

PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
OCTOBER 8, 2018 @ 7:00 P.M.

A regular meeting of the Planning and Zoning Commission was held on Monday, October 8, 2018, at 7:00 p.m., with a quorum present to wit:

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

Commissioner Ross made a motion, seconded by Commissioner Davis to approve the minutes of the regular meeting of September 24, 2018. The vote was 5 for, with Commissioners Turner and McKee absent.

A public hearing was held at the request of Daniel Sisk, applicant, representing 901 E US Hwy 67, LLC, owners, to replat Lot 1A, Cockrell Hill Crossing Addition, City of Duncanville, Dallas County, Texas, more commonly known as 901 E U.S. Hwy 67.

Jeff Brand, representing the applicant, 5440 Harvest Hill Road, Suite 240, Dallas, TX 75230, spoke in favor of the request. No one spoke in opposition.

Commissioner Ross made a motion, seconded by Commissioner Breedlove, to close the public hearing. The vote was unanimous, 5 for, with Commissioners Turner and McKee absent. Commissioner Ross made a motion, seconded by Commissioner Davis, to approve the replat as presented. The vote was 5 for, with Commissioners Turner and McKee absent.

A public hearing was held at the request of L. Lynn Kadleck, applicant, representing MD Multi Services LLC, owners, to replat Lot 4A, Block B, C.B.D. Hollywood Park Addition, City of Duncanville, Dallas County, Texas, more commonly known as 916 E U.S. Hwy 67.

Ameir Robertson, representing the applicant, 2740 Dallas Parkway, #280, Plano, TX 75093, spoke in favor of the request. No one spoke in opposition.

Commissioner Ross made a motion, seconded by Commissioner Breedlove, to close the public hearing. The vote was 5 for, with Commissioners Turner and McKee absent. Commissioner Ross made a motion, seconded by Commissioner Davis, to approve the replat as presented. The vote was 5 for, with Commissioners Turner and McKee absent.

A public hearing was held at the request of Juan Trejo, applicant, representing Ray and Venda Sepulveda, owners, to amend the existing "MU-1" Mixed Use 1 zoning to include a "SU" Specific Use Permit to allow a Barber School on a portion of Cathey Addition Revised, Lot 3, Block A, approximately 0.5235 acres, more commonly known as 1210 S. Main Street, Duncanville.

Juan Trejo, applicant, 1523 Jeff Grimes Blvd, Desoto, TX, spoke in favor of the request. Also speaking in favor were Ray Sepulveda, owner, 1210 S. Main, Duncanville, TX, Venda Sepulveda, 1210 S. Main, Duncanville, TX and Brian Sohoby, 1022 Florence Drive, Duncanville, TX. No one spoke in opposition.

Discussion followed regarding the hours of service and operation, owner and operator certification, and the shared parking agreement.

Commissioner Ross made a motion, seconded by Commissioner Davis, to close the public hearing. The vote was 5 for, with Commissioners Turner and McKee absent. Commissioner

Ross made a motion, seconded by Commissioner Maga, 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 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 established between the subject property owner (1210 S. Main) and the adjacent property owner (1114 S. Main) shall remain in perpetuity to ensure the parking requirement is met. The city must be notified of any changes/dissolution of the parking agreement.
4. The barber school and instructor/operator must conform to appropriate state licensing agencies that regulate barber schools.
5. The Specific Use Permit shall be granted for a five (5) year time limit and eligible for a renewal after that time.

The vote was 4 for, and 1 against, with Commissioner Zylka in opposition and Commissioners Turner and McKee absent.

The meeting adjourned at 7:39 p.m.


Chasidy Allen Benson, Secretary


Gregory Zylka, Chairman