

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
JANUARY 23, 2017 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, January 23, 2017, 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
Nathan Warren	Commissioner

Commissioner Ross made a motion, seconded by Commissioner Warren, to approve the minutes of the regular meeting of December 12, 2016. The vote was unanimous, 7 for.

A preliminary and final plat was submitted by David Lottie for A. Slayback Abstract 1299, Page 132, Tract 21, 1.126 Acres, more commonly known as 1006 South Main Street. Commissioner Warren made a motion, seconded by Vice-Chairman Turner, to approve the Slayback Addition (Lot 1, Block 1) plat as submitted. The vote was unanimous, 7 for.

A preliminary and final plat was submitted by Nirmal Patel for A. Slayback Abstract 1299, Page 880, Tract 3.1, 2.58 Acres, more commonly known as 835 U.S. Highway 67. Commissioner Ross made a motion, seconded by Vice-Chairman Turner, to approve the LaQuinta Duncanville Addition (Lot 1, Block A) plat as submitted. The vote was unanimous, 7 for.

A public hearing was held to repeal Ordinance No. 1060, thereby revoking a Special Use Permit for a Day Nursery on Lot 1, Kindercare Addition, more commonly known as 707 Center Ridge Drive; and to consider the request of LaTonia Jennings, owner, to amend the "LR-2" Local Retail-2 zoning to grant an "SUP" Special Use Permit to allow an Adult Day Care on the same property.

Representing the applicant/owner, Latonia Jennings, 821 Quail Run Lane, Lancaster, Texas, and Don Davis, 700 Center Ridge Drive, Duncanville, Texas, spoke in favor of the request. No one spoke in opposition of the request. Discussion followed. Commissioner Warren made a motion, seconded by Commissioner Ross, to close the public hearing.

Commissioner Ross made a motion, seconded by Commissioner Warren, to recommend to the City Council that Ordinance No. 1060 be repealed, thereby revoking a Special Use Permit for a Day Nursery on Lot 1, Kindercare Addition, and the request of LaTonia Jennings, owner, to amend the "LR-2" Local Retail-2 zoning to grant an "SUP" Special Use Permit to allow an Adult

Day Care, more commonly known as 707 Center Ridge Drive, 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 paving shall remain and be available for use for the subject property with a minimum of eight (8) parking spaces provided.
4. All construction will be permitted and inspected by city inspection staff.
5. A fire sprinkler system is required to be installed in the building.

The vote was unanimous, 7 for.

The meeting adjourned at 7:15 p.m.

Chasidy E. Allen, Secretary

Felecia Davis, Chairman