

Minutes of Planning & Zoning Commission Meetings
January 9, 1973 through December 18, 1973

CCB120

CITY PLAN COMMISSION
REGULAR MEETING
JANUARY 9, 1973

A regular meeting of the City Plan Commission was held on Tuesday, January 9, 1973, at 7:30 P.M. with a quorum present, to-wit:

Bob Stinson	Chairman
Dr. Warren M. Jespersen	Vice-Chairman
Walter Neaves	Secretary
Bruce R. Davis	Member
William A. Mote	Member

A public hearing was held at the request of Fair North, Inc. for a change of zoning from Local Retail to a Special Use Permit for an automatic auto laundry to be located at 607 East Camp Wisdom Road. Present and speaking in favor of the request was Richard Cole and Dalton Keese. There was no one present opposed. Letters favoring the request were received by Heritage Savings Association and Duncanville Florist. Commissioner Jespersen made a motion, seconded by Commissioner Mote, to grant the request for a Special Use Permit for an automatic car laundry for a period of three (3) years, and the vote was cast 5 for.

A public hearing was held at the request of Shell Oil Company for a change of zoning from Local Retail to a Special Use Permit for an automatic auto laundry to be located at 502 East Camp Wisdom Road. Present and speaking in favor of the request was Mike Trudell and Kenneth Smith. There was no one present opposed, and no correspondence was received. Commissioner Jespersen made a motion, seconded by Commissioner Mote, to grant the request for a Special Use Permit for an automatic car laundry for a period of three (3) years, and the vote was cast 5 for.

Commissioner Neaves made a motion, seconded by Commissioner Jespersen, to defer any action on the preliminary site plan for the Fairmeadows Village Shopping Center, Phase II, until the plans are returned with the proper information on them, and the vote was cast 5 for.

Glen Oaks, Inc., represented by Bill Wyman and Jay Rubrecht, appeared for the Commission and outlined a proposed planned development by Glen Oaks, Inc.

Meeting adjourned.


Bob Stinson, Chairman


Walter Neaves, Secretary

CITY PLAN COMMISSION
REGULAR MEETING
JANUARY 23, 1973

A regular meeting of the City Plan Commission was held on Tuesday, January 23, 1973, at 7:30 P.M. with a quorum present, to-wit:

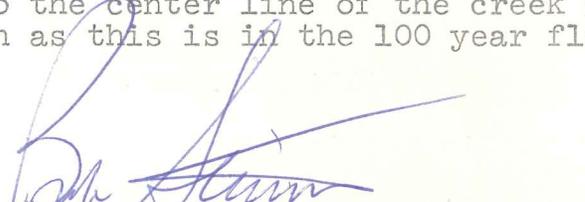
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|-------------------------|---------------|
| Bob Stinson | Chairman |
| Dr. Warren M. Jespersen | Vice-Chairman |
| Walter Neaves | Secretary |
| Bruce R. Davis | Member |
| William A. Mote | Absent |

Commissioner Jespersen made a motion, seconded by Commissioner Neaves, to approve the final plat for Windsor Park Townhouses, and the vote was cast 4 for.

Commissioner Neaves made a motion, seconded by Commissioner Jespersen, to approve the plans for the Fairmeadows Village Shopping Center with the stipulation that a screening fence be installed between the Local Retail area and Apartment area, and the vote was cast 4 for.

Commissioner Neaves made a motion, seconded by Commissioner Davis, to approve the preliminary and final plat for Cambridge Estates #1 with the stipulation that the area between the TRA easement to the center line of the creek be dedicated as a drainage easement inasmuch as this is in the 100 year flood plain, and the vote was cast 4 for.

Meeting adjourned.


Bob Stinson, Chairman


Walter Neaves, Secretary

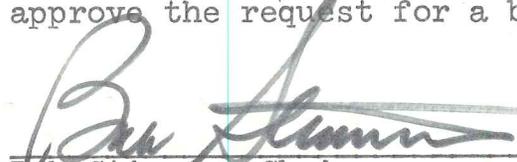
CITY PLAN COMMISSION
REGULAR MEETING
FEBRUARY 13, 1973

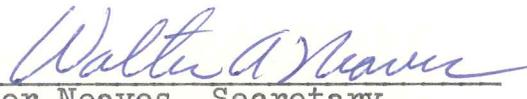
A regular meeting of the City Plan Commission was held on Tuesday, February 13, 1973, at 7:30 P.M. with a quorum present, to-wit:

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|-------------------------|---------------|
| Robert A. Stinson | Chairman |
| Dr. Warren M. Jespersen | Vice-Chairman |
| Walter Neaves | Secretary |
| Bruce R. Davis | Member |
| William A. Mote | Member |

Commissioner Jespersen made a motion, seconded by Commissioner Davis, to approve the final plat for Fairmeadows Village Phase II subject to revision of the right-of-way line on Camp Wisdom Road to be 50 feet off of Camp Wisdom Road all the way across their property, and the vote was cast 4 for with Commissioner Mote voting negative.

The Commission heard a request of David D. Emmert for a variance to obtain a building permit on a tract of land at the end of Mona Lane. Item #2 of the Subdivision Book, Page 896, states that each lot shall face on a public street. The owners feel that due to the rough terrain and the fact that they are wanting to build only one house on this tract, it would be an undue hardship on them to construct a public street. They proposed to locate their residence back far enough away from the right-of-way should Mona Lane be extended at a later date. Commissioner Neaves made a motion, seconded by Commissioner Jespersen, to approve the request for a building permit and the vote was cast 5 for.


Bob Stinson, Chairman


Walter Neaves, Secretary

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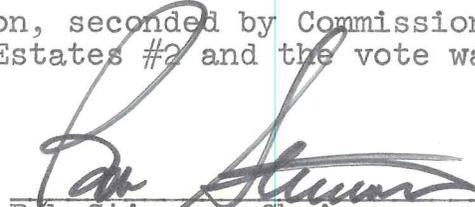
CITY PLAN COMMISSION
REGULAR MEETING
FEBRUARY 27, 1973

A regular meeting of the City Plan Commission was held on Tuesday, February 27, 1973, at 7:30 P.M. with a quorum present, to-wit:

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|-------------------------|---------------|
| Bob Stinson | Chairman |
| Dr. Warren M. Jespersen | Vice-Chairman |
| Bruce R. Davis | Member |
| Walter Neaves | Absent |
| Bill Mote | Absent |

Commissioner Jespersen made a motion, seconded by Commissioner Davis, to approve the final plat for D'ville Estates #2 and the vote was cast 3 for.

Meeting adjourned.


Bob Stinson, Chairman


Walter Neaves, Secretary

CITY PLAN COMMISSION
REGULAR MEETING
MARCH 13, 1973

A regular meeting of the City Plan Commission was held on Tuesday, March 13, 1973, at 7:30 P.M. with a quorum present, to-wit:

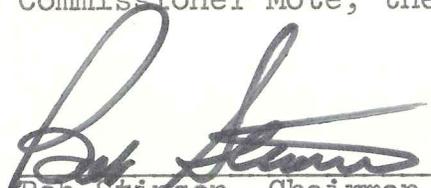
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|-------------------------|-----------|
| Bob Stinson | Chairman |
| Walter Neaves | Secretary |
| Bruce R. Davis | Member |
| Bill Mote | Member |
| Dr. Warren M. Jespersen | Absent |

Also present was Mr. Cecil M. Wilkins.

A final plat of Merribrook Park No. 6 was presented for Mr. Earl Mizell. After reviewing the plat and being informed that Mr. Bob Lee, Public Works Director, and Mr. E. M. Riewe, City Engineer had reviewed the plat and recommended that it be approved, Commissioner Neaves made a motion

to approve the plat. After a second by Commissioner Mote, the vote was cast 4 for.

Meeting adjourned.


Bob Stinson, Chairman



Walter Neaves, Secretary

CITY PLAN COMMISSION
REGULAR MEETING
MARCH 27, 1973

A regular meeting of the City Plan Commission was held on March 27, 1973, at 7:30 P.M. with a quorum present, to-wit:

- | | |
|-------------------------|---------------|
| Bob Stinson | Chairman |
| Dr. Warren M. Jespersen | Vice Chairman |
| Walter Neaves | Secretary |
| Bruce R. Davis | Member |
| Bill Mote | Absent |

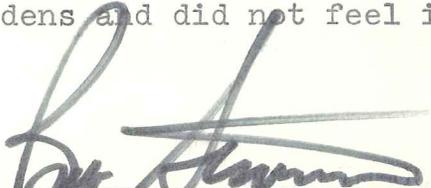
Mr. Frank Aldridge, Landmark Properties, appeared before the Commission regarding unplatted property on Oriole Boulevard and proposing to designate an easement for Michaels Drive, which dead ends into their property for traffic to go through this property to Oriole Boulevard. Commissioner Neaves made a motion, seconded by Commissioner Jespersen, to have Michaels Drive to stop at the property line as it is now and to install a screening wall for Local Retail to block off Michaels Drive, to receive no future request for Michaels Drive to be extended through Local Retail to Oriole, and the vote was cast 4 for.

Rodney Fender appeared before the Commission with regard to the vacant land North of the Southside City Park. He advised the Commission the owner of this property was proposing to sell this land to the abutting property owners to make their acreages larger and the Commission agreed that this was a good proposal.

A preliminary plat was presented for the Huntington Park Addition but the Commission agreed to hold this item in abeyance until the next regular meeting due to the fact that the plat was not received ten days prior to the meeting.

The Commission agreed to write a letter to the City Council recommending they change Glen Rock Drive to Green Stone Lane inasmuch as this street will run from the Green Hills Addition to Winona Gardens and did not feel it should have two names.

Meeting adjourned.


Bob Stinson, Chairman



Walter Neaves, Secretary

CITY PLAN COMMISSION
REGULAR MEETING
APRIL 10, 1973

A regular meeting of the City Plan Commission was held on Tuesday, April 10, 1973, at 7:30 P.M. with a quorum present, to-wit:

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|-------------------------|---------------|
| Bob Stinson | Chairman |
| Dr. Warren M. Jespersen | Vice Chairman |
| Bruce R. Davis | Member |
| Bill Mote | Member |
| Walter Neaves | Absent |

A preliminary plat for Huntington Park Addition was presented by Messrs. Pollack, Holder, Hill, and Acrey. A motion was made by Commissioner Jespersen, seconded by Commission Davis, to approve the preliminary plat with noted changes on the plat and that the final plat shall meet the subdivision regulations, and the vote was cast 4 for.

A final plat by Macharm, Inc. for Presidential Estates #2 was resubmitted to the Commission because it was not filed within the 30 day limit. Commissioner Jespersen made a motion, seconded by Commissioner Mote, to approve the final plat as presented, and the vote was cast 4 for.

Meeting adjourned.

Bruce R. Davis

Bruce R. Davis, Acting Secretary

Bob Stinson
Bob Stinson, Chairman

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CITY PLAN COMMISSION
REGULAR MEETING
APRIL 24, 1973

A regular meeting of the City Plan Commission was held on Tuesday, April 24, 1973, at 7:30 P.M. with a quorum present, to-wit:

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|-------------------------|---------------|
| Bob Stinson | Chairman |
| Dr. Warren M. Jespersen | Vice-Chairman |
| Walter Neaves | Secretary |
| Bruce R. Davis | Member |
| Bill Mote | Member |

The only item on the agenda for this meeting was a discussion regarding Michaels Drive.

Mr. Charles Acton and Mr. Walter Farmer appeared before the Commission to ask that the Commission reconsider their decision to have Michaels Drive dead end at the property line. The Commission advised they did not feel that they could reverse their decision without involving the City in a controversy. A building permit had already been issued to Long John Silver Company after the Commission's action on March 27, 1973.

The City Plan Commission did ask that Mr. Bob Lee, Director of Public Works, contact the City Attorney for a legal opinion as to whether the Commission could reverse their decision at this time since the building permit had already been issued. An opinion from the City Attorney will have a bearing on whether Mr. Acton and Mr. Farmer would approach the City Council for help in trying to obtain the opening of Michaels Drive.

Meeting adjourned.

Walter A Neaves
Walter Neaves, Secretary

Bob Stinson
Bob Stinson, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
MAY 8, 1973

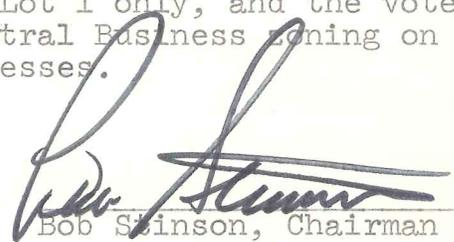
A regular meeting of the City Plan Commission was held on Tuesday, May 8, 1973, at 7:30 P.M. with a quorum present, to-wit:

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|-------------------------|---------------|
| Bob Stinson | Chairman |
| Dr. Warren M. Jespersen | Vice-Chairman |
| Walter Neaves | Secretary |
| Bruce R. Davis | Member |
| Bill Mote | Member |

A public hearing was held at the request of Mercan Construction Company for a change of zoning on a tract of land located at the Northwest corner of Cockrell Hill Road and the proposed extension of Wintergreen Road from Residential No. 2 to Local Retail on 5.4 acres, Apartment on 3.8 acres, and Residential 2A on 85.6 acres. Present and speaking in favor of the request was Merrill Greer and Ed White. Present and opposed to the request was Glenn L. Scherer, Tom Calvin and Melvin Hammit. A letter of opposition containing sixteen (16) signatures was also received. Commissioner Jespersen made a motion, seconded by Commissioner Neaves, to close the public hearing and the vote was cast 5 for. Commissioner Mote made a motion, seconded by Commissioner Davis, to table the request until the Council ascertains the location of the right-of-way of the future extension of Wintergreen Road, and the vote was cast 5 for.

A public hearing was held at the request of Ford Motor Company and Vernon and James Smith for a change of zoning from Local Retail and Apartment to Central Business on 18.95 acres of land located at the Northwest corner of Camp Wisdom Road and Cockrell Hill Road. Present and speaking in favor of the request was Frank Aldridge, Jack Pierce, James Smith, Ed White, and Sybil Grimes. Present and opposed to the request was Mr. Ronnie Yarborough and Mr. Gayle Harding. Commissioner Neaves made a motion, seconded by Commissioner Jespersen, to close the public hearing and the vote was cast 5 for. Several motions were made but died without a second or were removed. Finally Commissioner Davis made a motion, seconded by Commissioner Mote, to recommend Local Retail zoning with a Special Use Permit for the Ford Motor Company on Lot 1 only, and the vote was cast 3 for with 2 opposed. It was felt that Central Business zoning on the entire tract would open the door for undesirable businesses.

Meeting adjourned.


Bob Stinson, Chairman



Walter Neaves, Secretary

CITY PLAN COMMISSION
REGULAR MEETING
MAY 22, 1973

A regular meeting of the City Plan Commission was held on Tuesday, May 22, 1973, at 7:30 P.M. with a quorum present, to-wit:

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|-------------------------|---------------|
| Bob Stinson | Chairman |
| Dr. Warren M. Jespersen | Vice Chairman |
| Walter Neaves | Secretary |
| Bill Mote | Member |
| Bruce R. Davis | Absent |

Presentation of the final plat for Forest Hills No. 14 was made by Mr. Bob Acrey, Engineer. Commissioner Mote made a motion, seconded by Commissioner Jespersen, to approve the final plat of Forest Hills No. 14 with the following notations:

1. Lots 1 and 14 of Block F are to have side yard setbacks to correspond with the present zoning ordinance.
2. The developer is to deed restrict Lots 8, 9, 10, 11, and 12 of Block B that no structures or fences are to be erected past the drainage easement line.

The vote was cast 4 for.

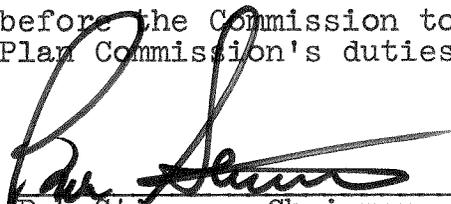
Commissioner Jespersen made a motion, seconded by Commissioner Mote, to approve a revision of Lots 7 and 8 of Block A in Skyline Haven Estates No. 1, and the vote was cast 4 for.

The City Plan Commission had tabled a decision at their regular meeting on May 8th with regard to a change of zoning request on property located at Cockrell Hill Road, South of Ten Mile Creek. Mr. Merrill Greer, Mercan Construction Company, and Mr. James Dewey, Engineer, appeared before the Commission to answer

any questions regarding this request. Commissioner Mote made a motion, seconded by Commissioner Neaves, to recommend approval of the request and the vote was cast 2 for and 2 against.

Mr. Ralph L. Harkenrider appeared before the Commission to offer suggestions and criticisms regarding the City Plan Commission's duties.

Meeting adjourned.


Bob Stinson, Chairman

Walter Neaves, Secretary

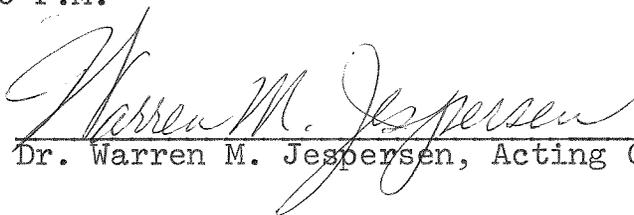
CITY PLAN COMMISSION
REGULAR MEETING
June 12, 1973

A quorum was not present for this meeting and a special meeting was reset for Monday, June 18, 1973, at 7:00 P.M.

CCB120



Bob Lee, Secretary



Dr. Warren M. Jespersen, Acting Chairman

CITY PLAN COMMISSION
SPECIAL MEETING
JUNE 18, 1973

A special meeting of the City Plan Commission was held on Monday, June 18, 1973, at 7:00 P.M. with a quorum present, to-wit:

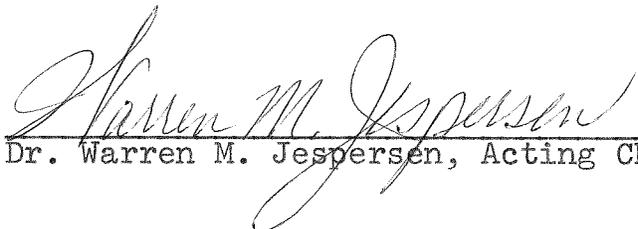
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|-------------------------|-----------------|
| Dr. Warren M. Jespersen | Acting Chairman |
| Bill Mote | Member |
| Ken Pritchett | Member |

Also present was Mr. James Campbell and Mr. Cecil M. Wilkins.

Commissioner Jespersen called the meeting to order and recommended the postponement of the election of a Chairman and Vice-Chairman until such time as a full Commission was present.

A discussion and review of the preliminary plat for the Central Business District zoning on 18.95 acres of land located at the Northwest corner of Camp Wisdom Road and Cockrell Hill Road was held. After the discussion, Commissioner Mote made a motion to approve the preliminary plat with a stipulation that the City Council adopt the rezoning ordinance at its regular meeting on June 19, 1973, and an additional dedication of three (3) feet for an easement along the North property line, adjacent to the alley in Blocks B and Z of the Fairmeadows Addition, if the City Engineer deems the additional three feet necessary. During the discussion the question was considered whether or not to place the masonry screening wall on the property line or along the additional three foot easement. After a second by Commissioner Pritchett, the vote was unanimous in favor of the motion.

Meeting adjourned.



Dr. Warren M. Jespersen, Acting Chairman



Cecil M. Wilkins, Acting Secretary

CITY PLAN COMMISSION
SPECIAL MEETING
JUNE 26, 1973

A special meeting of the City Plan Commission was held on Tuesday, June 26, 1973, at 6:00 P.M. with a quorum present, to-wit:

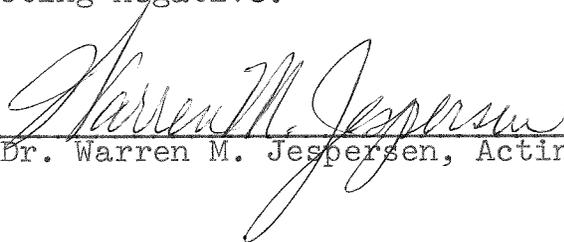
Dr. Warren M. Jespersen	Acting Chairman
Bill Mote	Member
Ken Pritchett	Member
Bruce R. Davis	Absent

Also present was Mr. Cecil M. Wilkins and Merrill Greer.

At the regular meeting of the City Plan Commission on May 22, 1973, a tie vote was cast regarding the request of Mercan Construction Company for a change of zoning on a tract of land located at the Northwest corner of Cockrell Hill Road and the proposed extension of Wintergreen Road from Residential No. 2 to Local Retail on 5.4 acres, Apartment on 3.8 acres, and Residential No. 2A on 85.6 acres. The City Council requested the Planning Commission to take another vote regarding this request.

Commissioner Mote made a motion, seconded by Commissioner Pritchett, to recommend to the City Council that this request be granted and the vote was cast 2 for with Commissioner Jespersen voting negative.

Meeting adjourned.


Dr. Warren M. Jespersen, Acting Chairman


Cecil M. Wilkins, Acting Secretary

CITY PLAN COMMISSION
REGULAR MEETING
JULY 10, 1973

A regular meeting of the City Plan Commission was held on Tuesday, July 10, 1973, at 7:30 P.M. with a quorum present, to-wit:

Dr. Warren M. Jespersen	Acting Chairman
Bill Mote	Member
Ken Pritchett	Member
Bruce R. Davis	Absent

A public hearing was held at the request of Messrs. Dennis E. Brandon, James Daniel, and George Morris for a change of zoning from Residential No. 3 to Local Retail on the following described property:

Lot 2, B. F. Moore Subdivision, more commonly known as 601 South

Main

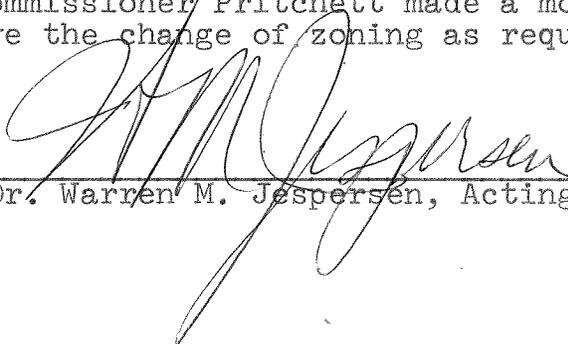
Lot 1, B. F. Moore Subdivision, more commonly known as 603 South

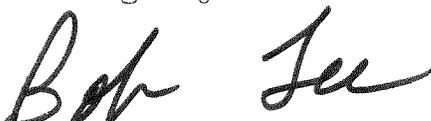
Main

A tract out of R. F. Hale Survey, Abstract No. 566, more commonly known as 611 South Main

There was no one present opposed or in favor of the request. Commissioner Mote made a motion, seconded by Commissioner Pritchett, to close the public hearing and the vote was cast 3 for. Commissioner Pritchett made a motion, seconded by Commissioner Mote, to approve the change of zoning as requested and the vote was cast 3 for.

Meeting adjourned.


Dr. Warren M. Jespersen, Acting Chairman


Bob Lee, Secretary

CITY PLAN COMMISSION
REGULAR MEETING
JULY 24, 1973

A regular meeting of the City Plan Commission was held on Tuesday, July 24, 1973, at 7:30 P.M. with a quorum present, to-wit:

Dr. Warren M. Jespersen	Vice-Chairman
Bill Mote	Member
Bruce Davis	Member
Ken Pritchett	Member

Presentation of the final plat for Huntington Park Addition No. 1 was made by Mr. Bob Acrey, Engineer, and owners, Messrs. Karl Holden, Henry Hill, and Mel Pollock. Commissioner Pritchett made a motion, seconded by Commissioner Mote, to approve the final plat of Huntington Park Addition No. 1 with the following notations:

CCB120

1. A 4 foot sidewalk is required on Big Stone Gap Road.
2. A minimum 15 foot building line required as side building line on corner lots.
3. A six foot (6') masonry screening fence will be required on Big Stone Gap Road and Wheatland Road with setbacks on street intersections to be determined by City Engineer.

The vote was cast 4 for.

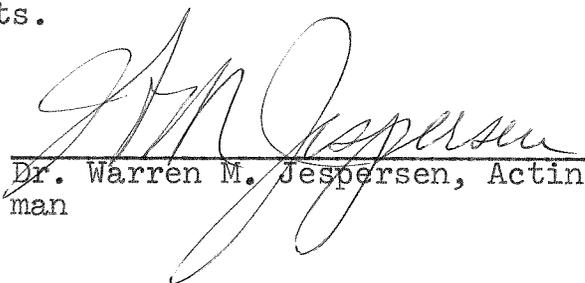
A public hearing was held at the request of Gulf Oil Company and Mr. F. D. Munsterman for a Special Use Permit for an automatic auto laundry in a Local Retail District to be located at 711 North Cockrell Hill Road. Present and speaking in favor of the request was Mr. F. D. Munsterman. There was no one present opposed. Commissioner Davis made a motion, seconded by Commissioner Mote, to close the public hearing and the vote was cast 4 for. Commissioner Pritchett made a motion, seconded by Commissioner Davis, to recommend approval of a Special Use Permit and the vote was cast 4 for.

Mr. Squire Hoskins appeared to discuss five (5) lots located at Clark Road and Sierra Blanca Drive in Winona Gardens. Mr. Hoskins wanted to know if he could replat these lots so that they could be built on. The Plan Commission advised him a public hearing would have to be held and notify everyone within 200 feet of this property. The owners would be required to pay for the expense of the public hearing, plus go through the normal procedures of preliminary and final plats.

Meeting adjourned.



 Bob Lee, Secretary



 Dr. Warren M. Jespersen, Acting Chair-
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CITY PLAN COMMISSION
REGULAR MEETING
AUGUST 28, 1973

A meeting of the CITY PLAN COMMISSION was held on Tuesday, August 28, 1973 at 7:30 P.M. with a quorum present, to-wit:

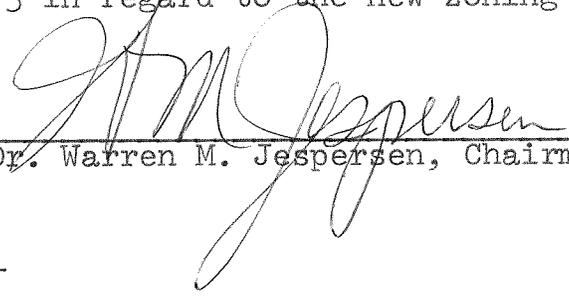
Dr. Warren M. Jespersen	Chairman
Bruce Davis	Vice-Chairman
Bill Mote	Member
Ken Pritchett	Member
R. T. Miles	Member

Dr. Warren M. Jespersen was elected Chairman and Bruce Davis was elected Vice-Chairman for the coming year.

A public hearing was held at the request of Vantage Properties, Inc. for a change of zoning on two (2) tracts located Southwest corner of I-H 20 and Cockrell Hill Rd. Tract #1 L-R to C-B-D app 14.5 acres. Tract #2 A to L-R app. 4.3 acres. Tract #2 located at Northwest corner of Cockrell Hill Rd. and Skyline Dr.. Present and speaking in favor of the request was Mr. Tom Kenster of Vantage Properties, Inc., Dr. Allen M. Fain and Mr. Gus Alexander of Flame Inc.. There was no one present opposed to the change of zoning, however Mrs. Claudell Potter of 342 Linklea spoke, in general, against scattering the L-R and shopping centers all over the city. Commissioner Mote made a motion, seconded by Commissioner Davis, to close the public hearing and the vote was cast 5 for. Commissioner Miles made a motion, seconded by Commissioner Pritchett, to recommend approval on Tract #1, L-R to C-B-D, as ammended if deed restricted to the following specific uses only; any uses permitted in L-R district, Full Service Auto Dealership (new and used), Hotel, Motel, Discount Dept. Stores and Auto Laundry. Tract #2 A to L-R recommend as submitted, and vote was cast 5 for.

The CITY PLAN COMMISSION agreed to meet with the Duncanville Home Builders Association at the next regular scheduled meeting of the CITY PLAN COMMISSION on September 11, 1973 in regard to the new zoning ordnance.

Meeting adjourned.



Dr. Warren M. Jespersen, Chairman



Bob Lee, Secretary

CITY PLAN COMMISSION
REGULAR MEETING
SEPTEMBER 11, 1973

A regular meeting of the City Plan Commission was held on Tuesday, September 11, 1973, at 7:30 P.M. with a quorum present, to-wit:

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|-------------------------|---------------|
| Dr. Warren M. Jespersen | Chairman |
| Bruce Davis | Vice-Chairman |
| Bill Mote | Member |
| Ken Pritchett | Member |
| R. T. Miles | Member |

The final plat of Forest Hills #15 was postponed by Gus Alexander because his engineer needed more time to complete the plans.

Presentation of the final plat for Lot 3, Block 1 of the Central Business area, North of I.H. 20 and West of Cockrell Hill Road, was made by Mr. Jim Campbell, Engineer, and Mr. Fred Donaldson of Southwest Motor Hotels, Inc. Commissioner Pritchett made a motion, seconded by Commissioner Mote, to approve the final plat of Lot 3, Block 1 of the Central Business area, North of I. H. 20 and West of Cockrell Hill Road, and the vote was cast 4 for with Commissioner Miles abstaining.

A public hearing was held at the request of Robert A. Fanning, attorney for Frank Slay, for a change of zoning from Residential No. 2 to Local Retail at the Northeast corner of Highway 67 and South Main Street. Present and speaking in favor of the request was Mr. Steve Wilson with Robert A. Fanning and Associates. There was no one present opposed. Commissioner Mote made a motion, seconded by Commissioner Davis, to close the public

hearing and the vote was cast 5 for. Commissioner Mote made a motion, seconded by Commissioner Miles, to recommend approval of the change of zoning from Residential No. 2 to Local Retail at the northeast corner of Highway 67 and South Main Street and the vote was cast 5 for.

Mr. Jack Turner, President of the Duncanville Home Builders Association, appeared before the Plan Commission and read the following letter with regard to the new zoning changes that were recommended to the City Council:

" September 11, 1973
Duncanville City Plan Commission
Duncanville, Texas

Gentlemen: We find, after very careful and extensive study, that the zoning code revisions as proposed would prove untenable for the City Administrators, Builders and Developers. It would prove to be prohibitively expensive for the city to administrate and could totally stymie a logical, orderly, and desirable growth. These revisions, by their very nature, would place an intolerable tax burden on the Duncanville residents, merchants, businessmen presently here, and those residents yet to come.

We fully appreciate the good intentions and great effort expended by present and past City Board members in achieving a constantly improving city. We are aware of the sense of responsibility to serve well, which dictated to them a need for some changes in our present zoning codes. For this we commend them collectively and individually.

Our careful analysis, however, concludes that:

1. The proposals embrace, overlap and conflict with other existing and functioning city codes.
2. The definitions that our city needs, are clarified and simplified to a better degree in the existing code.
3. The city would be obligated to employ a number of expert consultants on a permanent basis to properly define the overlapping requirements and supervise enforcement of the various codes.

For the foregoing reasons and other small points which would become unduly cumbersome to mention, we hereby, request the Zoning Board to abandon the proposed zoning changes in it's present form.

Gentlemen, we also are dedicated to achieving a fine and continuing growth for Duncanville and will furnish all the time, personnel and effort this body requires from us in joint study sessions. We feel, unanimously, that our accumulated experience and previous proof through our previous performance, can be of inestimable value in a joint effort to update and improve our present 'Zoning Code'.

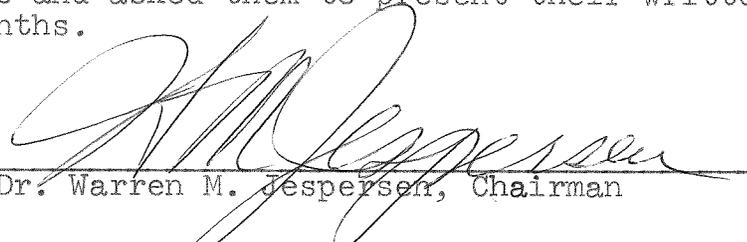
With kindest regards for each of the City Plan Commission,
Jack Turner, Jr., President-Elect Home Builders Association, and Committee
of: Gus Alexander, Clark Pelt, Ollie Whittern, Tommy Smith and Earl Mizell"

Mr. Earl Mizell, Mr. Ollie Whittern, and Mr. Clark Pelt also appeared asking the City Plan Commission to review the Homebuilders recommendations. The City Plan Commission advised the Homebuilders Association that they would review their written recommendations and asked them to present their written recommendations in about two (2) months.

Meeting adjourned.



Bob Lee, Secretary


Dr. Warren M. Jespersen, Chairman

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CITY PLAN COMMISSION
REGULAR MEETING
SEPTEMBER 25, 1973

A regular meeting of the City Plan Commission was held on Tuesday, September 25, 1973, at 7:30 P.M. with a quorum present, to-wit:

- | | |
|-------------------------|---------------|
| Dr. Warren M. Jespersen | Chairman |
| Bruce Davis | Vice-Chairman |
| R. T. Miles | Member |
| Bill Mote | Member |
| Ken Pritchett | Member |

A public hearing was held at the request of Eddie C. Pelt for a change of zoning from Residential No. 1 to Local Retail on Tract #1, R-1 to Apartment on Tract 2A, R-1 to Apt. on Tract 2B, R-1 to R-3 Planned Residential Development on Tract 3A, R-1 to R-3 PRD on Tract 3B, R-1 to R-1B on Tract 4, and R-1 to R-1B on Tract 5, all located on approximately 279.5 acres at the Southeast corner of Clark Road and Sorcery Road. Present and speaking in favor of the request was Mr. Eddie C. Pelt. Johnny Lake and mother, Mrs. Martha Lake, advised City Hall, via telephone, that they were in favor of the request. Present and opposed to the request were the following persons: Dr. Salvador L. Soriano, 1310 Meadow Green, Bob Lowney, 1410 Moss Hill Lane, Wade Graham, 1306 Green Hills Road, Bill Jackson, 1210 Rock Springs, W. B. Hamilton, Cedar Hill Road, John C. Stiles, 1314 Brookstone, R. L. Harkenrider, 1106 Big Stone Gap Road, Andy Draxler, 1311 Heather Glen, Lynn Boatner, 1010 Greenwood, Jerry Reine, 1214 Rock Springs, R. Lee Phillips, 1315 Heather Glen, Mr. Johnson, 1102 Rock Springs Road, Mr. Arrien, 1002 Springwood Lane, Mrs. Pat Janus, 1315 Meadow Green, Wesley Harlow, 302 West Davis, Wendell Stevens, 1415 Gentle Meadow, Sue Cutcomb, 1406 Moss Hill Lane, and H. A. Poteet, 1315 Green Hills Road. Two lists, containing 53 signatures, were also presented opposing the request. A letter of opposition was received from Gene Burson, 1003 Green Hills Road. Commissioner Mote made a motion, seconded by Commissioner Miles, to continue the public hearing at the next regular meeting of the Commission on October 9, 1973, and the vote was cast 4 for with Commissioner Pritchett voting "No".

Commissioner Pritchett made a motion, seconded by Commissioner Davis, to table any action on the preliminary plat of Mercan Construction Company for the Painted Oaks Subdivision and the vote was cast 5 for.

Commissioner Davis made a motion, seconded by Commissioner Mote, to table any action on the preliminary plats for Town and Country Estates No. 1 and No. 2 by Dewey and Associates and the vote was cast 5 for.

Meeting adjourned.

Bob Lee
Bob Lee, Secretary

Dr. Warren M. Jespersen
Dr. Warren M. Jespersen, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
OCTOBER 9, 1973

A regular meeting of the City Plan Commission was held on Tuesday, October 9, 1973, at 7:30 P.M. with a quorum present, to-wit:

- | | |
|-------------------------|---------------|
| Dr. Warren M. Jespersen | Chairman |
| Bruce Davis | Vice-Chairman |
| R. T. Miles | Member |
| Bill Mote | Member |
| Ken Pritchett | Member |

The Plan Commission continued the public hearing request of Mr. Eddie C. Pelt for a change in zoning from Residential No. 1 to Local Retail on Tract #1, R-1 to Apartment on Tract 2A, R-1 to Apt. on Tract 2B, R-1 to R-3 Planned Residential Development on Tract 3A, R-1 to R-3

PRD on Tract 3B, R-1 to R-1B on Tract 4, and R-1 to R-1B on Tract 5, all located on approximately 279.5 acres at the Southeast corner of Clark Road and Sorcery Road. Present and speaking in favor of the request was Mr. Eddie C. Pelt, Mr. J. T. Dunkin, his land planner, and Mr. Ernest Tucker, 918 Rock Canyon Drive. Present and opposed to the request were the following persons: Bill Jackson, 1210 Rock Springs, David Outcomb, 1406 Moss Hill Lane, Bill Scherback, 1410 Braewood, Mrs. Kathy Lowless, 714 Granada, Dean Oswald, 1406 Braewood, Mrs. Jo White, 1002 Green Hill, Paul Johanson, 1102 Rock Springs, Trila Bell, 1114 Green Valley, Earl Jones, 934 Green Rock, Kenneth Athes, 919 Green Rock, Lee Phillips, 1315 Heather Glen, Bill Williams, 1206 Clark Road, Gene Senkel, 1126 Lansdale Dr., Sam Higgins, 1407 Braewood, Mac McMillan, 1103 Greenway, Ruth Lavender, 1303 Meadow Green, Howard Mims, 1011 Green Hill Rd., Ed Janus, 1315 Meadow Green, Leslie Lunn, 1235 Greenway Dr., Glen Jones, 1007 Greenway Drive, David Freeman, 607 E. Center, Jack Richey, 1011 Greenwood Place.

A letter was read by Commissioner Ken Fritchett from Mr. W. H. Byrd, Superintendent of Schools:

"October 9, 1973

To: Duncanville City Planning Commission

Fully realizing the magnitude of problems involved in trying to provide a properly designed residential and business development program; I present the following information with hopes that it will be of some value to the commission in achieving workable as well as well as worthwhile zoning restrictions for our city.

I would ask that you keep in mind that our projections are based on information that we now hold and could vary greatly with a shift in the economic or social picture.

Any district that is experiencing a 10% to 12% growth rate is very adversely affected by the inflationary spiral that our country is now experiencing. By properly managing our monies, the district has been able to progressively progress through four years of intense growth without a tax rate increase.

The district presently has approximately 1.25 students per single family dwelling. The increased burden of any zoning change can best be measured by multiplying the increase in the number of single family dwellings caused by the zoning change by the figure 1.25.

Federally subsidized apartments will average approximately 1 student per single family dwelling. At this time the privately owned apartments provide a ratio that does not afford any serious threat to the financial requirements of our district.

The Duncanville Independent School District, through the combined efforts of the Board of Trustees, administration, and its patrons, has strived to provide adequate educational facilities for the students of this school district. In providing the necessary facilities for the scholastic growth that we have witnessed the past seven years has required an investment of millions of dollars in our school plants. To provide for the scholastic growth for the next seven years will require additional millions of dollars for new schools, equipment, salaries, and operational expenses.

The only source of revenue for construction of new school buildings is the property tax. If the tax roll growth through additions, re-evaluations, etc. does not provide enough revenue for one year of operation at a given tax rate per hundred dollars of assessed value, then the Board of Trustees is required by law to raise the rate to such level as to provide the necessary revenues for the current years operation.

Each new student to our district requires an initial expenditure of a minimum of \$1,000.00 (30 students to the room - \$30,000.00 per room cost) to provide housing and furniture for him. Needless to say, the more students that move into our district, the greater the tax burden to be borne by the property owner.

Our present enrollment is 6200 and our projection for 1974-75 is 6800 with the probability of our 10% annual growth projection jumping to 15% by 1977.

A more detailed study is underway and its results will be presented to the Commission, if you so desire."

Commissioner Davis made a motion, seconded by Commissioner Mote, to close the public hearing and the vote was cast 5 for. Commissioner Davis made a motion, seconded by Commissioner Miles, to recommend the request be denied without prejudice and the vote was cast 5 for.

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Commissioner Mote made a motion, seconded by Commissioner Davis, to table any action on the preliminary plat of Mercan Construction Company for the Painted Oaks Subdivision. The vote was cast 5 for.

The motion was made by Commissioner Mote, seconded by Commissioner Miles, to table any action on the preliminary plats for Town and Country Estates No. 1 and No. 2 by Dewey and Associates and the vote was cast 5 for.

Meeting adjourned.


Bob Lee


Dr. W. M. Jespersen, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
OCTOBER 23, 1973

A regular meeting of the City Plan Commission was held on Tuesday, October 23, 1973, at 7:30 P.M. with a quorum present, to-wit:

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|-------------------------|---------------|
| Dr. Warren M. Jespersen | Chairman |
| Bruce Davis | Vice-Chairman |
| R. T. Miles | Member |
| Ken Pritchett | Member |
| Bill Mote | Absent |

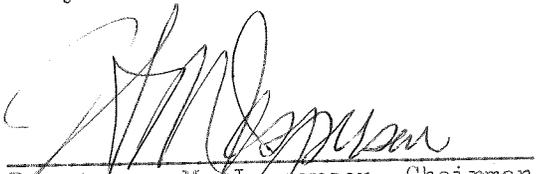
The Final Plat, Section 2, Central Business Area, Camp Wisdom and Cockrell Hill Road, requested by Ford Motor Company, was presented by James Campbell, Engineer. Motion was made by Commissioner Miles, seconded by Commissioner Davis, not to accept this plat until easements are presented in an acceptable form, and the vote was cast 4 for.

Preliminary Plat, Painted Oaks, was presented by Mr. Bill Tobey, Engineer for Dewey and Associates. Motion was made by Commissioner Pritchett, seconded by Commissioner Miles, to approve the plat subject to the notations on the plat, and the vote was cast 4 for.

Preliminary Plat, Town & Country Estates No. 1 and No. 2, was presented by Mr. Bill Tobey, Engineer for Dewey and Associates. Motion was made by Commissioner Pritchett, seconded by Commissioner Davis, to approve both plats subject to owners showing disposition of area of land in the Northwest corner of Block "F" when they come in for final plat approval, and the vote was cast 4 for.

Meeting adjourned.


Bob Lee, Secretary


Dr. Warren M. Jespersen, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
NOVEMBER 13, 1973

A regular meeting of the City Plan Commission was held on Tuesday, November 13, 1973, at 7:30 P.M. with a quorum present, to-wit:

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|---------------------|---------------|
| Dr. W. M. Jespersen | Chairman |
| Bruce Davis | Vice-Chairman |
| R. T. Miles | Member |
| Bill Note | Member |
| Ken Pritchett | Member |

A letter was read from Mayor Robert L. Armstrong to the City of Dallas Planning and Zoning Commission regarding the tract west of Clark Road, which is to be presented before their Planning Commission at 1:30 P.M., Thursday, November 15, 1973, a change of zoning request by Fox and Jacobs. The contents of the letter are as follows:

"Chairman and Members
Dallas City Planning and Zoning Commission

REFERENCE: Case No. Z73-260/3190-C

We wish to express appreciation for this opportunity to state our feelings about this request.

We are greatly concerned about the above mentioned zoning request as it pertains to the Ecological and Environmental impact of the area; the housing density; the traffic generation; the thoroughfare plan; and the economic impact on property owners along the East side of Clark Road.

We feel a portion of the housing density should be modified from the R 7.5 to coincide with our present zoning on the East side of Clark Road. This would assist in maintaining property values in the area. A copy of a portion of our Land Use Plan, adopted March, 1973, indicating the lots per acre and lot area is attached for comparison with your master plan. A complete Land Use Plan has been given to the Dallas Plan Staff.

We are concerned about the development of streets and thoroughfares, particularly Clark Road, as this will have a major impact on the traffic density upon the area streets and upon the financial ability of the City of Duncanville to participate in future street improvements.

Your careful consideration of these items will be greatly appreciated.

Sincerely yours,

/S/ Robert L. Armstrong
Robert L. Armstrong
Mayor"

A public hearing was held at the request of Vernon and James Smith Company for a change of zoning from Apartment to Local Retail on Camp Wisdom Road west of Oriole Blvd. Present and speaking in favor of the request was Vernon Smith, Jr., R. Edwin White, representing Western National Bank, and Tommy Griffith, representing Babylon, Inc. A letter in favor of the request was received from Dudley Hughes. There was no opposition. Commissioner Mote made a motion, seconded by Commissioner Pritchett to close the public hearing and the vote was cast 5 for. Commissioner Miles made a motion, seconded by Commissioner Mote, to recommend approval of the change of zoning request and the vote was cast 3 for and 2 abstained. Commissioner Jespersen and Commissioner Davis abstained from voting because they were part owners of Babylon, Inc., which was within 200 feet of this property.

A public hearing was held at the request of the City of Duncanville for a change of zoning from Temporary R-1 to Central Business District on a 50 X 61 foot portion of a tract of land in Abstract 884, said portion of land being the back portion of a vacant lot immediately south of and adjacent to 322 So. Main Street, which is occupied by Lone Star Gas Company. Present and speaking in favor of the request was Robert B. Lee, Director of Public Works for the City of Duncanville. There was no one opposed. Commissioner Pritchett made a motion, seconded by Commissioner Miles, to close the public hearing and the vote was cast 5 for. Commissioner Miles made a motion, seconded by Commissioner Mote to table the request until they could find out from the City Council what this property was to be used for and the vote was cast 5 for.

A public hearing request for Special Use Permit for Auto Dealer in Local Retail at 650 E. Camp Wisdom Road was removed from the Agenda by Charles Acton on November 13 at about 4:00 P.M. His reason was that the description of the property was incorrect and he will give the City the proper description.

The final plat, Greenway Estates #4, was presented by Clark Pelt. Commissioner Pritchett made a motion, seconded by Commissioner Mote, to approve the final plat and the vote was cast 5 for.

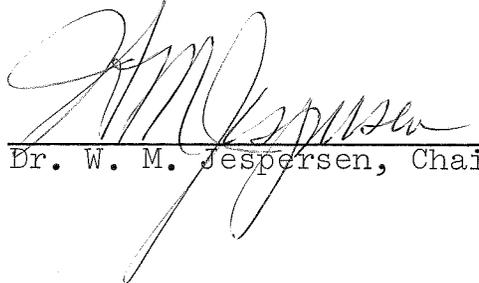
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A public hearing was held at the request of Eddie C. Pelt Company for a change of zoning from Residential 1 to Local Retail on Tract #1, R-1 to Apartment on Tract #2a and #2b, and R-1 to Special Use Planned Residential on Tract #3a and 3b for approximately 85.32 acres of land located at the southeast corner of Clark Road and the Sorcey Road-Danieldale projection. Present and speaking in favor of the request was Eddie C. Pelt. Present and opposed to the request were the following persons: David Cutcomb, 1406 Moss Hill Lane, William Scherback, 1410 Braewood, Bill Jackson, 1210 Rock Springs, Bob Serval, 1014 Green Valley Lane, Andrew M. Draxler, 1311 Heather Glen, Dick Mockler, 1302 Greenstone, Ralph McClendon, 1402 Moss Hill Lane, Wally Johanson, 1102 Rock Springs Road, R. J. Lowney, 1410 Moss Hill and Harold White, 1002 Green Hills Road. Commissioner Davis made a motion, seconded by Commissioner Mote to close the public hearing and the vote was cast 5 for. Commissioner Davis made a motion, seconded by Commissioner Mote to reject the request and the vote was cast 2 for and 3 against. Commissioner Miles made a motion, seconded by Commissioner Pritchett, to recommend approval of the change of zoning request to the City Council and the vote was cast 3 for and 2 against.

The final plat, Section 2, Central Business Area, Camp Wisdom and Cockrell Hill Road, requested by Ford Motor Company, was presented by James Campbell, Engineer. Commissioner Pritchett made a motion, seconded by Commissioner Miles, to approve the final plat and the vote was cast 5 for.

Meeting adjourned.


 Bob Lee, Secretary


 Dr. W. M. Jespersen, Chairman

CITY PLAN COMMISSION
 REGULAR MEETING
 NOVEMBER 27, 1973

A regular meeting of the City Plan Commission was held on Tuesday, November 27, 1973 at 7:30 P.M. with a quorum present, to-wit:

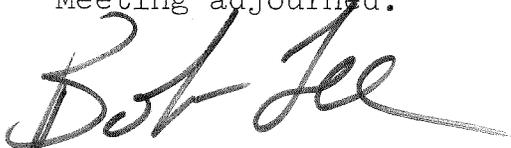
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|---------------------|---------------|
| Dr. W. M. Jespersen | Chairman |
| Bruce Davis | Vice-Chairman |
| R. T. Miles | Member |
| Ken Pritchett | Member |
| Bill Mote | Member |

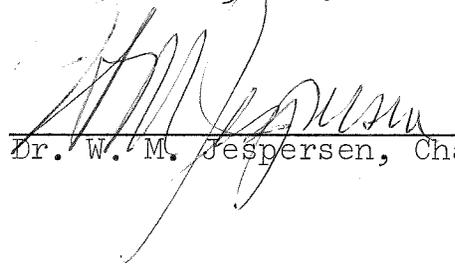
Preliminary Plat, Painted Oaks, was presented by Merrill Greer. Mr. Greer resubmitted this preliminary plat deleting the alleys. Commissioner Pritchett made a motion, seconded by Commissioner Miles, to approve the preliminary plat with notations concerning building lines and masonry screening walls on the major thoroughfares, and the vote was cast 5 for.

Preliminary Plat, Pleasant Meadows, was presented by Earl Mizell, Developer, and Jim Campbell, Engineer. Commissioner Miles made a motion, seconded by Commissioner Mote, to table this request so that Mr. Mizell could consult with his partners concerning some changes. The vote was cast 5 for.

At the November 13, 1973, Plan Commission Meeting the Public Hearing was closed on the request of the City of Duncanville for a change of zoning from Temporary R-1 to Central Business District, and the decision was tabled until this meeting. The Plan Commission wanted to know what the property would be used for. Mr. M. M. Harrington, City Manager, appeared to answer any questions that the Plan Commission might have. Commissioner Pritchett made a motion, seconded by Commissioner Mote, to recommend to the City Council approval of the change of zoning from Temporary R-1 to Central Business District, with the restriction to include only those uses allowed in Local Retail and the vote was cast 5 for.

Meeting adjourned.


 Bob Lee, Secretary


 Dr. W. M. Jespersen, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
DECEMBER 11, 1973

A regular meeting of the City Plan Commission was held on Tuesday, December 11, 1973, at 7:30 P.M. with a quorum present, to-wit:

Dr. W. M. Jespersen	Chairman
Bruce Davis	Vice-Chairman
R. T. Miles	Member
Ken Pritchett	Member
Bill Mote	Member

A Public Hearing was held at the request of Walter Jordan and Charles Acton for a Special Use Permit-Auto Dealer in Local Retail on property being the east 40 feet of Lot 10 and all of Lots 11, 12 and 13 of Block B of Camp Wisdom West Addition, more commonly known as 650 E. Camp Wisdom Road. Present and speaking in favor of the request was Mr. Walter C. Jordan, 322 Mizell St., Duncanville, Texas. There was no opposition. Commissioner Mote made a motion, seconded by Commissioner Miles, to close the public hearing and the vote was cast 5 for. Commissioner Pritchett made a motion, seconded by Commissioner Davis, to recommend approval for Special Use - Auto Dealer in Local Retail District and the vote was cast 5 for.

A site plan for Aztec Apartments, located in the 400 Block of North Merrill, was presented by PhilJohn Company, Inc. The site plan was presented by Mr. John Henry Pelt. Commissioner Miles made a motion, seconded by Commissioner Davis, to table this request until a decision has been rendered by the City Attorney regarding setback requirements and parking regulations of apartment uses in a Central Business District Zone, and after obtaining the City Attorney's opinion the Plan Commission will set a special meeting date to make a decision on this request, since the next regular meeting of December 25 has been cancelled. The vote was cast 5 for.

The preliminary plat, Pleasant Meadows Addition, located on Cedar Hill Road was presented by Mr. Earl Mizell. This plat was tabled at the November 27 meeting so that Mr. Mizell could consult with his partners concerning some changes. Commissioner Mote made a motion, seconded by Commissioner Miles, to take this item from the table and the vote was cast 5 for. Commissioner Pritchett made a motion, seconded by Commissioner Davis, to approve the preliminary plat subject to changes as noted and provided the developer will dedicate the right-of-way for the future extension of Daniieldale Road to the City for park use. The vote was cast 4 for, with Commissioner Miles abstaining.

Meeting adjourned.

Bob Lee
Bob Lee, Secretary


Dr. W. M. Jespersen, Chairman

CITY PLAN COMMISSION
SPECIAL MEETING
DECEMBER 18, 1973

A special meeting of the City Plan Commission was held on Tuesday, December 18, 1973, at 6:00 p.m. at the City Hall with a quorum present, to-wit:

Bruce Davis	Vice-Chairman
R. T. Miles	Member
Bill Mote	Member

The site plan for Aztec Apartments, located in the 400 Block of North Merrill St., was presented by Mr. John Henry Pelt of PhilJohn Company, Inc. The site plan request had been tabled until a decision had been rendered by the City Attorney. The City Attorney advised the City Plan Commission that apartments located in a Central Business District zone will require the same regulations as apartments in an Apartment District, with the exception that an apartment located in a Central Business District must also meet the Fire Code requirements of Central Business District zoning. PhilJohn Company resubmitted a site plan conforming to these requirements. Commissioner Miles made a motion, seconded by Commissioner

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Mote, to approve the site plan subject to the notations made on the plan regarding parking and City Engineering approval. They must have the required 216 off-street parking spaces. The vote was cast 3 for.

Meeting adjourned.

Bob Lee
Bob Lee, Secretary

Bruce R. Davis
Bruce Davis, Vice-Chairman