

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JANUARY 25, 2016 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, January 25, 2016, at 7:00 p.m., with a quorum present to wit:

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

Commissioner Maga made a motion, seconded by Commissioner Turner, to elect Felecia Davis as Chairman. The vote was unanimous, 5 for.

Commissioner Maga made a motion, seconded by Commissioner Ross, to elect George Turner as Vice-Chairman. The vote was unanimous, 5 for.

Commissioner Ross made a motion, seconded by Vice-Chairman Turner, to approve the minutes of the regular meeting of January 11, 2016. The vote was 5 for, with Commissioners McKee and Eubanks absent.

A public hearing was held at the request of Saul Armendariz, owner, to change the existing "C-1" Light Commercial zoning to "R-1.8" Single-Family Dwelling (Residential) on William Sprowls Abstract 1290, Page 810, Tract 6, 9.7255 acres, more commonly known as 1023 North Cockrell Hill Road.

Ricardo Ortiz, Roco Design Group, 4117 Trails End Drive, Apt. 1725, Fort Worth, Texas, spoke in favor of the request. No one spoke in opposition of the request.

Discussion followed. Commissioner Ross made a motion, seconded by Commissioner Zylka, to recommend to the City Council that the request of Saul Armendariz, owner, to change the existing "C-1" Light Commercial zoning to "R-1.8" Single-Family Dwelling (Residential) on William Sprowls Abstract 1290, Page 810, Tract 6, 9.7255 acres, more commonly known as 1023 North Cockrell Hill Road, be approved.

The vote was 5 for, with Commissioners McKee and Eubanks absent. The motion passed.

A public hearing was held at the request of Stonewood Hotels, LLC, applicant, representing Citizens National Bank of Texas, owner, to change the existing zoning from "LR-2" Local Retail-2 to "GR" General Retail, on William Sprowls Abstract 1290, Page 811, Tract 36, 1.2360 acres, more commonly known as 104 East Interstate Highway 20, and a request of Stonewood Hotels, LLC, applicant, representing Duncanville Hospitality, LTD, owner, to amend the "GR"

General Retail zoning to include an "SUP" Special Use Permit to allow a Hotel (less than 120 rooms), on Block 1, Lot 2, 1.181 acres, Hilton Garden Inn – Duncanville, more commonly known as 100 East Interstate Highway 20 and on William Sprowls Abstract 1290, page 811, Tract 36, 1.2360 acres, more commonly known as 104 East Interstate Highway 20.

Hiren Desai, Stonewood Hotels, LLC, 682 Flagstone Drive, Irving, Texas, spoke in favor of the request. No one spoke in opposition of the request.

Discussion followed. Commissioner Ross made a motion, seconded by Commissioner Maga, to recommend to the City Council that the request of Stonewood Hotels, LLC, applicant, representing Citizens National Bank of Texas, owner, to change the existing zoning from "LR-2" Local Retail-2 to "GR" General Retail, on William Sprowls Abstract 1290, Page 811, Tract 36, 1.2360 acres, more commonly known as 104 East Interstate Highway 20, and a request of Stonewood Hotels, LLC, applicant, representing Duncanville Hospitality, LTD, owner, to amend the "GR" General Retail zoning to include an "SUP" Special Use Permit to allow a Hotel (less than 120 rooms), on Block 1, Lot 2, 1.181 acres, Hilton Garden Inn – Duncanville, more commonly known as 100 East Interstate Highway 20 and on William Sprowls Abstract 1290, page 811, Tract 36, 1.2360 acres, more commonly known as 104 East Interstate Highway 20, be approved subject to the following conditions:

1. Property shall be developed in general conformance with the site plan, landscape plan, and elevations and be incorporated in the ordinance.
2. Project shall meet all city, state, and federal regulations for building and fire codes, and accessibility.
3. Property is subject to submittal of civil plans per Article XIV-H, Site Plan Review of the Zoning Ordinance. These plans will be reviewed and approved by staff when construction documents are submitted to the city for approval. Minor modifications to the site plan due to engineering requirements shall be permitted.
4. Property shall have a front setback ranging from 13 feet to 25 feet as reflected on the site plan.
5. Property shall conform to Article XIV-E, Landscape Requirements with the exception of the landscape buffer depth which shall be developed as reflected on the landscape plan.
6. Minimum masonry requirements shall be provided (80%) as reflected on the elevations.
7. Building shall be limited to four (4) stories.
8. Property shall comply with the sign regulations of the Code of Ordinances per Chapter 16A, Sign Guidelines.
9. Minimum off street parking shall conform to article XIV-D, Off Street Parking and Loading Requirements.
10. All structures shall be protected by a fire sprinkler system and fire alarm system.

The meeting adjourned at 7:34 p.m.

Chasidy E. Allen, Secretary

Felecia Davis, Chairman