

PLANNING AND ZONING COMMISSION
 REGULAR MEETING
 COUNCIL BRIEFING ROOM AND CHAMBERS, CITY HALL
 203 E. WHEATLAND ROAD
 FEBRUARY 25, 2019 @ 6:00 P.M. WORK SESSION; 7:00 P. M. REGULAR MEETING

A work session for the Planning and Zoning Commission was held on Monday, February 25, 2019, at 6:00 p.m., with the following present:

Greg Zylka	Chairman
Betty Culbreath	Vice-Chairman
Tom Shine	Commissioner
Jana McBroom	Commissioner
George Turner	Commissioner
Richard Shaw	Commissioner
Elias Rodriguez	Commissioner

Also present:

Daniel Harrison and Nabila Nur, Consultants with Freese and Nichols, Inc.

WORK SESSION – 6:00 P.M., BRIEFING ROOM

The meeting convened in the Briefing Room and was called to order at 6:00 p.m. by Chairman Zylka.

Item 1. Receive a presentation and discuss diagnostic report and zoning ordinance update with Consultants from Freese and Nichols.

Daniel Harrison, Consultant with Freese and Nichols, presented the findings and input received from the stakeholder interviews, community open house, online survey and online comments regarding the Zoning Ordinance update. Discussion followed on the draft diagnostic report which includes preliminary recommendations on ordinance updates that incorporate the feedback received to this point in the process.

Chairman Zylka recessed the work session at 7:00 p.m. for the Planning and Zoning Commission to convene into the regular meeting. The work session reconvened after the regular meeting at 8:15 p.m.

Discussion continued on the draft diagnostic report regarding accessory dwellings, legal non-conforming uses and planning trends such as tiny houses and shipping container buildings. There was general consensus from the Commission that the ordinance update should specifically address strategies for transitioning non-conforming uses and that the aforementioned planning trends did not necessarily need to be addressed in the ordinance.

No formal action was taken. The meeting adjourned at 9:00 p.m.

REGULAR MEETING – 7:00 P.M., CITY COUNCIL CHAMBERS

The Planning and Zoning Commission convened into the Regular Meeting, in the Council Chambers, called to order at 7:05 p.m. by Chairman Zylka.

Item No. 1 and 2–Approval of meeting minutes for January 28, 2019 and from Joint Meeting with City Council on February 12, 2019.

Commissioner Turner made a motion, seconded by Commissioner McBroom to approve the minutes of the regular meeting on January 28, 2019 and the Joint Meeting on February 12, 2019. The vote was unanimous, 7-0 for.

Item No. 3 – Conduct a public hearing (2019-02) for consideration and action regarding the request of Darren Curtis, applicant, representing Barksdale Haggins, Sr., owner, to amend the existing “LR-2” Local Retail 2 zoning to include a “SUP” Special Use Permit to allow a Religious Institution (Church) on Lot 1, DM Warren Addition, No. 1, Duncanville, Dallas County, Texas, more commonly known as 722 W Center Street, Duncanville.

Darren Curtis, applicant, 2821 Magna Vista Drive, Dallas, Texas, spoke in favor of the request and answered questions from the Commission. Mr. Curtis addressed the shared parking agreement, confirmed that community services are offered on an appointment basis, and confirmed the lease of the space is contingent on approval of the Special Use Permit.

Melineaze Curtis, 2821 Magna Vista Drive, Dallas, Texas, spoke in favor of the request.

Dr. Donna Fuller, 720 W. Center Street, answered questions regarding the shared parking agreement and indicated the future sale of the practice/property would occur in the next year.

Parth Sutaria, 102 S. Cedar Ridge Drive, questioned how the approval for a church may impact the status of the existing and future TABC license for the adjacent property developed with a convenience store, owned by his father.

No one spoke in opposition.

Commissioner Culbreath made a motion, seconded by Commissioner Shaw to close the public hearing. The vote was unanimous, 7-0 for.

Discussion followed regarding the shared parking agreement, existing parking limitations, landscaping and lighting of the parking lot.

Commissioner Culbreath made a motion, seconded by Commissioner Shaw to approve the Special Use Permit, subject to the following conditions:

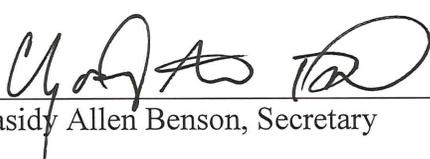
1. Property shall be developed in accordance with the site plan and floor plan and be incorporated into the ordinance.
2. Property shall meet all city, state, and federal regulations for building and fire codes, and accessibility.
3. Exterior lighting on the site must be provided, either on the building or in the parking lot.
4. The shared parking agreement with the property owner of 720 W. Center Street, shall be perpetual and remain in effect as long as the current parties occupy both properties. The agreement must be renegotiated with any subsequent occupant/owner of 722 W. Center Street and 720 W. Center Street. A minimum of fifteen (15) parking spaces shall be made available on 720 W. Center for the use of the adjacent property. If a new agreement is reached for less than fifteen (15) spaces, the request must come through the public hearing process for a revised Special Use Permit.
5. The Special Use Permit shall be granted for a five (5) year time limit and eligible for a five (5) year automatic renewal after that time.

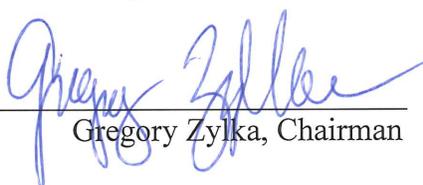
Discussion followed. The vote was 4 for and 3 opposed, with Commissioners Zylka, Turner and Shine voting in opposition.

Item No. 4 – Conduct a public hearing (2019-03) for consideration and action regarding the request of Donnie Payne, applicant, representing Cherry Pickens, LLC, owner, to amend the existing “PD” Planned Development District, Ordinance No. 2259 and approval of a Development Plan and regulations for Residential and/or Commercial (mixed use with loft apartment) on Lot 14R, Block 2, Original Town of Duncanville Addition, Duncanville, Dallas County, Texas, more commonly known as 212 N Hastings Street, Duncanville.

The applicant has requested a postponement until March 11, 2019. Commissioner Rodriguez made a motion, seconded by Commissioner Turner to postpone the public hearing until March 11, 2019. The vote was unanimous, 7-0 for

Being no further business, the meeting adjourned at 8:08 p.m.


Chasidy Allen Benson, Secretary


Gregory Zylka, Chairman