

PLANNING AND ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
203 E. WHEATLAND ROAD
OCTOBER 22, 2018 @ 7:00 P.M.

A regular meeting of the Planning and Zoning Commission was held on Monday, October 22, 2018, at 7:00 p.m., with a quorum present to wit:

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

The meeting convened in the Council Chambers and was called to order at 7:00 p.m. by Chairman Zylka.

Item No. 1 – Approval of Minutes

Commissioner Breedlove made a motion, seconded by Commissioner Turner to approve the minutes of the regular meeting of October 8, 2018. The vote was 5 for, with Commissioners Ross and Davis absent.

Item No. 2 – Conduct a public hearing for consideration and recommendation regarding the request of Village Tech Schools, applicant and owner, requesting to amend the existing “GR” General Retail zoning and R-2.2 Single Family zoning to include a “SUP” Special Use Permit to allow an Institution of Educational Nature (Charter School) on Lots 1-6, Duncanville Church of Christ Addition, approximately 27.23 acres, Dallas County, Texas, more commonly known as 402 and 410 West Danieldale Road and 1540 and 1550 Cedar Hill Road, Duncanville.

A public hearing was held at the request of Village Tech Schools, applicant and owner, requesting to amend the existing “GR” General Retail zoning and R-2.2 Single Family zoning to include a “SUP” Special Use Permit to allow an Institution of Educational Nature (Charter School) on Lots 1-6, Duncanville Church of Christ Addition, approximately 27.23 acres, Dallas County, Texas, more commonly known as 402 and 410 West Danieldale Road and 1540 and 1550 Cedar Hill Road, Duncanville.

David Williams, applicant, 930 Rock Canyon, Duncanville, spoke in favor of the request. Also speaking in favor was Jeremy Jameson, applicant, 901 Canterbury Court, Cedar Hill.

John Rakestraw, 502 Villa Creek Drive, Duncanville, and Michelle Fraile, 379 Parkview Drive, Duncanville, spoke regarding concerns with traffic patterns and traffic flow during pick-up and drop-off times.

Discussion followed regarding the proposed traffic circulation plan, parking, the phases of construction, and impact on the surrounding neighborhood.

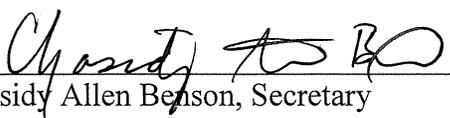
Commissioner Turner made a motion, seconded by Commissioner McKee, to close the public hearing. The vote was 5 for, with Commissioners Ross and Davis absent. Commissioner Turner made a motion, seconded by Commissioner Breedlove, to recommend to the City Council that the request be approved subject to the following conditions:

1. Property shall be developed in accordance with the site plan and be incorporated into the ordinance.
2. Property shall meet all city, state, and federal regulations for building and fire codes, and accessibility.

3. The traffic circulation plan shall remain in effect as submitted and approved by Public Works. Any modifications to the traffic circulation plan, including a revised plan required to be submitted with Phase 3, must be reviewed and approved by the City prior to any modifications taking place.
4. The Special Use Permit shall be granted for an unlimited time period.

The vote was 5 for, with Commissioners Ross and Davis absent.

Being no further business, the meeting adjourned at 7:44 p.m.


Chasidy Allen Benson, Secretary


Gregory Zylka, Chairman