

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

A regular meeting of the Planning and Zoning Commission was held on Monday, October 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	Absent
James Breedlove	Commissioner	

Commissioner Davis made a motion, seconded by Commissioner McKee, to elect Greg Zylka as Chairman. The vote was unanimous, 6 for, with Commissioner Ross absent.

Commissioner Davis made a motion, seconded by Commissioner Maga, to elect George Turner as Vice-Chairman. The vote was unanimous, 6 for, with Commissioner Ross absent.

Commissioner Zylka made a motion, seconded by Commissioner Breedlove, to approve the minutes of the regular meeting of September 11, 2017. The vote was unanimous, 6 for, with Commissioner Ross absent.

A public hearing was held at the request of the City of Duncanville to consider amendments to Appendix A, Article XIV-I, Accessory Buildings-Residential, of the Comprehensive Zoning Ordinance. No one spoke in favor of or in opposition to the request. Discussion followed.

Commissioner Zylka made a motion, seconded by Vice-Chairman Turner, to recommend to the City Council that the request of the City of Duncanville to consider amendments to Appendix A, Article XIV-I, Accessory Buildings-Residential, of the Comprehensive Zoning Ordinance, be approved as presented:

Proposed Amendment - Section 4 – Appeal for Special Exceptions

Section 4. – Appeal for Special Exceptions: Type A accessory buildings constructed on lots greater than one-half (½) acre shall be constructed in compliance with Article XIV-I Section 1 Regulations (2), (6) & (8) in terms of maximum height, square footage and number of allowed accessory buildings, and all other applicable sections with the exception of Section 3(2) as provided within this Section.

- A. A Special Exception from the requirements of Article XIV-Section 3 (2), may, upon application of the property owner, be considered by the Zoning Board of Adjustment based on findings that the placement, size, materials, foundation and exterior wall (elevation) colors, earth tones preferred, are compatible with

the surrounding neighborhood; and, such accessory building shall not otherwise be deleterious to the general health, safety and welfare based on, including but not limited to, the following criteria:

1. Exterior wall coverings shall consist of architecturally compatible, maintenance free materials other than the materials of the main structure. If made from metal construction, either siding or roof shall be constructed of 26-gauge steel or aluminum profiled panels [or other maintenance free materials as approved by the Building Official.]
 2. Exterior finish for metal materials used in the construction of Type A accessory buildings shall be of a baked enamel finish or painted to the manufacturers specifications.
 3. Type A accessory buildings shall be limited to thirteen (13) feet in height and limited to 50% of the square footage of the living space of the main structure.
 4. Type A accessory buildings shall be constructed on an approved concrete foundation.
 5. Type A accessory buildings constructed on lots greater than ½ acre shall observe the same side, front and rear yard setbacks required in Article XIV-I Section 2- Area Regulations.
 6. Type A accessory buildings when used as a garage, shall have access from a street, alley or public way and such access shall be constructed in compliance with Article XIV-I Section 3- Special Requirements (1).
 7. Type A accessory buildings constructed under a Special Exception to Section 3(2) shall not be finished, used or maintained for human occupancy.
 8. Type A accessory buildings shall be screened from adjacent properties and public streets by means of a solid screening fence a minimum of six (6) feet in height.
 9. Unless otherwise specified in the terms of a Special Exception all other requirements of ordinance sections pertaining to Type A accessory buildings shall remain in effect, subject to any special conditions.
- B. The Board shall hear any request for Special Exceptions upon due consideration of the circumstances and compatibility with surrounding properties, architectural design and creativity, comments received from adjacent and nearby property owners, and the public health, safety and welfare, grant or deny the same, with or without conditions.

1. Initiation of a request for a Special Exception may be made upon application by the property owner of the affected property or their authorized agent.
2. Once an application for a Special Exception request has been received and the application deemed complete, the Building Official shall review the application, and prepare a report to the Zoning Board of Adjustment.
3. The Zoning Board of Adjustment shall hold a Public Hearing for consideration of the Special Exception request no later than 45 calendar days after the date the application is filed.
4. Written notice of the Public Hearing for a Special Exception shall be provided as set forth in Article XVII of this Code.
5. The applicant may appear at the hearing in person or by agent or attorney.

The vote was unanimous, 6 for, with Commissioner Ross absent.

The meeting adjourned at 7:21 p.m.

Chasidy Allen Benson, Secretary

Felecia Davis, Chairman