

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JANUARY 27, 2014 @ 7:00 P.M.**

The regularly scheduled meeting of the Planning and Zoning Commission was not held on January 27, 2014, at 7:00 p.m., due to lack of quorum:

Todd Durant	Chairman	
Travis Towns	Vice-Chairman	ABSENT
J. C. Beard, Jr.	Commissioner	
Joseph Ferrante	Commissioner	
Deborah Harris	Commissioner	ABSENT
Bob Lydia	Commissioner	ABSENT

Mike Brownlee, Secretary

Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
FEBRUARY 10, 2014 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, February 10, 2014, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman	Absent
Travis Towns	Vice-Chairman	
J. C. Beard, Jr.	Commissioner	
Joseph Ferrante	Commissioner	
Deborah Harris	Commissioner	
Bob Lydia	Commissioner	

Commissioner Beard, Jr. made a motion, seconded by Commissioner Ferrante, to approve the minutes of the special meeting of December 16, 2013. The vote was 5 for, with Chairman Durant absent.

Commissioner Harris made a motion, seconded by Commissioner Beard, Jr., to approve the minutes of the regular meeting of January 27, 2014. The vote was 5 for, with Chairman Durant absent.

A preliminary and final plat was submitted by Charles R. Sturman, for the Sturman Addition, more commonly known as 422 West Camp Wisdom Road. Commissioner Ferrante made a motion, seconded by Commissioner Beard, Jr., to approve the plat as submitted. The vote was 5 for, with Chairman Durant absent.

A preliminary and final plat was submitted by Assured Self Storage, for the Assured Self Storage Addition, more commonly known as 730 East Wheatland Road. Commissioner Harris made a motion, seconded by Commissioner Ferrante, to approve the plat as submitted. The vote was 5 for, with Chairman Durant absent.

The meeting adjourned at 7:11 p.m.

Mike Brownlee, Secretary

Travis Towns, Vice-Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
MARCH 24, 2014 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, March 24, 2014, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman	
Travis Towns	Vice-Chairman	
J. C. Beard, Jr.	Commissioner	
Joseph Ferrante	Commissioner	
Deborah Harris	Commissioner	Absent
Bob Lydia	Commissioner	

Commissioner Ferrante made a motion, seconded by Commissioner Beard, Jr., to approve the minutes of the regular meeting of February 10, 2014. The vote was 4 for, with Commissioner Harris absent and Chairman Durant abstaining.

A final plat was submitted by Oak Leaf Medical Plaza, for the Oak Leaf Medical Offices Addition, more commonly known as 407 West Daniieldale Road. Vice-Chairman Towns made a motion, seconded by Commissioner Ferrante, to approve the plat as submitted. The vote was 5 for, with Commissioner Harris absent.

A public hearing was held at the request of Bishop Jesse Fudge, representing Heaven's Embassy Church, owner, to replat part of Lots 7, 8 and 9, Block 5, Woodhaven Addition, more commonly known as 1211 North Cockrell Hill Road and Lot 9-C, Block 5, Woodhaven Addition, more commonly known as 1203 North Cockrell Hill Road.

No one spoke in favor of the request or opposition of the request.

Commissioner Ferrante made a motion, seconded by Vice-Chairman Towns, to close the public hearing. The vote was 5 for, with Commissioner Harris absent.

Discussion followed. Commissioner Lydia made a motion, seconded by Commissioner Ferrante, to approve the plat as submitted. The vote was 5 for, with Commissioner Harris absent.

The meeting adjourned at 7:08 p.m.

Mike Brownlee, Secretary

Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JUNE 10, 2014 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, June 10, 2014, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman	
Joseph Ferrante	Vice Chairman	
J. C. Beard, Jr.	Commissioner	Absent
Deborah Harris	Commissioner	
Bob Lydia	Commissioner	
Michael Grace	Commissioner	

Commissioner Lydia made a motion, seconded by Commissioner Ferrante, to approve the minutes of the regular meeting of March 24, 2014. The vote was 5 for, with Commissioner Beard, Jr., absent.

Commissioner Ferrante made a motion to nominate Commissioner Durant to continue as Chairman. There were no other nominations. The vote was 5 for, with Commissioner Beard, Jr., absent, to elect Commissioner Durant as Chairman.

Chairman Durant made a motion to nominate Commissioner Ferrante as Vice Chairman. There were no other nominations. The vote was 5 for, with Commissioner Beard, Jr., absent, to elect Commissioner Ferrante as Vice Chairman.

A public hearing was held at the request of Jaime Salazar, owner, to replat the south 5' of Lot 6, Block E, Red Bud Park Addition No. 1 and the north 55' of Lot 7, Block E, Red Bud Park Addition No. 2, more commonly known as 922 Avenue C.

No one spoke in favor of the request or opposition of the request.

Commissioner Lydia made a motion, seconded by Vice Chairman Ferrante, to close the public hearing. The vote was 5 for, with Commissioner Beard, Jr., absent.

Discussion followed. Commissioner Harris made a motion, seconded by Vice Chairman Ferrante, to approve the plat as submitted. The vote was 5 for, with Commissioner Beard, Jr., absent. The motion passed.

A request for site plan approval was submitted by Lance Snider, representing Century Pioneer LLC, owner, to place an ATM kiosk on Block 1, Lot A and Abandoned Alley, Wheatland Plaza Shopping Center, more commonly known as 402 East Wheatland Road. Commissioner Harris made a motion, seconded by Commissioner Lydia, to approve the site plan with an amended parking plan to be attached upon receipt and included with the building permit application. The vote was 5 for, with Commissioner Beard, Jr., absent. The motion passed.

A public hearing was held at the request of Marcelino Luna, Jr., representing John C. Pelt Masonic Lodge, owner, to amend the existing "DD" Downtown Duncanville District zoning to include an "SU" Specific Use permit to allow an Outdoor Market on AMG Merrill Abstract 884, Page 060, Tract 26, more commonly known as 412 North Main Street.

Speaking in favor of the request was George Turner, 409 North Greenstone Lane, Duncanville, Texas. No one spoke in opposition of the request.

Commissioner Harris made a motion, seconded by Vice Chairman Ferrante, to close the public hearing. The vote was 5 for, with Commissioner Beard, Jr., absent.

Discussion followed. Commissioner Harris made a motion, seconded by Commissioner Lydia, to recommend to the City Council that the request of Marcelino Luna, Jr., representing John C. Pelt Masonic Lodge, owner, to amend the existing "DD" Downtown Duncanville District zoning to include an "SU" Specific Use permit to allow an Outdoor Market on AMG Merrill Abstract 884, Page 060, Tract 26, more commonly known as 412 North Main Street, be approved subject to the following conditions:

1. Property shall be developed in accordance with the site plan and be incorporated in the ordinance.
2. The project shall meet all city and state regulation for building, fire codes, and accessibility.
3. Up to twenty-two (22) vendor spaces may be leased by the Masonic Lodge for single-day leases with two (2) spaces reserved for non-profit organizations.
4. Vendor spaces shall not be used for electioneering or other political purposes.
5. Each vendor shall be allowed one sign spanning the 10-foot wide space.
6. LED vendor signs shall not be allowed.
7. Common trash receptacles shall be provided in at least two locations.
8. Porta-potties will be required for any open market day until permanent restroom facilities are constructed.
9. Application forms for vendors must be approved by City staff to ensure compliance with local ordinances and various code requirements.
10. Merchandise for seasonal sales of Christmas trees, pumpkins, and other seasonal sales events can be left on the site for the duration of the sale at the discretion of the Masonic Lodge.

11. Used mattresses, used clothing, used large appliances, animal sales, pet shampooing, pet vaccinating, tattoos, body piercing, branding, guns, ammunition, tobacco, paints, solvents, thinners, fireworks or hazardous materials shall not be permitted for sale or display.
12. The open market shall be allowed to operate daily at the discretion of the Masonic Lodge.
13. Any modification to the existing pole sign shall require a sign permit.
14. The Specific Use permit shall be granted for an initial one (1) year period with review at that time for renewal options.

The vote was 5 for, with Commissioner Beard, Jr., absent. The motion passed.

The meeting adjourned at 8:17 p.m.

Mike Brownlee, Secretary

Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
OCTOBER 13, 2014 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, October 13, 2014, at 7:00 p.m., with a quorum present to wit:

Todd Durant	Chairman
Joseph Ferrante	Vice Chairman
J. C. Beard, Jr.	Commissioner
Deborah Harris	Commissioner
Bob Lydia	Commissioner
Michael Grace	Commissioner

Vice-Chairman Ferrante made a motion, seconded by Commissioner Beard, Jr., to approve the minutes of the regular meeting of June 9, 2014. The vote was unanimous, 6 for.

A public hearing was held at the request of Joseph Shirazi, representing Zoot Hotel Group, LLC, owner, to amend the existing "GR" General Retail zoning to include an "SUP" Special Use Permit to allow a Hotel on Lot 1, Block 3, Central Business Area 1st Section, more commonly known as 711 East Camp Wisdom Road.

No one spoke in favor of or in opposition of the request.

Commissioner Lydia made a motion, seconded by Vice Chairman Ferrante, to close the public hearing. The vote was unanimous, 6 for.

Discussion followed. Commissioner Grace made a motion, seconded by Commissioner Lydia, to recommend to the City Council that the request of Joseph Shirazi, representing Zoot Hotel Group, LLC, owner, to amend the existing "GR" General Retail zoning to include an "SUP" Special Use Permit to allow a Hotel on Lot 1, Block 3, Central Business Area 1st Section, more commonly known as 711 East Camp Wisdom Road, be approved subject to the following conditions:

1. The development and use of the property shall meet or exceed all federal and state requirements, city ordinances, and the most current codes adopted by the City of Duncanville.
2. The motel must meet or exceed the Minimum Hotel Standards as outlined in Attachment "A".
3. There shall be no advertising or quoting of anything other than daily rates.

4. The property shall be inspected every two years following issuance of certificate of occupancy.
5. No Time limit.

The vote was unanimous, 6 for. The motion passed.

The meeting adjourned at 7:54 p.m.

Mike Brownlee, Secretary

Todd Durant, Chairman