

PLANNING AND ZONING COMMISSION
 REGULAR MEETING
 COUNCIL CHAMBERS, CITY HALL
 203 E. WHEATLAND ROAD
 JULY 22, 2019 @ 6:00 P. M. REGULAR MEETING

A joint meeting of the Duncanville City Council and the Planning and Zoning Commission was called to order for City Council by Mayor Barry L. Gordon and for the Planning and Zoning Commission by Vice Chair Betty Culbreath on Monday, July 22, 2019 at 6:03 p.m. in the Northside Room at the D.L. Hopkins Senior Center with a quorum of the City Council to wit:

| | |
|------------------|---------------------------------|
| Barry L. Gordon | Mayor |
| Joe Veracruz | Councilmember |
| Don McBurnett | Mayor Pro Tem |
| Monte Anderson | Councilmember – 6:27 p.m. |
| Mark D. Cooks | Councilmember |
| Johnette Jameson | Councilmember – absent |
| Patrick Harvey | Councilmember At-Large - absent |

and with a quorum of the Planning and Zoning Commission to wit:

| | |
|-----------------|-----------------------|
| Betty Culbreath | Vice Chair |
| George Turner | Commissioner |
| Tom Shine | Commissioner |
| Jana McBroom | Commissioner |
| Richard Shaw | Commissioner |
| Elias Rodriguez | Commissioner – absent |
| Gregory Zylka | Chairman – absent |

The meeting was called to order at 6:03 p.m. by Vice Chairperson Culbreath.

CITY COUNCIL DELIBERATED ON THE FOLLOWING ITEMS, HOWEVER NO VOTE OR ACTION BY THE COUNCIL WAS TAKEN.

Item No. 2A – Briefing by the City Attorney on procedural issues regarding planning and zoning in accordance with the Texas Zoning and Enabling Act and the Duncanville Comprehensive Zoning Ordinance.

City Attorney Hager spoke on Zoning Regulations and provided the V.T.C.A., Local Government Code § 211.003 Zoning Regulations and V.T.C.A., Local Government Code § 211.004 Compliance with Comprehensive Plan. City Attorney Hager stated when Planning and Zoning cases come in front of the Planning and Zoning Commission and City Council, the members are not allowed to ask what their business plan is or decide if their business will be successful or not. Each request must be looked at equally and if they meet all the requirements for development.

Item No. 2B – Receive a presentation and discuss Diagnostic Report and Zoning Ordinance Update with consultants Freese and Nichols.

Daniel Harrison, Freese and Nichols provided a presentation on the draft diagnostic report and zoning ordinance update. Discussion on the following took place: a project overview, input process and results from citizens, and diagnostic topic highlights.

Next Steps:

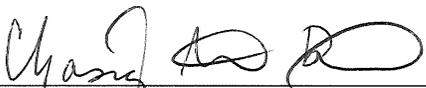
- Phase 1: FNI to revise and submit final Diagnostic Report
- Phase 2: Draft Zoning Ordinance and Map
 - Work with City Staff and Planning & Zoning Ordinance and Map
 - Update City Council (January 2020)
- Phase 3: Refine and adopt Zoning Ordinance and Map

- Joint Workshop (April 2020)
- Community Open House (May 2020)
- Public Hearings (June-July 2020)

Discussion from Council and Planning and Zoning Commission took place on policy issues including legal non-conforming uses, short term rentals and Tiny Houses. Staff was directed to include these topics in future reports/discussions for Council to evaluate inclusion in the zoning ordinance.

{Councilmember Cooks left the meeting at 7:37 p.m.}

Being no further business, the meeting adjourned at 7:41 p.m.


Chasidy Allen Benson, Secretary


Betty Culbreath, Vice Chairman