

PLANNING AND ZONING COMMISSION  
 REGULAR MEETING  
 COUNCIL CHAMBERS, CITY HALL  
 203 E. WHEATLAND ROAD  
 JULY 8, 2019 @ 7:00 P. M. REGULAR MEETING

A meeting for the Planning and Zoning Commission was held on Monday, July 8, 2019, at 7:00 p.m., with the following present:

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

Also present:

Athena Seaton, Interim Planning and Zoning Secretary  
 Sherry Sefko, Planning Consultant

The meeting convened in the Council Chambers and was called to order at 7:02 p.m. by Chairman Zylka.

Item No. 1 –Approval of meeting minutes for June 10, 2019 Regular Meeting.

Commissioner Culbreath made a motion, seconded by Commissioner Turner to approve the minutes of the regular meeting on June 10, 2019. The vote was unanimous, 6-0 for with Commissioner Shine absent.

Item No. 2 – Conduct a public hearing (2019-08) for consideration and action regarding the request of Ashlie Padilla, applicant, representing Zimmerman Enterprises, LLC, owner, to amend the existing “LR-2” Local Retail-2 zoning to include an “SU” Specific Use Permit to allow a Party/Event Facility (Indoor Only) on a portion of Block B, Lot 1, Green Earth Realty Addition, approximately 3.7782 acres, Duncanville, Dallas County, more commonly known as 111 South Cedar Ridge Drive, Suite 110, Duncanville.

Applicant withdrew SUP Application on June 24, 2019.

Item No. 3 – Conduct a public hearing (2019-09) for consideration and action regarding the request of Walter Matyastik, applicant, representing Matyastik Daycare Investment, LLC, owner, to amend the existing “NO” Neighborhood Office District zoning to include an “SU” Specific Use Permit to allow a Day Care Center on Block 1, Lot 4, Giese Estates, Duncanville, Dallas County, more commonly known as 707 South Cedar Ridge Drive, Duncanville.

Walter Matyastick, applicant, 1520 Thomas Place, Fort Worth, Texas, spoke in favor of the request and answered questions from the Commissioners. Mr. Matyastick addressed the concerns regarding the detention pond, fencing, parking and traffic, floor plan and playground.

Public hearing was opened at 7:30 p.m. Debra Bixel, 710 Kensington Dr, Duncanville, Texas, expressed her concerns regarding drainage and privacy fence. Dr. Alexander Peralta, 802 Kensington Dr, Duncanville, also expressed concerns regarding drainage, the vacant building at 703 S. Cedar Ridge, and number of children in the daycare. Mr. Matyastick is not the owner of 703 S. Cedar Ridge therefore could not speak on the future use of the vacant building and the childcare guidelines are regulated by the State.

Commissioner Culbreath made a motion, seconded by Commissioner McBroom to close the public hearing. The vote was unanimous, 6-0 for with Commissioner Shine absent.

Discussion followed regarding the parking, detention pond and time period for the Specific Use permit.

Commissioner Culbreath made a motion, seconded by Commissioner Turner to approve the amendment to the existing “NO” Neighborhood Office District approval of a “SU” Specific Use Permit, subject to the following conditions:

- Property shall be developed generally in accordance with the site plan, which shall be incorporated into the adopting ordinance.
- Property shall meet all city, state, and federal regulations for building and fire codes, and ADA accessibility.
- Drainage plans shall be designed and submitted by a licensed engineer and approved by the City Engineer per the City of Duncanville standards.
- All phases of construction shall conform to and comply with Chapter 12, Article XVII, Tree Preservation Ordinance.
- All phases of construction shall conform to and comply with Appendix A, Article XIV-E, Landscape Ordinance.
- All structures shall conform to and comply with Appendix A, Article XIV K, Exterior Wall Coverings.
- All development, construction, improvement, renovation, repair and maintenance of all structures, utilities, appurtenances, facilities and improvements shall conform to and comply with all building, paving and fire codes and all City and State laws and regulations.
- The Specific Use Permit shall be granted for an unlimited time period.

Discussion followed. The vote was unanimous, 6-0 for with Commissioner Shine absent.

Item No. 4 – Conduct a public hearing (2019-09) for consideration and action regarding the request of Jeff Wagner, Applicant, representing Richard Ford HIW, LTD., Owner to amend the existing General Retail “GR” zoning to include an “SU” Specific Use permit (renewal) for Auto Leasing with Vehicles on Display and Car Rental on Lot 23, Woodland Hills Addition, more commonly known as 710 E. Highway 67

Lori Cruze, applicant representative with AVIS Budget Group, 710 E Highway 67, Duncanville, Texas, spoke in favor of the request and answered questions from the Commissioners. Ms. Cruze responded to questions regarding the service provided by the agency and parking.

Public hearing was opened at 7:30 p.m. No one else spoke in favor or in opposition to the request. Commissioner Shaw made a motion, seconded by Commissioner Turner to close the public hearing. The vote was unanimous, 6-0 for with Commissioner Shine absent.

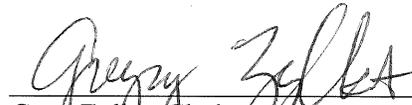
Commissioner Culbreath made a motion, seconded by Commissioner McBroom to approve the amendment to the existing “GR” General Retail Zoning District and approval of a “SU” Specific Use Permit, subject to the following conditions:

- The development and use of the Property shall be in accordance with the site plan attached as Exhibit "A" and incorporated as if fully set forth herein.
- The development and use of the Property shall meet or exceed all Federal and State requirements, City ordinances, and the most current codes adopted by the City of Duncanville.
- The landscaping as shown on the attached site plan must be completed prior to a certificate of occupancy being granted for the use.
- A minimum of thirty-three (33) parking spaces, as shown in the site plan attached as Exhibit "A", must be provided on the property.
- Applicant shall maintain the entire parking area in good condition and shall be required to replace any portions of parking lot damaged from normal use, maintenance or construction activities on the Property.
- The Specific Use Permit shall be granted for a thirty year time period.

Discussion followed. The vote was unanimous, 6-0 for with Commissioner Shine absent.

Being no further business, the meeting adjourned at 8:07 p.m.

  
Athena Seaton, Interim Secretary

  
Greg Zylka, Chairman