

PLANNING AND ZONING COMMISSION
 REGULAR MEETING
 COUNCIL CHAMBERS, CITY HALL
 203 E. WHEATLAND ROAD
 JUNE 10, 2019 @7:00 P. M. REGULAR MEETING

A regular meeting for the Planning and Zoning Commission was held on Monday, June 10, 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 7:03 p.m. by Chairman Zylka.

Item No. 1 – Approval of meeting minutes for May 13, 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, with Commissioner Rodriguez absent.

Item No. 2 – Conduct a Public Hearing (2019-06) for consideration and action regarding the request of David Martinez Moncada, Applicant and owner, to plat residence located on John Spruce Survey, Abstract No. 1297, Tract 4, approximately 0.508 acres, Dallas County, Texas, more commonly known as 411 Hustead Street, Duncanville.

Sherry Sefko, Planning Consultant, presented the plat for David Martinez Moncada and addressed the “rezoning” instead of “plattling” confusion in the survey letter sent to the 200’ property owners. Newspaper notice was correct. David Martinez Moncada, 5316 El Torro St, Dallas, spoke in favor of the request to build his residential home and answered questions from the Commission regarding trees/landscaping.

Public hearing was opened at 7:10 p.m. No one spoke in favor or opposition. Public hearing closed at 7:14 p.m. Commissioner Culbreath made a motion, seconded by Commissioner Shaw to close the public hearing. The vote was unanimous, 6-0 for, with Commissioner Rodriguez absent.

Commissioner Zylka questioned the lack of building lines. Currently, property is vacant lot.

Commissioner Culbreath made a motion, seconded by Commissioner Turner to approve the plat. The vote was 6 for, with Commissioner Rodriguez absent.

Item No. 3 – Conduct a Public Hearing (2019-07) to rescind Ordinance No. 1377, a Special Use Permit for a day nursery for more than six (at any one time during a twenty-four hour period (day care center) on a tract of land presently zoned “A” Apartment District zoning Classification, formerly located at 200 Jellison Blvd, Duncanville.

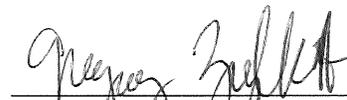
Sherry Sefko, Planning Consultant, presented the rescind of Ordinance No 1377, a special user permit for a child care center in the apartment clubhouse. The day care was discontinued in January 2018. The clubhouse will be used as an office space, after school study space (classroom) and meeting rooms with a fitness gym. The 800 Link Enrichment Center will provide after school homework help for school age children and some tenant events. The Certificate of Occupancy for 800 Link Enrichment Center has been approved.

Public hearing was opened at 7:15 p.m. No one spoke in favor or opposition. Public hearing closed at 7:20 p.m. Commissioner Turner made a motion, seconded by Commissioner Shaw to close the public hearing. The vote was unanimous, 6-0 for, with Commissioner Rodriguez absent.

Commissioner Shine made a motion, seconded by Commissioner Turner to approve the rescind of Ordinance No 1377. The vote was 6 for, with Commissioner Rodriguez absent.

Being no further business, the meeting adjourned at 7:22 p.m.


Athena Seaton, Interim Secretary


Gregory Zylka, Chairman