

Minutes of Planning & Zoning Commission Meetings
January 24, 1983 through December 19, 1983

CITY PLAN COMMISSION
REGULAR MEETING
JANUARY 24, 1983

A regular meeting of the City Plan Commission was held on Monday, January 24, 1983, at 7:30 P.M., with a quorum present, to-wit:

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

Commissioner Kelly made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of December 27, 1982, and the vote was cast 6 for.

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

A public hearing was held at the request of the City Council to consider changes to the Comprehensive Zoning Ordinance. City Staff presented several problems they were having with the Zoning Ordinance. After discussion, Commissioner Cutler made a motion, seconded by Commissioner Seay, to continue the public hearing until February 14, 1983, at 7:30 P.M., and the vote was cast 7 for.

A final plat of Greenbriar Estates No. 8, located south of the 1200 block of West Daniieldale, 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.

A final plat of Main Street Village Replat, located in the northeast corner of East Daniieldale and South Main Street, was requested by Ray Blanchard. Commissioner Cutler made a motion, seconded by Commissioner Seay, to approve the final plat as submitted, and the vote was cast 7 for.

A site plan for 222 Camp Wisdom Village Shopping Center, located south of the 200 block of West Camp Wisdom Road, was presented by Dave Hill, representing Percy Christon, Inc. J. D. Barton and Fred Lusk spoke concerning the site plan. After discussion, Commissioner Tingle made a motion, seconded by Commissioner Seay, to approve the site plan as presented, with the following exceptions: To provide access to the alley behind the Barton House to the Shopping Center parking lot; to provide a common access to the Westgate Shopping Center and this shopping center directly across from Duncanville Road; and to allow the developer to continue the screening fence along the south property line and close the access to Smith Street, and the vote was cast 7 for.

Meeting adjourned.

Alan L. Upchurch

Alan L. Upchurch
Acting Secretary

Richard L. Stokes

CCB120

CITY PLAN COMMISSION
REGULAR MEETING
FEBRUARY 14, 1983

A regular meeting of the City Plan Commission was held on Monday, February 14, 1983, 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 January 24, 1983, and the vote was cast 7 for.

A preliminary plat of Willow Run No. 4, located north of the 1000 Block of East Daniieldale Drive, was requested by Centennial Homes, Inc. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the preliminary plat as submitted, and the vote was cast 7 for.

A preliminary plat of Victorian Oaks and final plat of Deerchase Addition (originally called Victorian Oaks), located west of the 600 Block of Oriole Boulevard, was requested by Smith Housing Corporation of Texas. Commissioner Cutler made a motion, seconded by Commissioner Kelly, to approve the preliminary and final plats as submitted, and the vote was cast 7 for.

A site plan of Oaks Village Development, located at the northeast corner of Sliger and Avenue C, was presented by Ed Cummings of Oak Tree Land Development Company. Commissioner Cutler made a motion, seconded by Commissioner Noles, to approve the site plan as presented, and the vote was cast 7 for.

The public hearing was continued on the request of the City Council to consider changes to the Comprehensive Zoning Ordinance. Present, and speaking on the request were Norm Olson of Centennial Homes, Inc. and Ed Cummings of Oak Tree Land Development Company. City Staff was asked to present several additions and deletions in a written form at the next meeting. The Planning Commission asked that the City Attorney be present at the next meeting. (Commissioner Tingle left

at 9:25 PM and Commissioner Kelly left at 9:50 PM) Commissioner Seay made a motion, seconded by Commissioner Cutler, to recess the public hearing until February 28, 1983, at 7:30 P.M., and the vote was cast 5 for.

Meeting adjourned.

Bob Lee

Bob Lee, Secretary

Richard L. Stokes

CITY PLAN COMMISSION
REGULAR MEETING
FEBRUARY 28, 1983

A regular meeting of the City Plan Commission was held on Monday, February 28, 1983, 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 Seay made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of February 14, 1983, and the vote was cast 7 for.

A public hearing was held at the request of Vic Brandenburg for a change of zoning from Residential-3 to Local Retail District Zoning on the rear 200 feet of Lots 4, 5, and 6, Block A, Pelt's Subdivision, more commonly known as 1211, 1215, and 1219 Highland Drive. Present, and speaking in favor of the request were Vic Brandenburg, 829 Green Pasture, Cedar Hill, owner of Green Garden Nursery; and Bernie Frank, 1231 Highland Drive. Present, and speaking in opposition to the request was LeRoy McCarley, 202 Azalea. There were nineteen notices mailed to property owners within 200 feet of the area of request, including the school district. 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 Cutler, to recommend to the City Council that the change of zoning from Residential-3 to Local Retail on the rear 200 feet of Lots 4, 5, and 6, Block A, Pelt's Subdivision, be approved, and the vote was cast 7 for.

A public hearing was held at the request of Centennial Homes, Inc. for a Special Use Permit for a temporary construction trailer and sales trailer in Residential-2A District Zoning, Willow Run Addition Phases II and III, located in the 1000 and 1100 Blocks of East Daniieldale Drive. Present, and speaking in favor of the request was Norman Olson, 5924 Royal, Dallas, representing Centennial Homes, Inc. There was no one present to speak in opposition. There were six notices mailed to property owners within 200 feet of the area of request, including the school district. No correspondence was received. Commissioner Cutler made a motion, seconded by Commissioner Noles, to close the public hearing, and the vote was cast 7 for. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to recommend to the City Council that the Special Use Permit for a temporary sales trailer be approved, with a six-month time limit, and the vote was cast 7 for. Commissioner Tingle made a motion, seconded by Commissioner Seay, to recommend to the City Council that the Special Use Permit for a temporary construction trailer be approved, with a two-year time limit, and the vote was cast 7 for.

The public hearing was continued on the request of the City Council to consider changes to the Comprehensive Zoning Ordinance. Jerry Tennant, 710 S. Cedar Ridge, and Stan Myers, President of the Chamber of Commerce, spoke regarding warehouses. After discussion and consideration of several items presented by City Staff, Commissioner Cutler made a motion, seconded by Commissioner Kelly, to continue the public hearing until March 14, 1983, at 7:30 P.M., and the vote was cast 7 for.

Meeting adjourned.

Alan L. Upchurch

Alan L. Upchurch
Acting Secretary

Richard L. Stokes

CITY PLAN COMMISSION
REGULAR MEETING
MARCH 14, 1983

A regular meeting of the City Plan Commission was held on Monday, March 14, 1983, 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 | Absent |

Commissioner Cutler made a motion, seconded by Commissioner Noles, to approve the minutes of the regular meeting of February 28, 1983, and the vote was cast 6 for.

CCB120
A public hearing was held at the request of Thomas S. Mackie for a change of zoning from Commercial to Planned Development (Townhouses) District Zoning, on property located at the southeast corner of Wheatland Road and Cockrell Hill Road. Present, and speaking in favor of the request were Thomas Mackie, 7026 Baxtershire, Dallas; and Charles Fender, owner. There was no one present to speak in opposition. There were 11 notices mailed to property owners within 200 feet of the area of request, including the school district, with one reply returned in favor of the request. Commissioner Seay made a motion, seconded by Commissioner Kelly, to close the public hearing, and the vote was cast 6 for. Commissioner Seay made a motion, seconded by Commissioner Reagan, to recommend to the City Council that the change of zoning from Commercial to Planned Development (Townhouses) District Zoning, on property located at the southeast corner of Wheatland Road and Cockrell Hill Road be approved, with the following stipulations: (1) The streets be dedicated to the City, and (2) Parking requirements to include the spaces in each unit's garage. The vote was cast 6 for.

A public hearing was held at the request of Innovative Developers/Investors, Inc. for a change of zoning from Office to Special Use Permit for Day Care Center and Private School on Lot 3 and Local Retail-1 on Lots 1 and 2, Block A, Farm and Home Savings Addition, located at the northwest corner of South Main and W. Danieldale Drive. Present, and speaking in favor of the request were Glen Hahn and Everett Roberts, representing Innovative Developers/Investors, Inc.; B. J. Stroud, 1443 S. Main; Carl Sheffield, 2016 Clover, Fort Worth; and Glen Matthews of La Petite. Present, and speaking in opposition to the request was Ernest Piper, representing FED Credit Union. There were 14 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 Kelly, to close the public hearing, and the vote was cast 6 for. Commissioner Seay made a motion, seconded by Commissioner Cutler, to recommend to the City Council that the change of zoning from Office to Special Use Permit for Day Care Center and Private School on Lot 3 and Local Retail-1 on Lots 1 and 2, Block A, Farm and Home Savings Addition, be approved, with the addition of a 6 ft. screening fence to be constructed on the east side around the playground of the Day Care Center, and the vote was cast 5 for, with Commissioner Noles voting in opposition. *See Connection 3-28-83*

A preliminary plat, final plat, and site plan of River Bend Apartments, located north of the 200 Block of East Danieldale Drive, was requested by Oak Tree Land Development Company, Inc. Commissioner Cutler made a motion, seconded by Commissioner Noles, to approve the preliminary plat, final plat, and site plan of River Bend Apartments as submitted, and the vote was cast 6 for.

A development plan for Ordinance No. 881 for Planned Development (Multi-Family), located south of the 400 Block of West Camp Wisdom Road, was presented by Norman Luterman. Commissioner Seay made a motion, seconded by Commissioner Reagan, to approve the development plan for Ordinance No. 881 for Planned Development (Multi-Family), and the vote was cast 6 for.

A revised final plat of Main Street Village replat, located in the northeast corner of East Daniieldale and South Main Street, was requested by Ray Blanchard. Commissioner Kelly made a motion, seconded by Commissioner Reagan, to approve the final plat of Main Street Village replat as submitted, and the vote was cast 6 for.

The public hearing was continued on the request of the City Council to consider changes to the Comprehensive Zoning Ordinance. Stan Myers spoke regarding warehouses in Industrial District Zoning. After discussion and consideration of several items presented by City Staff, Commissioner Seay 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 Noles, that after reviewing warehouse uses in three public hearing sessions, the Plan Commission finds that Industrial Zoning District is the proper zoning for warehouses, and the vote was cast 6 for. Commissioner Seay made a motion, seconded by Commissioner Noles, to recommend to the City Council the following changes to the Comprehensive Zoning Ordinance:

ARTICLE II, SECTION 3, PARAGRAPH 5 - Add to this paragraph:
 "Outside sales, such as flea markets, with open displays, except as authorized by Chapter 12, Section 12-9 of the Code of Ordinances, not including nonprofit organizations, churches, schools, and etc., or selling from vehicles or stands, except as authorized by Chapter 13 of the Code of Ordinances. This section does not preclude owners of businesses from having sidewalk sales or truck load sales in front of their place of business."

ARTICLE IV, SECTION 1, PARAGRAPH 5 - Add to this paragraph guest houses. Paragraph to read:
 "Accessory buildings, including a private garage, bona fide servant's quarters, guest houses, not for rent, when located not less....."

ARTICLE IX-A. "LR-2" LOCAL RETAIL DISTRICT REGULATIONS
 Delete this article.

ARTICLE X, SECTION 3, PARAGRAPH 8 - Add to this paragraph within one (1) foot of the property line, and delete one (1) foot inside the property line. Paragraph to read:
 ".....a six-foot-high screening fence of white cedar, redwood, masonry or chain link with slats shall be constructed and maintained within one (1) foot of the property line of the "CB" zoned property....."

ARTICLE XIII. SPECIAL USES - Add to Paragraph (8) country fair. Paragraph to read:
 "(8).....the City Council may, at any duly scheduled City Council meeting, after giving notice as herein provided, authorize a temporary carnival or country fair in any district for a period not to exceed....."

Delete Paragraph (18).

ARTICLE XV. EXCEPTIONS - Add Paragraph 7 to read:
 "The Building Official may issue a permit for a temporary building to be used for construction purposes only, and which shall be removed upon completion or abandonment of construction work or at the end of two years. If more time is needed, the Planning Commission shall hold a public hearing for the purpose of considering the continuation of the temporary building for construction purposes."

Add Paragraph 8 to read:

"The Building Official may issue a permit for a sales office in Single Family and Duplex District Zoning for the sale of real estate and with no outside storage of material, equipment, or vehicles, which shall not be permitted for more than two years. At the end of two years if more time is needed, the Planning Commission shall hold a public hearing for the purpose of considering the continuation of a building to be used for sales office."

ARTICLE XXIII. DEFINITIONS - Add to this paragraph a definition of flea market.

The City Attorney has recommended the following definition "Flea market: A side yard where space inside or outside a building is rented to vendors on a short term basis for the sale of merchandise."

and the vote was cast 6 for.

Meeting adjourned.

Alan L. Upchurch
Alan L. Upchurch
Acting Secretary

Richard L. Stokes

CCB120

CITY PLAN COMMISSION
REGULAR MEETING
MARCH 28, 1983

A regular meeting of the City Plan Commission was held on Monday, March 28, 1983, 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 Noles made a motion, seconded by Commissioner Cutler, to amend the minutes of the regular meeting of March 14, 1983, to show that Commissioner Reagan voted in opposition to the motion recommending approval of the change of zoning on Lots 1, 2, and 3 of Farm and Home Savings Addition, not Commissioner Noles. The vote was cast 7 for.

A public hearing was held at the request of Kinder-Care Learning Centers, Inc., for a change of zoning from Local Retail to Special Use Permit for Day Care Center, on property located at the northwest quadrant of Commons Gate and Carriage Way. Present, and speaking in favor of the request was Tom Kelly, representing Kinder-Care Learning Centers, Inc. Present, and speaking in opposition to the request were J. E. Davis, 802 Middle Run, President of Greene Homeowners Association; Charles Fisher, 604 Carriage Way; Frank Cerrolvo, 618 Old Country; Joseph S. Wizansky, 1418 Crosspointe; W. T. Folwell, 1310 Crosspointe; Robert S. Felling, 616 Old Country; Pam Ruehle, 610 Old Country; Ronald Randall, 918 Carriage Way; Vern Lemon, 1412 Crosspointe; and John S. Wendt, 1416 Crosspointe. There were 19 notices mailed to property owners within 200 feet of the area of request, including the school district, with 7 replies returned in opposition to the request. One letter was also received in opposition. Commissioner Cutler made a motion, seconded by Commissioner Noles, to close the public hearing, and the vote was cast 7 for. Commissioner Cutler made a motion, seconded by Commissioner Seay, to recommend to the City Council that the change of zoning from Local Retail to Special Use Permit for Day Care Center, on property located at the northwest quadrant of Commons Gate and Carriage Way, be denied without prejudice, and the vote was cast 7 for.

A preliminary and a final plat of Helen's Addition, located south of the intersection of East Center and Oriole Boulevard, were requested by Phillip Pelt. Commissioner Tingle made a motion, seconded by Commissioner Cutler, to approve the preliminary and the final plat of Helen's Addition, with variances on the lot depth for Lots 2 and 4, and the vote was cast 7 for.

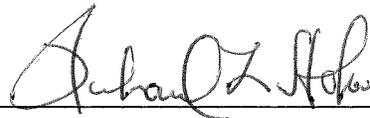
A preliminary and a final plat of Oaks Village Development, located west of the 1000 Block of South Main Street, were requested by Oak Tree Land Development Company, Inc. Commissioner Cutler made a motion, seconded by Commissioner Reagan, to approve the preliminary and the final plat of Oaks Village Development as submitted, and the vote was cast 7 for.

A preliminary and a final plat of Sunset Village, located at the southwest quadrant of East Daniieldale Drive and Highway 67, were requested by Oak Tree Land Development Company, Inc. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the preliminary and the final plat of Sunset Village as submitted, and the vote was cast 7 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
APRIL 11, 1983

A regular meeting of the City Plan Commission was held on Monday, April 11, 1983, 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 (Came in at 7:37PM) |
| James L. Tingle | Member |

Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the minutes of the regular meeting of March 28, 1983, and the vote was cast 6 for.

A public hearing was held at the request of Eddie C. Pelt & Co., Inc. for a change of zoning from Residential-3 to Planned Development (Patio Homes) District Zoning, on property located west of the 1000 block of North Cockrell Hill Road. Present, and speaking in favor of the request was Eddie Pelt, 703-B Big Stone Gap Road, applicant and owner. (Commissioner Seay came in at 7:37 P.M.). Mr. Neil Phillips, 919 Wren Circle; and Mr. Steve Wood, 915 Wren Circle, asked questions regarding the alley and the size of the buildings. No one spoke in opposition to the request. There were 43 notices mailed to property owners within 200 feet of the area of request, including the school district. There were 4 notices returned in favor of the request, and 1 notice returned in opposition to the request. Commissioner Cutler made a motion, seconded by Commissioner Reagan, to close the public hearing, and the vote was cast 7 for. Commissioner Cutler made a motion, seconded by Commissioner Reagan, to recommend to the City Council that the change of zoning from Residential-3 to Planned Development (Patio Homes) District Zoning, on property located west of the 1000 block of North Cockrell Hill Road, be approved, and the vote was cast 7 for.

A public hearing was held at the request of Ken Pritchett to replat Lots 16 and 17, Block E, of Greenbriar No. 6, located at 1031 and 1035 Greenbriar Lane. Present, and speaking in favor of the request was Eddie Pelt, representing Ken Pritchett, owner. No one spoke in opposition to the request. There were 2 notices mailed to property owners within the subdivision. 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 Cutler, to approve the replat of Lots 16 and 17, Block E, of Greenbriar No. 6, and the vote was cast 7 for.

Meeting adjourned.

Bob Lee
Bob Lee, Secretary

James R. Kelly

CITY PLAN COMMISSION
REGULAR MEETING
APRIL 25, 1983

A regular meeting of the City Plan Commission was held on Monday, April 25, 1983, at 7:30 P.M., with a quorum present, to-wit:

- | | |
|-------------------|---------------|
| James 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 Tingle made a motion, seconded by Commissioner Cutler, to approve the minutes of the regular meeting of April 11, 1983, and the vote was cast 6 for.

A public hearing was held at the request of Robert H. Power for a Special Use Permit for a Mobile Phone Radio Transmitting and Receiving Tower and Equipment Storage Room in Commercial District Zoning, on property located at 807 East Wheatland Road. Present, and speaking in favor of the request was Robert Power, 700 W. Airport Freeway, Irving, applicant. No one spoke in opposition to the request. There were 6 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 Cutler, to close the public hearing, and the vote was cast 6 for. Commissioner Seay made a motion, seconded by Commissioner Tingle, to recommend to the City Council that the Special Use Permit for a Mobile Phone Radio Transmitting and Receiving Tower and Equipment Storage Room at 807 East Wheatland Road, be approved with the following stipulations:

1. To correct any interference caused by their transmissions
2. If unable to correct interference, remove antenna
3. City be allowed to place an antenna on the mast, provided there are no engineering problems

and the vote was cast 6 for.

A public hearing was held at the request of Gold Leaf Homes, Inc. to replat Lots 12 and 13, Block 2, Lime Tree Addition, located at 1539 and 1603 Lime Leaf Lane. Present, and speaking in favor of the request was Charles Walker, 1352 Green Hills Court, applicant. No one spoke in opposition to the request. There were 22 notices mailed to property owners within the subdivision. No correspondence was received. Commissioner Tingle made a motion, seconded by Commissioner Cutler, to close the public hearing, and the vote was cast 6 for. Commissioner Tingle made a motion, seconded by Commissioner Noles, to approve the replat of Lots 12 and 13, Block 2, Lime Tree Addition, and the vote was cast 6 for.

CCB120

A preliminary plat of Cambridge Estates No. 2, located east of the 1800 Block of S. Cockrell Hill Road, was requested by William Gleason and Rick Mai. Commissioner Tingle made a motion, seconded by Commissioner Cutler, to approve the preliminary plat of Cambridge Estates No. 2 as submitted, and the vote was cast 6 for.

A preliminary and a final plat of Greenbriar Estates No. 9, located south of the 1000 Block of Beaver Creek Drive, was requested by Eddie Pelt. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the preliminary and the final plat of Greenbriar Estates No. 9 as submitted, and the vote was cast 6 for.

A final plat of Willow Run No. 4, located north of the 1000 Block of East Daniieldale Drive, was requested by Centennial Homes. Commissioner Cutler made a motion, seconded by Commissioner Tingle, to approve the final plat of Willow Run No. 4 as submitted, and the vote was cast 6 for.

A preliminary and a final plat of Camp Wisdom Village, located south of the 200 Block of West Camp Wisdom Road, was requested by Percy/Christon, Inc. Commissioner Tingle made a motion, seconded by Commissioner Cutler, to approve the preliminary and the final plat of Camp Wisdom Village as submitted, and the vote was cast 6 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
MAY 9, 1983

A regular meeting of the City Plan Commission was held on Monday, May 9, 1983, at 7:30 P.M., with a quorum present, to-wit:

| | |
|----------------|---------------|
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |
| Richard Stokes | Absent |

Commissioner Noles made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of April 25, 1983, and the vote was cast 6 for.

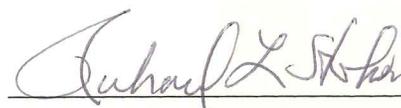
Commissioner Noles made a motion, seconded by Commissioner Reagan, to elect Richard Stokes as Chairman and David Seay as Vice Chairman, and the vote was cast 6 for.

A final plat of Duncanville Industrial District No. 9, located east of the 1100 Block of Cedar Ridge Road was requested by the Greater Duncanville Industrial Corporation and Stone Gap Industrial Corporation. Commissioner Noles made a motion, seconded by Commissioner Reagan, to approve the final plat of Duncanville Industrial District No. 9 as presented, and the vote was cast 6 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
SPECIAL MEETING
MAY 17, 1983

A special meeting of the City Plan Commission was held on Monday, May 17, 1983, at 6:00 P.M., with a quorum present, to-wit:

| | |
|----------------|---------------------------|
| Richard Stokes | Chairman (Arrived 6:15PM) |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |

CCB120
A public hearing was held at the request of Innovative Developers/Investors, Inc. for a change of zoning from Office to Special Use Permit for Day Care Center and Private School on Lot 3, and Local Retail-1 on Lots 1 and 2, Block A, Farm and Home Savings Addition, on property located at the northwest corner of South Main and West Danieldale Drive. Present, and speaking in favor of the request were Glen Hahn and Everett Roberts, representing Innovative Developers/Investors, Inc., applicant; B. J. Stroud, 1423 S. Main; Glen Matthews, with La Petite; Fred Lusk, 1435 Cardinal Creek; and Carl Sheffield, 2016 Clover Lane, Fort Worth. (Commissioner Stokes came in at 6:15 P.M.) There was no opposition. There were 14 notices mailed to property owners within 200 feet of the area of request, including the school district. Four replies were returned in favor of the request. Commissioner Noles made a motion, seconded by Commissioner Reagan, to close the public hearing, and the vote was cast 7 for. Commissioner Eskridge made a motion, seconded by Commissioner Noles, to recommend to the City Council that the change of zoning from Office to Special Use Permit for Day Care Center and Private School on Lot 3, and Local Retail-1 on Lots 1 and 2, Block A, Farm and Home Savings Addition, be approved with the following changes made to the site plan for the Day Care Center:

1. The east driveway be closed.
2. The west driveway be 35 feet wide.
3. The asphalt driveway be 25 feet wide, with proper radius.

The vote was cast 7 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
MAY 23, 1983

A regular meeting of the City Plan Commission was held on Monday, May 23, 1983, at 7:30 P.M., with a quorum present, to-wit:

| | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |

Commissioner Eskridge made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of May 9, 1983, and the special meeting of May 17, 1983, and the vote was cast 7 for.

A public hearing was held at the request of Jerry D. Jordan for a change of zoning from Local Retail to Commercial District Zoning on property located at 610 North Main Street. Present, and speaking in favor of the request were Jerry D. Jordan, 1623 Greenstone Lane, applicant and owner; Don Frisbee, Jr., 503 Mizell; and Mrs. James Gibbons, owner of 614 and

618 North Main Street. Present, and speaking in opposition to the request was Carl Overton, 431 Softwood Drive. There were 23 notices mailed to property owners within 200 feet of the area of request, including the school district. One notice was returned in favor of the request and two notices returned in opposition to the request. Commissioner Noles made a motion, seconded by Commissioner Seay, to close the public hearing, and the vote was cast 7 for. Commissioner Seay made a motion, seconded by Commissioner Reagan, to recommend to the City Council that the change of zoning from Local Retail to Commercial District Zoning at 610 North Main Street be denied without prejudice, and the vote was cast 6 for, with Commissioner Whittern voting in opposition.

Karl Holder requested that the preliminary and the final plat of Huntington Park No. 6, located south of the 900 block of Redman Lane, be removed from this agenda and be scheduled at a later date.

Meeting adjourned.



Bob Lee, Secretary



CITY PLAN COMMISSION
REGULAR MEETING
JUNE 13, 1983

A regular meeting of the City Plan Commission was held on Monday, June 13, 1983, at 7:30 P.M., with a quorum present, to-wit:

| | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |

Commissioner Seay made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of May 23, 1983, and the vote was cast 7 for.

A public hearing was held at the request of Vic Brandenburg to replat Lots 4, 5, and 6, Block A, Pelt's Subdivision, more commonly known as 1211, 1215, and 1219 Highland Drive. Present, and speaking in favor of the request was Vic Brandenburg, applicant. There was no opposition. There were 4 notices mailed to property owners within the subdivision. No correspondence was received. Commissioner Eskridge made a motion, seconded by Commissioner Noles, to close the public hearing, and the vote was cast 7 for. Commissioner Seay made a motion, seconded by Commissioner Eskridge, to approve the replat of Lots 4, 5, and 6, Block A, Pelt's Subdivision, and the vote was cast 7 for.

A public hearing was held at the request of Gary L. Cantrell and James E. Strode for a change of zoning from Industrial to Planned Development (Local Retail, Apartments, and Townhouses) District Zoning, on a 34.66 acre tract of land, located west of the 1000, 1100, 1200, and 1300 blocks of Cedar Hill Road. Present, and speaking in favor of the request was Gary Cantrell, 669 Airport Freeway, Suite 415, Hurst, Texas, applicant, who requested the public hearing be continued so he could work out a compromise with the residents. Present, and speaking in opposition to the request were Jim Karger, 415 Peacock Circle; David Sharp, 426 Rita; Richard Russell, 1014 Cedar Hill Road; Nancy Hubler, 906 Green Hills; Lou Trecek, 411 Swan Ridge; Howard Kemp, 219 Meadowlark; Rick Merritt, 1369 Hampton, DeSoto; Ken Snowden, 415 Cardinal Creek; and Fred Lusk, 1435 Cardinal Creek. There were 33 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 8 replies returned in opposition to the request. Two letters were received in opposition to the request from property owners outside the 200 feet area of notification. Commissioner Whittern made a motion, seconded by Commissioner Reagan, to continue the public hearing until July 11, 1983, at 7:30 P.M., and the vote was cast 6 for, with Commissioner Eskridge voting in opposition.

A final plat of Cambridge Park Estates No. 2, located east of the 1800 block of South Cockrell Hill Road, was requested by William T. Gleason and Richard L. Mai. Commissioner Seay made a motion, seconded by Commissioner Barnes, to approve the final plat of Cambridge Park Estates No. 2 as submitted, and the vote was cast 7 for.

Meeting adjourned.

Alan L. Upchurch
Alan L. Upchurch
Acting Secretary

Richard L. Stokes

CITY PLAN COMMISSION
REGULAR MEETING
JUNE 27, 1983

A regular meeting of the City Plan Commission was held on Monday, June 27, 1983, at 7:30 P.M., with a quorum present, to-wit:

- | | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |
| Ken Eskridge | Absent |

Commissioner Seay made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of June 13, 1983, and the vote was cast 6 for.

A preliminary plat of Huntington Park No. 6, located in the 900 block of Big Stone Gap Road, was presented by Eddie Pelt. Commissioner Seay made a motion, seconded by Commissioner Noles, to approve the preliminary plat of Huntington Park No. 6 as presented, and the vote was cast 6 for.

Doug Watson requested that the preliminary plat of Oak Leaf Crossing, located at the northeast quadrant of West Daniieldale Drive and Cedar Hill Road be removed from the agenda.

A sidewalk deviation in the 400 block of East Daniieldale Drive was requested by Ed Cummings. Commissioner Noles made a motion, seconded by Commissioner Reagan, that a 4 foot sidewalk be installed on Lots 1 through 8, Block B, Sunset Village, and that a guard rail be installed in the south edge of the sidewalk, and the vote was cast 6 for.

Meeting adjourned.

Alan L. Upchurch
Alan L. Upchurch
Acting Secretary

Richard L. Stokes

CITY PLAN COMMISSION
REGULAR MEETING
JULY 11, 1983

A regular meeting of the City Plan Commission was held on Monday, July 11, 1983, at 7:30 P.M., with a quorum present, to-wit:

- | | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |
| John Barnes | Absent |

CCB120

Commissioner Seay made a motion, seconded by Commissioner Noles, to approve the minutes of the regular meeting of June 27, 1983, and the vote was cast 6 for.

The public hearing was continued from the regular meeting of June 27, 1983, on a change of zoning from Industrial to Planned Development (Local Retail, Apartments, and Townhouses) District Zoning, on a 34.66 acre tract of land located west of the 1000, 1100, 1200, and 1300 blocks of Cedar Hill Road. A letter of withdrawal was received from Gary Cantrell, applicant.

A public hearing was held at the request of Larry D. and Alta E. Meadlin for a change of zoning from Residential-2 to Planned Development (Multi-Family) District Zoning, on a 2.600 acre tract of land bounded on three sides by Cedar Hill Road, Vinyard, and Grape Street, located in the 800 block of Cedar Hill Road. Commissioner Whittern excused himself from discussion of this item. Present, and speaking in favor of the request were R. T. Miles, 110 E. Jewell, attorney representing the applicants; Gary Kimbley, 10005 Chimney Hill, North Texas Rehabilitation Center; Randall Cline, 355 Blossom; Stan Meyers, 606 Truman Court; Don Cutler, 1223 Lady Lane; and Hattie Mae Hoskins, 722 E. Wheatland. Present, and speaking in opposition to the request were Nita Cagle, 354 Blossom, who presented a petition with approximately 24 signatures from property owners in opposition to the request; and Marvin Gains, 362 Blossom. There were 23 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 3 replies returned in opposition to the request. Commissioner Noles made a motion, seconded by Commissioner Eskridge, to close the public hearing, and the vote was cast 5 for. Commissioner Seay 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) District Zoning on a 2.600 acre tract of land bounded on three sides by Cedar Hill Road, Vinyard, and Grape Street, located in the 800 block of Cedar Hill Road be approved with the following stipulations:

1. The north entrance be moved 50 feet to the south.
2. Limit each structure to 10 persons maximum.

The vote was cast 5 for.

A public hearing was held at the request of the Chetwick Corporation for a change of zoning from Local Retail to Planned Development (Single Family Garden Homes) District Zoning, on a tract of land located in the northeast corner of Wheatland Road and Venice Drive. Present, and speaking in favor of the request were C. L. Edwards, 1039 Wind Ridge, President of the Chetwick Corporation; Karl Holder, 3220 Lemmon, Dallas; Stan Blair, 926 Venice Circle; Paul Larson, 910 Venice Circle; Mary Ruddick, 922 Venice Circle; and Leonard Volk, architect for Chetwick Corporation. There were 20 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 1 reply returned in opposition to the request. Commissioner Eskridge made a motion, seconded by Commissioner Noles, to close the public hearing, and the vote was cast 6 for. Commissioner Eskridge made a motion, seconded by Commissioner Whittern, to recommend to the City Council that the change of zoning from Local Retail to Planned Development (Single Family Garden Homes) District Zoning, on a tract of land located in the northeast corner of Wheatland Road and Venice Drive be approved, with the following stipulations:

1. The Homeowners Association maintain the medians, parkways, and fences.
2. Cul-de-sac median be removed.
3. Restrict structures to 2,000 square feet minimum living area.
4. Structures be 80% masonry using Chicago Antique Brick.
5. Concrete streets be constructed.
6. Screening fence be installed along the east side of property.
7. Install 15 ft. corner clips with 20 ft. radii on Canal Circle and Canal Place.

The vote was cast 6 for.

A public hearing was held at the request of the City Council to consider amending the Comprehensive Zoning Ordinance by creating new Freeway and Boulevard Zoning Districts and their regulations. Present, and speaking in favor of the request was Stan Myers, 606 Truman Court. Present, and speaking in opposition to the request was Don Cutler, 1223 Lady Lane. A motion was made by Commissioner Eskridge, seconded by Commissioner Whittern, to continue the public hearing until July 25, 1983, at 8:00 P.M., and the vote was cast 6 for.

A preliminary plat of Wexford Townhomes, located in the southeast corner of Wheatland Road and Cockrell Hill Road, was requested by Starnes & Associates. Commissioner Noles made a motion, seconded by Commissioner Reagan, to approve the preliminary plat of Wexford Townhomes as presented, and the vote was cast 6 for.

A preliminary plat of Oak Leaf Crossing, located at the northeast quadrant of West Daniieldale Drive and Cedar Hill Road, was requested by Doug Watson Homes. Commissioner Noles made a motion, seconded by Commissioner Whittern, to approve the preliminary plat of Oak Leaf Crossing as presented, and the vote was cast 6 for.

Meeting adjourned.

CCB120

Alan L. Upchurch
Alan L. Upchurch
Acting Secretary

Richard G. Stokes

CITY PLAN COMMISSION
SPECIAL MEETING
JULY 25, 1983

A special meeting of the City Plan Commission was held on Monday, July 25, 1983, at 7:00 P.M., with a quorum present, to-wit:

- | | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |

The purpose of the meeting was to discuss various items of mutual concern with the Planning and Zoning Commission of the City of DeSoto. Those present from the City of DeSoto were Gary Martin, Chairman; Commissioners George Cole, Paul Brumley, and Royce Chapman; and Pat Mitchell, Zoning Administrator.

Meeting adjourned.

Alan L. Upchurch
Alan L. Upchurch
Acting Secretary

CITY PLAN COMMISSION
REGULAR MEETING
JULY 25, 1983

A regular meeting of the City Plan Commission was held on Monday, July 25, 1983, at 8:00 P.M., with a quorum present, to-wit:

- | | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |

Commissioner Eskridge made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of July 11, 1983, and the vote was cast 7 for.

A revised final plat of Cambridge Park Estates No. 2, located east of the 1800 block of South Cockrell Hill Road was requested by William T. Gleason and Richard L. Mai. Commissioner Seay made a motion, seconded by Commissioner Reagan, to approve the revised final plat of Cambridge Park Estates No. 2 as presented, and to grant variances on Lot 14, Block A, for minimum depth and on Lot 18, Block A, for minimum building line, and the vote was cast 7 for.

A replat of Whispering Hills No. 2 Revised, located north of the 200 block of Silver Creek Drive was requested by Whispering Village Development Corporation. Commissioner Whittern made a motion, seconded by Commissioner Noles, to approve the replat of Whispering Hills No. 2 Revised as presented, and the vote was cast 7 for.

A final plat of Greenbriar Square No. 3, located east of the 1500 block of South Clark Road was requested by Alta Mesa/McCart, Inc. Commissioner Noles made a motion, seconded by Commissioner Reagan, to approve the final plat of Greenbriar Square No. 3 as presented, and the vote was cast 7 for.

A final plat of Fairwoods Place, located west of the 1000 block of North Cockrell Hill Road was requested by Eddie Pelt. Commissioner Seay made a motion, seconded by Commissioner Reagan, to approve the final plat of Fairwoods Place as presented, and the vote was cast 7 for.

A public hearing was held at the request of Edward F. Cummings for a change of zoning from Industrial and Residential-2 to Planned Development (Commercial, Townhomes, Patio Homes, and Single Family) District Zoning on a tract of land located at the southeast quadrant of U.S. Highway 67 and South Cockrell Hill Road. Present, and speaking in favor of the request were Ed Cummings, 1702 Clark Road, applicant; and Dick Mathis, with Quest/Southwest. Present, and speaking in opposition to the request were L. J. Pugh, 1219 S. Cockrell Hill Road; James Tingle, 602 Dawson; Loyd Weaver, 1211 S. Cockrell Hill Road; and Paul Aaron, Lot 41 on S. Cockrell Hill Road. There were 16 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 1 reply returned in opposition to the request. A letter was also received from the Duncanville Independent School District. Commissioner Whittern made a motion, seconded by Commissioner Seay, to close the public hearing, and the vote was cast 7 for. Commissioner Seay made a motion, seconded by Commissioner Reagan, to recommend to the City Council that the change of zoning from Industrial and Residential-2 to Planned Development (Commercial, Townhomes, Patio Homes, and Single Family) District Zoning at the southeast quadrant of U.S. Highway 67 and South Cockrell Hill Road be approved with the following stipulations:

1. Require 2-car garages on all units.
2. Provide left turn lanes into the property from Cockrell Hill Road.
3. Provide 30 ft. wide street in townhouse area.
4. Change the name of Grant Avenue.
5. Change Bogart Avenue to a 37 ft. wide street in a 60 ft. wide right-of-way.
6. Require a screening fence adjacent to the commercial zoned property.
7. Provide recreation area of approximately one acre on Lot 1, Block I.
8. Provide corner clip on Colbert Street.

The vote was cast 7 for.

A public hearing was held at the request of Robert Crump for a change of zoning from Industrial to Planned Development (Apartment and Commercial) District Zoning on a tract of land located north of the 600 and 700 blocks of East Danieldale Drive. Present, and speaking in favor of the request were J. T. Dunkin, representing Robert Crump, applicant; and Paul McBurnett, 351 Brookwood. Present, and speaking in opposition to the request were

Barry Johnson, 719 Valley Hill Road, who presented a petition with approximately 30 signatures in opposition to the request; Don Drummond, of Drummond Oil Co.; James Tingle, 602 Dawson; and H. M. Dinwiddie, 1331 S. Cockrell Hill Road. There were 51 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 returned in opposition to the request. A letter was also received from the Duncanville Independent School District. Commissioner Barnes made a motion, seconded by Commissioner Reagan, to close the public hearing, and the vote was cast 7 for. Commissioner Barnes made a motion, seconded by Commissioner Reagan, to recommend to the City Council that the change of zoning from Industrial to Planned Development (Apartment and Commercial) District Zoning on a tract of land located north of the 600 and 700 blocks of East Danieldale Drive be denied without prejudice, and the vote was cast 7 for.

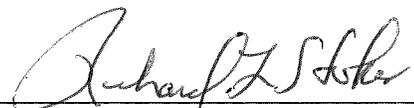
A public hearing was continued on the request of the City Council to consider amending the Comprehensive Zoning Ordinance by creating new Freeway and Boulevard Zoning Districts and their regulations. Present, and speaking in favor of the request were Glenn Repp, 1103 Greenstone Lane; Dan Dodson, City Manager, also representing the Economic Development Committee of the Chamber of Commerce; and Dick Mathis with Quest/Southwest. Present, and speaking in opposition to the request were Don Vaughan, 718 Forest; Arthur Daughtery, 250 Linda Lane; Tom Ten Hagen, 307 Linkcrest; Cullen Eubank, President of Eubank Concrete Company; Ed McNeil, 118 S. Capri; and Glenn Blalock, 223 S. Alexander. Commissioner Eskridge made a motion, seconded by Commissioner Noles, to continue the public hearing until August 8, 1983, at 7:30 P.M., and the vote was cast 7 for.

CCB120

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
AUGUST 8, 1983

A meeting of the City Plan Commission was held on Monday, August 8, 1983, at 7:30 P.M., with a quorum present, to-wit:

- | | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |
| Ken Eskridge | Absent |
| Bill Noles | Absent |

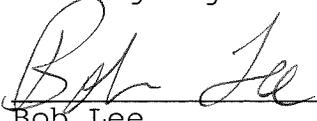
Commissioner Whittern made a motion, seconded by Commissioner Reagan, to approve the minutes of the special meeting and the regular meeting of July 25, 1983, and the vote was cast 5 for.

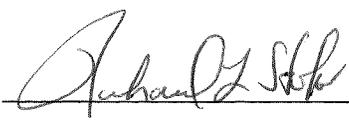
A site plan of Mid-Town Self Storage, located north of the 100 block of West Camp Wisdom Road was requested by Peter Ganakos. Commissioner Whittern made a motion, seconded by Commissioner Barnes, to approve the site plan of Mid-Town Self Storage with the stipulation of concrete parking, and the vote was cast 5 for.

A public hearing was continued on the request of the City Council to consider amending the Comprehensive Zoning Ordinance by creating new Freeway and Boulevard Zoning Districts and their regulations. Present, and speaking in favor were Dan Dodson, 1119 Teakwood, representing the Economic Development Committee of the Chamber of Commerce; Stan Meyers, 606 Truman Court, President of the Chamber of Commerce; Ed Thrailkill, 1118 Fairlawn; and Loyd Weaver, 1211 S. Cockrell Hill Road, who had a question on how deep the freeway zoning would be on the lots. Present, and speaking in opposition were Jeanelle Blalock, 223 S. Alexander, who requested information on uses being able to rebuild in the event of a fire or

destruction; and L. J. Pugh, who had a question on how deep the free-way zoning would be. Commissioner Whittern made a motion, seconded by Commissioner Barnes, to recess the public hearing until August 22, 1983, at 7:30 P.M., and the vote was cast 5 for.

Meeting adjourned.


Bob Lee
Secretary



CITY PLAN COMMISSION
REGULAR MEETING
AUGUST 22, 1983

A meeting of the City Plan Commission was held on Monday, August 22, 1983, at 7:30 P.M., with a quorum present, to-wit:

- | | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |

Commissioner Seay made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of August 8, 1983, and the vote was cast 7 for.

A public hearing was held at the request of Oak Tree Land Development Company to replat Lots 21 and 22, Block A, Austin Stone Addition, more commonly known as 102 and 106 Austin Stone Drive. Present, and speaking in favor of the request was Chris Escabedo, representing Oak Tree Land Development Company, 600 E. Camp Wisdom. One notice was mailed to the property owner within the subdivision. No correspondence was received. Commissioner Whittern made a motion, seconded by Commissioner Noles, to close the public hearing, and the vote was cast 7 for. Commissioner Seay made a motion, seconded by Commissioner Reagan, to approve the replat of Lots 21 and 22, Block A, Austin Stone Addition, and the vote was cast 7 for.

A request of Karl Holder was considered to eliminate the concrete screening wall along Wheatland Road in Huntington Park No. 5. Karl Holder of Warwick Development Company presented the request. After discussion, Commissioner Reagan made a motion, seconded by Commissioner Noles, to require a 6 ft. masonry screening wall on Wheatland Road behind Lots 1 through 6, Block R on private property, and to delete the wall on Lots 4 and 5, Block S, in Huntington Park No. 5, with no drives being allowed off Wheatland Road, and the vote was cast 6 for, with Commissioner Eskridge voting in opposition.

A replat of Lots 4, 5, and 6, Block A, Pelt's Subdivision, located at 1211, 1215, and 1219 Highland Drive was presented by Vic Brandenburg. This plat was approved on June 13, 1983, but was not filed with the county clerk within the required 30 days. Commissioner Seay made a motion, seconded by Commissioner Barnes, to reapprove the replat of Lots 4, 5, and 6, Block A, Pelt's Subdivision, and the vote was cast 7 for.

A final plat of Duncanville Industrial District No. 10, located south of the 700 block of Big Stone Gap Road was presented by Paul McBurnett. Commissioner Whittern made a motion, seconded by Commissioner Reagan, to approve the final plat of Duncanville Industrial District No. 10 as presented, and the vote was cast 7 for.

A public hearing was continued on the request of the City Council to consider amending the Comprehensive Zoning Ordinance by creating new Freeway and Boulevard Zoning Districts and their regulations. Speaking to this item were Paul McBurnett, 351 Brookwood; Ralph Palome, 7074 Chantilly, Dallas; Jeanelle Blalock, 223 S. Alexander; Eddie McNiell, 118 S. Capri; Mrs. Smith, 1205 S. Alexander; and Don Vaughan,

718 Forest Lane. Commissioner Whittern made a motion, seconded by Commissioner Reagan, to approve the concept of the Freeway and Boulevard Zoning Districts and their uses and regulations, and the vote was cast 7 for. A subcommittee was formed consisting of Chairman Stokes, Vice Chairman Seay, and Commissioner Eskridge, to create the districts, their uses and regulations, and to make recommendations for the September 26, 1983, City Plan Commission meeting. Commissioner Whittern made a motion, seconded by Commissioner Barnes, to continue the public hearing until September 26, 1983, at 7:30 P.M., and the vote was cast 7 for.

Rules and procedures for conducting meetings and public hearings were considered. After discussion, Commissioner Whittern made a motion, seconded by Commissioner Barnes, to limit input on all public hearings to 15 minutes per side, with 5 minutes rebuttal and 5 minutes surrebuttal, and the vote was cast 7 for.

Meeting adjourned.

Alan L. Upchurch

Alan L. Upchurch
Acting Secretary

Richard L. Stokes

CCB120

CITY PLAN COMMISSION
SPECIAL MEETING
SEPTEMBER 12, 1983

A special meeting of the City Plan Commission was held on Monday, September 12, 1983, at 6:00 P.M., with a quorum present, to-wit:

- | | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |

A public hearing was held at the request of Larry D. and Alta E. Meadlin for a change of zoning from Residential-2 to Planned Development (Homes for Feeble Minded Persons, an Intermediate Care Facility, Level I, as defined by the Texas Department of Mental Health and Mental Retardation) District Zoning, on a 2.600 acre tract of land bounded on three sides by Cedar Hill Road, Vinyard, and Grape Street, located in the 800 block of Cedar Hill Road. Commissioner Whittern excused himself from participation on this item. Present, and speaking in favor of the request were R. T. Miles, 110 E. Jewell, representing the applicant; Gary Kimbley, 1005 Chimney Hill, Dallas; and Anthony Cantos, 1829 Moon Bean, Carrollton. Present, and speaking in opposition to the request were W. W. Childers, 358 Blossom; Dana Jones, 354 Vinyard; Richard Russell, 1014 Cedar Hill Road; Marvin Gaines, 362 Blossom; Mrs. Herbert Tennell, 358 Vinyard; and Marian Phillips, 1014 South Loop. There were twenty-three notices mailed to property owners within 200 feet of the area of request, including the school district, with two notices returned in favor of the request and five notices returned in opposition to the request. Also received was a letter of protest in petition form containing approximately 113 signatures. Commissioner Barnes made a motion, seconded by Commissioner Noles, to close the public hearing, and the vote was cast 6 for. Commissioner Eskridge made a motion, seconded by Commissioner Noles, to recommend to the City Council that the change of zoning from Residential-2 to Planned Development (Homes for Feeble Minded Persons, an Intermediate Care Facility, Level I, as defined by the Texas Department of Mental Health and Mental Retardation) District Zoning, on a 2.600 acre tract of land bounded on three sides by Cedar Hill Road, Vinyard, and Grape Street, located in the 800 block of Cedar Hill Road be approved, and the vote was cast 4 for, with Commissioners Reagan and Barnes voting in opposition.

Meeting adjourned.

Alan L. Upchurch

Alan L. Upchurch
Acting Secretary

Richard L. Stokes

CITY PLAN COMMISSION
REGULAR MEETING
SEPTEMBER 12, 1983

A regular meeting of the City Plan Commission was held on Monday, September 12, 1983, at 7:30 P.M., with a quorum present, to-wit:

| | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |

Commissioner Barnes made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of August 22, 1983, and the vote was cast 7 for.

A public hearing was held at the request of Ernest McCombs for a change of zoning from Residential-2 to Planned Development (Multi-Family) District Zoning, on property located east of the 800 and 900 blocks of Cedar Hill Road. Present, and speaking in favor of the request was Spencer Johnson, 9251 Church Hill, Dallas, representing the applicant and also presented two alternate site plans to the one originally submitted. Present, and speaking in opposition to the request were Donald Trask, 411 Meadowlark, President of Swan Ridge Homeowners Association Richard Russell, 1014 Cedar Hill Road; Betty Hansford, 334 Shaw; Fred Lusk, 1435 Cardinal Creek; Ralph Harkenrider, 1103 Big Stone Gap Road; Lyle Rowley, 302 Meadowlark; Sharon Karger, 415 Peacock Circle; and Patricia White, 414 Swan Ridge. There were thirty-six notices mailed to property owners within 200 feet of the area of request, including the school district, with three replies returned in favor of the request and eight replies returned in opposition to the request. Commissioner Seay made a motion, seconded by Commissioner Noles, to close the public hearing, and the vote was cast 7 for. Commissioner Seay made a motion, seconded by Commissioner Eskridge, to recommend to the City Council that the change of zoning from Residential-2 to Planned Development (Multi-Family) District Zoning on property located east of the 800 and 900 blocks of Cedar Hill Road be denied, with prejudice, and the vote was cast 6 for, with Commissioner Whittern voting in opposition.

A public hearing was held at the request of Bryan Engram for a change of zoning from Industrial to Planned Development (Central Business, Single Family, and Multi-Family) District Zoning, on a tract of land located north of the 600 and 700 blocks of East Daniieldale Drive. Present, and speaking in favor of the request was Bryan Engram, 10014 Glen Rio, Dallas, applicant. Present, and speaking in opposition to the request were Mr. Dinwiddie, 1331 S. Cockrell Hill Road; Barry Johnson, 719 Valley Hill, who presented a petition with approximately 25 signatures in opposition to the request; and Gary McMeekan, 1527 Limetree. There were fifty notices mailed to property owners within 200 feet of the area of request, including the school district, with two replies returned in favor of the request and three replies returned in opposition to the request. Commissioner Whittern made a motion, seconded by Commissioner Barnes, to close the public hearing, and the vote was cast 7 for. Commissioner Seay made a motion, seconded by Commissioner Whittern, to recommend to the City Council that the change of zoning from Industrial to Planned Development (Central Business, Single Family, and Multi-Family) District Zoning on a tract of land located north of the 600 and 700 blocks of East Daniieldale Drive be approved with the following stipulations:

1. Hay Meadow Drive be widened to 37 feet to the first drive to the right in the townhouse section.
2. The pedestrian bridges be designed to carry mowing equipment.
3. A left turn lane be provided in Daniieldale Drive at Hay Meadow Drive.
4. Allow open structures in recreational area.

See Connection
09-26-83

- 5. Allow the Central Business District Zoning, with the exception of the following uses: Auto dealers, used cars; Auto laundry; Auto seat covers, covering; Fix-it shops, bicycle repairs, saw filing, lawn mower sharpening, retail only, but without outside storage; Motorcycle repairing, if enclosed in building; Parking lot without public garage or automobile facilities for the parking of passenger cars and trucks of less than one-ton capacity only; Ice delivery station; and Public garage, parking, no repairs.
- 6. Minimum of 75% masonry on buildings.
- 7. Composition roof or treated wood shingles.

And the vote was cast 7 for.

A preliminary and a final plat of Greenbriar Estates No. 10, located south of the 1200 and 1300 blocks of West Daniieldale Drive was requested by Eddie Pelt. Commissioner Noles made a motion, seconded by Commissioner Barnes, to approve the plat of Greenbriar Estates No. 10 as presented, and the vote was cast 7 for.

A final plat of Wexford Townhomes, located at the southeast corner of East Wheatland and Cockrell Hill Road requested by Charles Starnes & Associates, was removed from the agenda at the request of the applicant.

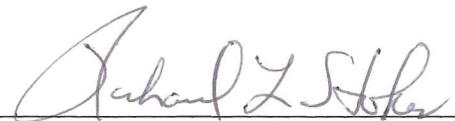
A preliminary plat of Nel-Rod Addition, located south of the 700 block of East Wheatland Road was presented by Rodney Fender, 806 Louise, applicant. Commissioner Barnes made a motion, seconded by Commissioner Reagan, to approve the preliminary plat of Nel-Rod Addition, and the vote was cast 7 for.

A preliminary and a final plat of Duncanville National Bank Site, located at the southwest quadrant of East Daniieldale Drive and Highway 67 was requested by Edward F. Cummings. Commissioner Reagan made a motion, seconded by Commissioner Noles, to approve the preliminary and the final plat of Duncanville National Bank Site as submitted, and the vote was cast 7 for.

Meeting adjourned.



 Alan L. Upchurch
 Acting Secretary



CITY PLAN COMMISSION
 REGULAR MEETING
 SEPTEMBER 26, 1983

A regular meeting of the City Plan Commission was held on Monday, September 26, 1983, at 7:30 P.M., with a quorum present, to-wit:

- | | |
|----------------|-----------------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member (Arrived Late) |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |

Commissioner Seay made a motion, seconded by Commissioner Reagan, to approve the minutes of the Special Meeting of September 12, 1983, and to amend the minutes of the regular meeting of September 12, 1983, on the public hearing for Bryan Engram on Stipulation No. 5 by deleting 'Auto dealers, used cars' and adding 'Used automobile dealers, this not to exclude new car dealers with incidental uses' and the vote was cast 6 for.

Commissioner Eskridge came in at 7:33 P.M.

CCB120

A revised preliminary and a final plat of Wexford Townhomes, located at the southeast corner of East Wheatland and Cockrell Hill Road was requested by Charles Starnes & Associates. Commissioner Whittern made a motion, seconded by Commissioner Noles, to approve the revised preliminary and the final plat of Wexford Townhomes as presented, and the vote was cast 7 for.

A preliminary of Hollywood Park, located at the southeast corner of U.S. Highway 67 and Cockrell Hill Road was requested by Oak Tree Land Development Company. Commissioner Barnes made a motion, seconded by Commissioner Seay, to approve the preliminary plat of Hollywood Park as presented, and the vote was cast 7 for.

A development plan and final plat of Oak Leaf Crossing, located at the northeast corner of Daniieldale Drive and Cedar Hill Road was requested by Doug Watson. Commissioner Whittern made a motion, seconded by Commissioner Barnes, to approve the development plan and final plat of Oak Leaf Crossing, with the following stipulations:

1. Streets and parking be concrete to City specifications.
2. Screening wall not to be installed with townhouse development, but with the retail development.
3. Minimum of three dumpster locations.

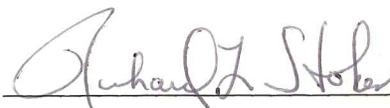
And the vote was cast 7 for.

A public hearing was continued on the request of the City Council to consider amending the Comprehensive Zoning Ordinance by creating new Freeway and Boulevard Zoning Districts and their regulations. The Commission received the recommended regulations drafted by a subcommittee consisting of Commissioners Stokes, Seay, and Eskridge. Speaking to this item were Mrs. Blalock and David Clayton. After discussion, Commissioner Whittern made a motion, seconded by Commissioner Barnes, to continue the public hearing until October 10, 1983, at 7:30 P.M., to allow the Commission to study the recommended regulations in detail, and the vote was cast 7 for.

Meeting adjourned.



Alan L. Upchurch
Acting Secretary



CITY PLAN COMMISSION
REGULAR MEETING
OCTOBER 10, 1983

A regular meeting of the City Plan Commission was held on Monday, October 10, 1983, at 7:30 P.M., with a quorum present, to-wit:

| | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |
| Ken Eskridge | Absent |

Commissioner Noles made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of September 26, 1983, and the vote was cast 6 for.

A public hearing was continued on the request of the City Council to consider amending the Comprehensive Zoning Ordinance by creating new Freeway and Boulevard Zoning Districts and their regulations. Speaking to this item were Joe Daniels, Gale Parcher, and Mrs. Blalock. Commissioner Noles made a motion, seconded by Commissioner Whittern, to close

the public hearing, and the vote was cast 6 for. Commissioner Noles made a motion, seconded by Commissioner Reagan, to send their proposed Freeway and Boulevard regulations to the City Council and to recommend that should any property be rezoned, the existing use be "grandfathered". The vote was cast 6 for.

Meeting adjourned.

Alan L. Upchurch

Alan L. Upchurch
Acting Secretary

Richard L. Stokes

CITY PLAN COMMISSION
REGULAR MEETING
OCTOBER 24, 1983

A regular meeting of the City Plan Commission was held on Monday, October 24, 1983, at 7:30 P.M., with a quorum present, to-wit:

| | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |

Commissioner Noles made a motion, seconded by Commissioner Whittern, to approve the minutes of the regular meeting of October 10, 1983, and the vote was cast 7 for.

A public hearing was held at the request of Centennial Homes, Inc. for a change of zoning from Residential-2A to Planned Development (Single Family) District Zoning on property located at the northeast corner of East Daniieldale Drive and South Cockrell Hill Road. Present, and speaking in favor of the request were Clayton Sanders, representing the applicant and owner; and J. T. Dunkin, 1540 Eastgate Drive, Garland, land planner. Present, and speaking in opposition to the request were Art Terrel, Rt. 1, Box 934, Dallas; and Randy Horn, 1103 Heather Wood. There were fourteen notices mailed to property owners within 200 feet of the area of request, including the school district. No correspondence was received. Commissioner Barnes made a motion, seconded by Commissioner Reagan, to close the public hearing, and the vote was cast 7 for. Commissioner Seay made a motion, seconded by Commissioner Barnes, to recommend to the City Council that the change of zoning from Residential-2A to Planned Development (Single Family) District Zoning on property located at the northeast corner of East Daniieldale Drive and South Cockrell Hill Road be approved, with the following stipulations:

1. Wood shingles not be allowed.
2. Each unit have a two-car enclosed garage, with rear entry.
3. The alley extend to the rear of Lots 10 and 11 of Block 6.
4. Streets and alleys to be concrete to City specifications.
5. Show the street dedication along Daniieldale and in the park area on the final plat.
6. Provide a left turn lane for the two street entrances on Cockrell Hill Road.
7. Houses to have minimum living area of 1200 square feet in Tract I, and a minimum living area of 1000 square feet in Tract II.
8. Stipulations of the Park Board concerning the dedication of the park, including storm sewer, clearing the property and a donation of \$7500. to be used in the park for facilities.

The vote was cast 7 for.

CCB120

A public hearing was held at the request of the Duncanville Church of Christ for a change of zoning from Residential-2 to Local Retail District Zoning on Lots 1, 2, 3, 4, 5, and 6, Block 2, West Park Estates No. 1, more commonly known as 201 West Center Street. Present, and speaking in favor of the request were David Clayton, 418 Swan Ridge, representing the applicant and owner; and Orville Aldridge, elder of the Church of Christ. Present, and speaking in opposition to the request were Mr. Hansen, 222 W. Cherry; Zelda Johnson, 227 W. Center; Art Terrel, 202 W. Cherry; Lucille Simons, 215 W. Cherry; and Charles Lawrence, 218 W. Cherry. Randy Horn, 214 W. Cherry spoke concerning the easement between Cherry and Center Streets. There were thirty-one notices mailed to property owners within 200 feet of the area of request, including the school district. Three replies were returned in favor of the request and three replies were returned in opposition to the request. After discussion, Commissioner Seay made a motion, seconded by Commissioner Reagan, to recess the public hearing until November 14, 1983, at 7:30 P.M., in order for City Staff to obtain additional information from the City Attorney, and the vote was cast 6 for, with Commissioner Eskridge voting in opposition.

A public hearing was held at the request of Trinity Church of the Nazarene for a change of zoning from Residential-1 to Office District Zoning on property located west of the 600 block of North Cedar Ridge Road. Present, and speaking in favor of the request were Dennis Schwartz, 1051 Lansdale, representing the applicant; and Gary Young, 3436 Willow Fest, Dallas. There was no one present to speak in opposition to the request. Commissioner Eskridge made a motion, seconded by Commissioner Barnes, to close the public hearing, and the vote was cast 7 for. Commissioner Eskridge made a motion, seconded by Commissioner Reagan, to recommend to the City Council that the change of zoning from Residential-1 to Office District Zoning on property located west of the 600 block of North Cedar Ridge Road be approved, and the vote was cast 7 for.

Meeting adjourned.

Alan L. Upchurch
 Alan L. Upchurch
 Acting Secretary

Richard Stokes

CITY PLAN COMMISSION
 REGULAR MEETING
 NOVEMBER 14, 1983

A regular meeting of the City Plan Commission was held on Monday, November 14, 1983, with a quorum present, to-wit:

| | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |

Commissioner Eskridge made a motion, seconded by Commissioner Reagan, to approve the minutes of the regular meeting of October 24, 1983, and the vote was cast 7 for.

A public hearing was held at the request of the Duncanville Church of Christ for a change of zoning from Residential-2 to Local Retail District Zoning on Lots 1, 2, 3, 4, 5, and 6, Block 2, West Park Estates No. 1, more commonly known as 201 West Center Street. Commissioner Seay excused himself from participation on this item. Present, and speaking in favor of the request were David Clayton, 418 Swan Ridge; and Don Wetzig, part owner of El Dorado Plaza. Present, and speaking in opposition to the request were R. W. Hansen, 222 W. Cherry; H. W. Bryant, 223 W. Cherry; Art Terrell, 202 W. Cherry; Hugh Sharp, 226 W. Cherry; Charles Lawrence, 218 W. Cherry; and Lucille Simons, 215 W. Cherry. There were thirty-one notices mailed to property owners within 200 feet of the area of request, including the school district, with three replies

returned in favor of the request and three replies returned in opposition to the request. Commissioner Noles made a motion, seconded by Commissioner Whittern, to close the public hearing, and the vote was cast 6 for. Commissioner Noles made a motion, seconded by Commissioner Whittern, to recommend to the City Council that the change of zoning from Residential-2 to Local Retail District Zoning at 201 West Center Street be approved, and the vote was cast 6 for.

A final plat of Oak Leaf Crossing, located at the northeast quadrant of Cedar Hill Road and Danieldale Drive was requested by Doug Watson. Commissioner Barnes made a motion, seconded by Commissioner Reagan, to reapprove the final plat of Oak Leaf Crossing, and the vote was cast 7 for.

A final plat of Duncanville Industrial District No. 11, located west of the 1000 block of South Cedar Ridge was requested by Paul McBurnett. Commissioner Seay made a motion, seconded by Commissioner Barnes, to approve the final plat of Duncanville Industrial District No. 11, and the vote was cast 7 for.

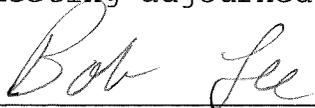
A revised final plat of Whispering Hills No. 3, located east of the 2000 block of Blue Ridge was requested by Jim Higginbotham. Commissioner Reagan made a motion, seconded by Commissioner Barnes, to approve the revised final plat of Whispering Hills No. 3, and the vote was cast 3 for.

A preliminary plat and a final plat of Duncanville 20 Shopping Center, located at the southwest corner of Duncanville Road and Jellison Boulevard was requested by Bob Acrey, engineer. Commissioner Seay made a motion, seconded by Commissioner Reagan, to pass this item to a later scheduled meeting, and the vote was cast 7 for.

A preliminary and a final plat of LDS Addition, located north of the 1000 block of Big Stone Gap Road was requested by Bob Acrey, engineer. Commissioner Seay made a motion, seconded by Commissioner Reagan, to pass this item to a later scheduled meeting, and the vote was cast 7 for.

A revised final plat of Sunset Village, located at the southwest quadrant of Highway 67 and Danieldale Drive was requested by Oak Tree Land Development Company. Commissioner Seay made a motion, seconded by Commissioner Barnes, to approve the revised final plat of Sunset Village, and the vote was cast 7 for.

Meeting adjourned.



Bob Lee, Secretary



CITY PLAN COMMISSION
REGULAR MEETING
NOVEMBER 28, 1983

A regular meeting of the City Plan Commission was held on Monday, November 28, 1983, with a quorum present, to-wit:

| | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Bill Noles | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |
| Ken Eskridge | Absent |

Commissioner Noles made a motion, seconded by Commissioner Whittern, to approve the minutes of the regular meeting of November 14, 1983, and the vote was cast 6 for.

A preliminary plat and a final plat of Duncanville 20 Shopping Center, located at the southwest corner of Duncanville Road and Jellison Boulevard, was requested by Bob Acrey, engineer. Commissioner Noles made a motion, seconded by Commissioner Barnes, to approve the preliminary plat and the final plat of Duncanville 20 Shopping Center as submitted, and the vote was cast 6 for.

CCB120

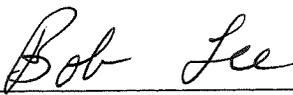
A site plan for a reclaiming unit located in the 500 block of South Cockrell Hill Road, north of Wheatland Road, was presented by Cullen Eubank. Commissioner Barnes made a motion, seconded by Commissioner Noles, to approve the site plan as presented, and the vote was cast 6 for.

A final plat of Hollywood Park, located at the southeast quadrant of Highway 67 and Cockrell Hill Road, was requested by Oak Tree Land Development Company. Commissioner Seay made a motion, seconded by Commissioner Barnes, to approve the final plat of Hollywood Park as submitted, and the vote was cast 6 for.

A replat of Lots 15 and 16, Block H, Greenbriar Estates No. 4, located at 1807 and 1811 Beaver Creek Drive, was requested by Jim Campbell, engineer. Commissioner Seay made a motion, seconded by Commissioner Reagan, to approve the replat as submitted, and the vote was cast 6 for.

A site plan for expansion of Toyota South at 610 and 614 North Alexander, was requested by Roger Crownrick & Associates. Commissioner Reagan made a motion, seconded by Commissioner Whittern, to approve the site plan as submitted, and the vote was cast 6 for.

Meeting adjourned.



 Bob Lee, Secretary



CITY PLAN COMMISSION
 REGULAR MEETING
 DECEMBER 12, 1983

A regular meeting of the City Plan Commission was held on Monday, December 12, 1983, with a quorum present, to-wit:

| | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Bill Noles | Member |
| Ollie Whittern | Member |
| Milton Reagan | Absent |

Commissioner Stokes made a motion, seconded by Commissioner Noles, to approve the minutes of the regular meeting of November 28, 1983, and the vote was cast 6 for.

A final plat of Huntington Park No. 6, located north of the 900 and 1000 blocks of Big Stone Gap Road was presented by Eddie Pelt, developer. Commissioner Whittern made a motion, seconded by Commissioner Barnes, to approve the final plat of Huntington Park No. 6 as presented, and the vote was cast 6 for.

A preliminary plat of Greenbriar No. 11, located south of the 1300 block of West Daniieldale Drive was presented by Eddie Pelt, developer. Commissioner Noles made a motion, seconded by Commissioner Barnes, to approve the preliminary plat of Greenbriar No. 11 as presented, and the vote was cast 6 for.

A preliminary plat of Greenbriar No. 12, located south of the 1800 block of Green Tree Lane was presented by Eddie Pelt, developer. Commissioner Noles made a motion, seconded by Commissioner Whittern, to approve the preliminary plat of Greenbriar No. 12 as presented, and the vote was cast 6 for.

A public hearing was held at the request of William A. Mote for a change of zoning from Residential-1 to Office District Zoning on the south 70 feet and the middle 70 feet of Lot 17, Block A, Winona Gardens Addition No. 1, more commonly known as 511 and 515 North Cedar Ridge Road. Present, and speaking in favor of the request was Bill Mote,

applicant and owner. There was no opposition. There were thirteen notices mailed to property owners within 200 feet of the area of request, including the school district. One reply was returned in favor of the request. Commissioner Seay made a motion, seconded by Commissioner Whittern, to close the public hearing, and the vote was cast 6 for. Commissioner Seay made a motion, seconded by Commissioner Barnes, to recommend to the City Council that the change of zoning from Residential-1 to Office District Zoning at 511 and 515 North Cedar Ridge Road be approved, and the vote was cast 6 for.

A preliminary plat and a site plan of Main Park Apartments, located west of the 1300 block of South Main Street was presented by Mike Hampton. After discussion, Commissioner Whittern made a motion, seconded by Commissioner Noles, to table this item until January 9, 1984, at 7:30 P.M., and the vote was cast 6 for.

A site plan for office at 607 North Cedar Ridge Road was presented by Gary Young. Commissioner Noles made a motion, seconded by Commissioner Whittern, to approve the site plan at 607 North Cedar Ridge Road, and the vote was cast 6 for.

Meeting adjourned.

CCB120

Bob Lee
Bob Lee, Secretary

David A. Seay

CITY PLAN COMMISSION
SPECIAL MEETING
DECEMBER 19, 1983

A special meeting of the City Plan Commission was held on Monday, December 19, 1983, at 6:00 P.M., with a quorum present, to-wit:

- | | |
|----------------|---------------|
| Richard Stokes | Chairman |
| David Seay | Vice Chairman |
| John Barnes | Member |
| Ken Eskridge | Member |
| Milton Reagan | Member |
| Ollie Whittern | Member |
| Bill Noles | Absent |

A preliminary and a final plat of Whispering Hills No. 4, located south of Blueridge Drive and east of Hillcroft, was presented by Jim Higginbotham, developer, and Bob Acrey, engineer. Commissioner Reagan made a motion, seconded by Commissioner Whittern, to approve the preliminary and final plats of Whispering Hills No. 4 as presented, and the vote was cast 6 for.

Meeting adjourned.

Bob Lee
Bob Lee, Secretary

David A. Seay