

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
SEPTEMBER 11, 2017 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, September 11, 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	Absent
David A. Ross	Commissioner	Absent
James Breedlove	Commissioner	Absent

Commissioner Zylka made a motion, seconded by Commissioner Maga, to approve the minutes of the regular meeting of August 28, 2017. The vote was unanimous, 4 for, with Commissioners McKee, Ross and Breedlove absent.

A public hearing was held at the request of Hairmosa Beauty Salon and Spa, applicant, representing Roy K Cannon Living Trust, owner, to amend the "LR-2" Local Retail-2 zoning to include an "SU" Specific Use permit to allow a Cosmetology School and Salon, on Block G, 0.9822 acres, Duncanville Industrial District 6<sup>th</sup> Installment, more commonly known as 928 South Cedar Ridge Road. Speaking in favor of the request were Rocio Canamar, applicant, 239 Timothy Trail, Duncanville and Roy Cannon, owner, 225 Van Zant CR 3509, Edgewood, Texas. Speaking in opposition to the request due to parking concerns was Tami Abney, 926 South Cedar Ridge, Duncanville. Discussion followed.

Commissioner Zylka made a motion, seconded by Vice-Chairman Turner, to close the public hearing. The vote was unanimous, 4 for, with Commissioners McKee, Ross and Breedlove absent. Commissioner Zylka made a motion, seconded by Commissioner Maga, to recommend to the City Council that the request of Hairmosa Beauty Salon and Spa, applicant, representing Roy K Cannon Living Trust, owner, to amend the "LR-2" Local Retail-2 zoning to include an "SU" Specific Use permit to allow a Cosmetology School and Salon, on Block G, 0.9822 acres, Duncanville Industrial District 6<sup>th</sup> Installment, more commonly known as 928 South Cedar Ridge 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 shared parking agreement shall be required with the adjacent property owners to ensure the parking need, above the parking requirement, is met.

4. The Specific Use permit shall be granted for a one (1) year period with one five (5) year automatic renewal.

The vote was unanimous, 4 for, with Commissioners McKee, Ross and Breedlove absent.

The meeting adjourned at 7:27 p.m.

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Chasidy Allen Benson, Secretary

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Felecia Davis, Chairman