

PLANNING AND ZONING COMMISSION
 REGULAR MEETING
 COUNCIL CHAMBERS, CITY HALL
 203 E. WHEATLAND ROAD
 AUGUST 12, 2019 @ 7:00 P. M. REGULAR MEETING

A meeting for the Planning and Zoning Commission was held on Monday, August 12, 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

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 meeting minutes for July 8, 2019 Regular Meeting and Joint Meeting with City Council on July 22,2019.

Commissioner Culbreath made a motion, seconded by Commissioner Rodriguez to approve the minutes with a correction to the conditions for Item No. 3 (2019-09) to include a time period of thirty (30) years for the Specific Use Permit. The vote was unanimous, 7-0, for.

Item No. 2 – Conduct a public hearing (2019-12) for consideration and action regarding the request of Israel Munoz, applicant, representing Main Commons Duncanville, owner, to amend the existing “DD” Downtown Duncanville District zoning to include an “SU” Specific Use Permit to allow a Party/Event Facility (Indoor Only) on a portion of Main Commons, Block 3, Lot 1A, approximately 0.617 acres, more commonly known as 134 N. Main Street, Duncanville.

Commissioner Culbreath called for a Point of Order and informed the Commission that the returned survey letter from the property owner, a Council member, should not influence the decision regarding the Specific Use Permit. The Commission Secretary informed the Planning and Zoning Commission that the City Attorney was consulted and informed staff that the letter may be included in the packet but reiterated it should not influence their decision.

Public hearing was opened at 7:35 p.m.

Israel Munoz, applicant, 611 Adams Drive, Duncanville, Texas, spoke in favor of the request and answered questions from the Commissioners. Mr. Munoz addressed the concerns regarding the parking and traffic, noise, trash, shared dumpster, security, and operating hours. Monique Munoz, 611 Adams Drive, Duncanville, Texas, spoke in favor of the request and addressed event management.

Mary Nance Maza, 206 N Hastings, Duncanville, Texas, expressed her concerns regarding noise and trash. Mr. Jace Ousley, 111 E Davis, Duncanville, spoke on behalf of the property management and addressed the concerns regarding the existing dumpsters.

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

Discussion followed regarding the parking, hours of operation, security, TABC and service of alcohol and time period for the Specific Use permit.

Commissioner Culbreath made a motion, seconded by Commissioner McBroom to approve the amendment to the existing Downtown District to include a “SU” Specific Use Permit to allow a party/event facility (indoor only), subject to the following conditions:

1. Property shall be developed in accordance with the floor plan, which is attached hereto as Attachment 3 and is incorporated herein as special conditions.
2. Property shall meet all city, state, and federal regulations for building and fire codes, and accessibility, including maintain the required fire sprinkler system.
3. Final occupancy, as determined by the Building Official and Fire Marshal, will be determined through applicable permitting in accordance with the Building and Fire Codes.
4. The existing public parking available in the Downtown Duncanville District shall satisfy the parking needs for the use.
5. Alcohol beverages may be provided by customers or customers' caterers in connection with the rental of the facility served by a TABC licensed server. A Texas Alcoholic Beverage Commission (TABC) licensed server shall be employed for any event where alcohol is present. The licensed server shall be responsible for ensuring an enforcement of TABC regulations thereof during any event.
6. Alcohol may only be possessed and consumed inside the building and is subject to TABC and City regulations and in compliance with any applicable regulatory agency.
7. Applicant/Operator, MI Events, LLC, will be responsible for providing staff during events to ensure compliance with all rules and regulations.
8. At least one security officer (off-duty police) will be required to be on site for parties beginning after 6:00pm for events of 50 or more attendees or any event where alcohol will be served.
9. Hours of operation for events shall be any day from 7:00 am to 2:00 am (time will vary for each event) with large events to be held on Friday and Saturday evenings beginning at 6:00 pm.
10. The time period of the Specific Use permit shall run with the lease to MI Events, LLC.
11. Applicant/operator shall consider making valet parking available for larger events within a designated location established with a shared parking agreement.

The vote was 5-2 for, with Commissioner Rodriguez and Commissioner Shine opposed.

Being no further business, the meeting adjourned at 8:14 p.m.



Chasidy Allen Benson, Secretary



Greg Zylka, Chairman