

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

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

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

Commissioner David Ross made a motion, seconded by Vice-Chairman Turner, to approve the minutes of the regular meeting of November 13, 2017. The vote was 6 for, with Commissioner Davis abstaining.

A public hearing was held at the request of Judy Gee, applicant, representing Been Fu Lee, owner, to amend the "LR-2" Local Retail-2 zoning to include an "SU" Specific Use permit to allow a Party/Event Facility, on Block A, Tract 15, Fairmeadows 10, more commonly known as 626 Oriole Boulevard. Speaking in favor of the request was Judy Gee, applicant, 9207 Mill Hollow Drive, Duncanville. No one spoke in opposition. Discussion followed.

Commissioner Ross made a motion, seconded by Commissioner McKee, to close the public hearing. The vote was unanimous, 7 for. Commissioner Ross made a motion, seconded by Commissioner Breedlove, to recommend to the City Council that the request be approved subject to the following conditions:

1. Property shall be developed in accordance with the site plan and floor plan, which are attached hereto as Exhibit B and Exhibit C, respectively, and are incorporated herein as special conditions.
2. Property shall meet all city, state, and federal regulations for building and fire codes, and accessibility.
3. Number of required parking spaces dedicated to this use shall be 33 and the maximum occupancy shall be 99 persons. Overflow parking shall not be permitted on the public street right-of-way.
4. Landscaping and screening walls for the site shall be in accordance with the site plan.
5. Alcohol beverages may be provided by customers or customers' caterers in connection with the rental or use of the permit of alcohol beverages. Customers will be allowed to provide alcohol for consumption on the premises during an event. A Texas Alcoholic Beverage Commission (ABC) licensed server shall be employed for any event where

alcohol is present. The licensed server shall be responsible for ensuring an enforcement thereof during any event.

6. Alcohol may only be possessed and consumed inside the building and is subject to TABC and City regulations and in compliance with any applicable regulatory agency.
7. Owner will be responsible for providing staff during events to ensure compliance with all rules and regulations.
8. At least one off-duty uniformed and Texas licensed peace officer will be required to be on site for parties where alcohol is consumed.
9. Hours of operation for events shall be from 7:00 a.m. to 12:00 a.m. Sunday through Thursday and 7:00 a.m. to 4:00 a.m. Friday and Saturday. Hours of operation for the kitchen shall be variable hours ranging from 7:00 a.m. – 5:00 p.m., Monday through Saturday.
10. The Specific Use permit shall be granted for a five (5) year period.

The vote was unanimous, 7 for.

A public hearing was held at the request of Graceplace Church of Christ, applicant, representing Dalton Lott, owner, to amend the “I-1” Light Industrial District zoning to include an "SUP" Special Use Permit to allow a Church, on Lot 1, Block A, Texwood Industries 1, more commonly known as 520 Big Stone Gap Road. Speaking in favor of the request was Dalton Lott, owner, 1700 Cedar Hill Road, Duncanville, Texas; Jeff Conrad, applicant, 428 Davis Drive, Desoto, Texas; Earle Jones, 934 Green Rock Road, Duncanville; and Gene Adams, 402 West Daniieldale Road, Duncanville, Texas. No one spoke in opposition. Discussion followed.

Commissioner Ross made a motion, seconded by Commissioner Breedlove to close the public hearing. The vote was unanimous, 7 for. Commissioner Ross made a motion, seconded by Commissioner McKee, to recommend to the City Council that the request be approved subject to the following conditions:

1. Property shall be developed in accordance with the site plan and floor plan, which are attached hereto as Exhibit B and Exhibit C, respectively, and are incorporated herein as special conditions and be incorporated into the ordinance.
2. Property shall meet all city, state, and federal regulations for building and fire codes and accessibility.
3. All seating shall be in accordance with the requirements of the Fire Marshal for aisle widths and exiting.
4. The church will require a minimum of one (1) parking space per 3 seats, according to Appendix A, Article XIV-D, Off-Street Parking and Loading Requirements.
5. There shall be an unlimited time period for the Special Use Permit as long as the property is used as a church.

The vote was unanimous, 7 for.

The meeting adjourned at 7:53 p.m.

Chasidy Allen Benson, Secretary

Gregory Zylka, Chairman