

PLANNING AND ZONING COMMISSION
 REGULAR MEETING
 COUNCIL CHAMBERS, CITY HALL
 203 E. WHEATLAND ROAD
 MARCH 11, 2019 @ 7:00 P. M. REGULAR MEETING

A meeting for the Planning and Zoning Commission was held on Monday, March 11, 2019, at 7:00 p.m., with the following present:

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

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

Item No. 1 and 2–Approval of meeting minutes for February 25, 2019 Work Session and February 25, 2019 Regular Meeting.

Commissioner Rodriguez made a motion, seconded by Commissioner Turner to approve the minutes of the work session on February 25, 2019 and the regular meeting on February 25, 2019. The vote was unanimous, 6-0 for with Chairman Zylka absent.

Item No. 3 – Conduct a public hearing (2019-03) for consideration and action regarding the request of Donnie Payne, applicant, representing Cherry Pickins, 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.

Donnie Payne, applicant, 114 Wes Jespersen Way, Duncanville, Texas, spoke in favor of the request and answered questions from the Commission. Ms. Payne addressed the concerns regarding the decomposed granite, confirming it will be compacted with additional pavers for stability and confirmed the non-residential and residential spaces have separate entrances.

Mary Nance Maza, 206 North Hastings Street, Duncanville, Texas, spoke in opposition of the request stating concerns about drainage, parking, limited width of Hastings Street, impact on the surrounding properties, and the desire to limit the use to residential.

No one else spoke in favor or in opposition to the request.

Commissioner Rodriguez made a motion, seconded by Commissioner Turner to close the public hearing. The vote was unanimous, 6-0 for with Chairman Zylka absent.

Discussion followed regarding the parking, allowable land use, and confirmation that the item for approval is the development plan and not the land use, which was established with Ordinance No. 2259.

Commissioner McBroom made a motion, seconded by Commissioner Shaw to approve the amendment to 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), subject to the following conditions:

1. Property shall be developed in accordance with the development plan, including the site plan, floor plan, landscape plan and elevations, and be incorporated into the ordinance.

2. Property shall meet all city, state, and federal regulations for building and fire codes, and accessibility. This includes compliance with applicable drainage and subdivision/platting requirements.
3. The ground floor shall be limited to uses permitted within the Neighborhood Retail District.
4. The decomposed granite parking area must be certified by an accessibility specialist to ensure it meets the Texas Accessibility Standards.
5. Signage shall be limited to a monument sign and regulated under the monument sign provisions of the Sign Ordinance.

Discussion followed. The vote was 5 for and 1 opposed, with Commissioner Shine voting in opposition and Chairman Zylka absent.

Being no further business, the meeting adjourned at 7:52 p.m.


Chasidy Allen Benson, Secretary


Betty Culbreath, Vice-Chairman