning Ordinance, Downtown Duncanville District, be amended to bring appeals to the standards in Section 6 of the Ordinance to the Planning and Zoning Commission for review and approval in lieu of the Board of Adjustments.

The vote was 4 for, with Commissioner Crumpton absent.

The meeting adjourned at 7:24 p.m.


Mike Brownlee, Secretary


Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
NOVEMBER 14, 2011 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on November 14, 2011, at 7:15 p.m., with a quorum present to wit:

Todd Durant	Chairman	
Garret Lee	Vice-Chairman	Absent
Bill Crumpton	Commissioner	
Dennis Schwartz	Commissioner	
Janet Travnicek	Commissioner	

Commissioner Schwartz made a motion, seconded by Commissioner Travnicek, to approve the minutes of the regular meeting of October 10, 2011. The vote was 3 for, with Commissioner Crumpton abstaining and Vice-Chairman Lee absent.

A joint meeting was held with the City Council and Planning and Zoning Commission to discuss the City Council's vision and work plan for FY 11-12.

Discussion was held regarding: City would like to continue progress towards bike-friendly policies and development; request for input or feedback to Council; continue completion of roadway system improvements.

The City Council thanked the board members for their service.

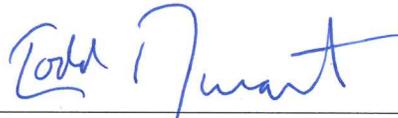
A joint meeting was held with the City Council and the Planning and Zoning Commission to discuss possible amendments to Appendix A, Article XII-L, "DD" Downtown Duncanville District, of the Comprehensive Zoning Ordinance.

Discussion was held regarding: tough to fill boards, makes sense to use existing board infrastructure; DD ordinance should be developer friendly; need for checks and balances; the appeals process needs to be the focus of meeting; use of Planning & Zoning Commission for appeal process; form-based code explanation and appeal process; the special knowledge needed to hear appeals to the DD ordinance; workshop and orientation of new appeals board by Gateway Planning Group; form-based code not focused on land use; Planning & Zoning Commission qualifications; Planning & Zoning Commission involved in the formation of the DD ordinance; City's commitment to Main Street vision; additional training would be needed to hear DD ordinance appeals.

The meeting adjourned at 7:38 p.m.



Mike Brownlee, Secretary



Todd Durant, Chairman