

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

A regular meeting of the Planning and Zoning Commission was held on Monday, November 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	
David A. Ross	Commissioner	Absent
Nathan Warren	Commissioner	

Vice-Chairman Turner made a motion, seconded by Commissioner Maga, to approve the minutes of the regular meeting of October 10, 2016. The vote was 6 for, with Commissioner Ross absent.

A preliminary and final plat was submitted by Luke Hale of Pop Holdings, LP, for T.K. Anderson Abstract 16, Page 130, Tract 5, more commonly known as 1901 South Main Street. Vice-Chairman Turner made a motion, seconded by Commissioner McKee, to approve the Pop Main St. Addition (Lot 1, Block 1) plat as submitted. The vote was 6 for, with Commissioner Ross absent

A public hearing was held at the request of SWH Duncanville, LLC, to replat Lot 2, Block 1, Hilton Garden Inn – Duncanville, more commonly known as 100 and 104 East Interstate Highway 20. No one spoke in favor of or opposition to the request. Commissioner Warren made a motion, seconded by Vice-Chairman Turner, to close the public hearing. The vote was 6 for, with Commissioner Ross absent

Commissioner Warren made a motion, seconded by Commissioner McKee, to approve the Hilton Garden Inn - Duncanville Replat (Lot 2R, Block 1) as submitted. The vote was 6 for, with Commissioner Ross absent.

A public hearing was held at the request of Life Skills for Adults, dba Helping Hands of Duncanville, applicant, representing B.H. Industrial LLC, owner, to amend the “GR” General Retail zoning to include an “SU” Specific Use permit to allow an adult life skills center in the tenant space identified as 328 and 330 East Camp Wisdom Road, on Lot 2R, Block P, Fairmeadows Village Replat, more commonly known as 306 East Camp Wisdom Road.

Representing the applicant, Dana Smith with Helping Hands, 621 Hustead Street, Duncanville, Texas, spoke in favor of the request. No one spoke in opposition of the request. Commissioner

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

Discussion followed. Commissioner Warren made a motion, seconded by Commissioner Maga, to recommend to the City Council that the request of Life Skills for Adults, dba Helping Hands of Duncanville, applicant, representing B.H. Industrial LLC, owner, to amend the “GR” General Retail zoning to include an “SU” Specific Use permit to allow an adult life skills center in the tenant space identified as 328 and 330 East Camp Wisdom Road, on Lot 2R, Block P, Fairmeadows Village Replat, more commonly known as 306 East Camp Wisdom 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. The existing parking shall remain and be available for use for the subject property.
4. All construction shall be permitted and inspected by city inspection staff.
5. An automatic fire alarm shall be required to be installed in the building.
6. Four (4) exits shall be indicated on the plan: two (2) in front and two (2) at the rear.
7. All exit doors shall have approved panic hardware installed. If mag-locks or other delayed egress devices are to be installed, they must be tied into the fire alarm and release when the alarm activates.
8. A smoke detector, that is part of the fire alarm system, shall be installed at all exit doors with delayed egress.
9. Exit lights with battery backup shall be installed at all exit doors and in corridors to direct people to the closest exit. An exit light shall be visible from anywhere in a hallway or in the larger common area rooms.
10. Emergency lights with battery backup shall be installed in all corridors, restrooms and over exits. Emergency lights shall also be installed on the exterior wall above the rear exits. Emergency lights over the exit doors may be incorporated with the exit lights.

The vote was 6 for, with Commissioner Ross absent.

The meeting adjourned at 7:20 p.m.

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Chasidy E. Allen, Secretary

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Felecia Davis, Chairman