

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

A regular meeting of the Planning and Zoning Commission was held on Monday, April 25, 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	EXCUSED
David A. Ross	Commissioner	EXCUSED

Vice-Chairman Turner made a motion, seconded by Commissioner Maga, to approve the minutes of the regular meeting of March 28, 2016. The vote was 5 for, with Commissioners Eubanks and Ross absent.

A public hearing was held at the request of Donna Harris, owner, to replat Lots 14 and 15, Block 2, Original Town of Duncanville, more commonly known as 112 Wes Jespersen Way, 114 Wes Jespersen Way, and 212 North Hastings Street. Representing the applicant, Donna Harris (applicant/owner), 112 Wes Jespersen Way, Duncanville, Texas, 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 McKee, to approve the Original Town of Duncanville Replat (Lots 14R, 15R and 16, Block 2) as submitted. The vote was 5 for, with Commissioners Eubanks and Ross absent.

Since the applicant failed to appear, Commissioner Zylka made a motion, seconded by Vice-Chairman Turner, to postpone the request of Gual & Associates, owner, to change the existing zoning from "PD-2" Planned Development-2 to "C-1" Light Commercial, on Everard Sharrock Abstract 1300, Page 005, Tract 6, 3.0 acres, more commonly known as 1423 North Duncanville Road, to the next scheduled meeting. The vote was 5 for, with Commissioners Eubanks and Ross absent.

A public hearing was held at the request of Darrell Pryor, representing Harvest Bible Fellowship Church, applicant, representing Makanclark LTD and Gonzalez Clark LTD, owners, to amend the existing "LR-2" Local Retail-2 zoning to include an "SUP" Special Use Permit to allow a Religious Institution (Church) on a 0.384-acre portion of Lot 1B, Block H, Winona Gardens Replat, 2.289 acres, more commonly known as 700 North Clark Road, Suite 108. Representing the applicant, Darrell Pryor with Harvest Bible Fellowship Church (applicant), 914 North Cockrell Hill Road, DeSoto, Texas 75115, spoke in favor of the request. No one spoke in opposition of the request.

Discussion followed. Commissioner Zylka made a motion, seconded by Commissioner McKee, to recommend to the City Council that the request of Darrell Pryor, representing Harvest Bible Fellowship Church, applicant, representing Makanclark LTD and Gonzalez Clark LTD, owners, to amend the existing “LR-2” Local Retail-2 zoning to include an “SUP” Special Use Permit to allow a Religious Institution (Church) on a 0.384-acre portion of Lot 1B, Block H, Winona Gardens Replat, 2.289 acres, more commonly known as 700 North Clark Road, Suite 108, be approved subject to the following conditions:

1. Property shall be developed in accordance with the site plan and floor 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. The Fire Marshal will inspect the property and provide the applicant a list of items that will need to be in place prior to the issuance of a certificate of occupancy.
4. The church will require thirty-four (34) parking spaces, according to Appendix A, Article XIV-D, Off-Street Parking and Loading Requirements.
5. The Special Use permit shall be granted for an initial five-year period with one five-year automatic renewal.

The meeting adjourned at 7:25 p.m.

Chasidy E. Allen, Secretary

Felecia Davis, Chairman