

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
MARCH 28, 2016 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, March 28, 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	EXCUSED

Commissioner Zylka made a motion, seconded by Commissioner Maga, to approve the minutes of the regular meeting of February 8, 2016. The vote was 6 for, with Commissioner Ross absent.

A public hearing was held at the request of Matt Moore of Claymoore Engineering, Inc., applicant, representing Fonah Group Investments LLC, owner, to amend the "DD" Downtown Duncanville District zoning to include an "SU" Specific Use permit to allow a Restaurant with Drive-Through Facilities (McDonald's), on 1.191 acres, more commonly known as 822 Duncanville Road, and more particularly described as "Being a 1.191 acre portion of a tract of land situated in the William Sprowls Survey, Abstract 1290, in the City of Duncanville, Dallas County, Texas, being a portion of that same tract of land conveyed to Nafco Enterprise, Co., by deed recorded in Volume 96224, Page 842, of the Deed Records of Dallas County, Texas".

Representing the applicant, Matt Moore of Claymoore Engineering, 1903 Central Drive, Suite 406, Bedford, Texas 76021, spoke in favor of the request. No one spoke in opposition of the request.

Discussion followed. Vice-Chairman Turner made a motion, seconded by Commissioner Eubanks, to recommend to the City Council that the request of Matt Moore of Claymoore Engineering, Inc., applicant, representing Fonah Group Investments LLC, owner, to amend the "DD" Downtown Duncanville District zoning to include an "SU" Specific Use permit to allow a Restaurant with Drive-Through Facilities (McDonald's), on 1.191 acres, more commonly known as 822 Duncanville Road, and more particularly described as "Being a 1.191 acre portion of a tract of land situated in the William Sprowls Survey, Abstract 1290, in the City of Duncanville, Dallas County, Texas, being a portion of that same tract of land conveyed to Nafco Enterprise, Co., by deed recorded in Volume 96224, Page 842, of the Deed Records of Dallas County, Texas", be approved subject to the following conditions:

1. Property shall be developed in general conformance with the site plan, landscape plan, and elevations incorporated in the ordinance.

2. Property 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. Forty-five (45) parking spaces shall be provided and be available for use for the subject property, three (3) of which shall be handicapped accessible.
5. The building setbacks shall be as reflected on the site plan.
6. Additional trees shall be placed to visually mitigate the drive-through lane per the landscape plan.
7. All construction will be permitted and inspected by city inspection staff.
8. The Specific Use permit shall have no time limit.

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

Staff (Chasidy Allen, City Planner and Mike Brownlee, Assistant Director of Public Works), gave a brief presentation on proposed changes to Appendix A, Article XIV-G, Screening Requirements, Walls, and Fences, of the Comprehensive Zoning Ordinance.

Discussion followed regarding the revisions made to the draft ordinance presented on February 8, 2016. The Planning & Zoning Commission directed staff to bring forth a revised draft ordinance for final recommendations to City Council.

The meeting adjourned at 7:49 p.m.

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Chasidy E. Allen, Secretary

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Felecia Davis, Chairman