

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JANUARY 26, 2015 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, January 26, 2015, at 7:00 p.m., with a quorum present to wit:

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|-----------------|---------------|
| Todd Durant | Chairman |
| Joseph Ferrante | Vice Chairman |
| Deborah Harris | Commissioner |
| Bob Lydia | Commissioner |
| Michael Grace | Commissioner |

Vice-Chairman Ferrante made a motion, seconded by Commissioner Lydia, to approve the minutes of the regular meeting of October 13, 2014. The vote was unanimous, 5 for. However, due to a transcription error, corrected minutes will be submitted for approval at the next meeting.

A preliminary plat was submitted by Assured Self Storage, for the assured Self Storage No. 2 Addition, more commonly known as 1410 North Duncanville Road. Commissioner Harris made a motion, seconded by Vice Chairman Ferrante, to approve the preliminary plat as submitted. The vote was unanimous, 5 for.

A public hearing was held at the request of Monte Anderson, representing Options Holding, LTD, owner, for an Alternative Compliance Request to amend the existing "DD" Downtown Duncanville District zoning to allow for reconstruction or substantial modification to the exterior or façade of a nonconforming building valued at more than \$50,000 or a total of fifty percent (50%) of the assessed value of the structure on Town of Duncanville, Block 2 less 3 feet of Lot 3, more commonly known as 212 North Main Street.

Monte Anderson, 111 East Davis Street, Duncanville, spoke in favor of the request. No one spoke in opposition of the request.

Commissioner Harris made a motion, seconded by Commissioner Lydia, to close the public hearing. The vote was unanimous, 5 for.

Discussion followed. Commissioner Grace made a motion, seconded by Commissioner Lydia, to approve the request as submitted.

The vote was unanimous, 5 for. The motion passed.

The meeting adjourned at 7:30 p.m.

Mike Brownlee, Secretary

Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
BRIEFING ROOM, CITY HALL
203 E. WHEATLAND ROAD
MARCH 9, 2015 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, March 9, 2015, at 7:00 p.m., with a quorum present to wit:

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| Todd Durant | Commissioner | Absent |
| Michael Grace | Commissioner | Absent |
| Greg Zylka | Commissioner | Absent |
| Felecia Davis | Commissioner | |
| George Turner | Commissioner | |
| Bernard Maga | Commissioner | |
| Kathy McKee | Commissioner | |

The meeting convened into the Briefing Room at 7:04 p.m. for a brief introduction and orientation.

The meeting convened into the Council Chambers at 7:25 p.m. for the election of officers. As there were several members absent, Commissioner McKee made a motion, seconded by Commissioner Turner, to postpone the election of officers until the next meeting. The vote was unanimous, 4 for, with Commissioners Durant, Grace and Zylka absent.

Commissioner Turner made a motion, seconded by Commissioner McKee, to approve the revised minutes of the regular meeting of October 13, 2014. The vote was unanimous, 4 for, with Commissioners Durant, Grace and Zylka absent.

Commissioner McKee made a motion, seconded by Commissioner Maga, to approve the minutes of the regular meeting of January 26, 2015. The vote was unanimous, 4 for, with Commissioners Durant, Grace and Zylka absent.

A Public Hearing was held at the request of the City of Duncanville to revoke Ordinance No. 2198, "SU" Specific Use Permit (Religious Institution, Church) on a portion of Block E, Lot 6, Duncanville Industrial District, 4th Installment, more commonly known as 619 Mercury Avenue, Suites 106 and 108.

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

Commissioner McKee made a motion, seconded by Commissioner Turner, to close the public hearing. The vote was unanimous, 4 for, with Commissioners Durant, Grace and Zylka absent.

Discussion followed. Commissioner Turner made a motion, seconded by Commissioner McKee, to approve the request as submitted. The vote was unanimous, 4 for, with Commissioners Durant, Grace and Zylka absent. The motion passed.

A Public Hearing was held at the request of Rodney C. Jones, representing Jonathan Yu, owner, to amend the existing "GO" General Office zoning to include an "SUP" Special Use Permit to allow a Religious Institution (Church) on a portion of Block E, Lot 6, Duncanville Industrial District, 4th Installment, more commonly known as 619 Mercury Avenue, Suites 106 and 108.

Speaking in favor of the request was Rodney C. Jones, 2203 Turner Way, Arlington, Texas. No one spoke in opposition of the request.

Commissioner Turner made a motion, seconded by Commissioner Maga, to close the public hearing. The vote was unanimous, 4 for, with Commissioners Durant, Grace and Zylka absent.

Discussion followed. Commissioner Turner made a motion, seconded by Commissioner McKee, to recommend to the City Council that the request of Rodney C. Jones, representing Jonathan Yu, owner, to amend the existing "GO" General Office zoning to include an "SUP" Special Use Permit to allow a Religious Institution (Church) on a portion of Block E, Lot 6, Duncanville Industrial District, 4th Installment, more commonly known as 619 Mercury Avenue, Suites 106 and 108, be approved subject to the following conditions:

1. Property shall be developed in accordance with the site plan, and be incorporated into the ordinance.
2. Property shall meet all city, state, and federal regulations for building and fire codes, and accessibility.
3. All seating shall be in accordance with the requirements of the Fire Marshal for aisle widths and exiting.
4. The maximum occupancy for the church shall be limited by the available parking, or seventy-five (75) persons, according to Appendix A, Article XIV-D, Off-Street Parking and Loading Requirements (in this case, one space per three persons).
5. Public assemblies shall be limited to Wednesday evenings and all day Sunday. The church shall be designated for office use during normal weekday business hours.
6. No time limit.

The vote was unanimous, 4 for, with Commissioners Durant, Grace and Zylka absent. The motion passed.

A Public Hearing was held at the request of Lawrence K. Skelley, representing Duncanville Senior Care, LLC, for First Baptist Foundation, Inc., owner, to amend the existing "NR" Neighborhood Retail zoning to include an "SU" Specific Use Permit to allow an Assisted Living Facility on Block A, Lots 12, 13, 14, 15 and 16, Doris Heights Addition, more commonly known as 302 to 318 West Wheatland Road and to amend the existing "R-1.4" Single-Family Residential zoning to include an "SU" Specific Use Permit to allow an Assisted Living Facility on Block A, Lots 7, 8 and 9, Doris Heights Addition, more commonly known as 319 West Vinyard Road.

Speaking in favor of the request was Lawrence Skelley, Sterling Management Co. of New Mexico, 311 Raider Boulevard, Wolfforth, Texas; Joe Ezzell, 2211 Texas Drive, Irving, Texas, speaking for Pastor Keith Brister of the First Baptist Church, 323 West Wheatland Road, Duncanville, Texas; and Ben Phillips, 1119 Dula Circle, Duncanville, Texas. No one spoke in opposition of the request.

Commissioner McKee made a motion, seconded by Commissioner Turner, to close the public hearing. The vote was unanimous, 4 for, with Commissioners Durant, Grace and Zylka absent.

Discussion followed. Commissioner Turner made a motion, seconded by Commissioner McKee, to recommend to the City Council that the request of Lawrence K. Skelley, representing Duncanville Senior Care, LLC, for First Baptist Foundation, Inc., owner, to amend the existing "NR" Neighborhood Retail zoning to include an "SU" Specific Use Permit to allow an Assisted Living Facility on Block A, Lots 12, 13, 14, 15 and 16, Doris Heights Addition, more commonly known as 302 to 318 West Wheatland Road and to amend the existing "R-1.4" Single-Family Residential zoning to include an "SU" Specific Use Permit to allow an Assisted Living Facility on Block A, Lots 7, 8 and 9, Doris Heights Addition, more commonly known as 319 West Vinyard Road, be approved subject to the following conditions:

1. Property shall be developed in accordance with the site plan, and be incorporated into the ordinance.
2. Property shall meet all city, state, and federal regulations for building and fire codes, and accessibility.
3. Approved fire suppression system will be required for the project, including fire sprinklers.
4. Property will need to be replatted into a single lot prior to issuing a building permit.
5. An approved parking agreement between the First Baptist Church and the assisted living facility will need to be in place allowing overflow parking to use the church parking lot.
6. The developer will be required to repair or construct an approved accessible route between the remote parking on the north side of Wheatland Road and the facility.
7. An eight-foot tall solid masonry screening wall shall be constructed along property lines abutting residential uses.
8. No time limit.

The vote was unanimous, 4 for, with Commissioners Durant, Grace and Zylka absent. The motion passed.

The meeting adjourned at 8:50 p.m.

Mike Brownlee, Secretary

Felecia Davis, Commissioner

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
MARCH 23, 2015 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, March 23, 2015, at 7:00 p.m., with a quorum present to wit:

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| Todd Durant | Chairman | |
| Felecia Davis | Vice-Chairman | |
| Michael Grace | Commissioner | |
| Greg Zylka | Commissioner | |
| George Turner | Commissioner | |
| Bernard Maga | Commissioner | (Arrived 7:15 p.m.) |
| Kathy McKee | Commissioner | |

Mike Brownlee introduced Charles Lee as the new staff liaison and secretary, who proceeded to conduct an orientation.

Commissioner Maga made a motion to elect Felecia Davis as Chairman, but Commissioner Davis declined. Commissioner Maga withdrew the motion. Commissioner McKee made a motion, seconded by Commissioner Turner, to elect Todd Durant as Chairman. The vote was unanimous, 7 for.

Commissioner Maga made a motion, seconded by Commissioner Turner, to elect Felecia Davis as Vice-Chairman. The vote was unanimous, 7 for.

Commissioner Turner made a motion, seconded by Vice-Chairman Davis, to approve the minutes of the regular meeting of March 9, 2015. The vote was unanimous, 7 for.

The meeting adjourned at 7:50 p.m.

Charles Lee, Secretary

Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
APRIL 13, 2015 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, April 13, 2015, at 7:00 p.m., with a quorum present to wit:

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|---------------|---------------|---------------------|
| Todd Durant | Chairman | |
| Felecia Davis | Vice-Chairman | |
| Michael Grace | Commissioner | Absent |
| Greg Zylka | Commissioner | (Arrived 7:05 p.m.) |
| George Turner | Commissioner | |
| Bernard Maga | Commissioner | |
| Kathy McKee | Commissioner | |

Commissioner Turner made a motion, seconded by Commissioner McKee, to approve the minutes of the regular meeting of March 23, 2015. The vote was 5 for, with Commissioners Grace and Zylka absent.

A preliminary and plat was submitted by Options Holdings, Inc., for Lot 1 of the Options Holding Addition, more commonly known as 212 North Main Street. Commissioner Turner made a motion, seconded by Commissioner McKee, to approve the preliminary and final plat as submitted. The vote was 6 for, with Commissioner Grace absent.

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 7:55 p.m.

Mike Brownlee, Acting Secretary

Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
APRIL 27, 2015 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, April 27, 2015, at 7:00 p.m., with a quorum present to wit:

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| Todd Durant | Chairman | |
| Felecia Davis | Vice-Chairman | |
| Michael Grace | Commissioner | Absent |
| Greg Zylka | Commissioner | |
| George Turner | Commissioner | |
| Bernard Maga | Commissioner | |
| Kathy McKee | Commissioner | Absent |

Vice-Chairman Davis made a motion, seconded by Commissioner Turner, to continue approval of the minutes of the regular meeting of April 13, 2015, until the next meeting. The vote was 5 for, with Commissioners Grace and McKee absent.

A public hearing was held at the request of Keith Brister, representing First Baptist Foundation, Inc., owner, to replat the following described property Block A, Lots 12, 13, 14, 15 and 16, Doris Heights Addition, more commonly known as 302 to 318 West Wheatland Road, and Block A, Lots 7, 8 and 9, Doris Heights Addition, more commonly known as 319 West Vinyard Road. Commissioner Turner made a motion, seconded by Vice-Chairman Davis, to approve the replat as submitted. The vote was 5 for, with Commissioners Grace and McKee absent.

A public hearing was held at the request of Judy Gee, owner, to amend the existing "LR-2" Local Retail-2 zoning to include an "SU" Specific Use permit to allow a Party/Event Facility (Indoor Only) on Block A, Tract 15, Fairmeadows 10 Addition, more commonly known as 626 Oriole Boulevard.

Judy Gee, 626 Oriole Boulevard, Duncanville, spoke in favor or the request. No one spoke in opposition of the request.

Commissioner Turner made a motion, seconded by Vice-Chairman Davis to close the public hearing. The vote was unanimous, 5 for.

Discussion followed. Vice-Chairman Davis made a motion to approve the request as submitted. Commissioner Zylka made a friendly amendment to the motion for one 1-year renewal term limits and a 6-month staff report to the Planning Commission. Vice-Chairman Davis accepted the friendly amendment and made a motion, seconded by Commissioner Turner, to recommend to the City Council that the request of Judy Gee, owner, to amend the existing "LR-2" Local Retail-2 zoning to include an "SU" Specific Use permit to allow a Party/Event Facility (Indoor Only) on Block A, Tract 15, Fairmeadows 10 Addition, more commonly known as 626 Oriole Boulevard, be approved subject to the following conditions:

1. Property shall be developed in accordance with the site plan, and be incorporated into the ordinance.
2. Property shall meet all city, state, and federal regulations for building and fire codes, and accessibility.
3. Number of required parking spaces dedicated to this use shall be 33 and the maximum occupancy shall be 99 persons. Overflow parking shall not be permitted on the public street right-of-way.
4. Landscaping and screening walls for the site shall be in accordance with the site plan.
5. Alcohol may be provided by clients only; owner shall not provide alcohol or sale of alcohol. Customers will be allowed to bring alcohol for consumption on the premises during an event. A TABC licensed server shall be employed for any event where alcohol is present. The licensed server shall be responsible for ensuring TABC regulations are enforced during the event.
6. Alcohol must be consumed inside the building and is subject to TABC and City regulations.
7. A minimum dress code of business casual is required for all events. Persons with gang symbols, gang colors or gang affiliations shall be removed from the event at the discretion of event security or Duncanville police.
8. Owner will be responsible for providing staff during events to ensure compliance with all rules and regulations.
9. One off-duty uniformed police officer will be required to be on site for parties where alcohol is consumed.
10. Hours of operation for events shall be are from 7:00 am to 12:00 pm Sunday to Thursday and 7:00 am to 4:00 am Friday and Saturday. Hours of operation for the kitchen shall be 24-hours a day, seven days a week.
11. The Specific Use permit shall be granted for an initial one (1) year period with a six (6) month staff report to the Commission, with one (1) additional one (1) year renewal option.

The vote was 4 for and 1 against, with Commissioners Grace and McKee absent. Voting for was Chairman Durant, Vice-Chairman Davis, Commissioner Zylka, and Commissioner Turner. Voting against was Commissioner Maga. The motion passed.

A public hearing was held at the request of the City of Duncanville to consider possible amendments to Appendix A, Article XII-L, "DD", Comprehensive Zoning Ordinance, Downtown Duncanville District.

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

Commissioner Zylka made a motion, seconded by Commissioner Turner, to close the public hearing. The vote was unanimous, 5 for, with Commissioners Grace and McKee absent.

Discussion followed. Commissioner Turner made a motion, seconded by Commissioner Maga, to recommend to the City Council that the request of the City of Duncanville to consider possible amendments to Appendix A, Article XII-L, "DD", Comprehensive Zoning Ordinance, Downtown Duncanville District, be approved. The vote was unanimous, 5 for, with Commissioners Grace and McKee absent.

The meeting adjourned at 8:05 p.m.

Mike Brownlee, Acting Secretary

Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
MAY 11, 2015 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, May 11, 2015, at 7:00 p.m., with a quorum present to wit:

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| Todd Durant | Chairman |
| Felecia Davis | Vice-Chairman |
| Michael Grace | Commissioner |
| Greg Zylka | Commissioner |
| George Turner | Commissioner |
| Bernard Maga | Commissioner |
| Kathy McKee | Commissioner |

Commissioner Zylka made a motion, seconded by Commissioner Turner, to approve the minutes of the regular meeting of April 13, 2015. The vote was unanimous, 7 for.

Commissioner Turner made a motion, seconded by Vice-Chairman Davis, to approve the minutes of the regular meeting of April 27, 2015. The vote was 5 for, with Commissioners Grace and McKee abstaining.

A public hearing was held at the request of Glen Breysacher, representing B. H. Industrial, LLC, owner, to replat Lot 2, Block P, Fairmeadows Village Volume 73051, Page 45, more commonly known as 332 East Camp Wisdom Road. Commissioner Turner made a motion, seconded by Commissioner McKee, to approve the replat as submitted. The vote was unanimous, 7 for.

The meeting adjourned at 7:18 p.m.

Mike Brownlee, Acting Secretary

Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JUNE 8, 2015 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, June 8, 2015, at 7:00 p.m., with a quorum present to wit:

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| Todd Durant | Chairman | |
| Felecia Davis | Vice-Chairman | |
| Michael Grace | Commissioner | (Arrived 7:34 p.m.) |
| Greg Zylka | Commissioner | |
| George Turner | Commissioner | |
| Bernard Maga | Commissioner | |
| Kathy McKee | Commissioner | |

Commissioner Turner made a motion, seconded by Commissioner McKee, to approve the minutes of the regular meeting of May 11, 2015. The vote was 6 for, with Commissioner Grace absent.

A public hearing was held at the request of the City of Duncanville, owner, to amend the existing "DD" Downtown Duncanville District zoning to include an "SUP" Special Use Permit to allow a Civic LED sign on Block A, Lot 1A, Acs. 1.7510, Municipal Complex Replat, more commonly known as 103 East Wheatland Road.

Timothy Hamilton, 203 East Wheatland Road, Duncanville, responded to questions regarding the proposed sign and spoke in favor for the request. No one spoke in opposition of the request.

Discussion followed. Vice-Chairman Davis made a motion, seconded by Commissioner Turner, to recommend to the City Council that the request of the City of Duncanville, owner, to amend the existing "DD" Downtown Duncanville District zoning to include an "SUP" Special Use Permit to allow a Civic LED sign on Block A, Lot 1A, Acs. 1.7510, Municipal Complex Replat, more commonly known as 103 East Wheatland Road, be approved subject to the following conditions:

1. The sign detail and size shall conform to that specifically described or recommended by the proposed Special Use Permit.
2. The sign location shall be as shown on the attached site plan, but in no instance shall the sign be located inside the visibility triangle at Wheatland Road and Main Street.
3. No sign shall be illuminated to such intensity or in such a manner as to constitute a traffic hazard or a diversion to drivers.
4. The letter height shall be a minimum of ten (10) inches.

5. Messages or displayed images shall not change more frequently than once every eight (8) seconds and must occur simultaneously on the entire sign face.
6. The electronic message board shall have an auto-dimming feature for night views.
7. Moving, animated information, video, flashing, intermittently lighted, changing color, revolving, scrolling, streaming or similarly constructed messages or images shall be allowed.
8. No changeable electronic sign shall consist of a static image projected upon a stationary object.

The vote was 6 for, with Commissioner Grace absent. The motion passed.

The meeting recessed into Executive Session at 7:15 p.m., in compliance with Texas Government Code, Section 551.071, to consult with the City Attorney to receive legal advice related to pending zoning cases. The meeting was reconvened into regular session at 7:25 p.m.

A public hearing was held at the request of Ben Phillips, representing Pamela Phillips and Starla Timberlake, owners, to amend the existing "R-1.8" Single-Family Residential zoning to include an "SUP" Special Use Permit to allow an Assisted Living Facility on Block 1, Lot 1B, Irwin Keasler Development Red Bird Unit 1, more commonly known as 1119 Dula Circle.

Stuart Boyle, 1118 Hill City Drive, spoke in opposition, and Jimmy Pyeatt, 406 Rita Lane, Duncanville, spoke neutral regarding the request. Felix Contreras, 1 Dula Circle, Duncanville, inquired about zoning clarification regarding the request. Ben Phillips, 1119 Dula Circle, Duncanville, spoke in favor of the request.

Discussion followed. Vice-Chairman Davis made a motion, seconded by Commissioner McKee, to recommend to the City Council that the request of Ben Phillips, representing Pamela Phillips and Starla Timberlake, owners, to amend the existing "R-1.8" Single-Family Residential zoning to include an "SUP" Special Use Permit to allow an Assisted Living Facility on Block 1, Lot 1B, Irwin Keasler Development Red Bird Unit 1, more commonly known as 1119 Dula Circle, be approved subject to the following conditions:

1. Property shall be developed in accordance with the site plan, and be incorporated into the ordinance.
2. Property shall meet all city, state, and federal regulations for building and fire codes, and accessibility.
3. All construction will be permitted and inspected by city inspection staff.
4. Approved fire suppression system will be required for the project, including fire sprinklers.
5. This Special Use Permit is granted only for the Applicant and is non-transferable to any other business, entity, or owner.

The vote was unanimous, 7 for. The motion passed.

The meeting adjourned at 8:02 p.m.

Charles Lee, Secretary

Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JUNE 22, 2015 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, June 22, 2015, at 7:00 p.m., with a quorum present to wit:

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| Todd Durant | Chairman | |
| Felecia Davis | Vice-Chairman | ABSENT |
| Michael Grace | Commissioner | ABSENT |
| Greg Zylka | Commissioner | |
| George Turner | Commissioner | |
| Bernard Maga | Commissioner | |
| Kathy McKee | Commissioner | |

Commissioner McKee made a motion, seconded by Commissioner Turner, to postpone approval of the minutes of the regular meeting of June 8, 2015, for clarification. The vote was 5 for, with Vice-Chairman Davis and Commissioner Grace absent.

A public hearing was held at the request of Dalton Lott, owner, to amend the existing "SU" Specific Use permit that allows an Indoor Party and Rental Facility on AMG Merrill Abstract 884, Page 075, Tract 40, more commonly known as 106 East Freeman Street.

Speaking in favor of the request was Dalton Lott, 106 East Freeman Street, Duncanville; David Green, Mayor of the City of Duncanville; Leslie Thomas, Duncanville City Councilmember; and Denny Wood, 700 Sherwood Court, Cedar Hill. No one spoke in opposition.

Discussion followed. Commissioner McKee made a motion, seconded by Commissioner Zylka, to recommend to the City Council that the request of Dalton Lott, owner, to amend the existing "SU" Specific Use permit that allows an Indoor Party and Rental Facility on AMG Merrill Abstract 884, Page 075, Tract 40, more commonly known as 106 East Freeman Street, be approved subject to the following conditions:

1. Condition number 3 shall be amended as follows:

"A fire alarm system must be installed and approved in accordance with the Code of Ordinances by the Fire Marshal prior to issuance of a conditional certificate of occupancy. The conditional certificate of occupancy shall be extended beyond the date of original expiration and shall expire on September 30, 2015, with no extension or exceptions. A fire watch shall be instituted for each event until such time that a fire sprinkler system is installed. A trained, uniformed security officer, who shall be independent from other required uniformed security personnel, shall be dedicated solely to conduct fire watch. Fire watch procedures shall be as set forth by the Fire Marshal."

The vote was 4 for and 1 against, with Vice-Chairman Davis and Commissioner Grace absent.

Voting for was Chairman Durant, Commissioner Zylka, Commissioner Maga, and Commissioner McKee. Voting against was Commissioner Turner. Absent was Vice-Chairman Davis and Commissioner Grace. The motion passed.

The meeting adjourned at 7:45 p.m.

Mike Brownlee, Secretary

Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JULY 27, 2015 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, June 27, 2015, at 7:00 p.m., with a quorum present to wit:

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|---------------|---------------|
| Todd Durant | Chairman |
| Felecia Davis | Vice-Chairman |
| Michael Grace | Commissioner |
| Greg Zylka | Commissioner |
| George Turner | Commissioner |
| Bernard Maga | Commissioner |
| Kathy McKee | Commissioner |

Julie P. Doshier of the City Attorney's office distributed an orientation handout, provided a legal briefing to the Commissioners, and explained the duties of being a Planning and Zoning Commissioner.

Vice-Chairman Davis made a motion, seconded by Commissioner Zylka, to approve the minutes of the regular meeting of June 8, 2015. The vote was unanimous, 7 for.

Commissioner Grace made a motion, seconded by Commissioner Turner, to approve the minutes of the regular meeting of June 22, 2015. The vote was unanimous, 7 for.

Commissioner McKee made a motion, seconded by Vice-Chairman Davis, to nominate Commissioner Zylka to represent the Planning & Zoning Commission as a member, and Commissioner Turner as an alternate member with voting privileges, to the Citywide Comprehensive Plan Steering Committee once established. The vote was unanimous, 7 for.

The meeting adjourned at 8:21 p.m.

Mike Brownlee, Secretary

Todd Durant, Chairman

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
SEPTEMBER 14, 2015 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, September 14, 2015, at 7:00 p.m., with a quorum present to wit:

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| Felecia Davis | Vice-Chairman | |
| Greg Zylka | Commissioner | Absent |
| George Turner | Commissioner | |
| Bernard Maga | Commissioner | |
| Kathy McKee | Commissioner | |
| Gene Eubanks | Commissioner | |
| David A. Ross | Commissioner | |

Commissioner McKee made a motion, seconded by Commissioner Turner, to continue the election of officers to the next meeting when all Commissioners could be in attendance. The vote was 6 for, with Commissioner Zylka absent.

Commissioner McKee made a motion, seconded by Commissioner Turner, to approve the minutes of the regular meeting of July 27, 2015. The vote was 5 for, with Commissioner Ross abstaining and Commissioner Zylka absent.

A public hearing was held at the request of Donna Harris, owner, to change the existing zoning from "NR" Neighborhood Retail to "PD" Planned Development (Residential and/or Commercial) on Block 2, Lots 14, 15, and 0.0738 acre right-of-way abandonment adjacent to and abutting Block 2, Lot 15, Original Town of Duncanville, more commonly known as 212 North Hastings Street, 112 Wes Jespersen Way, and 114 Wes Jespersen Way.

Donna Harris, 114 Wes Jespersen Way, and Monte Anderson, 111 East Davis Street, spoke in favor of the request. Mary Nance Maza, 206 North Hastings, spoke in opposition of the request. The meeting was recessed at 8:25 p.m. and called to order at 8:30 p.m. Discussion followed. Commissioner McKee made a motion, seconded by Commissioner Turner, to close the public hearing. The vote was 6 for, with Commissioner Zylka absent. The meeting was recessed at 8:40 p.m. and called to order at 8:50 p.m.

Commissioner Ross made a motion, seconded by Commissioner McKee, to recommend to the City Council that the request of Donna Harris, owner, to change the existing zoning from "NR" Neighborhood Retail to "PD" Planned Development (Residential and/or Commercial) on Block 2, Lots 14, 15, and 0.0738 acre right-of-way abandonment adjacent to and abutting Block 2, Lot 15, Original Town of Duncanville, more commonly known as 212 North Hastings Street, 112 Wes Jespersen Way, and 114 Wes Jespersen Way, be approved subject to the following conditions:

1. Property shall be developed in accordance with the site plan, and be incorporated into the ordinance.

2. Property shall meet all city, state, and federal regulations for building and fire codes, and accessibility.
3. A minimum of nine (9) parking spaces shall be provided for the shared use of Lot 1A and Lot 2A. Overflow parking shall not be permitted on the public street right-of-way.
4. The gravel parking surface shall be filled and leveled with additional gravel in the low areas and maintained by the property owner.
5. Handicapped accessible parking shall be provided for Lot 1A and 2A in accordance with State and Federal requirements. Proof that project has been inspected by a Registered Accessibility Specialist (RAS) and that accessibility requirements are met in accordance with Texas Accessibility Standards must be provided prior to issuance of a certificate of occupancy.
6. Property shall be replatted as shown on the attached site plan.
7. If demolished or destroyed for any reason, the existing structures for the proposed Lots 1A and 2A, as shown on the current site plan (not including the accessory building located outside the boundaries of the proposed Planned Development), may be rebuilt to the current height and footprint with no alterations to the size or location allowed.
8. Lots 1A and 2A shall be permanently landscaped after submitting a landscaping plan to the Planning and Zoning Commission for review and approval.
9. Future development of Lot 3A shall require separate and subsequent review and site plan approval by the Planning and Zoning Commission for final approval of the land use, parking requirements, landscaping, and site plan approval.
10. Alternate designs for fencing materials of construction, height, and location for privacy fencing shown on the site plan for Lot 3A shall be subject to subsequent approval of the Planning and Zoning Commission. A fence permit shall also be required subject to approval of the Building Official to verify minimum requirements of the building code are met.
11. Water and sewer utility connections for Lots 1A and 2A shall be separated and a private utility easement shall be filed at Dallas County. The easement shall be shown on the required replat for the Planned Development.
12. Land uses for proposed Lot 1A include all land uses permitted under the current "NR" Neighborhood Retail zoning district standards. Issuance of a certificate of occupancy shall be subject to parking limitations based on nine (9) available shared parking spaces for Lots 1A and 2A and current regulations for off-street parking. Consideration will be needed for any required handicap parking for commercial use and additional parking for the residential land use on Lot 1A, which includes four (4) off-street parking spaces dedicated for residential off-street parking for proposed Lot 2A.

13. Land uses for proposed Lot 2A include single-family residential for the main residence and bed and breakfast or rental for the accessory dwelling unit.
14. Land uses for proposed Lot 3A include all land uses permitted under the current "NR" Neighborhood Retail zoning district standards, single-family residential, or mixed use with loft apartment.

A public hearing was held at the request of the City of Duncanville to revoke Ordinance No. 2224, "SU" Specific Use Permit (Outdoor Market) on AMG Merrill Abstract 884, Page 060, Tract 26, more commonly known as 412 North Main Street. No one spoke in favor of or in opposition to the request. Commissioner Ross made a motion, seconded by Commissioner McKee, to close the public hearing. The vote was 5 for, with Commissioner Turner recusing himself and Commissioner Zylka absent.

Discussion followed. Commissioner Ross made a motion, seconded by Commissioner McKee, to recommend to the City Council that Ordinance No. 2224 "SU" Specific Use Permit (Outdoor Market) on AMG Merrill Abstract 884, Page 060, Tract 26, more commonly known as 412 North Main Street, be revoked. The vote was 5 for, with Commissioner Turner recusing himself and Commissioner Zylka absent.

A public hearing was held at the request of the City of Duncanville to revoke Ordinance No. 2175, "SU" Specific Use Permit (Flea Market) on Lot 2A, Block A, Mower World, more commonly known as 435 East Daniieldale Road. No one spoke in favor of or in opposition to the request. Commissioner McKee made a motion, seconded by Commissioner Ross, to table the public hearing due to a typographical transcription in the public hearing caption contained in the background material. The vote was 6 for, with Commissioner Zylka absent. Commissioner Ross made a motion, seconded by Commissioner McKee, to continue the public hearing since the typographical transcription was limited to only the public hearing caption contained in the background material and not in the legal advertisement or agenda captions. The vote was 6 for, with Commissioner Zylka absent.

Commissioner Ross made a motion, seconded by Commissioner Turner, to close the public hearing. The vote was 6 for, with Commissioner Zylka absent.

Discussion followed. Commissioner Ross made a motion, seconded by Commissioner Turner, to recommend to the City Council that Ordinance No. 2175 "SU" Specific Use Permit (Flea Market) on Lot 2A, Block A, Mower World, more commonly known as 435 East Daniieldale Road, be revoked. The vote was 6 for, with Commissioner Zylka absent.

A workshop was held to discuss possible amendments to Appendix A, Article XIV-G, Screening Requirements, Walls, and Fences, of the Comprehensive Zoning Ordinance. Another workshop will be scheduled to continue the discussion.

The meeting adjourned at 9:49 p.m.

Mike Brownlee, Secretary

Felicia Davis, Vice-Chairman