

Minutes of Planning & Zoning Commission Meetings  
January 8, 1974 through December 10, 1974

CITY PLAN COMMISSION  
REGULAR MEETING  
JANUARY 8, 1974

A regular meeting of the City Plan Commission was held on Tuesday, January 8, 1974, 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 preliminary plat, Windmill Hill Addition, located south of Green Hills and east of Clark Road, was presented by Mr. Eddie Pelt and his engineer, Jim Campbell. Commissioner Miles made a motion, seconded by Commissioner Mote, to table the decision on this plat until January 22, 1974, in order to see the revised plat, and the vote was cast 5 for.

Meeting adjourned.

Bob Lee  
Bob Lee, Secretary

Dr. W. M. Jespersen  
Dr. W. M. Jespersen, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
JANUARY 22, 1974

A regular meeting of the City Plan Commission was held on Tuesday, January 22, 1974, at 7:30 P.M. with a quorum present, to-wit:

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

The preliminary plat, Windmill Hill Addition, which was tabled at the special City Plan meeting of January 8, was presented for Eddie Pelt by James Campbell, Engineer. There was no opposition. Commissioner Miles made a motion that the request be taken from the table and the motion was seconded by Commissioner Mote. After discussion of the plat, motion was made by Commissioner Mote and seconded by Commissioner Davis to approve the preliminary plat. The vote was cast 4 for.

A public hearing was held at the request of Henry S. Miller Company for a change of zoning from R-2 to Local Retail on property located in the 100 Block of Softwood Drive. David Dunning of Henry S. Miller Company was present and spoke in favor of the request. A letter from Mr. Joseph Y. Chen in favor of the change of zoning was read to the Plan Commission.

Present and speaking against the zoning change was Mr. Charles Acton, 207 Softwood Drive. Motion was made by Commissioner Mote and seconded by Commissioner Miles to close the public hearing and the vote was cast 4 for. Commissioner Miles made a motion, seconded by Commissioner Davis, to table the decision on the zoning request until the next meeting, at which time David Dunning will show the Plan Commission exactly what they intend to do about a screening wall in a green area located on Softwood Drive.

A preliminary plat, Softwood Commercial Addition, was presented by David Hayes of Henry S. Miller Company. Commissioner Miles made a motion, seconded by Commissioner Mote, to approve the preliminary plat, and the vote was cast 4 for.

A preliminary plat, Goldman Addition, was presented by Bob Acrey. Motion was made by Commissioner Miles, seconded by Commissioner Mote, to approve the preliminary plat and the vote was cast 4 for.

The final plat on Forest Hills #15, requested by Flame, Incorporated, was presented by Gus Alexander and Bob Acrey, Engineer. Motion was made by Commissioner Davis, seconded by Commissioner Miles, to approve the final plat, and the vote was cast 4 for.

Meeting adjourned.

CCB120

Bob Lee  
Bob Lee, Secretary

Dr. W. M. Jespersen, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
FEBRUARY 12, 1974

A regular meeting of the City Plan Commission was held on Tuesday, February 12, 1974, at 7:30 P.M. with a quorum present, to-wit:

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

Commissioner Mote made a motion, seconded by Commissioner Miles, to take from the table the decision for recommendation on a change of zoning request from R-2 to Local Retail on property located between Softwood Drive and Highway 67 approximately 300 ft. west of South Main St., and the vote was cast 4 for. Mr. David Dunning of Henry S. Miller Company presented a letter showing exactly what they intended to do about a screening wall in a green area located on Softwood Drive. This letter reads as follows:

"City of Duncanville  
Duncanville, Texas

Re: Zoning Case  
R2 to LR

Gentlemen:

This letter is submitted to you in connection with our zoning application for the proposed shopping center at the northwest corner of Highway 67 and South Main Street (abutting Softwood Drive at the northern boundary of the shopping center). On Exhibit A (map was attached) of this letter we have shown at the northwest corner of the proposed shopping center the site which, if zoning is approved, we will agree to maintain as a "green area". This "green area" will contain no buildings or parking facilities and will be landscaped and maintained by the owner of the

shopping center. In addition, the owner will install and maintain a fence or similar barrier at the southern boundary of the "green area".

Very truly yours,

S/David W. Dunning  
David W. Dunning  
Assistant Vice President"

Commissioner Miles made a motion, seconded by Commissioner Mote, to recommend approval on the change of zoning from R-2 to Local Retail and the vote was cast 4 for.

8 A site plan on an area behind Duncanville Auto Supply (100 Block West Camp Wisdom Road) was presented by Dr. Charles Wagon for a Doctor's Office Building. Commissioner Pritchett made a motion, seconded by Commissioner Miles, to table this site plan until an opinion from the City Attorney could be rendered on possible legal questions, and the vote was cast 4 for.

9 A preliminary plat, Duncanville Plaza Shopping Center, was presented by Dr. Leonard Carpenter and James Campbell, Engineer. This property is located in the 200 Block of East Camp Wisdom Road. There was no opposition. Commissioner Pritchett made a motion, seconded by Commissioner Miles, to approve the preliminary plat, and the vote was cast 4 for.

10 A public hearing was held at the request of Mr. Leonard Miars for a Special Use Permit for a Private School and Day Care Center in R-1 Zoning, located at 703 So. Cedar Ridge Road. Present and speaking in favor of the request was Mr. Leonard Miars, 3312 S. Polk, Dallas; Mr. Larry Lodes, 607 So. Cedar Ridge; and Mr. Karl Holder, P. O. Box 261. There was no opposition. Commissioner Miles made a motion, seconded by Commissioner Mote, to close the public hearing, and the vote was cast 4 for. Commissioner Mote made a motion, seconded by Commissioner Miles, to recommend approval of this Special Use Permit and the vote was cast 4 for.

11 Final plat, Town and Country Estates No. 1, was removed from the Agenda because of problems in the plat, final plat was not signed and City Staff had not had time to check the plat completely.

12 The final plat on Goldman Addition was presented by Bob Acrey, Engineer. Commissioner Miles made a motion, seconded by Commissioner Mote, to approve the final plat and the vote was cast 4 for.

Meeting adjourned.

*Bob Lee*  
Bob Lee, Secretary

*Bruce Davis*  
Bruce Davis, Vice Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
FEBRUARY 26, 1974

A regular meeting of the City Plan Commission was held on Tuesday, February 26, 1974, 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        |

Commissioner Miles made a motion, seconded by Commissioner Mote, to remove from the table the site plan on area behind Duncanville Auto Supply (100 Block of West Camp Wisdom Road) for a Doctor's Office, and the vote was cast 4 for. Commissioner Pritchett was not present at this time. The Commission felt that a 25 foot easement would not allow enough room for public use, fire trucks and rescue units to the school area. Commissioner Miles made a motion, seconded by Commissioner Davis, to deny this site plan without prejudice, and the vote was cast 4 for. 13

The final plat for Town and Country Estates #1 was removed from the Agenda by Mr. Bill Smegner on February 25 at 4:10 p.m. because they were not ready with the final engineering plans. 14

A public hearing was held at the request of several property owners in Red Bird Addition, represented by Mr. Albert Armistead of 1415 N. Duncanville Road, for a change of zoning from R-2 to Commercial on the west side of Duncanville Road from IH-20 to north of Red Bird Lane at the City Limits. Present and speaking in favor of the request was Mr. Albert Armistead, 1415 N. Duncanville Road, Mr. Clifton Chapman, 202 Frank Keasler Blvd., and Mr. John Yarborough, 1214 N. Duncanville Road. Present and speaking against this request was Mrs. T. K. Irwin and her daughter, Mrs. Gumper, 310 Frank Keasler, Mr. Al Creel, 1110 Lodema Lane, Mr. Wes Jespersen, 514 Jellison, Mr. W. G. Dooley, 711 W. Camp Wisdom Road, Fay Coon, 506 W. Camp Wisdom Road, Mr. Allen Cheney, 606 Roundtop, Mr. R. D. Hughes, 1223 Rita Lane, Mr. Jim Prater, 907 Nature Drive, Evelyn Barnes, 219 Tanco Lane, Mr. and Mrs. Homer Powell, 1227 Lady Lane, Mrs. B. L. Tatum, 215 Emporia and Mr. John Bloom, 1215 Rita Lane. There were 5 letters received in opposition to the zoning change. They were from: Mr. John W. Brawand, 510 W. Camp Wisdom Road, Mr. and Mrs. Carl Williams, 214 Tanco Lane, Mr. Lee R. Chandler and Betty J. Chandler, 210 Tanco Lane, Mrs. Stella Cleveland, 1106 Lodema Lane and Mr. and Mrs. C. S. Gilley, 218 Emporia Lane. Commissioner Pritchett came in about this time. Commissioner Mote made a motion, seconded by Commissioner Davis, to close the public hearing and the vote was cast 4 for and one abstained. Commissioner Miles made a motion, seconded by Commissioner Davis, to recommend to the City Council that this request for change of zoning be denied and the vote was cast 4 for and one abstained. (Commissioner Pritchett abstained because he had not heard enough of the public hearing to make a decision one way or the other.) 15

Meeting adjourned.

Bob Lee  
Bob Lee, Secretary

Dr. W. M. Jespersen  
Dr. W. M. Jespersen, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
MARCH 12, 1974

A regular meeting of the City Plan Commission was held on Tuesday, March 12, 1974, 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 John Bass for a change of zoning from R-1 to Local Retail on Block 15-A, Red Bird Addition Unit No. 4, otherwise known as 738 N. Cedar Ridge Road. Commissioner Miles disqualified himself because he had rendered a legal opinion on a case regarding this same property. Present and speaking in favor of the request was John Bass, 818-A North Main. Present and speaking against the request were: Ralph Roberts, 807 Sherrill, Wes Jespersen, 514 Jellison, W. G. Dooley, 711 W. Camp Wisdom Road, Mr. and Mrs. Wesley Vaughan, 818 Sherrill, Mr. and Mrs. Loren Coon, 506 W. Camp Wisdom, Allen S. High, 722 Tower Crest, Mr. and Mrs. Ben Smith, 1115 Jungle, Alton Cheney, 16

606 Roundtop, Mrs. J. D. Locklear, Jr., 837 Sherrill, Mr. and Mrs. Robert Macatee, 827 Sherrill and Terrance J. Miller, 1203 Hill City. Letters in opposition were received from: John W. and Alice M. Brawand, 510 W. Camp Wisdom Road and Reverend Don Koenig, Duncanville Bible Church, 742 Rolling Ridge. Commissioner Davis made a motion, seconded by Commissioner Pritchett, to close the public hearing and the vote was cast 4 for, with Commissioner Miles abstaining. Commissioner Davis made a motion, seconded by Commissioner Pritchett, to recommend to the City Council that this request for a change of zoning be denied and the vote was cast 3 for, 1 opposed and 1 abstained.

17 The final plat and site plan for Duncanville Plaza Shopping Center was presented by Dr. Leonard B. Carpenter and James Campbell, Engineer. This property is located in the 200 Block of E. Camp Wisdom Road. Commissioner Miles made a motion, seconded by Commissioner Mote, to approve the final plat and site plan and the vote was cast 5 for.

Meeting adjourned.

Bob Lee  
Bob Lee, Secretary

Dr. W. M. Jespersen  
Dr. W. M. Jespersen, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
MARCH 26, 1974

A regular meeting of the City Plan Commission was held on Tuesday, March 26, 1974, 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        |

18 A preliminary plat, Birdwood Estates, was presented by Eddie Pelt and James Campbell, Engineer. This property is located along South Cedar Hill Road on the east side and north of Ten Mile Creek. There was no opposition. Commissioner Mote made a motion, seconded by Commissioner Pritchett, to accept the preliminary plat, but the flood plain area and those changes necessary should be shown on the final plat, and the vote was cast 5 for.

19 A discussion was held regarding establishing guidelines and procedures for the City Plan Commission to present to the City Council. After consideration, Commissioner Pritchett made a motion, seconded by Commissioner Miles, to table any decision on this item until more information could be obtained, and the vote was cast 5 for.

Meeting adjourned.

Bill Willborn  
Bill Willborn, Acting Secretary

Dr. W. M. Jespersen  
Dr. W. M. Jespersen, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
APRIL 9, 1974

A regular meeting of the City Plan Commission was held on Tuesday, April 9, 1974, 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        |

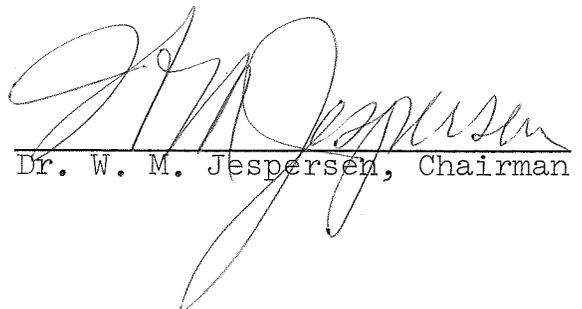
A public hearing was held at the request of Freddie Henson for a Special Use Permit No. 16 for the VFW Club of Duncanville on property located at 1117 So. Main Street. Present and speaking in favor of the request was Herbert M. Tunnell, 358 Vinyard. Present and speaking against the request were: Grady Boshier, 115 W. Cedar St., Mrs. A. M. Ashenhurst, 114 W. Cedar St., A. D. Taylor, 202 Cedar St., C. J. Wilson, 1310 S. Main, Bill Kinsey, 218 W. Cedar, H. G. Rutherford, 222 W. Cedar, Bill Hasty, 219 W. Cedar, William Buckner, 226 W. Cedar and Mrs. Odessa Strain, 122 W. Cedar. A letter of opposition from Mrs. H. W. Casteel, Rt. 8, Box 300, Dallas, was read. Commissioner Pritchett made a motion, seconded by Commissioner Davis to close the public hearing and the vote was cast 5 for. Commissioner Pritchett made a motion, seconded by Commissioner Mote, to recommend to the City Council that this request be denied, and the vote was cast 5 for. 20

A public hearing was held at the request of Glen Oaks, Inc., for a change of zoning from R-2, R-3 and Industrial to Apartment on property located south of Lakeside Park to Wheatland Road. Present and speaking in favor of the request were Bill Wyman and Jay Rubrecht of Glen Oaks, Inc., Earl Mizell, 302 W. Center and Mrs. James Horne, 507 W. Center. Present and speaking against the request were: Dan Pickering, 236 S. Horne, Jack Witherspoon, 355 Brookwood, Mrs. Sarah Miller, 310 Park Lane, Tom Redding 107 Tanglewood, Bill Smith, 214 S. Horne and Bill Jackson, 1210 Rock Springs. Four letters of opposition were read from the following: Marshall M. Seymour, 302 Park Lane, Bill Herchman, 114 Willowbrook, Mr. and Mrs. Hughie Hogue, 234 S. Horne and Mrs. Jackie Burks, 302 Tanglewood. Four separate petitions against the change of zoning were presented, one listing 184 signatures, one with 45 signatures, another with 131 signatures and one with 46 signatures; for a total of 406 names. Commissioner Miles made a motion, seconded by Commissioner Mote, to close the public hearing and the vote was cast 5 for. Commissioner Miles made a motion, seconded by Commissioner Pritchett, to recommend to the City Council that this request be denied without prejudice and the vote was cast 5 for. 21

The proposal for establishment of guidelines and procedures for the City Plan Commission to present to the City Council was tabled again, due to the length of the City Plan Commission meeting. 22

Meeting adjourned.

  
Bob Lee, Secretary

  
Dr. W. M. Jespersen, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
APRIL 23, 1974

A regular meeting of the City Plan Commission was held on Tuesday, April 23, 1974, with a quorum present, to-wit:

Dr. W. M. Jespersen	Chairman
R. T. Miles	
Ken Pritchett	
Bruce Davis	Absent
Bill Mote	Absent

A revised preliminary plat of Greenway Estates was presented by Mr. Clark Pelt. The revision of the Greenway preliminary plat was along Big Stone Gap Road and Springwood Lane. Commissioner Miles made a motion, seconded by Commissioner Pritchett, to approve the revised preliminary plat with the notations as shown on the preliminary plat regarding the lining up of one of the cul-de-sacs with a future street located on Huntington Park preliminary, and the vote was cast 3 for. 23

Final plat of Town and Country Estates No. 1. No one was present from Dewey and Associates to present the plat. Some of the lots did not conform to the 9,000 square feet minimum requirements and no corrected plat was presented. Commissioner Miles made a motion, seconded by 24

Commissioner Pritchett, to deny the final plat on Town and Country Estates No. 1, and the vote was cast 3 for.

A discussion was held regarding establishing guidelines and procedures for the City Plan Commission to present to the City Council. After consideration, Commissioner Pritchett made a motion, seconded by Commissioner Miles, to recommend to the City Council that the Plan Commission adopt the following for a 90 day trial:

"PROPOSED PROCEDURAL STANDARDS FOR DUNCANVILLE  
PLANNING AND ZONING PUBLIC HEARINGS"

25

- "1. A printed agenda will be posted at the meeting door and inasfar as reasonable, copies will be available to visitors and participants.
- 2. The Planning and Zoning Commission will announce the items on the agenda at the start of the meeting and the order in which they will be considered.
- 3. At the start of each public hearing, the Chairman or a designated representative will summarize the requests and will advise which if any of the commission members have observed the site.
- 4. Efforts will be made to display a map of the City so that visitors and participants can be advised of the subject being discussed.
- 5. Both proponents and opponents shall have a maximum of thirty (30) minutes per side for their presentation, along with a maximum of five (5) minutes for rebuttal and surrebuttal. By majority vote, the commission may extend the times allowed. Questions by the commission and answers shall not count against the time limits.
- 6. Proponents and opponents will address themselves to the commission and not to one another. Strict order will be maintained so that all participants and observers may hear the discussions. Personal aspersion will not be countenanced."

Meeting adjourned.

  
Bob Lee, Secretary

  
Dr. W. M. Jespersen, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
MAY 14, 1974

A regular meeting of the City Plan Commission was held on Tuesday, May 14, 1974, at 7:30 P.M. with a quorum present, to-wit:

- |                     |               |
|---------------------|---------------|
| Ken Pritchett       | Chairman      |
| R. T. Miles         | Vice Chairman |
| Dr. W. M. Jespersen | Member        |
| Bill Mote           | Member        |
| C. B. Land          | Member        |

26 Commissioner Pritchett was elected Chairman and R. T. Miles was elected Vice Chairman for this next year.

27 A preliminary plat of Southwest Professional City was presented by VIP Builders, Inc. This property is located on the southwest corner of Wheatland Road and Cockrell Hill Road. Present and speaking in favor of this request was Jim Higginbotham and James Campbell, Engineer. Commissioner Mote made a motion, seconded by Commissioner Jespersen, to approve the preliminary plat and the vote was cast 5 for.

28 A final plat of Town and Country Estates No. 1 was presented by Merrell Greer on property located south of Daniieldale Road between Cockrell Hill Road and Highway 67. Commissioner Miles made a motion, seconded

by Commissioner Mote, to approve this final plat and the vote was cast 5 for.

A final plat and site plan on Softwood Commercial Addition was presented by David Dunning of Henry S. Miller Company. This property is located on the southwest corner of Softwood Drive at South Main Street. Henry S. Miller Company requested the use of a septic tank on this corner, and when they develop the remaining Local Retail area south of this property, they will install a sanitary sewer main across Ten Mile Creek and tie into the TRA sanitary sewer main. This request was granted by the Director of Public Works, providing the septic tank drain field is not covered in any way by paving and that at such time as the sanitary sewer main is installed for their development, the buildings on this lot shall be tied into the new sewer line. Commissioner Mote made a motion, seconded by Commissioner Jespersen, to approve the final plat and site plan and the vote was cast 5 for.

29

A site plan for a self storage area was presented by Mike Dyer on property located in the commercially zoned area in the 400 Block of West Camp Wisdom Road. There are two structures located on the front part of this tract, their addresses being 414 and 418 West Camp Wisdom Road. The site plan indicated a 20-foot access and utility easement. The Plan Commission felt that the 20-foot width was not suitable for proper maneuvering of fire equipment into this area. Commissioner Jespersen made a motion, seconded by Commissioner Mote, to deny this request without prejudice, and the vote was cast 5 for.

30

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Meeting adjourned.

Bob Lee  
Bob Lee, Secretary

Kenneth G. Pritchett  
Ken Pritchett, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
MAY 28, 1974

A regular meeting of the City Plan Commission was held on Tuesday, May 28, 1974, at 7:30 P.M. with a quorum present, to-wit:

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|---------------------|---------------|
| Ken Pritchett       | Chairman      |
| R. T. Miles         | Vice Chairman |
| Dr. W. M. Jespersen | Member        |
| Bill Mote           | Member        |
| C. B. Land          | Member        |

A public hearing was held regarding new proposals for revision of the zoning ordinance. Comments and recommendations were heard from Ralph L. Harkenrider, 1106 Big Stone Gap, Bill Jackson, 1210 Rock Springs, Dan Pickering, 236 S. Horne, Walter Padschee, 644 Parkwood Circle, Earl Mizell, 302 W. Center, Clark Pelt, 936 Rock Canyon and Bill Wyman, 1106 Green Leaf. The Plan Commission asked if the City Attorney could draft a proposed PUD and present to the Plan Commission for consideration at the regular meeting of June 25. After receiving comments and recommendations from those present, Commissioner Miles made a motion, seconded by Commissioner Jespersen, to continue this public hearing at 7:30 P.M., June 25, 1974, and the vote was cast 5 for.

31

A site plan for a self-storage area was re-presented by Mike Dyer on property located in the commercially zoned area in the 400 Block of West Camp Wisdom Road. This site plan was denied at the previous meeting of May 14. Mr. Dyer resubmitted the same site plan as before, along with four items for reconsideration by the Plan Commission. Commissioner Jespersen made a motion, seconded by Commissioner Land, to deny this site plan and the vote was cast 4 for, with Commissioner Miles voting in opposition.

32

Meeting adjourned.

Bob Lee  
Bob Lee, Secretary

Kenneth G. Pritchett  
Kenneth G. Pritchett, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
JUNE 11, 1974

A regular meeting of the City Plan Commission was held on Tuesday, June 11, 1974, at 7:30 P.M., with a quorum present, to-wit:

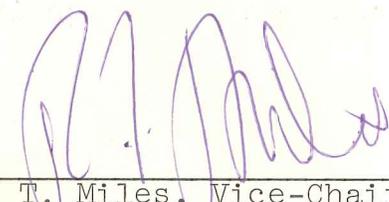
R. T. Miles	Vice-Chairman
Dr. W. M. Jespersen	Member
Bill Mote	Member
Kenneth G. Pritchett	Absent
C. B. Land	Absent

33

A public hearing was held at the request of the City Council for a change of zoning from R-3, Local Retail and Special Use to Industrial zoning on property bounded by Red Bird Lane on the north, Main Street on the west, Carr Lane, Fairmeadows Subdivision and Cavan Road on the south and the Dallas City Limits on the east. Present and speaking in favor of the request were: Ray Shaver, representing the Chamber of Commerce, W. C. Nance, 1410 North Main, C. G. Lewis, Box 788, Barry, Texas, Ralph Harkenrider, 1106 Big Stone Gap and Eldrin Nance, 6329 Joyce Way, Dallas. Present and speaking in opposition to the request were: J. M. Banks, 419 Woodhaven, Rev. Frank Reames, 1335 Driftwood, Pastor of the Glendale Baptist Church, David Archer, 718 Cavan Road, Mrs. Herman Townsen, 543 Summit Ridge, J. D. Driver, 502 Sun Valley, F. R. Nichols, 702 Woodhaven, Robert E. Essary, 210 Rockaway, Bill Blevins, 318 Woodhaven, C. H. Paris, 319 Woodhaven, Wayne Lloyd, 614 Woodhaven, E. W. Vincent, 406 Woodhaven, Richard Turner, 523 Summit Ridge, and Bill Jackson, 1210 Rock Springs. Ten letters in favor of the change of zoning had been received and the names of signatorys were read. Five letters opposing the change of zoning had been received by the Commission and the names on these letters were read. A phone call was received on June 11 from Mr. and Mrs. Jimmy Leon Smith, 423 Woodhaven, opposing the change. Three petitions in opposition to the change of zoning to Industrial were presented to the Plan Commission, one listing 46 signatures, another with 34 names and the third containing 19 names, for a total of 99. Commissioner Jespersen made a motion, seconded by Commissioner Mote, to close the public hearing and the vote was cast 3 for. After several motions were made which died for lack of seconds, Commissioner Jespersen made a motion, seconded by Commissioner Mote, to reopen the public hearing, and the vote was cast 3 for. Commissioner Jespersen made a motion, seconded by Commissioner Mote, to recess the public hearing until July 9, 1974, at 7:30 P.M. at the Council and Court Building, in order that the other Plan Commission members who were absent could vote on the request, and the vote was cast 3 for.

Meeting adjourned.

  
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 Bob Lee, Secretary

  
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 R. T. Miles, Vice-Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
JUNE 25, 1974

A regular meeting of the City Plan Commission was held on Tuesday, June 25, 1974, at 7:30 P.M., with a quorum present, to-wit:

Kenneth G. Pritchett	Chairman
R. T. Miles	Vice-Chairman
Dr. W. M. Jespersen	Member
Bill Mote	Member
C. B. Land	Member

34

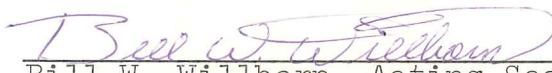
A public hearing was held at the request of David Clayton for a change of zoning from R-3 to Local Retail on property located at 202 W. Center and including about 4.919 acres of land. Present and speaking in favor of the request were: David Clayton, Tommy Griffith, representing David Clayton and Sons Funeral Home, Reverend Hulen Jackson, Pastor of the Church of Christ, 201 W. Center St. and Larry Smith, Smith Brothers Automotive, 107 W. Freeman. Present and speaking in opposition to the request

as presented were: Bill Scherback, 1410 Braewood, C. H. Gifford, 213 Merribrook Trail, Dan Pickering, 236 S. Horne, Mrs. Betty Vakerish, 222 W. Center and Charles Couden, 215 Merribrook Trail. Names were read of the property owners submitting letters in favor of the zoning request. These were: Dr. James L. Hill, 113 S. Main St., Betty Stidham, 234 West Center, Lola Mae Bell, 502 So. Ave. C., Mrs. Mollie Hale, 122 Center St., Mr. and Mrs. W. V. Jones, 209 Merribrook Trail, Charles R. Sims, 225 Merribrook Trail, Glen E. and Wanda Williams, 231 Merribrook Trail, Mrs. Alice Tarter, 223 Merribrook Trail, Sandra J. McNutt, 219 Merribrook Trail, Raymond S. and Anna P. Young, 217 Merribrook Trail and Mrs. Winnie Maulden, 239 W. Center. No letters in opposition were received. Commissioner Mote made a motion to table the public hearing until the next meeting and the motion was seconded by Commissioner Miles. The vote was cast 5 for.

The public hearing on new proposals for revision of the zoning ordinance was continued from the May 28 meeting. Earl Mizell, 302 W. Center St. and Clark Pelt, 936 Rock Canyon, spoke for the adoption of the revised proposed zoning ordinance as presented. Comments and recommendations were received from Dan Pickering, 236 S. Horne, Bill Jackson, 1210 Rock Springs and Ralph L. Harkenrider, 1196 Big Stone Gap. In addition, Bill Jackson presented a letter to the Plan Commission regarding the cumulative provisions of the revised zoning ordinance proposal. Mr. Louis Nichols, City Attorney, explained to the Plan Commission the draft of his proposed Planned District Development Ordinance which had been requested at the May 28 meeting. After discussion and questions directed to the City Attorney, Commissioner Miles made a motion, seconded by Commissioner Mote, that the PD Ordinance as proposed by the City Attorney be passed on to the City Council with certain recommended changes, and the vote was cast 4 for, with 1 opposed. Motion was made by Commissioner Jespersen, seconded by Commissioner Miles, to place a moratorium on the development of mobile home parks until the old ordinance and the proposed new ordinance could be coordinated, and the vote was cast 5 for. A number of suggestions were made concerning possible changes in the proposal, and it was decided to go over the proposed zoning ordinance item by item to see if a workable solution to the problems could be resolved. Proposed changes to the zoning ordinances were given to the City Attorney for consideration and rewriting. All residential zoning, including single family, multi-family and duplexes, was covered in this meeting. Because it was almost 1:00 A.M., Commissioner Miles made a motion, seconded by Commissioner Land, to continue the public hearing at the July 9 Plan Commission meeting and the vote was cast 5 for. At the continuation of the public hearing on these new proposals for revision of the zoning ordinance, Local Retail, Central Business District and cumulative or transitional zoning will be covered.

35

Meeting adjourned.

  
Bill W. Willborn, Acting Secretary

  
Kenneth G. Pritchett, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
JULY 9, 1974

A regular meeting of the City Plan Commission was held on Tuesday, July 9, 1974, at 7:30 P.M., with a quorum present, to-wit:

- |                      |               |
|----------------------|---------------|
| Kenneth G. Pritchett | Chairman      |
| R. T. Miles          | Vice-Chairman |
| Dr. W. M. Jespersen  | Member        |
| Bill Mote            | Member        |
| C. B. Land           | Member        |

There was a continuation of the public hearing recessed at the June 11 meeting on the change of zoning from R-3 to Local Retail and Special Use to Industrial as requested by the City Council on the area north of Fairmeadows Addition and south of Red Bird Lane between Cockrell Hill Road and North Main Street. Commissioner Mote removed himself from voting on this item due to interest in the area. Present and speaking in favor of this request were David Clayton, representing the Chamber of Commerce and Herb Thach, property owner in this area, speaking for

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himself and his brother Johnny. Present and speaking in opposition were: Mrs. Herman D. Townsen, 543 Summit Ridge, who presented petitions bearing 148 names which represented 86 property owners, C. H. Paris, 319 Woodhaven, Ralph Harkenrider, 1106 Big Stone Gap, Reverend Frank Reames, 1335 Driftwood, Pastor of the Glendale Baptist Church, 719 Woodhaven, Wayne Lloyd, 614 Woodhaven, Mrs. Frank Ellis, Red Bird Lane, Herman D. Townsen, 543 Summit Ridge and I. J. Brandon, 227 Woodhaven. Three letters in opposition were received. Also present were Jim Beach, representing the Tax Department and Cecil M. Wilkins, Assistant City Manager. Commissioner Miles made a motion, seconded by Commissioner Jespersen, to close the public hearing and the vote was cast 4 for, with Commissioner Mote abstaining. Commissioner Miles made a motion, seconded by Commissioner Land, to recommend to the City Council denial of this zoning request without prejudice and the vote was cast 4 for with Commissioner Mote abstaining.

37

A decision on the change of zoning request from R-3 to Local Retail as requested by David Clayton on property located at 202 W. Center. The minutes did not reflect that the public hearing had been closed at the June 25 meeting. The Secretary of the Plan Commission checked back on the previous notes and listened to the tape recordings of the meeting and for clarification at this meeting made the following statement: "A motion was made by Commissioner Miles, seconded by Commissioner Jespersen, to close the public hearing of June 25 and the vote was cast 5 for. A motion was made by Commissioner Mote, seconded by Commissioner Miles, to table this decision until the next scheduled meeting, which would be July 9, and the vote was cast 5 for." After discussion among the Commissioners, Commissioner Jespersen made a motion, seconded by Commissioner Miles, to recommend to the City Council denial of this change of zoning request without prejudice and the vote was cast 4 for, with Commissioner Mote voting in opposition.

38

Continuation was held of the public hearing recessed at the June 11 meeting on new proposals for revision of the zoning ordinance. The Plan Commission heard several comments from those present regarding the proposed revision, starting with Local Retail and continuing through CBD zoning. Commissioner Miles made a motion, seconded by Commissioner Mote, to recess this public hearing of July 9 to July 23, 1974, at 7:30 P.M. on the new proposals for revision of the zoning ordinance and the vote was cast 5 for.

Meeting adjourned.

Bob Lee  
Bob Lee, Secretary

Kenneth G. Pritchett  
Kenneth G. Pritchett, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
JULY 23, 1974

A regular meeting of the City Plan Commission was held on Tuesday, July 23, 1974, at 7:30 P.M., with a quorum present, to-wit:

- |                      |               |
|----------------------|---------------|
| Kenneth G. Pritchett | Chairman      |
| R. T. Miles          | Vice-Chairman |
| Dr. W. M. Jespersen  | Member        |
| C.B. Land            | Member        |
| Bill Mote            | Absent        |

39

The final plat on Painted Oaks Addition was presented by Merrill Greer of Mercan Construction Company. Commissioner Jespersen made a motion, seconded by Commissioner Land, to approve the final plat, subject to City Engineer approval and the correction of the finished floor level notation on Lot 1, Block A, as shown on the final plat, and the vote was cast 4 for.

It was noted that on April 23, 1974, the proposed Procedural Standards for Duncanville Planning and Zoning Public Hearings was adopted on a 90-day trial basis. Since the 90-day trial period had been completed, Commissioner Miles made a motion, seconded by Commissioner Jespersen, to adopt these standards permanently, and the vote was cast 4 for. 40

Continuation was held of the public hearing recessed at the July 9 meeting on new proposals for revision of the zoning ordinance. The Plan Commission heard several comments from those present regarding Commercial zoning. Commissioner Miles made a motion, seconded by Commissioner Jespersen, to recess this public hearing of July 23 to August 13, 1974, at 7:30 P.M., on the new proposals for revision of the zoning ordinance, and the vote was cast 4 for. 41

Meeting adjourned.

*Bob Lee*

Bob Lee, Secretary

*Kenneth G. Pritchett*

Kenneth G. Pritchett, Chairman

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CITY PLAN COMMISSION  
REGULAR MEETING  
AUGUST 13, 1974

A regular meeting of the City Plan Commission was held on Tuesday, August 13, 1974, at 7:30 P.M., with a quorum present, to-wit:

R. T. Miles	Vice-Chairman
Dr. W. M. Jespersen	Member
Bill Mote	Member
C. B. Land	Member
Kenneth G. Pritchett	Absent

A public hearing was held at the request of Mrs. Cleo Mason Hamilton for a change in zoning from Special Use #5 (Cemetery) to R-2 on 48 acres of land bordered by the Santa Fe Railroad on the west, Cedar Hill Road on the east, Trees Cemetery Lane on the north and Little Bethel Cemetery on the south. Present and speaking in favor of the request were Mrs. Cleo Mason Hamilton and Weldon Tucker of Hudson and Hudson Company. Present and speaking in opposition to the request were: Charles D. Acton, 207 Softwood, Mr. and Mrs. S. Gus Alexander, 1700 Cedar Hill Road, Robert Coldren, 1626 Cedar Hill Road, Clark Pelt, 936 Rock Canyon, John Logan, 3623 Vincent, Dallas, Texas, Orville Aldridge, 814 Rock Canyon, Mrs. John Clemmer, 715 E. Center, Bobby Fletcher, 414 Softwood, Lin Gray, 407 Softwood and Bob Donnelly, 519 Softwood Circle. Letters in opposition were received from the Board of Directors of Flame, Inc., Charles Orr, 415 Softwood and H. E. Brinson, 706 Linkcrest. Commissioner Jespersen made a motion, seconded by Commissioner Land, to close the public hearing and the motion was withdrawn. Commissioner Mote made a motion, seconded by Commissioner Jespersen, to recess the public hearing until August 27, 1974 at 7:30 P.M., and the vote was cast 3 for, with Commissioner Miles voting in opposition. 42

The final plat for Town and Country Estates #1 was re-presented to the Plan Commission, as it had not been filed with the County Clerk within the 30 day time limit required by the City Ordinance. Commissioner Mote made a motion, seconded by Commissioner Jespersen, to reapprove the final plat and the vote was cast 4 for. 43

Continuation was held of the public hearing recessed at the July 23 meeting on new proposals for revision of the zoning ordinance. Commissioner Jespersen made a motion, seconded by Commissioner Land, to recess this public hearing until August 27, 1974, at 7:30 P.M., and the vote was cast 4 for. 44

Meeting adjourned.

*Bob Lee*

Bob Lee, Secretary

*R. T. Miles*

R. T. Miles, Vice-Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
AUGUST 27, 1974

A regular meeting of the City Plan Commission was held on Tuesday, August 27, 1974, at 7:30 P.M., with a quorum present, to-wit:

- |                      |               |
|----------------------|---------------|
| Kenneth G. Pritchett | Chairman      |
| R. T. Miles          | Vice Chairman |
| Dr. W. M. Jespersen  | Member        |
| Bill Mote            | Member        |
| C. B. Land           | Member        |

45

The scheduled continuation for public hearing on change of zoning from Special Use #5 (Cemetery) to R-2, requested by Mrs. Cleo Mason Hamilton on 48 acres bordered by the Santa Fe Railroad on the west, Cedar Hill Road on the east, Trees Cemetery Lane on the north and Little Bethel Cemetery on the south, was withdrawn. A letter dated August 26, 1974, was received from Mrs. Hamilton withdrawing her change of zoning request.

46

There was a continuation of the public hearing recessed at the August 13 meeting on new proposals for revision of the zoning ordinance. After a discussion, Commissioner Miles made a motion, seconded by Commissioner Jespersen, to recess the public hearing until September 10, 1974, at 7:30 P.M., and the vote was cast 5 for.

Meeting adjourned.

Bob Lee  
Bob Lee, Secretary

Kenneth G. Pritchett  
Kenneth G. Pritchett, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
SEPTEMBER 10, 1974

A regular meeting of the City Plan Commission was held on Tuesday, September 10, 1974, at 7:30 P.M., with a quorum present, to-wit:

- |                      |               |
|----------------------|---------------|
| Kenneth G. Pritchett | Chairman      |
| R. T. Miles          | Vice Chairman |
| Dr. W. M. Jespersen  | Member        |
| Bill Mote            | Member        |
| C. B. Land           | Absent        |

47

Katie Maloney, representing the Park Board, and Jackie Miller, Director of Parks and Recreation, met with the City Plan Commission regarding land for future park sites.

48

The site plan for a Doctor's Office Building at 103 W. Camp Wisdom Road was presented by Doctors Charles Lee Wagon and Robert L. Gardner. Motion was made by Commissioner Miles, seconded by Commissioner Jespersen, to approve the site plan, with a request to pay particular attention to the traffic flow pattern, and the vote was cast 4 for.

49

Continuation was held of public hearing from the August 27 meeting on the proposed revision of the zoning ordinance. After a discussion Commissioner Miles made a motion, seconded by Commissioner Jespersen, to recess the public hearing on the proposed revision of the zoning ordinance to October 8, 1974, at 7:30 P.M., and the vote was cast 4 for.

Meeting adjourned.

Bob Lee  
Bob Lee, Secretary

Kenneth G. Pritchett  
Kenneth G. Pritchett, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
OCTOBER 8, 1974

A regular meeting of the City Plan Commission was held on Tuesday, October 8, 1974, at 7:30 P.M., with a quorum present, to-wit:

Kenneth G. Pritchett	Chairman
R. T. Miles	Vice-Chairman
Dr. W. M. Jespersen	Member
Bill Mote	Member
C. B. Land	Member

A final plat on the Wheatland-Cedar Ridge Addition, located at the northeast corner of Wheatland Drive and Cedar Ridge Drive, was presented to the Plan Commission by Benton C. Stailey, Jr., representing Oak Cliff Savings and Loan Company. Commissioner Jespersen made a motion, seconded by Commissioner Miles, to approve the final plat and the vote was cast 5 for. 50

A public hearing was held at the request of John Bass for a change of zoning from R-1 to Local Retail (Deed Restricted to Office Use Only) on property located at 738 N. Cedar Ridge Drive. Present and speaking in opposition to the request were: Ralph Roberts, 807 Sherrill, Mrs. Wesley Vaughan, 818 Sherrill, Mrs. Faye Coon, 506 W. Camp Wisdom Road, Mrs. J. D. Locklear, Jr., 815 Sherrill, Bill Jackson, 1210 Rock Springs, Bill Scherback, 1410 Braewood and A. S. High, 722 Tower Crest. One letter was received in opposition to the zoning request. Commissioner Mote made a motion, seconded by Commissioner Jespersen, to close the public hearing and the vote was cast 5 for. Commissioner Jespersen made a motion, seconded by Commissioner Miles, to recommend denial of this change of zoning request because of spot zoning and traffic problems, and the vote was cast 3 for, 2 against, with Commissioner Mote and Commissioner Land voting in opposition. 51

The continuation of public hearing from the September 10 meeting on the proposed revision of the zoning ordinance was held. City Attorney Louis Nichols was not ready to present his draft of the new zoning ordinance revisions at this meeting. Commissioner Miles made a motion, seconded by Commissioner Jespersen, to recess this public hearing on the proposed revision of the zoning ordinance until November 12, 1974, at 7:30 P.M. at the Council and Courts Building, and the vote was cast 5 for. 52

Meeting adjourned.

*Robert B. Lee*

Robert B. Lee, Secretary

*Kenneth G. Pritchett*

Kenneth G. Pritchett,  
Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
OCTOBER 22, 1974

A regular meeting of the City Plan Commission was held on Tuesday, October 22, 1974, at 7:30 P.M., with a quorum present, to-wit:

Kenneth G. Pritchett	Chairman
R. T. Miles	Vice-Chairman
Dr. W. M. Jespersen	Member
Bill Mote	Member
C. B. Land	Member

The final plat on Swan Ridge Estates, located between Cedar Hill Road, Ten Mile Creek and Horne Branch, was presented to the Plan Commission by Eddie Pelt and James Campbell, Engineer. Commissioner Jespersen 53

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made a motion, seconded by Commissioner Miles, to approve the final plat and the vote was cast 5 for.

Meeting adjourned.

*Bob Lee*

Bob Lee, Secretary

*Kenneth G. Pritchett*

Kenneth G. Pritchett, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
NOVEMBER 12, 1974

A regular meeting of the City Plan Commission was held on Tuesday, November 12, 1974, at 7:30 P.M., with a quorum present, to-wit:

Kenneth G. Pritchett	Chairman
R. T. Miles	Vice Chairman
Bill Mote	Member
Dr. W. M. Jespersen	Absent
C. B. Land	Absent

54

A public hearing was held at the request of Thomas M. Gaubert for a change of zoning from Apartment to Local Retail on property located south of Daniieldale Drive in the 400 Block. Present and speaking in favor of the request was Thomas M. Gaubert, owner of the property. There was no opposition. Commissioner Miles made a motion, seconded by Commissioner Mote, to close the public hearing, and the vote was cast 3 for. Commissioner Miles made a motion, seconded by Commissioner Mote, to recommend to the City Council approval of this request for change of zoning from Apartment to Local Retail, and the vote was cast 3 for.

55

A continuation of the public hearing from the October 8 meeting on proposed revision of the zoning ordinance was held. After some discussion, Commissioner Miles made a motion, seconded by Commissioner Mote, to recess the public hearing on the proposed revision of the zoning ordinance until November 26, 1974, at the Council and Court Building, and the vote was cast 3 for.

Meeting adjourned.

*Bob Lee*

Bob Lee, Secretary

*Kenneth G. Pritchett*

Kenneth G. Pritchett, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
NOVEMBER 26, 1974

A regular meeting of the City Plan Commission was held on Tuesday, November 26, 1974, at 7:30 P.M., with a quorum present, to-wit:

Kenneth G. Pritchett	Chairman
R. T. Miles	Vice Chairman
Bill Mote	Member
Dr. W. M. Jespersen	Member
C. B. Land	Member

56

A revised plat of Merribrook Park No. 6 was presented to the Plan Commission. Commissioner Jespersen made a motion, seconded by Commissioner Land, to approve the revised plat on Merribrook Park No. 6, and the vote was cast 4 for, with Commissioner Miles abstaining due to possible conflict of interest.

A continuation of the public hearing from the November 12 meeting on proposed revision of the zoning ordinance was held. After some discussion, Commissioner Pritchett made a motion, seconded by Commissioner Miles, to recess the public hearing until December 10, 1974, at the Council and Court Building, and the vote was cast 4 for. Commissioner Jespersen had to leave at 9:47 P.M.

57

Meeting adjourned.

*Bob Lee*

Bob Lee, Secretary

*Kenneth G. Pritchett*  
Kenneth G. Pritchett, Chairman

CITY PLAN COMMISSION  
REGULAR MEETING  
DECEMBER 10, 1974

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A regular meeting of the City Plan Commission was held on Tuesday, December 10, 1974, at 7:30 P.M., with a quorum present, to-wit:

- |                      |               |
|----------------------|---------------|
| Kenneth G. Pritchett | Chairman      |
| R. T. Miles          | Vice Chairman |
| Bill Mote            | Member        |
| Dr. W. M. Jespersen  | Member        |
| C. B. Land           | Member        |

A continuation of the public hearing from the November 26 meeting was held on the proposed revision of the zoning ordinance. Commissioner Jespersen came in at 8:18 P.M. After some discussion, Commissioner Miles made a motion, seconded by Commissioner Mote, to recess the public hearing until January 14, 1975, at 7:30 P.M. at the Council and Court Building, and the vote was cast 4 for. Commissioner Jespersen left at 9:47 P.M.

58

Meeting adjourned.

*Bob Lee*

Bob Lee, Secretary

*Kenneth G. Pritchett*  
Kenneth G. Pritchett, Chairman