

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
FEBRUARY 27, 2017 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, February 27, 2017, at 7:00 p.m., with a quorum present to wit:

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

Commissioner Ross made a motion, seconded by Commissioner Maga, to approve the minutes of the regular meeting of January 23, 2017. The vote was unanimous, 4 for, with Commissioner McKee and Commissioner Zylka absent.

A public hearing was held to hear the request of Ray Torrez, representing Free Agents Baseball & Softball Training Facility, tenant, on behalf of Jose Luis Garcia, owner, to amend the existing "SU" Specific Use permit for an Indoor Sports Complex (Batting Facility) to add an outdoor batting facility on Lot 3, Block 2, Woodhaven Addition, more commonly known as 410 East Red Bird Lane.

Representing the applicant/owner, Ray Torrez, 423 South O'Connor Road, Irving, Texas, spoke in favor of the request. Steve Cummings, 415 Woodhaven Boulevard, Duncanville, Texas, spoke in favor of the request but had concerns regarding lighting and noise in the evening hours. No one spoke in opposition of the request. Discussion followed. Vice-Chairman Turner made a motion, seconded by Commissioner Ross, to close the public hearing.

Commissioner Ross made a motion, seconded by Vice-Chairman Turner, to recommend to the City Council that the Specific Use permit (Ordinance No. 2199), amended to allow an Indoor and Outdoor Sports Complex (Batting Facility) on Lot 3, Block 2, Woodhaven Addition, more commonly known as 410 East Red Bird Lane, be approved subject to the existing conditions listed in Ordinance No. 2199 with these additional conditions:

8. Hours of operation shall be limited to 10:00 a.m. to 9:00 p.m.
9. Outdoor lighting shall be limited to 15 feet in height and shall be of a down-light type, indirect, diffused, or shielded type luminaries installed and maintained so as to reduce glare effect and consequent interference with use of adjacent properties and boundary streets.
10. Outdoor batting cages must be fully enclosed with netting to prevent balls from escaping and maintained in good condition at all times to a standard similar to the indoor cages.

The vote was unanimous, 4 for, with Commissioner McKee and Commissioner Zylka absent.

The meeting adjourned at 7:31 p.m.

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Chasidy E. Allen, Secretary

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Felecia Davis, Chairman