

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
FEBRUARY 8, 2016 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, February 8, 2016, at 7:00 p.m., with a quorum present to wit:

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

Commissioner Ross made a motion, seconded by Commissioner Maga, to approve the minutes of the regular meeting of January 25, 2016. The vote was unanimous, 7 for.

A public hearing was held at the request of Life Skills Center for Adults, dba Helping Hands of Duncanville, representing The Hub at Hustead, LLC, owner, to amend the existing "NO" Neighborhood Office zoning to include an "SU" Specific Use permit to allow an Adult Life Skills Center, on AMG Merrill Abstract 884, Page 055, Tract 7.2, more commonly known as 621 Hustead Street.

Dana Smith, Helping Hands of Duncanville, 621 Hustead Street, Duncanville, 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 Life Skills Center for Adults, dba Helping Hands of Duncanville, representing The Hub at Hustead, LLC, owner, to amend the existing "NO" Neighborhood Office zoning to include an "SU" Specific Use permit to allow an Adult Life Skills Center, on AMG Merrill Abstract 884, Page 055, Tract 7.2, more commonly known as 621 Hustead Street, 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. An automatic fire alarm shall be required to be installed in the building.
4. The existing parking shall remain and be available for use for the subject property. A valid parking agreement must be executed and maintained between the property owner and the City.

5. The building setbacks shall be as reflected on the site plan.
6. No screening wall shall be required along the west or south property lines adjacent to the residential district.
7. All construction shall be permitted and inspected by city inspection staff.
8. The Specific Use permit shall have no time limit.

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

Commissioner Zylka, as Planning & Zoning Commission representative, provided an update on the progress of the Citywide Comprehensive Plan Steering Committee.

Mike Brownlee, P.E., Assistant Director of Public Works, provided a briefing on proposed changes to Appendix A, Article XIV-G, Screening Requirements, Walls, and Fences, of the Comprehensive Zoning Ordinance.

The meeting adjourned at 8:19 p.m.

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Chasidy E. Allen, Secretary

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Felecia Davis, Chairman