

Minutes of Planning & Zoning Commission Meetings
January 26, 1987 through December 28, 1987

CITY PLAN COMMISSION
REGULAR MEETING
JANUARY 26, 1987

A regular meeting of the City Plan Commission was held on Monday, January 26, 1987, at 7:00 P.M., with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice Chairman (absent)
Randall Antonson	Member
Bill Jackson	Member (arrived late)
Herb Kamm	Member
Jean Meyer	Member
Tony Novak	Member

Commissioner Antonson made a motion, seconded by Commissioner Kamm, to approve the minutes of the regular meeting of December 22, 1986, and the vote was cast 5 for.

The preliminary plat for Sunset Village Section #2 was submitted by Jim Pinkerton, Engineer. Commissioner Kamm made a motion, seconded by Commissioner Antonson, to approve the plat as submitted, and the vote was cast 5 for.

1987-01
A preliminary plat for Red Bird Village Apartments was submitted by Herb and Mary Thach. Commissioner Antonson made a motion, seconded by Commissioner Kamm, to approve the plat as submitted, and the vote was cast 5 for.

Bill Hart, a representative from Talon, was present to request a six (6) month extension for the conceptual plan for Walnut Bend. Commissioner Antonson made a motion, seconded by Commissioner Novak, to approve the request for the extension, and the vote was cast 5 for.

Commissioner Jackson arrived at 7:27 P.M.

A public hearing was held at the request of Water Tower LTD/Roger Reith to change the zoning from Local Retail to Commercial on approximately 12,013 square feet of land in the 200 Block of South Cedar Ridge Drive in Victorian Village. Present, and speaking in favor of the request was Roger Reith/Water Tower LTD. No one was present to speak in opposition. Commissioner Antonson made a motion, seconded by Commissioner Novak, to close the public hearing, and the vote was cast 6 for. Commissioner Novak made a motion, seconded by Commissioner Meyer, to recommend to the City Council that this zoning change be approved as follows: The property will be deed restricted to allow Local Retail uses and commercial amusement/miniature golf. All other commercial uses will be deed restricted out. ...and the vote was cast 6 for.

1987-04

A public hearing was held at the request of Heriberto DeLeon to re-plat Lot 10 and the north half of Lot 9, Block 53 of Irwin-Keasler Development, Red Bird Addition, Unit #6, more commonly known as 1202 Lady Lane. Present, and speaking in favor of the request was Heriberto DeLeon. Commissioner Antonson made a motion, seconded by Commissioner Jackson, to close the public hearing, and the vote was cast 6 for. Commissioner Jackson made a motion, seconded by Commissioner Antonson to approve the plat as submitted, and the vote was cast 6 for.

1987-02

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
FEBRUARY 09, 1987

A regular meeting of the City Plan Commission was held on Monday, February 09, 1987, at 7:00 P.M., with a quorum present to wit:

- Fred Harrington Chairman
- Fred Lusk Vice Chairman
- Randall Antonson Member (arrived late)
- Bill Jackson Member
- Herb Kamm Member
- Jean Meyer Member
- Tony Novak Member (arrived late)

Commissioner Meyer made a motion, seconded by Commissioner Kamm, to approve the minutes of the regular meeting of January 26, 1987, and the vote was cast 5 for.

Commissioners Antonson and Novak arrived at 7:04 P.M.

A public hearing was held at the request of Jerry and Fern Skelton to amend the zoning from Local Retail to include Special Use Permit for a Day Care at 624 North Main Street. Eleven notices were sent out

1987-10

for this public hearing. No written responses were received. Present, and speaking in favor of the request was Fern and Jerry Skelton, the applicants. Present, and speaking in opposition to the request was James Gibbons, 618 North Main Street and Jimmie McMann, 1011 South Loop. Commissioner Antonson made a motion, seconded by Vice Chairman Lusk, to close the public hearing, and the vote was cast 6 for, with Commissioner Novak voting in opposition. Vice Chairman Lusk made a motion, seconded by Commissioner Kamm, to recommend to the City Council that they approve the request with the following restrictions: 1.) Sewer and property into the 8" line to the north. 2.) Install a 6' screening fence (wood) on the south and east property line. The fence on the south property line shall extend from the rear of the property to a point which lines up with the northwest corner of the adjacent residence at 618 North Main Street. 3.) Eliminate one of the points of ingress-egress to the property - staff to determine. 4.) Provide a minimum of 5 parking spaces. 5.) Place 6" concrete curb stops along the south property line between Main Street and the screening fence. and the vote was cast 6 for, with Commissioner Novak voting in opposition.

1987-06
A public hearing was held at the request of R.J. Bednarz to replat 1323 and 1327 Lodema Lane. Forty-two notices were sent out for this public hearing. One response was received in favor of the request. None were received in opposition. Present and speaking in favor of the request was R.J. Bednarz, applicant. Vice Chairman Lusk made a motion, seconded by Commissioner Meyer, to close the public hearing, and the vote was cast 7 for. Commissioner Antonson made a motion, seconded by Commissioner Jackson, to approve the replat as requested, and the vote was cast 7 for.

Meeting adjourned,

Steven C. Miller

Steven C. Miller
Secretary

Fred Harrington

Fred Harrington
Chairman

CITY PLAN COMMISSION
REGULAR MEETING
FEBRUARY 23, 1987

A regular meeting of the City Plan Commission was held on Monday, February 23, 1987, at 7:00 P.M., with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice Chairman
Randall Antonson	Member
Bill Jackson	Member
Herb Kamm	Member
Jean Meyer	Member
Tony Novak	Member

Vice Chairman Lusk made a motion, seconded by Commissioner Antonson,

to approve the minutes of the regular meeting of February 09, 1987, and the vote was cast 7 for.

A final plat for Red Bird Village Addition was submitted by Herb and Mary Thach. Commissioner Antonson made a motion, seconded by Vice Chairman Lusk to approve the plat as submitted, and the vote was cast 7 for. 1987-05

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred A. Lusk
Fred Lusk, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
MARCH 09, 1987

A regular meeting of the City Plan Commission was held on Monday, March 09, 1987, at 7:00 P.M., with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice Chairman
Randall Antonson	Member (arrived late)
Bill Jackson	Member
Herb Kamm	Member
Jean Meyer	Member
Tony Novak	Member

Vice Chairman Lusk made a motion, seconded by Commissioner Jackson, to approve the minutes of the regular meeting of February 23, 1987, and the vote was cast 6 for.

Commissioner Antonson arrived at 7:03 P.M.

A final plat was submitted for Sunset Village, Section No. 2, by Jim Pinkerton, Engineer. Vice Chairman Lusk made a motion, seconded by Commissioner Jackson to approve the plat as submitted, and the vote was cast 7 for. 1987-15

A public hearing was held at the request of MaClay-Carlin-Chisholm Joint Venture to amend the zoning from Commercial to include Special Use Permit for Private Clubs at parts of Lot 4 and 5 of Cockrell Hill Crossing Addition. Present, and speaking in favor of the request was Robert Carlin, applicant. There was no one present to speak in opposition. Commissioner Antonson made a motion, seconded by Commissioner Novak, to close the public hearing, and the vote was cast 7 for. 1987-12
Commissioner Jackson made a motion to reopen the public hearing, the motion died for lack of a second. Commissioner Antonson made a motion, seconded by Vice Chairman Lusk, to recommend to the City Council that the request be approved, and the vote was cast 5 for, with Commissioners Jackson and Kamm voting in opposition. Commissioner Jackson wished it

to be known that he was in opposition solely because of the speculative nature of the request and not in regards to the merits of the proposed uses.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
MARCH 23, 1987

A regular meeting of the City Plan Commission was held on Monday, March 23, 1987 at 7:00 P.M., with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice Chairman
Randall Antonson	Member (arrived late)
Bill Jackson	Member (arrived late)
Herb Kamm	Member
Jean Meyer	Member
Tony Novak	Member

Vice Chairman Lusk made a motion, seconded by Commissioner Novak, to approve the minutes of the regular meeting of March 9, 1987, and the vote was cast 5 for.

Commissioner Jackson arrived at 7:01 P.M.

Commissioner Antonson arrived at 7:05 P.M.

1987-16
A public hearing was held at the request of Danny Smith to change the zoning from Planned Development (Single Family and Townhome) to Planned Development (Local Retail, Office, and Residential) at 800 and 900 Block of Santa Fe Trail. Present, and speaking in favor of the request was Mr. Ed Cummings, 1702 Clark Road. He volunteered to modify the Planned Development to include Boulevard Zoning (less Gasoline Filling Station and Auto Dealer-Used) in place of the Local Retail. Also, speaking in favor of the request as modified by Mr. Cummings, was Mr. John Lapacola, 1226 Morning Drive, President Swan Ridge Civic Association. No one was present to speak in opposition to the request.

Since the re-zoning was advertised with a Local Retail subscript and not with the less restrictive Boulevard subscript, there was some discussion whether the City Plan Commission should act on this request.

Commissioner Antonson made a motion, seconded by Commissioner

Novak to continue the public hearing until the meeting of April 13, 1987, and the vote was cast 7 for. Staff was directed to discuss this issue with legal council and report back to the Commission.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
APRIL 13, 1987

A regular meeting of the City Plan Commission was held on Monday, April 13, 1987 at 7:00 P.M., with a quorum present to wit:

- Fred Harrington Chairman
- Fred Lusk Vice Chairman
- Randall Antonson Member
- Bill Jackson Member
- Herb Kamm Member
- Jean Meyer Member
- Tony Novak Member

Vice Chairman Lusk made a motion, seconded by Commissioner Antonson, to approve the minutes of the regular meeting of March 23, 1987, and the vote was cast 7 for.

A Preliminary and Final Plat was submitted for Anderson Hill Addition, requested by Yandell and Hiller for Braums Ice Cream Corporation. Vice Chairman Lusk made a motion, seconded by Commissioner Jackson to approve the plat as submitted, and the vote was cast 7 for.

1987-18

A Continuation of Public Hearing from City Plan Commission Meeting of March 23, 1987 was held at the request of Danny A. Smith, changing the zoning from Planned Development (Single Family and Townhome) to Planned Development (Local Retail, Office, and Residential) at 800 and 900 Block of Santa Fe Trail. A letter was received from Mr. Ed Cummings, Oak Tree Land Development Company, Inc., requesting that the request for the zoning change be withdrawn. Vice Chairman Lusk made a motion, seconded by Commissioner Antonson, to close the public hearing, and the vote was cast 7 for. Commissioner Antonson made a motion, seconded by Vice Chairman Lusk, to deny the zoning request without prejudice, and the vote was cast 7 for.

1987-16

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
 REGULAR MEETING
 APRIL 27, 1987

A regular meeting of the City Plan Commission was held on Monday, April 27, 1987 at 7:00 P.M., with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice Chairman
Randall Antonson	Member
Bill Jackson	Member
Herb Hamm	Member
Jean Meyer	Member
Tony Novak	Member

Vice Chairman Lusk made a motion, seconded by Commissioner Jackson, to approve the minutes of the regular meeting of April 13, 1987, and the vote was cast 7 for.

A preliminary and final plat was submitted on Service Center Addition, requested by the City of Duncanville. Commissioner Jackson made a motion, seconded by Vice Chairman Lusk to approve the plat as submitted, and the vote was cast 7 for.

1987-25
 A revised final plat for Santa Fe Village, Section One, requested by Oak Tree Land Development was submitted. Vice Chairman Lusk made a motion, seconded by Commissioner Antonson to approve the plat as submitted, and the vote was cast 7 for.

1987-20
 A public hearing was held at the request of Roger J. Reith for Camp Wisdom/Cedar Ridge Joint Venture to change the zoning from Residential-2 to Boulevard at Lots 1 and 2, Block 29, Irwin Keasler Development, Red Bird #5.

Present and speaking in favor of the request were Roger Reith, Ray Chandler, 918 N. Cedar Ridge; Hal Denham, owns Lots 930, 934, and 938 N. Cedar Ridge; and Pug Nickel. Present, and speaking in opposition to the request were Ralph Roberts, 807 Sherrill; Philip Staalsen, 810 Sherrill; L. Vaughn, 818 Sherrill; Bob Kruckeberg, 731 W. Camp Wisdom; Dr. Jesperson, 1203 Rita Lane; and A. S. High, 722 Tower Crest.

Mr. Reith volunteered to offer the following deed restrictions:

1. 25 foot rear set back.
2. Restrict property to only office and convenience store with gasoline filling pumps as shown on architect's rendition. He would deed restrict all other Boulevard uses.
3. Current tree count on property is 55 trees. He would replace any tree that would have to be removed for construction, such that the total when completed would equal 55 trees.

*Amended May 11, 1987, adding the following:

4. No services shall be provided on the north side of the building.

Commissioner Jackson made a motion, seconded by Commissioner Novak to close the public hearing, and the vote was cast 7 for.

Commissioner Jackson made a motion, seconded by Commissioner Meyer to deny the request without prejudice, and the vote was cast 3-4. Chairman Harrington, Vice-Chairman Lusk and Commissioners Antonson and Novak voting in opposition.

Vice Chairman Lusk made a motion, seconded by Commissioner Novak to approve the request with stipulations #1 and #2 and the vote was cast 3-4. Commissioners Antonson, Jackson, Meyer and Kamm voting in opposition.

Commissioner Jackson made a motion, seconded by Commissioner Meyer to deny the zoning request without prejudice, and the vote was cast 4 for, with Chairman Harrington, Vice Chairman Lusk and Commissioner Novak voting in opposition.

A public hearing was held at the request of E. A. Rowan to change the zoning from Residential-3 to Office at 306 E. Center Street.

Present, and speaking in favor of the request were Mike Marshall, representing Mr. Rowan, and Neil McBurnett. Present, and speaking in opposition of the request was Virginia Fite, 310 E. Center.

Commissioner Antonson made a motion, seconded by Commissioner Meyer to close the public hearing, and the vote was cast 6 for, with Chairman Harrington abstaining from voting.

Vice Chairman Lusk made a motion, seconded by Commissioner Jackson to deny the zoning request without prejudice, and the vote was cast 6 for.

A public hearing was held at the request of Danny Smith to change the zoning from Planned Development (Single Family and Townhome) to Boulevard in Santa Fe Village II.

Present, and speaking in favor of the request was Ed Cummings, 1702 Clark Road. He volunteered to deed restrict the following uses from the entire property.

Auto Dealer, New or Used.

Convenience Store, with or without facilities for gasoline sales.

Gasoline Filling Station, including automobile laundry used in conjunction therewith.

Mr. Cummings also volunteered to deed restrict the 1.25 acre parcel to one story structures. No one spoke in opposition to the request.

Commissioner Novak made a motion, seconded by Commissioner Antonson to close the public hearing and the vote was cast 7 for.

Vice Chairman Lusk made a motion, seconded by Commissioner Novak to approve the zoning request with the single story height restriction, and the following uses restricted from the entire property:

Auto Dealer, New or Used.

Convenience Store, with or without facilities for gasoline sales.

Gasoline Filling station, including automobile laundry used in conjunction therewith.

The vote was cast 6 for, with Commissioner Meyer voting in opposition.

At this same time, a public hearing was held at the request of Danny Smith to change the zoning from Planned Development (Single Family and Townhome) to Office in Santa Fe Village II.

Present, and speaking in favor of the request was Ed Cummings, 1702 Clark. He volunteered to deed restrict the property to one-story structures. Mr. Cummings also volunteered to dedicate the park land as set up in the original Planned Development. No one spoke in opposition to the request.

Vice Chairman Lusk made a motion, seconded by Commissioner Jackson to approve the request with the single story height restriction, and the vote was cast 6 for, with Commissioner Meyer voting in oppositon. City Plan Commission recommends that the City Council accept the Park Land Dedication.

A public hearing was held at the request of Quail Run Joint Venture to amend the zoning from Local Retail to include a Special Use Permit for a 120 Bed Convalescent Center, on a 3.03 acre tract of land, east side of Venice Street.

Present, and speaking in favor of the request were Jerry Searcy, Architect and Gary Staats, Cherry Creek Development Corporation. Present, and speaking in opposition was Mr. B. F. Cambell, 919 Venice.

Vice Chairman Lusk made a motion, seconded by Commissioner Kamm to close the public hearing and the vote was cast 7 for.

Commissioner Jackson made a motion, seconded by Vice Chairman Lusk to approve the special use zoning request subject to the following conditions:

1. Construction be per the submitted site plan and elevation drawings.
2. Lighting shall be placed and reflected in such a manner as to not cause annoyances, nuisances or hazards.
3. The volunteered deed restrictions offered by the developer (the center will not be used for chemical dependency rehabilitation or serve in any capacity in conjunction with a penal institution) be accepted by the City Council.

The vote was cast 7 for.

Meeting adjourned.


 Steven C. Miller, Secretary


 Fred Harrington, Chairman

CITY PLAN COMMISSION
 REGULAR MEETING
 MAY 11, 1987

A regular meeting of the City Plan Commission was held on Monday, May 11, 1987 at 7:00 P.M., with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice Chairman
Randall Antonson	Member
Bill Jackson	Member
Herb Kamm	Member
Jean Meyer	Member
Tony Novak	Member

The minutes of the April 27, 1987 meeting were amended by the addition of Condition #4, to the motion to approve the special use zoning request of Quail Run Joint Venture.....

4. No services shall be provided on the north side of the building.

Commissioner Jackson made a motion, seconded by Commissioner Antonson to approve the minutes of the regular meeting of April 27, 1987 as amended and the vote was cast 7 for.

It was requested by Jim Pinkerton, Engineer, that the preliminary and final plats on Little Bethel Memorial Park, "Hamilton Gardens South"; "Garden of Rest"; "Garden of Praise"; and "Hamilton Gardens North" be postponed until the meeting of May 25, 1987, in order that verification of some technicalities, with respect to cemetary platting in the State of Texas be made. 1987-31

A replat of 5.908 acre tract, previously part of Lot 1, Block H, Cedar Ridge Addition, requested by Quail Run Joint Venture was submitted. Vice Chairman Lusk made a motion, seconded by Commissioner Jackson to approve the replat as submitted, and the vote was cast 7 for. 1987-26

1987-30

A public hearing was held at the request of Robert and Lois Cathey to amend the zoning from Industrial to include a Special Use Permit for a private club in a bowling center, 200 Block of Wintergreen Road. Present and speaking in favor of the request was Lois Cathey, 202 Swan Ridge Dr., applicant. There was no one present to speak in opposition. Commissioner Antonson made a motion, seconded by Vice Chairman Lusk to close the public hearing and the vote was cast 7 for.

Commissioner Antonson made a motion, seconded by Commissioner Novak to approve the special use request, subject to compliance to city and state rules and the vote was cast 5 for, with Commissioners Meyer and Kamm voting in opposition.

Meeting adjourned,

Steven C Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
MAY 26, 1987

A regular meeting of the City Plan Commission was held on Tuesday, May 26, 1987 at 7:00 P.M., with a quorum present to wit:

- Fred Harrington Chairman
- Fred Lusk Vice Chairman
- Randall Antonson Member
- Bill Jackson Member
- Herb Kamm Member (arrived late)
- Jean Meyer Member
- Tony Novak Member

Vice Chairman Lusk made a motion, seconded by Commissioner Novak, to approve the minutes of the regular meeting of May 11, 1987, and the vote was cast 6 for.

Commissioner Kamm arrived late.

1987-31

A preliminary and final plat on Little Bethel Memorial Park, "Hamilton Gardens South", requested by Jim Pinkerton, Engineer, was presented. Vice Chairman Lusk made a motion, seconded by Commissioner Novak to approve the plat as submitted and the vote was cast 7 for.

1987-32

A preliminary and final plat for Little Bethel Memorial Park, "Garden of Rest II", requested by Jim Pinkerton, Engineer, was presented. Vice Chairman Lusk made a motion, seconded by Commissioner Novak to approve the plat as submitted and the vote was cast 7 for.

1987-34

A preliminary and final plat on Little Bethel Memorial Park, "Garden of Rest II-A", requested by Jim Pinkerton, Engineer, was presented. Vice Chairman Lusk made a motion, seconded by Commissioner Novak to approve the plat as submitted and the vote was cast 7 for.

A preliminary and final plat on Little Bethel Memorial Park, "Garden of Praise" and "Hamilton Gardens North", requested by Jim Pinkerton, Engineer, was presented. Vice Chairman Lusk made a motion, seconded by Commissioner Novak to approve the plat as submitted and the vote was cast 7 for.

1987-33

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
JUNE 8, 1987

A regular meeting of the City Plan Commission was held on Tuesday, June 8, 1987 at 7:00 P.M., with a quorum present to wit:

- Fred Harrington Chairman
- Fred Lusk Vice Chairman
- Randall Antonson Member (Arrived at 7:02)
- Bill Jackson Member
- Herb Kamm Member
- Jean Meyer Member
- Tony Novak Member

Vice Chairman Lusk made a motion, seconded by Commissioner Jackson to approve the minutes of the regular meeting of May 26, 1987, and the vote was cast 6 for.

Commissioner Antonson arrived late.

A public hearing was held to consider changes to Article XIII, Special Uses, Section 16 & 16(a) Private Clubs of the Comprehensive Zoning Ordinance of the "Code of Ordinances" of the City of Duncanville.

1987-35

Present and speaking in favor of the changes was Lois Cathey, 202 Swan Ridge Drive. Present and speaking in opposition was Steve Camp, 430 Westly Lane. Vice-Chairman Lusk made a motion, seconded by Commissioner Antonson to close the public hearing and the vote was cast 7 for.

The City Plan Commission recommends to the City Council the following changes to Article XIII. Special Uses, 16(a)., Sub-Sections: A. Restaurant - Special Conditions; B. Bowling Alley - Special Conditions, more fully described as follows:

A special use permit for a private club shall be granted subject to the following special conditions, and such other conditions as may be incorporated in the ordinance granting the special use permit, to wit:

- A. Restaurant - Special Conditions

- (1) A restaurant with a private club shall provide regular food service for its members and their guests. A restaurant with a private club shall provide inside service only. However, service shall be permitted in an attached patio or garden provided that such areas are accessed only from the main dining area of the restaurant.
- (2) At least sixty percent (60%) of the gross sales of the private club shall be from the sale of food and/or non-alcoholic beverages.
- (3) A restaurant with a private club may not be located closer than three hundred (300) feet from any church or school. The measurement for churches and schools shall be as provided in the Texas Alcoholic Beverage Code.
- (4) A restaurant with a private club shall have a minimum of three thousand (3,000) square feet of interior floor space of which no more than twenty percent (20%) of said floor space shall be allocated for bar and/or waiting area, and of which at least twenty-five percent (25%) shall consist of kitchen or food preparation areas.
- (5) A restaurant with a private club shall comply with the parking regulations as prescribed in the district where it is situated, according to the Comprehensive Zoning Ordinance of the City of Duncanville, Texas, as amended.
- (6) Exterior signs other than the established trade name located on the building or premises of a restaurant with a private club shall not advertise the sale or consumption of alcoholic beverages.
- (7) There shall be no access to a private club other than through the restaurant of which it is a part.
- (8) The operator of a restaurant with a private club shall submit a quarterly report of sales within twenty (20) days of the end of each quarter, for review by the City Building Official. All violations shall be reported to the City Council. The report shall be on a form provided by the City showing gross receipts from the sales of food and non-alcoholic beverages, and alcoholic beverages, identified separately. Upon request, the operator shall provide documentation necessary to substantiate the quarterly report. If the City retains the services of an accountant to audit the operator's financial statements, and the operator cannot substantiate, in its quarterly report its compliance with the requirement that at least sixty percent (60%) of the gross sales of the restaurant with a private club are from the sale of food and non-alcoholic beverages, the operator shall bear the costs of the accountant's services.
- (9) Gaming or amusement devices, such as billiard (pool) tables, pinball, or other coin-operated or electronic game machines, shall be prohibited in a restaurant with a private club.

- (10) In the event an application for a building permit, or, in the case of an application for a private club in an existing building, an application for a certificate of occupancy, is not made within one (1) year from the granting of the special use permit for a private club, the City Council may direct the City Planning Commission to call a public hearing for the purpose of considering the cancellation or termination of such special use permit.
- (11) In the event a private club violates any of the special conditions as set forth in Article XIII, Section 16(a) of the Comprehensive Zoning Ordinance of the City of Duncanville, Texas, as may be amended, or such other conditions as may be incorporated in an ordinance granting a special use permit, the City Council may call a public hearing for the purpose of considering the cancellation or termination of such special use permit, and upon finding that a violation has been committed, may cancel or terminate such special use permit.

B. Bowling Alley - Special Conditions

- (1) A private club shall provide regular food service for its members and their guests. A private club shall provide inside service only. However, service shall be permitted in an attached patio or garden provided that such areas are accessed only from the main dining area of the restaurant.
- (2) At least eighty percent (80%) of the gross sales of the private club, and bowling alley combined shall be from the sale of food, non-alcoholic beverages and other goods and services.
- (3) A private club may not be located closer than three hundred (300) feet from any church or school. The measurement for churches and schools shall be as provided in the Texas Alcoholic Beverage Code.
- (4) A private club shall comply with the parking regulations as prescribed in the district where it is situated, according to the Comprehensive Zoning Ordinance of the City of Duncanville, Texas, as amended.
- (5) Exterior signs other than the established trade name located on the building or premises of a private club shall not advertise the sale or consumption of alcoholic beverages.
- (6) The operator of a private club shall submit a quarterly report of sales within twenty (20) days of the end of each quarter, for review by the City Building Official. All violations shall be reported to the City Council. The report shall be on a form provided by the City showing gross receipts from the sales of food and non-alcoholic beverages, other goods and services, and alcoholic beverages, identified separately. Upon request, the operator shall provide documentation

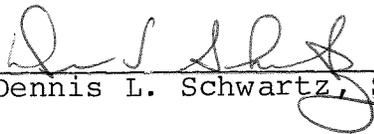
necessary to substantiate the quarterly report. If the City retains the services of an accountant to audit the operator's financial statements, and the operator cannot substantiate, in its quarterly report its compliance with the requirement that at least eighty percent (80%) of the gross sales of the bowling alley with a private club are from the sale of food, non-alcoholic beverages and other goods and services, the operator shall bear the costs of the accountant's services.

- (7) In the event an application for a building permit, or, in the case of an application for a private club in an existing building, an application for certification of occupancy, is not made within one (1) year from the granting of the special use permit for a private club, the City Council may direct the City Planning Commission to call a public hearing for the purpose of considering the cancellation or termination of such special use permit.
- (8) In the event of a private club violates any of the special conditions as set forth in Article XIII, Section 16(a) of the Comprehensive Zoning Ordinance of the City of Duncanville, Texas, as may be amended, or such other conditions as may be incorporated in an ordinance granting a special use permit, the City Council may call a public hearing for the purpose of considering the cancellation or termination of such special use permit, and upon finding that a violation has been committed, may cancel or terminate such special use permit.

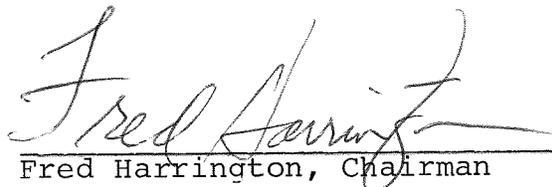
Question was introduced by Commissioners Lusk/Novak to cut off debate. The vote was cast 5 for, with Commissioners Jackson and Meyer voting in opposition. Commissioner Jackson expressed concern over the issue of cutting off debate by use of Question.

Vote on motion introduced by Commissioners Lusk/Novak, regarding changes to the ordinance, was cast 5 for, with Commissioners Jackson and Kamm voting in opposition.

Meeting adjourned,



 Dennis L. Schwartz, Secretary



 Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
JUNE 22, 1987

A regular meeting of the City Plan Commission was held on Monday, June 22, 1987 at 7:00 P.M., with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice Chairman
Randall Antonson	Member (Arrived at 7:05)
Charles Little	Member
Don Eubank	Member
Jean Meyer	Member
Tony Novak	Member

The meeting opened with a legal briefing from City Attorney, Louis Nichols, advising the Commission, along with new members, Charles Little and Don Eubank, of its responsibilities and obligations.

Commissioner Antonson arrived.

Commissioner Antonson made a motion, seconded by Commissioner Eubank to nominate Fred Harrington as Chairman, and the vote was cast 7 for.

Commissioner Novak made a motion, seconded by Commissioner Antonson to nominate Fred Lusk as Vice Chairman, and the vote was cast 7 for.

Vice Chairman Lusk made a motion, seconded by Commissioner Antonson to approve the minutes of the regular meeting of June 8, 1987, and the vote was cast 7 for.

A public hearing was held to hear the request of Lyons Realty Company, Inc., Trustee, to change the zoning from Local Retail to include a Special Use Permit for a day care center to be located west of the southwest corner of Daniieldale and Cedar Hill Roads, adjacent to Penn Springs Park. 1987-37

Speaking in favor of the request were Art Anderson (representing Gerber) and Ron Bufkin (representing Lyons Realty). No one spoke in opposition to the request.

Vice Chairman Lusk made a motion, seconded by Commissioner Novak to close the public hearing, and the vote was cast 7 for.

Commissioner Novak made a motion, seconded by Vice Chairman Lusk to recommend to the City Council that the zoning request be approved subject to the following conditions:

- 1) No outside public address system.
- 2) No access to the alley on the west side of the property.

The vote was cast 7 for.

1987-35
1987-36

A public hearing was held to consider changes to Article II, Districts and District Boundaries, Section 3, and Article XIII, Special Uses, of the Code of Ordinances of the City of Duncanville.

No one was present to speak in favor or in opposition.

Louis Nichols, City Attorney, advised the Commission that he was not aware of any other city in the area who has an ordinance similar to the one being considered.

Vice Chairman Lusk made a motion, seconded by Commissioner Antonson to continue the Public Hearing to 7:00 P.M., July 13, 1987, regular meeting, and the vote was cast 7 for.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
JULY 13, 1987

A regular meeting of the City Plan Commission was held on Monday, July 13, 1987 at 7:00 P.M., with a quorum present to wit:

- Fred Harrington Chairman
- Fred Lusk Vice Chairman
- Randall Antonson Member
- Charles Little Member
- Don Eubank Member
- Jean Meyer Member
- Tony Novak Member

Vice Chairman Lusk made a motion, seconded by Commissioner Novak to approve the minutes of the regular meeting of June 22, 1987, and the vote was cast 7 for.

1987-46

A site plan for Phase II of Victorian Village was submitted by Roger Reith, Water Tower LTD. Present and speaking in favor of the site plan was Karl Simon, 703 E. Center. No one spoke in opposition. Commissioner Antonson made a motion, seconded by Commissioner Novak to approve the site plan as submitted and the vote was cast 7 for.

A request for an extension of the conceptual plan for the Planned Development at Walnut Bend was made by Talon Development. Present and speaking in favor of the extension was Jim Eggleston, Ken Morrison, Engineer and Gary Marlborough, Lender, First Savings. No one spoke in opposition. Vice Chairman Lusk made a motion, seconded by Commissioner Antonson to extend the approval of the development plan for six months and the vote was cast 7 for.

A public hearing was held to hear the request of Duncanville National Bank to replat the Duncanville National Bank site. Present and speaking in favor was Jim Pinkerton, 203 Softwood. No one spoke in opposition. Motion was made by Vice Chairman Lusk, seconded by Commissioner Novak to close the public hearing and the vote was cast 7 for. Motion was made by Commissioner Antonson, seconded by Vice Chairman Lusk to approve the replat as presented and the vote was cast 7 for. 1987-38

A public hearing was held to hear the request of Texas Custom Bakers, Inc., to replat part of Block A, Duncanville Industrial District, First and Sixth Installments. Present and speaking in favor of the replat was Jim Pinkerton, 203 Softwood. No one spoke in opposition. Vice Chairman Lusk made a motion, seconded by Commissioner Antonson to close the public hearing and the vote was cast 7 for. Commissioner Antonson made a motion seconded by Commissioner Little to approve the replat as submitted and the vote was cast 7 for. 1987-39

A public hearing was held to hear the request of Eduardo Radillo, Jr. to change the zoning from Residential-1 to Local Retail at Lot 9-B, Block 5/6948, better known as 1215 N. Cockrell Hill Rd. Present and speaking in opposition was Elliott Johnson, 1219 N. Cockrell Hill Road. Vice Chairman Lusk made a motion, seconded by Commissioner Antonson to continue the public hearing to the regular meeting of July 27, 1987, 7:00 P.M. and the vote was cast 6 for with Commissioner Novak voting in opposition. 1987-41

A continuation of a public hearing from the June 22, 1987 meeting was held to consider changes to Article II, District and District Boundaries, Section 3, and Article XIII, Special Uses, of the Code of Ordinances of the City of Duncanville. No one was present to speak at the public hearing. Commissioner Antonson made a motion, seconded by Vice Chairman Lusk to continue this hearing to the regular meeting of July 27, 1987, 7:00 P.M. and the vote was cast 7 for. 1987-35

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
JULY 27, 1987

A regular meeting of the City Plan Commission was held on Monday, July 27, 1987 at 7:00 P.M. with a quorum present to wit:

Fred Harrington Chairman (absent)
Fred Lusk Vice Chairman
Randall Antonson Member (late)
Charles Little Member
Don Eubank Member
Jean Meyer Member
Tony Novak Member (absent)

Commissioner Eubank made a motion, seconded by Commissioner Little to approve the minutes of the regular meeting of July 13, 1987, and the vote was cast 4 for.

Commissioner Antonson arrived at 7:05 p.m.

1987-45
A public hearing was held to hear the request of Point Joint Venture to replat Block B, Duncanville Industrial District, Tenth Installment and a portion of Block B, Duncanville Industrial District, Ninth Installment. Present and speaking in favor of the request was Karl Simon, 703 E. Center. No one spoke in opposition. Commissioner Antonson made a motion, seconded by Commissioner Meyer to close the public hearing and the vote was cast 5 for.

Commissioner Meyer made a motion, seconded by Commissioner Antonson to approve the replat was submitted and the vote was cast 5 for.

1987-44
A public hearing was held to hear the request of Jim Pinkerton, Engineer to replat Lots 11, 12, 13, Block S of River Oaks Sub-division. Present and speaking in favor of the request was Jim Pinkerton, 207 Softwood. No one spoke in opposition. Commissioner Antonson made a motion, seconded by Commissioner Eubank to close the public hearing and the vote was cast 5 for.

Commissioner Antonson made a motion, seconded by Commissioner Meyer to approve the replat as presented and the vote was cast 5 for.

1987-41
A continuation of a public hearing from the July 13, 1987 meeting was held to hear the request of Eduardo Radillo, Jr., to change the zoning from Residential-1 to Local Retail at Lot 9-B, Block 5/6948, Woodhaven Addition, better known as 1215 N. Cockrell Hill Road. Present and speaking in favor of the rezoning was Mr. Eduardo Radillo, Jr., 1242 Bow Creek. Present and speaking in opposition was Mr. Elliott Johnson, 1219 N. Cockrell Hill Road. Commissioner Antonson made a motion, seconded by Commissioner Eubank to close the public hearing and the vote was cast 5 for.

Motion was made by Commissioner Meyer, seconded by Commissioner Eubank to deny the request without prejudice. The vote was cast 3 for with Commissioners Antonson and Little against.

A public hearing was held to determine the appropriate zoning for property annexed into the City of Duncanville adjacent to Cockrell Hill Road from the City of Dallas described as: 1987-47

Woodhaven Addition, Lot 9C Cockrell Hill Road, 6948 005 09C;
 Woodhaven Addition, Lot 9B Cockrell Hill Road, 6948 005 09B;
 Woodhaven Addition, Lot 9A Cockrell Hill Road, 6948 005 09A;
 Woodhaven Addition, N. Pt Lot 9, Cavan Road & Cockrell Hill Road,
 6948 005 09;
 Woodhaven Addition, Lot 9D, 50.60x131.13, Cockrell Hill Road,
 6948 005 09D;
 Woodhaven Addition, SE Pt Lot 8, 50x579.3x18.8x51x546, Inside
 150 FR Cockrell Hill Road, 6948 005 008;
 Woodhaven Addition, E $\frac{1}{2}$ of Lot 42, 100x200, Cockrell Hill Road &
 Cavan Road, 6948 004 042;
 Woodhaven Addition, E $\frac{1}{2}$ of Lot 41, 100x200, 6948 004 041;
 Woodhaven Addition, E $\frac{1}{2}$ of Lot 40, 100x200, 6948 004 040;
 Woodhaven Addition, E $\frac{1}{2}$ of Lot 39, 100x200, 6948 004 039.

Comments were heard from: Mr. Eduardo Radillo, Jr., 1242 Bow Creek;
 Mr. Elliott Johnson, 1219 Cockrell Hill Road; Mr. Frank Seymore,
 502 Frank Keasler (for Lot 9C - Jehovah Witnesses).

Commissioner Antonson made a motion, seconded by Commissioner Eubank to close the public hearing and the vote was cast 5 for.

Commissioner Antonson made a motion, seconded by Commissioner Meyer that the four lots north of Cavan Road (E $\frac{1}{2}$ of Lot 42; E $\frac{1}{2}$ of Lot 41; E $\frac{1}{2}$ of Lot 40; and E $\frac{1}{2}$ of Lot 39) be zoned Industrial and the lots south of Cavan (SE Pt Lot 8; N Pt Lot 9; Lot 9A; Lot 9B; Lot 9C; and Lot 9D) be rezoned Residential-3. The vote was cast 5 for.

Continuation of public hearing from the July 13, 1987 meeting was held to consider changes to Article II, Districts and District Boundaries, Section 3, and Article XIII, Special Uses, of the Code of Ordinances of the City of Duncanville. No one was present to speak at the public hearing. Commissioner Antonson made a motion, seconded by Commissioner Meyer to close the public hearing and the vote was cast 5 for. No action was taken. 1987-36

Meeting adjourned,

Steven C. Miller
 Steven C. Miller, Secretary

Fred A. Lusk
 Fred Lusk, Vice Chairman

CITY PLAN COMMISSION
REGULAR MEETING
AUGUST 10, 1987

A regular meeting of the City Plan Commission was held on Monday, August 10, 1987 at 7:00 P.M. with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice Chairman
Randall Antonson	Member (absent)
Charles Little	Member
Don Eubank	Member
Jean Meyer	Member
Tony Novak	Member

Vice Chairman Lusk made a motion, seconded by Commissioner Little to approve the minutes of the regular meeting of July 27, 1987, and the vote was cast 6 for.

1987-50
A preliminary and final plat on Gulf/Chevron Addition, requested by Chevron U.S.A. was presented. Motion was made by Commissioner Novak, seconded by Commissioner Little to approve the plat as submitted and the vote was cast 6 for.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
SEPTEMBER 14, 1987

A regular meeting of the City Plan Commission was held on Monday, September 14, 1987 at 7:00 P.M. with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice Chairman
Randall Antonson	Member
Charles Little	Member (Absent)
Don Eubank	Member
Jean Meyer	Member
Tony Novak	Member

Vice Chairman Lusk made a motion, seconded by Commissioner Antonson to approve the minutes of the regular meeting of August 10, 1987, and the vote was cast 6 for.

1987-53
A preliminary and final plat on Gerber Addition, Lot 1, Block 1, requested by Veselka Engineering Consultants, Inc. was presented. Motion was made by Commissioner Novak, seconded by Commissioner Antonson to approve the plat as submitted and the vote was cast 6 for.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
SEPTEMBER 28, 1987

A regular meeting of the City Plan Commission was held on Monday, September 28, 1987 at 7:00 P.M. with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice Chairman
Randall Antonson	Member
Charles Little	Member
Don Eubank	Member
Jean Meyer	Member
Tony Novak	Member

Vice Chairman Lusk made a motion, seconded by Commissioner Little to approve the minutes of the regular meeting of September 14, 1987, and the vote was cast 7 for.

A public hearing was held to hear the request of Nancy A. Bell and B&B Contracting, Inc. to replat Lots 23, 24 and part of Lot 25, Block 36 of the Irwin Keasler Development, Red Bird #5, being commonly known as 934 and 938 Nature Drive. Present and speaking in favor of the request were Nancy Bell, 938 Nature Drive and Bobby McCord, 703 McKinney, Suite 302, Dallas. No one spoke in opposition. Commissioner Novak made a motion, seconded by Vice Chairman Lusk to close the public hearing and the vote was cast 7 for. 1987-54

Commissioner Meyer made a motion, seconded by Commissioner Novak to approve the request as presented and the vote was cast 7 for.

A public hearing was held to hear the request of Roger Reith, Camp Wisdom/Cedar Ridge Joint Venture to change the zoning from Residential-2 to Office at Lots 1 and 2, Block 29, Irwin Keasler Development, Red Bird #5, better known as the northeast corner of Cedar Ridge and Camp Wisdom Roads. Present and speaking in favor of the request was Roger Reith, 1311 Greenstone Lane. Present and speaking in opposition were Ralph Roberts, 807 Sherrill; Philip Staalsen, 810 Sherrill; Wesley Vaughn, 818 Sherrill; Wes Jespersen, 514 Jellison; John Locklear, 815 Sherrill; Coleen Storey, 835 Sherrill; Walter Steel, 902 N. Cedar Ridge, and Roland Steele, 902 N. Cedar Ridge. 1987-55

Vice Chairman Lusk made a motion, seconded by Commissioner Novak to close the public hearing, and the vote was cast 7 for. Vice Chairman Lusk made a motion, seconded by Commissioner Novak to approve the zoning change request with the following two deed restrictions offered by the applicant.

1. Limit height to two story construction.
2. 45 foot rear set back.

The vote was cast 7 for.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
OCTOBER 12, 1987

A regular meeting of the City Plan Commission was held on Monday, October 12, 1987, at 7:00 P.M. with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice-Chairman (absent)
Randall Antonson	Member
Charles Little	Member
Don Eubank	Member
Jean Meyer	Member (absent)
Tony Novak	Member

Commissioner Antonson made a motion, seconded by Commissioner Novak to approve the minutes of the regular meeting of September 28, 1987, and the vote was cast 5 for.

1987-56
A public hearing was held to hear the request of Craig Burnett to change the zoning from Local Retail to Commercial on a 2.0001 acre tract of land situated in the Anderson Slayback Survey, located at the north side of Daniieldale Road, east of Main Street. Present and speaking for the request was Craig Burnett, applicant, 1531 N. Joe Wilson Road. No one spoke in opposition.

Commissioner Antonson made a motion, seconded by Commissioner Eubank to close the public hearing, and the vote was cast 5 for. Commissioner Novak made a motion, seconded by Commissioner Little to approve the zoning change request with the following two deed restrictions that were offered by the applicant.

1. All local retail uses would remain.
2. All commercial uses would be deed restricted off the property except commercial amusement/miniature golf course and accessory uses.

The vote was cast 5 for, Vice Chairman Lusk and Commissioner Meyer absent.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
NOVEMBER 9, 1987

A regular meeting of the City Plan Commission was held on Monday, November 9, 1987, at 7:00 P.M. with a quorum present to wit:

- Fred Harrington Chairman
- Fred Lusk Vice-Chairman
- Randall Antonson Member
- Charles Little Member
- Don Eubank Member (Absent)
- Jean Meyer Member
- Tony Novak Member (Late)

Commissioner Antonson made a motion, seconded by Commissioner Little to approve the minutes of the regular meeting of October 12, 1987, and the vote was cast 5 for, with Commissioners Novak and Eubank absent.

Commissioner Novak arrived late.

A preliminary and final plat for Nance Addition-Section One, A. Bledsoe Survey, Abstract No. A-112, requested by Eldrin Nance was presented. Vice-Chairman Lusk made a motion, seconded by Commissioner Antonson to approve the plat as submitted and the vote was cast 6 for. 1987-61

A public hearing was held to hear the request of Water Tower, LTD., Jeff Crannel, Dr. Bill Hansen and Dr. Kim Hickey, owners to replat Victorian Village Addition. Commissioner Antonson made a motion, seconded by Commissioner Meyer to close the public hearing and the vote was cast 6 for. Commissioner Antonson made a motion, seconded by Commissioner Meyer to approve the request as presented and the vote was cast 6 for. 1987-62

Meeting adjourned,



Steven C. Miller, Secretary



Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
NOVEMBER 23, 1987

A regular meeting of the City Plan Commission was held on Monday, November 23, 1987, at 7:00 P.M. with a quorum present to wit:

- Fred Harrington Chairman
- Fred Lusk Vice-Chairman
- Randall Antonson Member
- Charles Little Member
- Don Eubank Member
- Jean Meyer Member
- Tony Novak Member (Late)

Vice Chairman Lusk made a motion, seconded by Commissioner Antonson to approve the minutes of the regular meeting of November 9, 1987, and the vote was cast 6 for, with Commissioner Novak absent.

Commissioner Novak arrived at 7:04 P.M.

1987-66
A public hearing was held at the request of Craig's Golf and Games, Inc., Craig Burnett, President to replat part of River Bend Apartments to Grace Properties Subdivision. Present and speaking in favor of the request was Jim Pinkerton, Engineer. No one spoke in opposition. Vice Chairman Lusk made a motion, seconded by Commissioner Little to close the public hearing, and the vote was cast 7 for. Motion was made by Vice-Chairman Lusk, seconded by Commissioner Eubank to approve the request as presented. The vote was cast 7 for.

1987-64
A public hearing was held at the request of Marriott Construction Company for a Special Use Permit to construct a temporary concrete batch plant on a site on the east side of Santa Fe Trail approximately 600 feet north of Big Stone Gap Road. Vice-Chairman Lusk made a motion, seconded by Commissioner Little to close the public hearing and the vote was cast 7 for. Vice-Chairman Lusk made a motion, seconded by Commissioner Novak to approve the request for 90 days to the existing 30 day permit already issued by the City Council. The vote was cast 7 for.

1987-63
A public hearing was held at the request of David E. Shindler to change the zoning from Retail to Commercial to allow commercial amusement/Bingo to be located on part of Lot 2, Block M of the 3rd Installment of Candlelight Estates, better known as 435 E. Daniieldale Road. Present and speaking in opposition were Randy Felts (1526 Limetree Lane); Ken Bird (representing Duncanville National Bank); and Steven Camp (430 Wesley Lane). Additionally several letters of opposition were received at this meeting. Commissioner Novak made a motion, seconded by Vice-Chairman Lusk to close the public hearing and the vote was cast 7 for. Commissioner Antonson made a motion, seconded by Commissioner Meyer to deny the request with prejudice and the vote was cast 7 for.

Meeting adjourned,

*The applicant arrived late, after the meeting was adjourned.

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
DECEMBER 14, 1987

A regular meeting of the City Plan Commission was held on Monday, December 14, 1987, at 7:00 P.M. with a quorum present to wit:

Fred Harrington	Chairman
Fred Lusk	Vice-Chairman
Randall Antonson	Member (Absent)
Charles Little	Member
Don Eubank	Member
Jean Meyer	Member
Tony Novak	Member

Vice-Chairman Lusk made a motion, seconded by Commissioner Eubank to approve the minutes of the regular meeting of November 9, 1987 and the vote was cast 6 for, with Commissioner Antonson absent.

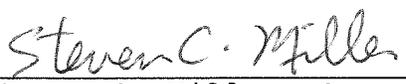
A public hearing was held to hear the request of D. M. Warren and Water Tower, LTD., Roger Reith, Attorney and Partner to change the zoning from Local Retail to Commercial for Commercial Amusement Center to be located at 722-724 W. Center. 1987-65

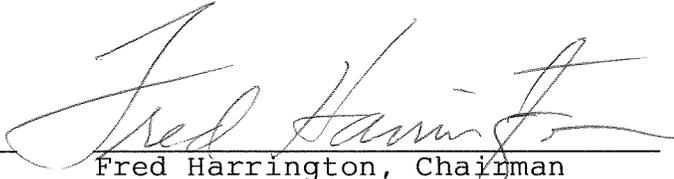
Present and speaking in favor of the request was Roger Reith, 1311 Greenstone Lane. He volunteered the following deed restrictions:

1. All Local Retail uses to remain.
2. Deed restrict out all commercial uses except Commercial Amusement/Amusement Center.

No one spoke in opposition. Vice-Chairman Lusk made a motion, seconded by Commissioner Eubank to close the public hearing. The vote was cast 6 for. Commissioner Novak made a motion to deny the request without prejudice. The motion died due to lack of a second. Vice-Chairman Lusk made a motion, seconded by Commissioner Eubank to approve the request as presented with the volunteered deed restrictions. The vote was cast 5 for with Commissioner Novak against.

Meeting adjourned,


Steven C. Miller, Secretary


Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
DECEMBER 28, 1987

A regular meeting of the City Plan Commission was held on Monday, December 28, 1987, at 7:00 P.M. with a quorum present to wit:

- Fred Harrington Chairman (Absent)
- Fred Lusk Vice-Chairman
- Randall Antonson Member (Absent)
- Charles Little Member
- Don Eubank Member
- Jean Meyer Member
- Tony Novak Member

Commissioner Eubank made a motion, seconded by Commissioner Novak to approve the minutes of the regular meeting of December 14, 1987 and the vote was cast 5 for, with Chairman Harrington and Commissioner Antonson absent.

1987-67

A preliminary and final plat for The Hopco Wedge, requested by John A. Hopkins, owner, was presented. Commissioner Meyer made a motion, seconded by Commissioner Eubank to approve the plat as presented. The vote was cast 5 for.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman