

Minutes of Planning & Zoning Commission Meetings
January 11, 1982 through December 27, 1982

CITY PLAN COMMISSION
REGULAR MEETING
JANUARY 11, 1982

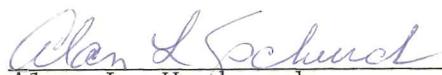
A regular meeting of the City Plan Commission was held on Monday, January 11, 1982, at 7:30 P.M. with a quorum present, to-wit:

James Tingle	Vice Chairman
Roland Abbott	Member
Henry Durrwachter	Member (came in late)
James Kelly	Member
Richard Stokes	Member
Don Cutler	Absent
James Jordan	Absent

Commissioner Kelly made a motion, seconded by Commissioner Abbott, to approve the minutes of the regular meeting of December 14, 1981, and the vote was cast 4 for.

A final plat of Willow Run No. 1, located in the northeast quadrant of Cockrell Hill Road and Daniieldale Drive, was requested by Centennial Homes, Inc. Commissioner Stokes made a motion, seconded by Commissioner Abbott, to approve the plat as submitted, and the vote was cast 5 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
JANUARY 25, 1982

A regular meeting of the City Plan Commission was held on Monday, January 25, 1982, at 7:30 P.M., with a quorum present, to-wit:

Don Cutler	Chairman
Roland Abbott	Member
James Jordan	Member
Richard Stokes	Member
Henry Durrwachter	Absent
James Kelly	Absent
James Tingle	Absent

Commissioner Jordan made a motion, seconded by Commissioner Stokes, to approve the minutes of the regular meeting of January 11, 1982, and the vote was cast 4 for.

A public hearing was held at the request of Wayne McRorey for a change of zoning from Residential-2 to Planned Development (Multi-Family) District Zoning, on property located at 1418 South Main Street. Present, and speaking in favor of the request was Wayne McRorey, 1418 South Main Street, applicant. Present, and speaking in opposition to the request was Jerry Anderson, 239 Charlotte. There were 22 notices mailed to property owners within 200 ft. of the area of request, with 1 reply returned in favor of the request and 1 reply returned in opposition to the request. Commissioner Jordan made a motion, seconded by Commissioner Abbott, to close the public hearing, and the vote was cast 4 for. Commissioner Stokes made a motion, seconded by Commissioner Abbott, to recommend to the City Council that the change of zoning from Residential-2 to Planned Development (Multi-Family) District Zoning at 1418 South Main Street be approved, with the addition of an electrically operated gate at the east end of the property for police and fire access, and the vote was cast 4 for.

A replat of Percy Christon Addition, located at the northwest quadrant of Camp Wisdom Road and Oriole Boulevard, was requested by Brockette/Davis/Drake, Inc. Commissioner Abbott made a motion, seconded by Commissioner Jordan, to approve the replat as submitted, and the vote was cast 4 for.

A final plat of Greenbriar No. 6, located south of the 100 block of West Daniieldale Drive, was presented by Eddie Pelt, developer. Commissioner Jordan made a motion, seconded by Commissioner Stokes, to approve the plat as submitted, and the vote was cast 4 for.

Meeting adjourned.

Alan L. Upchurch

Alan L. Upchurch
Acting Secretary

Don R. Cutler

CITY PLAN COMMISSION
REGULAR MEETING
FEBRUARY 22, 1982

A regular meeting of the City Plan Commission was held on Monday, February 22, 1982, at 7:30 P.M., with a quorum present, to-wit:

Don Cutler	Chairman
Roland Abbott	Member
Henry Durrwachter	Member
James Jordan	Member (came in late)
James Kelly	Member
Richard Stokes	Member
James Tingle	Absent

Commissioner Abbott made a motion, seconded by Commissioner Durrwachter, to approve the minutes of the regular meeting of January 25, 1982, and the vote was cast 5 for.

A preliminary plat and site plan of the Second Addition of Meadowridge Apartments, located south of Jellison Boulevard and east of Link Drive, were presented by Jim Campbell, engineer. Commissioner Abbott made a motion, seconded by Commissioner Kelly, to approve the preliminary plat and site plan as submitted, and the vote was cast 5 for.

Commissioner Jordan came in at 7:38 P.M.

A revised corrected final plat of Percy/Christon Addition No. 1, located in the northwest quadrant of Oriole Boulevard and Camp Wisdom Road, was requested by Percy/Christon, Inc. Commissioner Stokes made a motion, seconded by Commissioner Jordan, to approve the revised corrected final plat as submitted, and the vote was cast 6 for.

Meeting adjourned.

LaVerne Childress

LaVerne Childress, Acting Secretary

Don R. Cutler

CCB120

CITY PLAN COMMISSION
 REGULAR MEETING
 APRIL 12, 1982

A regular meeting of the City Plan Commission was held on Monday, April 12, 1982, at 7:30 P.M., with a quorum present, to-wit:

Don Cutler	Chairman
James Tingle	Vice Chairman
Roland Abbott	Member
Henry Durrwachter	Member
James Jordan	Member
James Kelly	Member
Richard Stokes	Member

Commissioner Abbott made a motion, seconded by Commissioner Durrwachter, to approve the minutes of the regular meeting of February 22, 1982, and the vote was cast 7 for.

A public hearing was held at the request of Jack E. Farrell, Jr., for a change of zoning from Local Retail to Commercial District Zoning, on Lots 22 and 23, Block A, Carder Crest Addition. Present, and speaking in favor of the request was Jack E. Farrell, Sr., 311 East Little. There was no one present to speak in opposition to the request. There were 11 notices mailed to property owners within 200 feet of the area of request, including the school district, with 1 reply returned in favor of the request. Commissioner Tingle made a motion, seconded by Commissioner Jordan, to close the public hearing, and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Durrwachter, to recommend to the City Council that the change of zoning from Local Retail to Commercial District Zoning on Lots 22 and 23, Block A, Carder Crest Addition, be approved, and the vote was cast 7 for.

A public hearing was held at the request of Marc Howland for a change of zoning from Residential-3 to Local Retail-1 District Zoning, on the west 125 feet of Lot 6 and all of Lot 7, Block B, Chapman Addition, 1314 South Main Street. Present, and speaking in favor of the request were Melba Bridgers, 362 Softwood, of Carl Overton Real Estate, representing the applicant and seller; and Marc Howland, 635 Southwood Court, applicant. Present, and speaking in opposition to the request was James Patrick Stanford, 110 Jewell Street. There were 22 notices mailed to property owners within 200 feet of the area of request, including the school district, with 2 replies returned in favor of the request. Commissioner Stokes made a motion, seconded by Commissioner Kelly, to close the public hearing, and the vote was cast 7 for. Commissioner Kelly made a motion, seconded by Commissioner Tingle, to recommend to the City Council that the change of zoning from Residential-3 to Local Retail-1 District Zoning at 1314 South Main Street be approved, and the vote was cast 7 for.

A public hearing was held at the request of Irwin R. Rose Co., Inc. to amend the site plan and the conditions of Ordinance No. 461 - Special Use for a Private Housing Project, to convert approximately one-half of the mechanical building to a one bedroom apartment, on property located at 603 West Center Street, Westwood Townhouses. Present, and speaking in favor of the request was Douglas Rose, 900 Gulf Lakes Trail, Dallas 75231. There was no one present to speak in opposition to the request. There were 40 notices mailed to property owners within 200 feet of the area of request, including the school district, with 3 replies returned in opposition to the request. Commissioner Tingle made a motion, seconded by Commissioner Stokes, to close the public hearing, and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Stokes, to grant the request and amend the site plan and the conditions of Ordinance No. 461. After discussion, Commissioner Stokes rescinded his second, and Commissioner Tingle rescinded his motion. Commissioner Tingle made a motion, seconded by Commissioner Abbott, to reopen the public hearing and allow five minutes for further discussion, and the vote was cast 7 for. Douglas Rose spoke again in favor of the request. There was no opposition. Commissioner Stokes made a motion, seconded by Commissioner Kelly, to continue the public hearing on April 26, 1982, at 7:30 P.M. at the Council and Court Building, and the vote was cast 7 for.

A public hearing was held at the request of Oak Tree Land Development Co., Inc. for a change of zoning from Residential-2 to Planned Development (Multi-Family) District Zoning, on property located at 1333 South Main Street. Present, and speaking in favor of the request were Ed Cummings, 1702 Clark Road, applicant; Charles Nicholson, 1410 Cardinal Creek; Charles Wickersham, 130 and 132 Graystone; and Joe Brown, 2119 Blueridge Drive. Present, and speaking in opposition to the request were Ken and Jo Ann Sill, 1407 South Main; Gail Sliger, 1405 South Main; Fred Lusk, 1435 Cardinal Creek; Michael Cameron, 1310 Cardinal Creek; and Roland and Lois Greenwald, 1426 Cardinal Creek. There were 26 notices mailed to property owners within 200 feet of the area of request, including the school district, with 2 replies returned in favor of the request and 2 replies returned in opposition to the request. Xeroxed copies were made of one of the notices and distributed to property owners within the Swan Ridge Addition. There were 19 of these notices returned in opposition to the request. Commissioner Tingle made a motion, seconded by Commissioner Abbott, to close the public hearing, and the vote was cast 7 for. Commissioner Kelly made a motion, seconded by Commissioner Durrwachter, to recommend to the City Council that the change of zoning from Residential-2 to Planned Development (Multi-Family) District Zoning at 1333 South Main Street be approved, and the vote was cast 4 for, with Commissioners Tingle, Abbott, and Jordan voting in opposition.

A public hearing was held at the request of Oak Tree Land Development Co., Inc. for a change of zoning from Residential-3 to Planned Development (Multi-Family) District Zoning, on property located at the northeast corner of South Main and Little Street, known as 1346 South Main Street. Present, and speaking in favor of the request were Ed Cummings, 1702 Clark Road, applicant; Helen Lee Herron, 1207 Greenleaf Lane, listing agent for property at 1346 South Main; and Barry Jenkins, 700 West Center, one of the owners. Present, and speaking in opposition to the request were Ken and Jo Ann Sill, 1407 South Main; and Gail Sliger, 1405 South Main. There were 28 notices mailed to property owners within 200 feet of the area of request, including the school district, with 3 replies returned in favor of the request. Commissioner Stokes made a motion, seconded by Commissioner Abbott, to close the public hearing, and the vote was cast 7 for. Commissioner Stokes made a motion, seconded by Commissioner Kelly, to recommend to the City Council that the change of zoning from Residential-3 to Planned Development (Multi-Family) District Zoning at 1346 South Main be approved, and the vote was cast 6 for, with Commissioner Jordan voting in opposition.

Mr. Gordon Frey, District Manager for Enderby Gas, Inc., 500 Big Stone Gap Road, requested a variance to delete the sidewalk in front of their building. After discussion, Commissioner Kelly made a motion, seconded by Commissioner Stokes, to deny the request for variance, and the vote was cast 7 for.

Meeting adjourned.


 Alan L. Upchurch
 Acting Secretary



CITY PLAN COMMISSION
 REGULAR MEETING
 APRIL 26, 1982

A regular meeting of the City Plan Commission was held on Monday, April 26, 1982, at 7:30 P.M., with a quorum present, to-wit:

Don Cutler	Chairman
James Tingle	Vice Chairman
Roland Abbott	Member
Henry Durrwachter	Member
James Kelly	Member
Richard Stokes	Member(came in late)
James Jordan	Absent

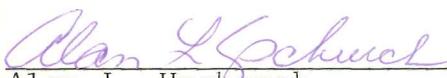
Commissioner Durrwachter made a motion, seconded by Commissioner Kelly, to approve the minutes of the regular meeting of April 12, 1982, and the vote was cast 5 for.

The public hearing was continued on the request of Irwin R. Rose Co., Inc. to amend the site plan and the conditions of Ordinance No. 461 - Special Use for a Private Housing Project, to convert approximately one-half of the mechanical building to a one bedroom apartment, on property located at 603 West Center Street, Westwood Townhouses. (Commissioner Stokes came in at 7:35 P.M.). The Planning Commission had requested additional information concerning the hot water heating system. This information was presented by Irwin Rose, 603 West Center, owner, and Pat Barrett, 1933 Rosewood, Dallas, representing Raypak Water Heating System. There was no one present to speak in opposition to the request. Commissioner Abbott made a motion, seconded by Commissioner Stokes, to close the public hearing, and the vote was cast 6 for. Commissioner Abbott made a motion, seconded by Commissioner Durrwachter, to recommend to the City Council that the site plan and the conditions of Ordinance No. 461 - Special Use for a Private Housing Project be amended, to convert approximately one-half of the mechanical building to a one bedroom apartment at 603 West Center Street, Westwood Townhouses, and the vote was cast 6 for.

A public hearing was held at the request of Betty J. Morris, for a change of zoning from Residential-3 to Local Retail-1 District Zoning, on property located at 1310 South Main Street, further described as Lots 4 and 5, Chapman Addition. Present, and speaking in favor of the request was Carl Overton, 431 Softwood, representing Betty J. Moore, owner. Present, and speaking in opposition to the request was Jo Ann Sills, 1407 South Main Street. There were 20 notices mailed to property owners within 200 feet of the area of request, including the school district, with 1 reply returned in favor of the request. Commissioner Tingle made a motion, seconded by Commissioner Durrwachter, to close the public hearing, and the vote was cast 6 for. Commissioner Tingle made a motion, seconded by Commissioner Stokes, to recommend to the City Council that the change of zoning from Residential-3 to Local Retail-1 District Zoning at 1310 South Main Street be approved, and the vote was cast 6 for.

An item to consider the abandonment of Painted Oaks Subdivision plat, located in the 200 Block South Cockrell Hill Road, was requested by Don Morgan. Commissioner Tingle made a motion, seconded by Commissioner Abbott, to approve the abandonment of the Painted Oaks Subdivision plat, and the vote was cast 6 for.

Meeting adjourned.


 Alan L. Upchurch
 Acting Secretary



CITY PLAN COMMISSION
 REGULAR MEETING
 MAY 10, 1982

A regular meeting of the City Plan Commission was held on Monday, May 10, 1982, at 7:30 P.M., with a quorum present, to-wit:

Don Cutler	Chairman (came in late)
James Tingle	Vice Chairman
Roland Abbott	Member
Henry Durrwachter	Member (came in late)
James Jordan	Member
James Kelly	Member
Richard Stokes	Member

Commissioner Abbott made a motion, seconded by Commissioner Jordan, to approve the minutes of the regular meeting of April 26, 1982, and the vote was cast 5 for.

A preliminary and final plat of Daniieldale-67 Addition, located at the Southwest corner of Daniieldale Drive and U.S. Highway 67, was requested by Lou Horne, engineer. Commissioner Stokes made a motion, seconded by Commissioner Kelly, to approve the preliminary and final plats as submitted, and the vote was cast 5 for.

Commissioner Durrwachter came in at 7:35 PM, and Chairman Cutler came in at 7:36 PM.

A preliminary and final plat of Greenbriar Square No. 2, located at the Southeast corner of Daniieldale Drive and Clark Road, was presented by Bob Acrey, engineer. Commissioner Tingle made a motion, seconded by Commissioner Abbott, to approve the preliminary and final plats as submitted, and the vote was cast 7 for.

A preliminary plat, final plat, and site plan of Cedar Green Living Center, located North of the 200 Block of East Daniieldale Drive, was presented by Jim Campbell, engineer. Commissioner Abbott made a motion, seconded by Commissioner Kelly, that the preliminary plat, final plat, and site plan be rejected until a definite traffic plan can be justified, and the vote was cast 5 for, with Commissioners Tingle and Cutler voting in opposition.

Meeting adjourned.

Bob Lee

Bob Lee, Secretary

Don R. Cutler

CCB120

CITY PLAN COMMISSION
SPECIAL MEETING
MAY 17, 1982

A special meeting of the City Plan Commission was held on Monday, May 17, 1982, at 6:00 P.M., with a quorum present, to-wit:

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| Don Cutler | Chairman |
| James Tingle | Vice Chairman |
| Roland Abbott | Member |
| Henry Durrwachter | Member |
| James Kelly | Member |
| Richard Stokes | Member |
| James Jordan | Absent |

A preliminary plat, final plat, and site plan of Cedar Green Living Center, located North of the 200 Block of East Daniieldale Drive, was presented by Eddie Pelt. The Planning Commission received the recommendation from the Chief of Police concerning the ingress and egress to this property. The Chief could see no problem with the way the entrances and exits were shown on the site plan as presented. Commissioner Tingle made a motion, seconded by Commissioner Kelly, to follow the Police Chief's recommendation concerning traffic and the site plan, and approve the preliminary plat, final plat, and site plan of Cedar Green Living Center, as submitted, and the vote was cast 6 for.

Meeting adjourned.

Alan L. Upchurch

Alan L. Upchurch
Acting Secretary

Don R. Cutler

CITY PLAN COMMISSION
REGULAR MEETING
MAY 24, 1982

A regular meeting of the City Plan Commission was held on Monday, May 24, 1982, at 7:30 P.M., with a quorum present, to-wit:

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| Richard Stokes | Chairman |
| James R. Kelly | Vice Chairman |
| Don R. Cutler | Member |
| Bill Noles | Member |
| Milton R. Reagan | Member |
| David A. Seay | Member |
| James L. Tingle | Member |

Commissioner Stokes made a motion, seconded by Commissioner Kelly, to approve the minutes of the regular meeting of May 10, and the special meeting of May 17, 1982, and the vote was cast 7 for.

Richard Stokes was elected Chairman, and James Kelly was elected Vice Chairman.

A public hearing was held at the request of Gary J. Baker for a change of zoning from Residential-3 to Office District Zoning, on property located at 326 West Wheatland Road. Present, and speaking in favor of the request was Gary Baker, 1834 Green Tree Lane, owner and applicant. There was no one present to speak in opposition to the request. There were 19 notices mailed to property owners within 200 feet of the area of request, including the school district. No correspondence was received in favor of or in opposition to the request. Commissioner Tingle made a motion, seconded by Commissioner Cutler, to close the public hearing, and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Cutler, to recommend to the City Council that the change of zoning from Residential-3 to Office District Zoning at 326 West Wheatland Road be approved, and the vote was cast 7 for.

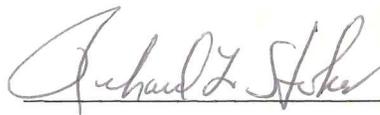
A public hearing was held at the request of Sidney A. Hays for a change of zoning from Local Retail to Commercial District Zoning, on property located at 727 and 731 North Merrill. Present, and speaking in favor of the request was Sidney Hays, 422 Azalea, applicant. There was no one present to speak in opposition to the request. There were 16 notices mailed to property owners within 200 feet of the area of request, including the school district, with 4 replies returned in favor of the request. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to close the public hearing, and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Seay, to recommend to the City Council that the change of zoning from Local Retail to Commercial District Zoning at 727 and 731 North Merrill be approved, and the vote was cast 7 for.

A site plan of Village Shopping Center, located at the northeast quadrant of Cedar Ridge and Wheatland Road, was presented by David Oglesby. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the site plan as submitted, and the vote was cast 7 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
JUNE 14, 1982

A regular meeting of the City Plan Commission was held on Monday, June 14, 1982, at 7:30 P.M., with a quorum present, to-wit:

Richard Stokes	Chairman
James R. Kelly	Vice Chairman
Don R. Cutler	Member
Bill Noles	Member
Milton R. Reagan	Member
David A. Seay	Member
James L. Tingle	Member

Commissioner Seay made a motion, seconded by Commissioner Cutler, to approve the minutes of the regular meeting of May 24, 1982, and the vote was cast 7 for.

A public hearing was held at the request of Doug Watson for a change of zoning from Residential-2 to Planned Development District Zoning (Multi-Family and Retail) on a 7.5242 acre tract of land located at the northeast quadrant of Daniieldale Drive and Cedar Hill Road. Present, and speaking in favor of the request were Doug Watson, 910 Thistle Green;

Valerie Waldrum, 1222 Morning Dove; and John Jones, 203 Meadowlark. Present, and speaking in opposition to the request were Patricia White, 414 Swan Ridge, who was representing several neighbors; Jim Jordan, 1439 Birdwood Circle; John R. Campbell, 266 Larry; John Boedeker, 1443 Birdwood Circle; and C. W. Payne, 1610 Ten Mile Lane. Commissioner Seay made a motion, seconded by Commissioner Cutler, to grant an additional time limit of ten minutes per side, and the vote was cast 7 for. Speaking for the request were George Watson, owner; Ken Pritchett, 942 Greenbriar; and Ernest Tucker, 922 Green Terrace. Speaking in opposition to the request were Fred Lusk, 1435 Cardinal Creek; John Boedeker, 1443 Birdwood Circle; Sarah Lovdahl, 410 Swan Ridge; Lou Trecek, 411 Swan Ridge; Norman Archibald, 327 Robin Hill; John Lapicola, 1226 Morning Dove; John Beebe, 1447 Birdwood Circle; and Patricia White, 414 Swan Ridge. There were 21 notices mailed to property owners within 200 feet of the area of request, including the school district. There was 1 reply returned in favor of the request, and 10 replies returned in opposition to the request. There was 1 letter received in favor of the request. Commissioner Reagan made a motion, seconded by Commissioner Noles, to recess the public hearing until June 28, 1982, at 7:30 P.M., and the vote was cast 7 for.

CCB120
A public hearing was held at the request of Ben S. Smith for a change of zoning from Residential-3 to Local Retail-1 on Lot 32, Block A, Fairmeadows Addition No. 8, 811 Oriole Boulevard. Present, and speaking in favor of the request was Ben Smith, 1115 Jungle Drive. Richard Jennings, 559 Power, appeared asking about the uses in Local Retail District Zoning. There was no opposition. There were 12 notices mailed to property owners within 200 feet of the area of request, including the school district, with 3 replies returned in favor of the request. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to close the public hearing, and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Seay, to recommend to the City Council that the change of zoning from Residential-3 to Local Retail-1 at 811 Oriole Boulevard, be approved, and the vote was cast 7 for.

A public hearing was held at the request of Landmark Properties, Inc. for a change of zoning from Local Retail to Planned Development (Multi-Family) District Zoning on a 5.9224 acre tract of land located at the northwest quadrant of Oriole Boulevard and proposed extension of East Fain Street. Present, and speaking in favor of the request were Paul Smith, 2929 Carlisle Street, Dallas; and Quinton Upson, 454 Oriole Circle. Present, and speaking in opposition to the request were Mrs. Kenneth Rochelle, 422 Oriole Circle; Larry Shaw, 426 Oriole Circle; Mel Snyder, 446 Oriole Circle; Mr. & Mrs. Richard Whallen, 615 Johnson Dr.; Donna Meeks, 430 Oriole Circle; and Billy Eubank, 418 Oriole Circle. There were 19 notices mailed to property owners within 200 feet of the area of request, including the school district, with 3 replies returned in favor of the request, and 1 reply returned in opposition to the request. Commissioner Tingle made a motion, seconded by Commissioner Kelly, to close the public hearing and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Kelly, to recommend to the City Council that the change of zoning from LR to PD (Multi-Family) Dist. Zoning on a 5.9224 acre tract of land located at the NW quadrant of Oriole Blvd. & proposed extension of E. Fain St., be denied, and vote was cast 5 for, with Commissioners Stokes and Seay voting in opposition.

A final plat of Meadowridge Apartments No. 2, located south of the 200 block of Jellison Boulevard, was presented by Eddie Pelt, developer. Commissioner Tingle made a motion, seconded by Commissioner Cutler, to approve the plat as presented, and the vote was cast 7 for.

A preliminary plat of Greenbriar Estates No. 7, located south of the 1000 block of Greenbriar Lane was presented by Eddie Pelt, developer. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the plat as presented, and the vote was cast 7 for.

Meeting adjourned.

Bob Lee
Bob Lee, Secretary

Richard L. Stokes

CITY PLAN COMMISSION
REGULAR MEETING
JUNE 28, 1982

A regular meeting of the City Plan Commission was held on Monday, June 28, 1982, at 7:30 P.M., with a quorum present, to-wit:

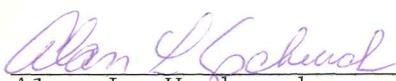
Richard L. Stokes	Chairman
James R. Kelly	Vice Chairman
Don R. Cutler	Member
Bill Noles	Member
Milton R. Reagan	Member
David A. Seay	Member
James L. Tingle	Member

Commissioner Kelly made a motion, seconded by Commissioner Seay, to approve the minutes of the regular meeting of June 14, 1982, and the vote was cast 7 for.

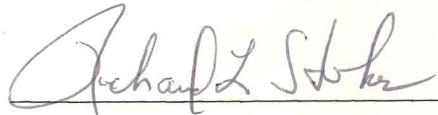
The public hearing was continued on the request of Doug Watson for a change of zoning from Residential-2 to Planned Development District Zoning (Multi-Family & Retail), on a 7.5242 acre tract of land located at the northeast quadrant of Daniieldale Drive and Cedar Hill Road. Commissioner Tingle made a motion, seconded by Commissioner Cutler, to allow each side five minutes discussion for new information pertaining to the request. Present, and speaking in favor of the request was Doug Watson, 910 Thistle Green, applicant. Present, and speaking in opposition to the request was Patricia White, 414 Swan Ridge. The information the Planning Commission had requested from the Corps of Engineers was not available and may not be available by the next Planning Commission Meeting. Mr. Watson agreed to have cross-sections of Ten Mile Creek made at his expense, and to provide these to the Corps of Engineers. Commissioner Seay made a motion to continue the public hearing until August 9, 1982, at 7:30 PM. Motion died for lack of second. Commissioner Tingle made a motion, seconded by Commissioner Reagan, to continue the public hearing until July 26, 1982, at 7:30 PM, and the vote was cast 7 for.

A public hearing was held at the request of Carl K. Overton for a Special Use Permit for Auto Dealer in Local Retail District Zoning, on property located at 922 South Main Street. Present, and speaking in favor of the request were Debbie Hoffman, representing Carl Overton; and Forest Jordan, 3502 Glenhaven, Dallas. Present, and speaking in opposition to the request was Robert Elling, 106 Magnolia. There were 19 notices mailed to property owners within 200 feet of the area of request, with 1 reply returned in favor of the request and 1 reply returned in opposition to the request. Commissioner Stokes made a motion, seconded by Commissioner Tingle, to close the public hearing, and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Kelly, to recommend to the City Council that the Special Use Permit for Auto Dealer in Local Retail District Zoning at 922 South Main Street be approved, and the vote was cast 7 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
JULY 12, 1982

A regular meeting of the City Plan Commission was held on Monday, July 12, 1982, at 7:30 P.M., with a quorum present, to-wit:

Richard L. Stokes	Chairman
James R. Kelly	Vice Chairman
Don R. Cutler	Member
Bill Noles	Member
Milton R. Reagan	Member
David A. Seay	Member
James L. Tingle	Member

Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the minutes of the regular meeting of June 28, 1982, and the vote was cast 7 for.

A public hearing was held at the request of Ronald V. Brown for a change of zoning from Residential-2 to Industrial District Zoning, on property located north of the 200 block of West Wintergreen Road. Present, and speaking in favor of the request was Ron Brown, 223 West Wintergreen, applicant. There were 3 notices mailed to property owners within 200 feet of the area of request. No correspondence was received. Commissioner Tingle made a motion, seconded by Commissioner Cutler, to close the public hearing, and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Seay, to recommend to the City Council that the change of zoning from Residential-3 to Industrial District Zoning, on property located north of the 200 block of West Wintergreen Road be approved, and the vote was cast 7 for.

Meeting adjourned.

Alan L. Upchurch
Alan L. Upchurch
Acting Secretary

James R. Kelly
James R. Kelly

CCB120

CITY PLAN COMMISSION
REGULAR MEETING
JULY 26, 1982

A regular meeting of the City Plan Commission was held on Monday, July 26, 1982, at 7:30 P.M., with a quorum present, to-wit:

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|------------------|---------------|
| James R. Kelly | Vice Chairman |
| Don R. Cutler | Member |
| Milton R. Reagan | Member |
| James L. Tingle | Member |
| David A. Seay | Absent |
| Richard Stokes | Absent |
| Bill Noles | Absent |

Commissioner Cutler made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of July 12, 1982, and the vote was cast 4 for.

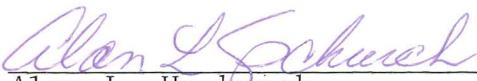
The public hearing was continued on the request of Doug Watson for a change of zoning from Residential-2 to Planned Development District Zoning (Multi-Family & Retail), on a 7.5242 acre tract of land located at the northeast quadrant of Daniieldale Drive and Cedar Hill Road. The Corps of Engineers has not completed their study as requested by the Planning Commission, but anticipate it being completed by the August 9th meeting. Commissioner Cutler made a motion, seconded by Commissioner Reagan, to continue the public hearing until August 9, 1982, at 7:30 PM, and the vote was cast 4 for.

A public hearing was held at the request of James Strode for a change of zoning from Commercial to Planned Development (Multi-Family) District Zoning, on property located south of the 400 block of West Camp Wisdom Road. Present, and speaking in favor of the request were Gary Cantrell, 3535 Gardenia, Fort Worth, representing James E. Strode; and Steve Silmonton, 343 W. Fain, representing homeowners on Fain Street. Present, and speaking in opposition to the request were Wes Jespersen, 514 Jellison; and Herb Thach, manager of Red Bird Village Apartments. There were 26 notices mailed to property owners within 200 feet of the area of request, with 6 replies returned in favor of the request and 2 replies returned in opposition to the request. There were 4 letters received from property owners in favor of the request and 1 letter received in opposition to the request. Commissioner Reagan made a motion, seconded by Commissioner Tingle, to close the public hearing, and the vote was cast 4 for. Commissioner Reagan made a motion, seconded by Commissioner Tingle, to recommend to the City Council that the change of zoning from Commercial to Planned Development (Multi-Family) District Zoning, on property located south of the 400 block of West Camp Wisdom Road be approved, with the stipulation that a sidewalk be installed on the west side of the east entrance, and that a sidewalk on either side of the west entrance also be installed, and the vote was cast 4 for.

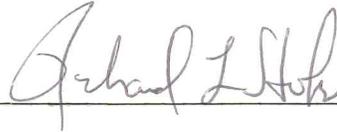
A final plat of Willow Run No. 2, located north of the 1100 block of East Daniieldale Drive was requested by Centennial Homes, Inc. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the final plat as submitted, and the vote was cast 4 for.

A sidewalk deviation at 1111 Explorer Street was requested by W. C. Hutson, owner. Commissioner Cutler made a motion, seconded by Commissioner Tingle to deny the request, and the vote was cast 4 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
AUGUST 9, 1982

A regular meeting of the City Plan Commission was held on Monday, August 9, 1982, at 7:30 P.M., with a quorum present, to-wit:

James R. Kelly	Vice Chairman
Don R. Cutler	Member
Bill Noles	Member
Milton R. Reagan	Member
David A. Seay	Member
James L. Tingle	Member
Richard L. Stokes	Absent

Commissioner Reagan made a motion, seconded by Commissioner Tingle, to approve the minutes of the regular meeting of July 26, 1982, and the vote was cast 6 for.

The public hearing was continued on the request of Doug Watson for a change of zoning from Residential-2 to Planned Development (Multi-Family and Retail) District Zoning, on a 7.5242 acre tract of land located at the northeast quadrant of Daniieldale Drive and Cedar Hill Road. The City Engineer presented the report that was completed by the Corps of Engineers, which indicated the increased height of the 100-year flood plain caused by the encroachment of the proposed development ranged from 0.0 increase at Daniieldale to .32 ft. in the center of the property to .19 ft. along Cedar Hill Road. Thirteen letters in opposition to this request have been received since the last meeting. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to allow each side 15 minutes to present additional information concerning this zoning request. Present, and speaking in favor of the request were Doug Watson, applicant, who presented a new site plan showing a reduced density for the condominiums, local retail space, and office space; and George Watson, owner. Present, and speaking in opposition to the request was Patricia White, 414 Swan Ridge. After some discussion, Commissioner Cutler made a motion, seconded by Commissioner Noles, to close the public hearing, and the vote was cast 6 for. Commissioner Cutler made a motion, seconded by Commissioner Reagan, to table the decision for this request until an emergency meeting of August 10, 1982, at 7:30 P.M. so a dimensioned site plan could be reviewed.

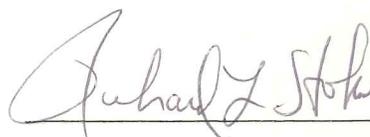
A preliminary plat of Brookside Addition at 1418 South Main Street was presented by J. W. McRorey. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the plat as submitted, and the vote was cast 6 for.

The Planning Commission discussed developing a format for evaluating zoning changes. After discussion, the Commission decided to study this at a later date.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
EMERGENCY MEETING
AUGUST 10, 1982

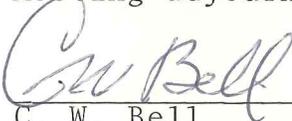
An emergency meeting of the City Plan Commission was held on Monday, August 10, 1982, at 7:30 P.M., with a quorum present, to-wit:

- | | |
|-------------------|---------------|
| James R. Kelly | Vice Chairman |
| Don R. Cutler | Member |
| Bill Noles | Member |
| Milton R. Reagan | Member |
| David A. Seay | Member |
| James L. Tingle | Member |
| Richard L. Stokes | Absent |

CCB120

A decision on the request of Doug Watson for a change of zoning from Residential-2 to Planned Development (Multi-Family and Retail) District Zoning, on a 7.5242 acre tract of land located at the northeast quadrant of Daniieldale Drive and Cedar Hill Road was considered. Commissioner Tingle made a motion, seconded by Commissioner Noles, to recommend to the City Council that the change of zoning from Residential-2 to Planned Development (Multi-Family and Retail) District Zoning, on property located at the northeast quadrant of Daniieldale Drive and Cedar Hill Road, be approved, with the stipulation that the fill be limited on the creek side to the building pads, and the vote was cast 5 for, with Commissioner Seay voting in opposition.

Meeting adjourned.



C. W. Bell
Acting Secretary



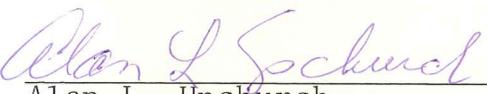
CITY PLAN COMMISSION
SPECIAL MEETING
AUGUST 23, 1982

A special meeting of the City Plan Commission was held on Monday, August 23, 1982, at 6:30 P.M., with a quorum present, to-wit:

- | | |
|-------------------|----------|
| Richard L. Stokes | Chairman |
| Bill Noles | Member |
| David A. Seay | Member |
| James L. Tingle | Member |
| Don R. Cutler | Absent |
| James R. Kelly | Absent |
| Milton R. Reagan | Absent |

A public hearing was held at the request of Glencairn Limited Partnership to amend the site plan of Ordinance No. 835 - Special Use Permit for Private School and Day Care Facility in Residential-2 District Zoning, by adding a 24 ft. x 40 ft. portable building, on property located at 1323 South Main Street. Present, and speaking in favor of the request was Joe Brown, 2119 Blueridge, applicant. There was no one present to speak in opposition. There were 18 notices mailed to property owners within 200 feet of the area of request, with 1 reply returned in favor of the request. Commissioner Tingle made a motion, seconded by Commissioner Seay, to close the public hearing, and the vote was cast 4 for. Commissioner Tingle made a motion, seconded by Commissioner Seay, to recommend to the City Council that the site plan of Ordinance No. 835 - Special Use Permit for Private School and Day Care Facility in Residential-2 District Zoning be amended by adding a 24 ft. x 40 ft. portable building at 1323 South Main Street, and the vote was cast 4 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary

CITY PLAN COMMISSION
REGULAR MEETING
AUGUST 23, 1982

A regular meeting of the City Plan Commission was held on Monday, August 23, 1982, at 7:30 P.M., with a quorum present, to-wit:

Richard L. Stokes	Chairman
James R. Kelly	Vice Chairman
Bill Noles	Member
David A. Seay	Member
James L. Tingle	Member
Don R. Cutler	Absent
Milton R. Reagan	Absent

Commissioner Seay made a motion, seconded by Commissioner Noles, to approve the minutes of the regular meeting of August 9, 1982, and the emergency meeting of August 10, 1982, and the vote was cast 5 for.

A public hearing was held at the request of Eddie C. Pelt to replat lots 36, 37, and 38 of Block H, Greenbriar Estates No. 2, more commonly known as 1726, 1730, and 1734 Green Tree Lane. Present, and speaking in favor of the request was Eddie C. Pelt, applicant. There was no one present to speak in opposition. There were 4 notices mailed to property owners within 500 feet of the lots to be replatted, with no notices returned. Commissioner Tingle made a motion, seconded by Commissioner Noles, to close the public hearing, and the vote was cast 5 for. Commissioner Tingle made a motion, seconded by Commissioner Kelly, to approve the replat as submitted, and the vote was cast 5 for.

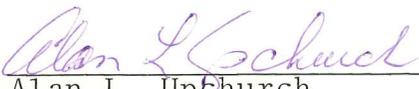
A public hearing was held at the request of Myers and Chambers/Better Homes and Gardens for a change of zoning from Residential-1 and Local Retail-1 to Planned Development (Patio Homes, Townhouses and Local Retail) District Zoning, on lots 5, 6, and 7 of the Giese Estates Addition, located west of the 800 block of South Cedar Ridge Road. Present, and speaking in favor of the request was Stan Myers, 606 Truman Court, representing the owners; and Carl Holder, President of Warwick Development Co. Present, and speaking in opposition to the request was Fred Lusk, 1435 Cardinal Creek. After discussion, Commissioner Seay made a motion, seconded by Commissioner Kelly, to continue the public hearing until September 13, 1982, at 7:30 P.M. to allow the applicant to revise their plans, and the vote was cast 5 for.

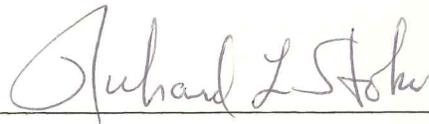
A public hearing was held at the request of Helen Lee Hearon for a change of zoning from Residential-2 to Planned Development (Patio Homes, Townhouses, and Local Retail) District Zoning, on property located north of the 300 and 400 blocks of East Daniieldale Drive. Present, and speaking in favor of the request was Helen Lee Hearon, 1207 Green Leaf, who requested the Planning Commission continue this item at a later date to allow time for a revised site plan. Commissioner Tingle made a motion, seconded by Commissioner Seay, to continue the public hearing until September 13, 1982, at 7:30 P.M., and the vote was cast 5 for.

The vacating of the final plat of Cedar Green Living Center, located north of the 200 block of East Daniieldale Drive was considered. Eddie C. Pelt appeared before the Planning Commission to make this request. Commissioner Seay made a motion, seconded by Commissioner Tingle, to approve the vacating of the final plat for Cedar Green Living Center, located north of the 200 block of East Daniieldale Drive, and the vote was cast 5 for.

The Planning Commission discussed developing a format for evaluating zoning changes. After discussion, the Commission decided to study this item again at a later date.

Meeting adjourned.


Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
SEPTEMBER 13, 1982

A regular meeting of the City Plan Commission was held on Monday, September 13, 1982, at 7:30 P.M., with a quorum present, to-wit:

Richard L. Stokes	Chairman
James R. Kelly	Vice Chairman
Don R. Cutler	Member
Bill Noles	Member (Came in Late)
Milton R. Reagan	Member
David A. Seay	Member
James L. Tingle	Member

Commissioner Kelly made a motion, seconded by Commissioner Cutler, to approve the minutes of the special meeting of August 23, 1982, and the regular meeting of August 23, 1982, and the vote was cast 6 for.

Commissioner Noles came in at 7:31 P.M.

The public hearing was continued on the request of Myers and Chambers/ Better Homes and Gardens for a change of zoning from Residential-1 and Local Retail-1 to Planned Development (Patio Homes, Townhouses, and Local Retail) District Zoning on Lots 5, 6, and 7 of the Giese Estates Addition, located west of the 800 block of South Cedar Ridge Road. Present, and speaking in favor of the request was Ed Cummings, 1702 Clark Road, who presented a revised site plan, typical floor plans, and elevations. Present, and speaking in opposition to the request were William Jackson, 1210 Rock Springs; Kenneth Brandenburg, 823 Big Stone Gap; and Richard Jennings, 218 E. Cherry. There were 14 notices mailed to property owners within 200 feet of the area of request, with 2 replies returned in favor of the request and 1 reply returned in opposition to the request. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to close the public hearing, and the vote was cast 7 for. Commissioner Cutler made a motion, seconded by Commissioner Kelly, to recommend to the City Council that the change of zoning from Residential-1 and Local Retail-1 to Planned Development (Patio Homes, Townhouses, and Local Retail) District Zoning on Lots 5, 6, and 7 of the Giese Estates Addition be approved with the following stipulations: The streets must meet city specifications and be inspected by city forces, each unit to have automatic garage openers, dead bolts to be used throughout each unit, fire alarms to be installed in each unit, the structures on Lots 41, 42, and 43 be reversed so that they be constructed on the south property line, and the vote was cast 6 for, with Commissioner Tingle voting in opposition.

The public hearing was continued on the request of Helen Lee Hearon for a change of zoning from Residential-2 to Planned Development (Patio Homes, Townhouses, and Local Retail) District Zoning, on property located north of the 300 and 400 blocks of East Daniieldale Drive. Present, and speaking in favor of the request were Helen Lee Hearon, 1207 Green Leaf, representing the owners; Ben Rockett, 334 Halo; Mike McGuire, 362 Halo; and Ed Cummings, 1702 Clark Road. There was no one present to speak in opposition. There were 39 notices mailed to property owners within 200 feet of the area of request, with 2 replies returned in favor of the request and 1 reply returned in opposition to the request. Commissioner Seay made a motion, seconded by Commissioner Tingle, to close the public hearing, and the vote was cast 7 for. Commissioner Seay made a motion, seconded by Commissioner Cutler, to recommend to the City Council that the change of zoning from Residential-2 to Planned Development (Patio Homes, Townhouses, and Local Retail) District Zoning, on property located north of the 300 and 400 blocks of East Daniieldale Drive be approved, with the following stipulations: The streets must meet city specifications and be inspected by city forces, each unit to have automatic garage openers, dead bolts to be used throughout each unit, fire alarms to be installed in each unit, that Lots 1 and 22 of Blocks B, C, and D be removed and developer to install a landscaped berm, that townhouse #21 through #32 be removed and this area be used for playground, and that 6 townhouses be added east of townhouse #33, and the vote was cast 6 for, with Commissioner Reagan voting in opposition.

*Corrected
09-27-82*

CCB120

A public hearing was held at the request of Dunaway and Associates for a change of zoning from Local Retail to "A" Apartment District Zoning, on property located at the southwest quadrant of East Daniieldale Drive and U.S. Highway 67. Present, and speaking in favor of the request was Jim Dunaway, P.O. Box 6480, Fort Worth, Texas 76115, representing Booth Creek Investment Co., owner; and Steve Cavander, 611 Ryan Plaza, Arlington. There was no one present to speak in opposition. There were 10 notices mailed to property owners within 200 feet of the area of request. No correspondence was received. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to close the public hearing, and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Seay, to recommend to the City Council that the change of zoning from Local Retail to "A" Apartment District Zoning on property located at the southwest quadrant of East Daniieldale Drive and U. S. Highway 67 be denied, without prejudice, and the vote was cast 7 for.

A preliminary and final plat of Willow Run No. 3, located west of the 1100 block of Willow Run Drive was requested by Centennial Homes, Inc. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the preliminary and final plats as submitted, and the vote was cast 7 for.

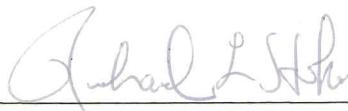
A preliminary and final plat of Austin Stone, located at the northeast corner of South Main Street and East Little Street was requested by Ed Cummings. Commissioner Tingle made a motion, seconded by Commissioner Cutler, to approve the preliminary and final plats as submitted, and the vote was cast 7 for.

A final plat of Greenbriar No. 7, located south of the 1000 block of Greenbriar Lane was requested by Eddie Pelt. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the final plat as submitted, and the vote was cast 7 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
SEPTEMBER 27, 1982

A regular meeting of the City Plan Commission was held on Monday, September 27, 1982, at 7:30 P.M., with a quorum present, to-wit:

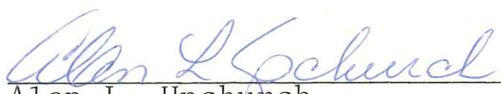
Richard L. Stokes	Chairman
James Kelly	Vice Chairman
Don R. Cutler	Member
Bill Noles	Member
Milton R. Reagan	Member
David A. Seay	Member
James Tingle	Member

Commissioner Seay made a motion, seconded by Commissioner Tingle, to approve the minutes of the regular meeting of September 13, 1982, with the following additions: The recommendation to approve the change of zoning in the 300 and 400 blocks of East Daniieldale to include the stipulation that the patio homes in Blocks B, C, and D be moved five feet to the south and that six townhouses be added east of patio home #33, and the vote was cast 7 for.

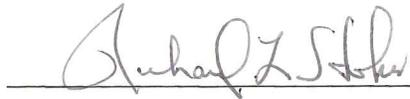
A public hearing was held at the request of Landmark Properties, Inc. for a change of zoning from Local Retail to Planned Development District Zoning (Multiple Family Use for Four-Plex Dwelling Units) on a 6.5513 acre tract of land, located west of the 600 block of Oriole Boulevard. Present, and speaking in favor of the request were Vernon Smith, 2929 Carlisle, President of Landmark Properties, Inc.; Mrs. Kenneth Rochelle, 422 Oriole Cr.; Melvin Snyder, 446 Oriole Cr.; and Quinton Upson, 454 Oriole Cr. There was no one

present to speak in opposition to the request. There were 17 notices mailed to property owners within 200 feet of the area of request, with no notices returned. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to close the public hearing, and the vote was cast 7 for. Commissioner Cutler made a motion, seconded by Commissioner Kelly, to recommend to the City Council that the change of zoning from Local Retail to Planned Development District Zoning (Multiple Family Use for Four-Plex Dwelling Units) on a 6.5513 acre tract of land, located west of the 600 block of Oriole Boulevard be approved, and the vote was cast 6 for, with Commissioner Tingle voting in opposition.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
OCTOBER 11, 1982

CCB120

A regular meeting of the City Plan Commission was held on Monday, October 11, 1982, at 7:30 P.M., with a quorum present, to-wit:

- | | |
|-------------------|---------------|
| Richard L. Stokes | Chairman |
| James R. Kelly | Vice Chairman |
| Don R. Cutler | Member |
| Bill Noles | Member |
| Milton R. Reagan | Member |
| David A. Seay | Member |
| James L. Tingle | Member |

Commissioner Cutler made a motion, seconded by Commissioner Kelly, to approve the minutes of the regular meeting of September 27, 1982, and the vote was cast 7 for.

A public hearing was held at the request of Richard P. McElroy to replat Tract 2 of Texas Heritage Estates located at 1706 South Clark Road. Present, and speaking in favor of the request was Richard P. McElroy, 1814 Green Tree Lane, applicant. There was no one present to speak in opposition. There were three notices mailed to property owners within the original subdivision, with no notices returned. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to close the public hearing, and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Cutler, to approve the replat as submitted, and the vote was cast 7 for.

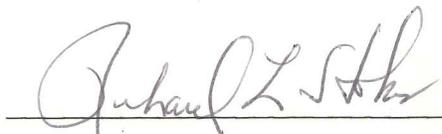
A final plat of Brookside Addition, located at 1418 South Main Street, was requested by Olen W. McRorey. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the plat as submitted, and the vote was cast 7 for.

The Planning Commission discussed developing a format for evaluating zoning changes. After discussion, the Commission requested that a letter be written to the City Council requesting that a subcommittee from the Council meet with Chairman Stokes, Commissioners Seay and Reagan to develop this format.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
NOVEMBER 8, 1982

A regular meeting of the City Plan Commission was held on Monday, November 8, 1982, at 7:30 P.M., with a quorum present, to-wit:

Richard L. Stokes	Chairman
James R. Kelly	Vice Chairman
Don R. Cutler	Member
Bill Noles	Member
Milton R. Reagan	Member
David A. Seay	Member
James Tingle	Absent

Commissioner Seay made a motion, seconded by Commissioner Kelly, to approve the minutes of the regular meeting of October 11, 1982, and the vote was cast 6 for.

A public hearing was held at the request of Oak Tree Land Development Company for a change of zoning from Local Retail-1 to Planned Development District Zoning (Patio Homes and Local Retail), on property located at the southwest quadrant of East Daniieldale Drive and U.S. Highway 67. Present, and speaking in favor of the request was Ed Cummings, 1702 Clark Road. There was no one present to speak in opposition to the request. There were ten notices mailed to property owners within 200 feet of the area of request. No correspondence was received. Commissioner Cutler made a motion, seconded by Commissioner Noles, to close the public hearing, and the vote was cast 6 for. Commissioner Cutler made a motion, seconded by Commissioner Seay, to recommend to the City Council that the change of zoning from Local Retail-1 to Planned Development District Zoning (Patio Homes and Local Retail), on property located at the southwest quadrant of E. Daniieldale Drive and U.S. Highway 67, be granted, with the following stipulations:

1. The streets as shown to be dedicated to the City.
2. Show the 10 ft. building setback line on the plat.
3. The screening fences as shown are to be placed on the property line.

and the vote was cast 6 for.

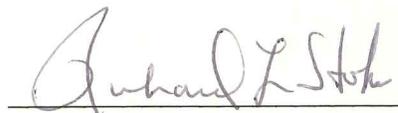
A preliminary plat of Greenbriar No. 4, located south of the 1700 block of Beaver Creek Drive was requested by Eddie C. Pelt & Associates. Commissioner Kelly made a motion, seconded by Commissioner Cutler, to approve the preliminary plat as submitted, and the vote was cast 6 for.

A revised final plat of Brookside Addition, located at 1418 South Main Street was requested by Wayne McRorey. Commissioner Cutler made a motion, seconded by Commissioner Reagan, to reapprove the final plat as presented, and the vote was cast 6 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
DECEMBER 13, 1982

A regular meeting of the City Plan Commission was held on Monday, December 13, 1982, at 7:30 P.M., with a quorum present, to-wit:

Richard L. Stokes	Chairman
James R. Kelly	Vice Chairman
Don R. Cutler	Member
Bill Noles	Member (came in at 7:31PM)
Milton R. Reagan	Member
David A. Seay	Member
James L. Tingle	Member

Commissioner Cutler made a motion, seconded by Commissioner Kelly, to approve the minutes of the regular meeting of November 8, 1982, and the vote was cast 6 for. (Commissioner Noles came in at 7:31PM)

A public hearing was held at the request of Ron Ellison to replat Lot 6, Block 5 of Winona Gardens No. 2, located at 1302 Elsmere Drive. Present, and speaking in favor of the request was Ron Ellison, 518 Holly Lane. There was no one present to speak in opposition. There were 70 notices mailed to property owners within 500 feet of the lots to be replatted. There was no correspondence. Commissioner Cutler made a motion, seconded by Commissioner Seay, to close the public hearing, and the vote was cast 7 for. Commissioner Cutler made a motion, seconded by Commissioner Noles, to approve the replat of part of Lot 6, Block 5, Winona Gardens No. 2, as Lot 6-A, and the vote was cast 7 for.

A public hearing was held at the request of Kenneth and Jo Ann Sill for a change of zoning from Residential-2 to "A" Apartment District Zoning in the 1400 Block of South Main Street. Present, and speaking in favor of the request were Kenneth and Jo Ann Sill, 1407 South Main Street, applicants. Present, and speaking in opposition to the request were Fred Lusk, 1435 Cardinal Creek; Mel Wolf, 1430 Cardinal Creek; Roland Greenwald, 1426 Cardinal Creek; Ann Barnes, 1234 Elsmere; and Judy Sanders, 1427 Cardinal Creek. There were 22 notices mailed to property owners within 200 feet of the area of request, including the school district, with 1 reply returned in favor of the request and 3 replies in opposition to the request. Commissioner Tingle made a motion, seconded by Commissioner Kelly, to close the public hearing, and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Seay, to recommend to the City Council that the change of zoning from Residential-2 to "A" Apartment District Zoning in the 1400 Block of South Main Street be denied, without prejudice, and the vote was cast 6 for, with Commissioner Noles voting in opposition.

A final plat of Greenbriar Estates No. 4, located south of the 1700 Block of Beaver Creek Drive was presented by Eddie C. Pelt. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the final plat as submitted, and the vote was cast 7 for.

A replat of Duncanville Industrial District No. 8, located in the 1100 Block of Explorer Street was presented by E. C. Thrailkill. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the replat as submitted, and the vote was cast 7 for.

A site plan of K & S Mini Storage, located at 1212 North Duncanville Road was presented by Russ Kent. Commissioner Seay made a motion, seconded by Commissioner Tingle, to approve the site plan as submitted, and the vote was cast 7 for.

Meeting adjourned.

Bob Lee
Bob Lee, Secretary

Richard L. Stokes

CCB120

CITY PLAN COMMISSION
 REGULAR MEETING
 DECEMBER 27, 1982

A regular meeting of the City Plan Commission was held on Monday, December 27, 1982, at 7:30 P.M., with a quorum present, to-wit:

Richard L. Stokes	Chairman
James R. Kelly	Vice Chairman
Don R. Cutler	Member
Milton R. Reagan	Member
David A. Seay	Member
James L. Tingle	Member
Bill Noles	Absent

Commissioner Seay made a motion, seconded by Commissioner Cutler, to approve the minutes of the regular meeting of December 13, 1982, and the vote was cast 6 for.

A preliminary plat of Greenbriar No. 8, located north of Fawn Ridge Drive, was presented by Eddie C. Pelt. Commissioner Cutler made a motion, seconded by Commissioner Kelly, to approve the preliminary plat as submitted, and the vote was cast 6 for.

A preliminary and final plat of Country Bend, located in the 1400 Block of South Main Street, was presented by Ed Cummings. Commissioner Cutler made a motion, seconded by Commissioner Seay, to approve the preliminary and final plats, subject to the changing of access easement on the west end to 30 feet, and the vote was cast 6 for.

Meeting adjourned.

Bob Lee

Bob Lee, Secretary

Richard L. Stokes