

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
AUGUST 28, 2017 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, August 28, 2017, at 7:00 p.m., with a quorum present to wit:

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

Commissioner Breedlove made a motion, seconded by Commissioner Maga, to approve the minutes of the regular meeting of August 14, 2017. The vote was unanimous, 4 for, with Chairman Davis, Vice-Chairman Turner, and Commissioner Ross absent.

A public hearing was held at the request of Peter Kavanagh, representing Real Lenn LLC, owner, to amend the existing "LR-2" Local Retail-2 zoning to include an "SU" Specific Use permit to allow a Wireless Telecommunications Tower (Cellular Tower) on John H Spruce Abstract 1297, Page 870, Tract 6 S-2, 1.899 Acres, more commonly known as 306 West Camp Wisdom Road. Speaking in favor of the request was Peter Kavanagh, applicant, 1620 Handley Drive, Dallas. No one spoke in opposition to the request. Discussion followed.

Commissioner Breedlove made a motion, seconded by Commissioner McKee, to recommend to the City Council that the request of Peter Kavanagh, representing Real Lenn LLC, owner, to amend the existing "LR-2" Local Retail-2 zoning to include an "SU" Specific Use permit to allow a Wireless Telecommunications Tower (Cellular Tower) on John H Spruce Abstract 1297, Page 870, Tract 6 S-2, 1.899 Acres, more commonly known as 306 West 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. A performance bond is required valued at one-third of the cost of the tower construction (labor and material) to be determined at the time of building permit application.
4. A separation distance of less than 5,000 feet between the tower on the subject property and surrounding towers shall be permitted.
5. Towers shall maintain a galvanized steel finish.
6. The tower height shall be limited to one hundred twenty-five (125) feet.

7. The tower shall be available for collocation of other users.
8. The tower shall be enclosed by a six (6) foot tall masonry security/screening fence.
9. Any tower or antenna that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such tower or antenna shall remove the same within 60 days of receipt of notice from the director notifying the owner of such abandonment. Failure to remove an abandoned tower or antenna within said 60 days shall be grounds to remove the tower or antenna at the owner's expense, or by execution of the Performance Bond.
10. The Specific Use permit shall be granted for a ten (10) year period.

The vote was unanimous, 4 for, with Chairman Davis, Vice-Chairman Turner, and Commissioner Ross absent.

A public hearing was held at the request of the City of Duncanville for consideration and action regarding the Destination Duncanville Comprehensive Plan. Wendy Shabay of Freese and Nichols, Inc., gave a presentation on the Destination Duncanville Comprehensive Plan. The presentation covered the public engagement process and a summary of each chapter of the document. Corry McCellan with Freese and Nichols, Inc., was also present to answer questions.

Kenneth Bain, 938 Cambridge Drive, Duncanville, questioned whether the plan focuses only on Main Street with concerns that previous plans/efforts did not come to fruition. City Planner Benson responded the plan focuses on the entire city and has strategic focus on opportunity areas that have been identified, including Main Street.

Pam Young, 515 Katherine Court, questioned whether the plan addresses aging existing shopping centers or just focuses on new development. Corry McCellan of Freese and Nichols, Inc., confirmed the plan specifically addresses the redevelopment of shopping centers with certain implementation items.

No one spoke in favor of or opposition to the Destination Duncanville Comprehensive Plan. Discussion followed.

Commissioner McKee made a motion, seconded by Commissioner Maga, to recommend approval of Destination Duncanville Comprehensive Plan to the City Council. The vote was unanimous, 4 for, with Chairman Davis, Vice-Chairman Turner, and Commissioner Ross absent.

The meeting adjourned at 7:58 p.m.

Chasidy Allen Benson, Secretary

Greg Zylka, Acting Chairman