

PLANNING AND ZONING COMMISSION
 REGULAR MEETING
 COUNCIL CHAMBERS, CITY HALL
 203 E. WHEATLAND ROAD
 MAY 13, 2019 @7:00 P. M. REGULAR MEETING

A regular meeting for the Planning and Zoning Commission was held on Monday, May 13, 2019, at 7:00 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	Excused Absence

Also present:

Sherry Sefko, Planning Consultant

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 7:00 p.m. by Chairman Zylka.

Item No. 1 – Approval of meeting minutes for March 11, 2019.

Commissioner Culbreath made a motion, seconded by Commissioner Turner to approve the minutes of the regular meeting on March 11, 2019. The vote was unanimous, 6-0 for.

Item No. 2 – Conduct a Public Hearing (2019-05) for consideration and action regarding the request of Matt Moore, applicant, representing Fonah Group Investments, LLC, owner, to amend the existing “DD” Downtown District to include a “PD” Planned Development Zoning to allow a convenience store with fuel and hotel development on Lot 2, Block 1 Odahi Addition, approximately 4.074 acres, more commonly known as 822 N Duncanville Road, Duncanville.

Clay Cristy, applicant representative, 1903 Central Drive, Ste 406, Bedford, TX 76021, spoke in favor of the request and answered questions from the Commission. Mr. Christy addressed the concerns for the fire lanes and service drives, driveways, detention pond, and landscaping. There was a question regarding the drive-through lanes but the applicant clarified the building does not have two drive-throughs but only one drive-through with an extra “escape” lane.

Public hearing was opened at 7:41 p.m. No one spoke in favor or opposition. Public hearing closed at 7:42 p.m. Commissioner Culbreath made a motion, seconded by Commissioner Turner to close the public hearing. The vote was unanimous, 6-0 for.

Discussion followed regarding the Comprehensive Plan’s Opportunity Area along a highway frontage road, conceptual plan revision based on Planned Development (PD) requirements, signage, and design quality and appearance of the hotel as it will represent the City being at one of the City’s gateways.

Commissioner Culbreath made a motion, seconded by Commissioner Turner to approve the Planned Development rezoning request, subject to the following conditions:

- 1. Property shall be developed in general accordance with the conceptual plan, which shall be incorporated into the ordinance.**
- 2. Final design and layout approval (including the site plans, floor plans, parking, landscaping, building design, lighting, screening, signage, etc.) of both new buildings/lots shall be in accordance with approval of final development plans under the base zoning district of Downtown District (DD), or other applicable provisions within the Zoning Ordinance and City Codes, for each building/lot per Article XIV of the Zoning Ordinance.**

3. **Development of the property(s) 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.**
4. **In addition, property should follow the zoning of a Planned Development, Article XIV Planned Development District.**

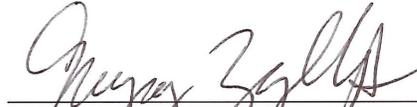
Discussion followed. The vote was 5 for and 1 opposed, with Commissioners Zylka voting in opposition.

Item No. 3 – Presentation and discussion on reviewing the zoning ordinance – “Learning the Language”.

Sherry Sefko, Consultant, presented a PowerPoint presentation on understanding the language, format and importance of the Zoning Ordinance as a key tool the City uses to implement its long-range Comprehensive Plan, then answered questions on reading and interpreting the Ordinance.

Being no further business, the meeting adjourned at 8:26 p.m.


Athena Seaton, Interim Secretary


Gregory Zylka, Chairman