

Minutes of Planning & Zoning Commission Meetings
January 25, 1988 through October 24, 1988

1987

CITY PLAN COMMISSION
REGULAR MEETING
JANUARY 25, 1988

A regular meeting of the City Plan Commission was held on Monday, January 25, 1988, 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

Vice-Chairman Lusk made a motion, seconded by Commissioner Novak to approve the minutes of the regular meeting of December 28, 1987 and the vote was cast 6 for, with Commissioner Eubank absent.

Home Savings Association requested a six (6) month extension to the conceptual PD zoning on the Walnut Bend site (Jim Eggleston). Speaking in favor of the request were Gary Yarbrough, Home Savings Association and Ken Morrision, Engineer. Commissioner Antonson made a motion, seconded by Vice-Chairman Lusk to approve the six (6) month extension to the PD zoning 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
FEBRUARY 8, 1988

A regular meeting of the City Plan Commission was held on Monday, February 8, 1988, 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 (late)
Tony Novak	Member

Vice-Chairman Lusk made a motion, seconded by Commissioner Novak to approve the minutes of the regular meeting of January 25, 1987 and the vote was cast 7 for.

A public hearing was held to hear a request to replat Lots 24 and 25, Block J, 2nd Section, Greenbriar Estates, better known as 1102 and 1106 Teakwood. Present and speaking in favor of the replat was Don Cutler, 1223 Lady, Duncanville. No one spoke in opposition. Vice-Chairman Lusk made a motion, seconded by Commissioner Antonson to continue the Public Hearing until the next City Plan Meeting, February 22, 1988, at 7:00 P.M. The vote was cast 7 for. 1988-01

A public hearing was held to hear a request to replat Lots 14 and 15, Block B, Section One, Cambridge Park. Present and speaking in favor of the request was Jim Fite, 722 Carriage Way, Duncanville. No one spoke in opposition. Motion was made by Vice-Chairman Lusk, seconded by Commissioner Antonson to close the public hearing and vote was cast 7 for. Commissioner Antonson made a motion, seconded by Vice-Chairman Lusk to approve the replat as submitted and the vote was cast 7 for. 1988-02

A public hearing was held to consider appropriate zoning for 0.6755 acre tract in Little Bethel Memorial Park, annexed by the City. Commissioner Antonson made a motion, seconded by Vice-Chairman Lusk to close the public hearing. The vote was cast 6 for, with Commissioner Novak voting in opposition. Motion was made by Commissioner Antonson, seconded by Commissioner Little that the appropriate zoning for this tract would be "Special Use - Cemetery Zoning". The vote was cast 6 for, with Commissioner Novak voting in opposition. Commissioners Meyer and Novak asked that the record reflect, "Mobile Home" not appropriate for Duncanville. 1988-03

A preliminary and final plat for Little Bethel Memorial Park Maintenance Facility, requested by Little Bethel Memorial Park, Inc. Vice-Chairman Lusk made a motion, seconded by Commissioner Antonson to approve the plat as presented. The vote was cast 6 for, with Commissioner Novak voting in opposition. 1988-05

A preliminary and final plat for the D. M. Warren Addition No. 1, requested by Warren-Reith Joint Venture was presented. 1988-04

Commissioner Antonson made a motion, seconded by Vice-Chairman Lusk to approve the plat as presented. 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 22, 1988

A regular meeting of the City Plan Commission was held on Monday, February 22, 1988, 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 Eubank to approve the minutes of the regular meeting of February 8, 1987 and the vote was cast 7 for.

1988-01
A continuation of a public hearing was held to hear a request to replat Lots 24 and 25, Block J, 2nd Section, Greenbriar Estates, better known as 1102 and 1106 Teakwood. Present and speaking in favor of the replat was Don Cutler, 1223 Lady, Duncanville. No one spoke in opposition. Mr. Cutler requested a continuation of the public hearing. Vice-Chairman Lusk made a motion, seconded by Commissioner Antonson to continue the Public Hearing until the City Plan Meeting, March 28, 1988, at 7:00 P.M. The vote was cast 7 for.

1988-08
A public hearing was held at the request of Frank J. Petrik to change the zoning from Local Retail to Commercial at Lot 5, Block A, Carder Crest Addition, better known as 730 N. Main Street. Present and speaking in favor of the zoning change was Mr. Frank J. Petrik, 3803 Poinsetta, Dallas. No one spoke in opposition. Commissioner Antonson made a motion, seconded by Vice-Chairman Lusk to close the public hearing. The vote was cast 7 for. Discussion followed. Vice-Chairman Lusk made a motion, seconded by Commissioner Antonson to re-open and continue the public hearing until the City Plan Meeting of March 28, 1988, 7:00 P.M.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
MARCH 14, 1988

A regular meeting of the City Plan Commission was held on Monday, March 14, 1988, 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 Antonson to approve the minutes of the regular meeting of February 22, 1987 and the vote was cast 7 for.

A public hearing was held to hear the request of Richard A. Patten, Partner, to change the zoning from Local Retail to Commercial on a 1.88 acre tract of land fronting I-20, approximately 200 feet east of Main Street. Present and speaking in favor of the request were Richard Patten, 911 Kessler Parkway, Dallas; and Ken Vess, 507 Wren Avenue. Mr. Patten volunteered to deed restrict the property to allow only the following uses:

1988-10

- Any use permitted in a "CB" District.
- Auto repair garage (Indoor only).
- Bus and truck storage.
- Carting, express, hauling and storage.
- Cleaning and dry cleaning establishment having an area in excess of six thousand (6,000) square feet.
- Commercial amusements (exclude Bingo).
- Commercial greenhouse and nursery.
- Job printing and book printing.
- Laundry, commercial.
- Newsprinting.
- Paper products and paper box storage-indoor.
- No paper product or paper box manufacturing.
- Venetian blind manufacturer.
- Wholesale house.

Homer Fincannon spoke to express the desire that any development on this site should be well maintained and should project a good appearance to the neighborhood and city. Vice-Chairman Lusk made a motion, seconded by Commissioner Novak to close the public hearing. The vote was cast 7 for. Motion was made by Vice-Chairman Lusk, seconded by Commissioner Little to recommend to City Council a zoning change to Commercial Zoning as presented with the volunteered deed restrictions. The vote was cast 7 for.

A public hearing was held to consider appropriate zoning at 202 Frank Keasler Boulevard (Lot 17, Block 4, Erwin Keasler Development, Red Bird #2). Present and speaking were Winfred Shelburn, 202 Frank Keasler; Avril Shelburn, 202 Frank Keasler;

1988-11

and Belina Mahone, 1107 Duncanville Road. 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 Eubank to recommend to the City Council a zoning change to Local Retail with the following deed restrictions:

1. Single story building construction only.
2. Low intensity/directional lighting.
3. Landscape Duncanville Road frontage.
4. May be used as follows:
 - Antique Shop.
 - Art gallery.
 - Bakery, retail sales only.
 - Bank, office, savings and loan.
 - Barber and beauty shops.
 - Birds and pet shops, retail.
 - Book or stationery store.
 - Camera shop.
 - Candy, cigars and tabaccos, retail sales only.
 - Caterer and wedding service.
 - Ceramic, novelty and hobby shops.
 - Cleaning, dying and laundry pick-up station for receiving and delivery of articles to be cleaned, dyed and laundered, but no actual work to be done on the premises.
 - Department store, novelty or variety shop, retail sales only.
 - Drugstore, retail sales only.
 - Electrical goods, retail sales only.
 - Exterminating company, retail.
 - Film developing and printing.
 - Fix-it shops.
 - Florists, retail sales only.
 - Furniture store, retail only.
 - Job printing.
 - Jewelry, optical goods, photographic supplies, retail sales.
 - Office building.
 - Professional offices.
 - Piano and musical instruments, retail sales only.
 - Retail store or shop for custom work or the making of articles to be sold for retail on the premises.
 - Seamstress, dressmaker or tailor.
 - Shoe repair shop, retail sales only.
 - Studios, dance, music, drama, health.
 - Studio for the display and sale of glass, china, art objects, cloth and draperies.
 - Veterinary offices and clinics, provided all pens and runs are located inside the building, and the building is soundproof.

Wearing apparel, including clothings, shoes, hats, millinery and accessories.
Accessory buildings and uses customarily incidental to the above uses.

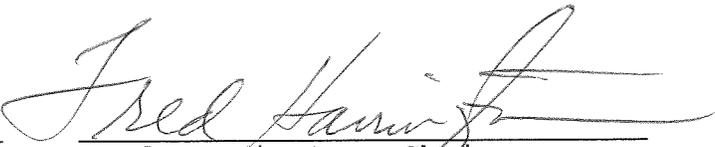
5. Should a new structure be built on this lot, it shall face Duncanville Road and shall have a Duncanville Road address.

The vote was cast 7 for.

A public hearing was held to consider appropriate zoning for the City Water Tower site at the corner of Cedar Ridge Drive and Center Street. Present and speaking were Mr. Eddie Pelt, 1514 Greenstone Lane; and Mr. Homer Fincannon, 546 Wind River Drive. 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 Vice-Chairman Lusk to recommend to the City Council a zoning change to Local Retail zoning for the water tower site. The vote was cast 7 for. 1988-09

Meeting adjourned,


Steven C. Miller, Secretary


Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
MARCH 28, 1988

A regular meeting of the City Plan Commission was held on Monday, March 28, 1988, 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 March 14, 1987 and the vote was cast 7 for.

A preliminary and final plat for Little Bethel Memorial Park Service Facility, requested by David Clayton was presented. Commissioner Antonson made a motion, seconded by Vice Chairman Lusk to approve the plat as presented. The vote was cast 7 for. 1988-15

A continuation of a public hearing was held to hear a request to replat Lots 24 and 25, Block J, 2nd Section, Greenbriar Estates, 1102 and 1106 Teakwood. Present and speaking was Don Cutler, 1223 Lady Lane. 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 deny the request without prejudice. The vote was cast 7 for. 1988-01

1988-58
Continuation of public hearing was held to hear the request of Frank J. Petrik to change the zoning from Local Retail to Commercial at Lot 5, Block A, Carder Crest Addition, better known as 730 N. Main Street. Present and speaking was Mr. Frank Petrick, 3803 Pointsetta, Dallas. Mr. Petrik requested a 30 day extension of the public hearing. Motion was made by Vice Chairman Lusk, seconded by Commissioner Antonson to extend the public hearing until Monday, April 25, 1988 at 7:00 P.M. The vote was cast 7 for.

1988-14
A public hearing was held at the request of Austin Paving Company for a Special Use Permit to construct a temporary concrete batch plant on Lot 1, Duncanville Church of Christ Addition (southeast corner of Daniieldale Drive and Cedar Hill Road). Present and speaking in opposition were Norman M. Kopman, 1547 Cedar Hill Place; Ken Conway, 1551 Cedar Hill Place; Virginia Grossman, 1547 Cedar Hill Place; Homer Fincannon, 546 Wind River; Larry Griffin, 1002 N. Cedar Ridge. Vice Chairman Lusk made a motion, seconded by Commissioner Eubank to close the public hearing. The vote was cast 4-3, with Commissioners Antonson, Little and Novak voting in opposition. Motion was made by Vice Chairman Lusk, seconded by Commissioner Little to approve the request with the following restrictions.

1. Concrete batch plant shall operate only between the hours of 7:00 A.M. - 6:00 P.M.
2. The plant shall operate only on weekdays - Monday through Friday.
3. No concrete truck or material deliveries shall use Cedar Hill Road for access to the batch plant.

The vote was cast 7 for.

1988-11
A public hearing was held to consider appropriate zoning for Red Bird #4, Block 15-A, Lot 1; Red Bird #5, Block 29, Lots 1 thru 3, and 26 thru 29; Block 41, Lots 1 thru 11; Block 42, Lots 9 thru 11, requested by City of Duncanville. Motion was made by Commissioner Novak, seconded by Commissioner Lusk to allow free form discussion. The vote was cast 6-1, with Chairman Harrington voting in opposition. Present and speaking were Patricia Castella, 710 Jellison; Richard Dodge, 718 Roundtop; Joyce Mangum, 903 Georgeland; Ray Chandler, 918 N. Cedar Ridge; Fred Knight, 931 Jungle; Sid Thomas, 738 Jellison; Larry Griffin, 1002 N. Cedar Ridge; Jo Anne MacDonald, 738 Tower Crest; Pug Nickel, 1210 Greenleaf; Walter Steel, 902 N. Cedar Ridge; Ralph Roberts, 807 Sherrill; Robert Kruckeberg, 731 W. Camp Wisdom; Otmar Richard, 906 N. Cedar Ridge; Hal Denham, 547 Dawson; Jim L. Ried, 1006 Georgeland; Fernando Soto, 734 Tower Crest, Paul Fields, 785 Havenwood Drive, Dallas; Jon Lewis, 5306 Mona, Dallas. Vice Chairman Lusk made a motion, seconded by Commissioner Antonson to continue the public hearing to Monday, April 11, 1988, at 7:00

P.M. The vote was cast 6-0. Commissioner Novak withdrew due to possible conflict of interest.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
APRIL 11, 1988

A regular meeting of the City Plan Commission was held on Monday, April 11, 1988, 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 March 28, 1987 and the vote was cast 7 for.

A public hearing was held to consider appropriate zoning for Lots 1, 2, and 3 of the Service Center Addition, plus an unplatted 6.1505 acre tract of land, requested by the City of Duncanville. Present and speaking were Lynn Prince, 1551 Sunrise Lane and Rodney Hill, 1655 Sunset Village. Vice-Chairman Lusk made a motion, seconded by Commissioner Antonson to close the public hearing. The vote was cast 7 for. Commissioner Antonson made a motion, seconded by Commissioner Eubank to recommend R-1 zoning. The vote was cast 5 for, with Vice-Chairman Lusk and Commissioner Novak voting in opposition. 1988-13

A public hearing was held to consider appropriate zoning for 203 and 207 James Collins Boulevard (old service center site), requested by the City of Duncanville. No one spoke at this hearing. Commissioner Antonson made a motion, seconded by Commissioner Eubank to close the public hearing. The vote was cast 7 for. Vice-Chairman Lusk made a motion, seconded by Commissioner Antonson to recommend CBD zoning for Tract 1 and R-3 zoning for Tract 2. The vote was cast 5 for, with Chairman Harrington and Commissioner Eubank voting in opposition. 1988-12

A continuation of a public hearing to consider appropriate zoning of Red Bird #4, Block 15-A, Lot 1; Red Bird #5, Block 29, Lots 1 thru 3, and 26 thru 29; Block 41, Lots 1 thru 11; Block 42, Lots 9 thru 11, requested by the City of Duncanville. Commissioner Novak withdrew again, due to possible conflict of interest. Present and speaking were Phillip Nickel, Jr., 1210 Greenleaf Lane; Tom Niederauer, 234 Larry Drive; Ron Smith, 1611 Valley 1988-11

view; John Castello, 710 Jellison; Walter Steele, 902 N. Cedar Ridge; Joyce Mangum, 903 Georgeland; Ralph Roberts, 807 Sherrill Blvd.; Sid Thomas, 738 Jellison; Caroline Chandler, 918 N. Cedar Ridge; Phillip Staalsen, 810 Sherrill; Fernando Soto, 734 Tower Crest; Ray Chandler, 918 N. Cedar Ridge; Harold Wilson, 211 Meadow Lark; and Patricia Castella, 710 Jellison. Motion was made by Vice-Chairman Lusk, seconded by Commissioner Antonson to continue the public hearing to Monday, May 9, 1988, 7:00 P.M. with a workshop to be held April 25, 1988. The vote was cast 6 for, Commissioner Novak was excused.

Meeting adjourned,

Steven C Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
APRIL 25, 1988

A regular meeting of the City Plan Commission was held on Monday, April 25, 1988, 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

Commissioner Antonson made a motion, seconded by Vice-Chairman Lusk to approve the minutes of the regular meeting of April 11, 1987 and the vote was cast 7 for.

1988-16
A public hearing was held to consider appropriate zoning for 203, 207, 303, and 307 James Collins Boulevard (old service center site), requested by the City of Duncanville. No one spoke at this public hearing. Vice-Chairman Lusk made a motion, seconded by Commissioner Eubank to close the public hearing. The vote was cast 7 for. Vice Chairman Lusk made a motion, seconded by Commissioner Antonson to recommend to the City Council that appropriate zoning for Tract 1 (5.116 acres) is Central Business District and for Tract 2 (0.714 acres) is R-3. The vote was cast 6 for, with Chairman Harrington voting in opposition.

1988-08
A public hearing was held at the request of Frank J. Petrik to change the zoning from Local Retail to Commercial at Lot 5, Block A, Carder Crest Addition, better known as 730 N. Main Street. Speaking in favor of the request was Thomas Huch, Corporate Architects, 11404 Shiloh, Dallas, who represented Mr. Frank Petrik. Commissioner Antonson made a motion, seconded by Commissioner Little to close the public hearing. The vote was cast 7 for. Commissioner Antonson made a motion, seconded by

Vice-Chairman Lusk to recommend to the City Council that Commercial zoning be approved as submitted. The vote was cast 5 for, with Commissioners Novak and Meyer, in opposition. Vice-Chairman Lusk made a motion, seconded by Commissioner Antonson requesting the City Council to authorize Staff, and Planning and Zoning initiate public hearings to consider appropriate zoning for the entire block bounded by Camp Wisdom Road, Merrill Avenue, Fain Street, and Main Street. The vote was cast 7 for.

A workshop for the City Plan Commission to discuss appropriate zoning for the east side of Cedar Ridge Drive from I.H.20 to Tower Crest Drive was held. The public hearing on this item will continue at 7:00 P.M., Monday, May 9, 1988.

1988-11

Meeting adjourned,

	
Steven C. Miller, Secretary	Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
MAY 9, 1988

A regular meeting of the City Plan Commission was held on Monday, May 9, 1988, 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 (Late)
- 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 April 25, 1987 and the vote was cast 6 for. Commissioner Eubank absent.

Commissioner Eubank arrived.

A preliminary and final plat was presented for the Water Tower Addition, requested by the City of Duncanville. Commissioner Antonson made a motion, seconded by Vice Chairman Lusk to approve the plat as presented and the vote was cast 7 for.

1988-18

A public hearing was scheduled to consider amending the existing zoning (office) to include Special Use Permit, Private School, at 515 North Cedar Ridge, requested by William A. and Norma L. Mote. The application for special use permit was requested to be withdrawn from the agenda, by letter from Mr. William Mote. Commissioner Antonson made a motion, seconded by Commissioner Little requesting the City Council consider a partial refund of the application fee to the ChristWay Academy and for the city staff to appraise the City Council of all costs to date on this item. The vote was cost 6 for, with Commissioner Novak in opposition.

1988-17

1988-11
 Continuation of Public Hearing to consider appropriate zoning for Red Bird #4, Block 15-A, Lot 1; Red Bird #5, Block 29, Lots 1 thru 3, and 26 thru 29; Block 41, Lots 1 thru 11; and Block 42, Lots 9 thru 11 concluded. Commissioner Novak excused himself from this public hearing due to a possible conflict of interest. Present and speaking were Chris Dodge, 718 Roundtop; Bob Kruckeberg, 731 W. Camp Wisdom; Richard Dodge, 718 Roundtop; Ralph Roberts, 807 Sherrill; John Castella, 710 Jellison. Motion was made by Vice Chairman Lusk, seconded by Commissioner Antonson to close the public hearing. The vote was cast 6 for. Motion was made by Vice Chairman Lusk, seconded by Commissioner Antonson to recommend R-1 for Red Bird #5, Block 29, Lots 1 thru 3, and 26 thru 29; Block 41, Lots 1 thru 11; and Block 42, Lots 9 thru 11, and Boulevard zoning with a two story height limitation for Red Bird #4, Block 15-A, Lot 1. The vote was cast 3-3, with Chairman Harrington, and Commissioners Meyer and Eubanks in opposition. Motion was made Commissioner Meyer, seconded by Commissioner Eubank to recommend R-1 zoning for Red Bird #5, Block 29, Lots 1 thru 3, and Lots 26 thru 29; Block 41, Lots 1 thru 11; and Block 42, Lots 9 thru 11.

The vote was cast 4 for, with Commissioners Antonson and Little in opposition.

Commissioner Antonson made a motion, seconded by Vice Chairman Lusk to recommend Boulevard Zoning, for Red Bird #4, Block 15-A, Lot 1, with the following allowed uses only:

- Antique shop, with no outside storage or display.
- Art gallery.
- Baker, retail sales only.
- Barber and beauty shops.
- Book or stationery store.
- Cafeteria.
- Camera shop.
- Cleaning and pressing shops having no more than six thousand (6,000) square feet.
- Convenience store, with or without facilities for gasoline sales.
- Department store, novelty or variety shop, retail sales only.
- Drugstore, retail sales only.
- Electrical supplies store, without separate warehouse facilities, but to include concealed storage for materials used for ordinary repairs, and equipment and material used for contracting work.
- Financial institutions.
- Florists, retail sales only.
- Furniture store, retail sales only.
- Hardware, sporting goods, toys, paints, wallpaper, clothing, retail sales only.
- Hospitals, clinics, and doctors or dentists offices.
- Jewelry, optical goods, photographic supplies, retail sales only.

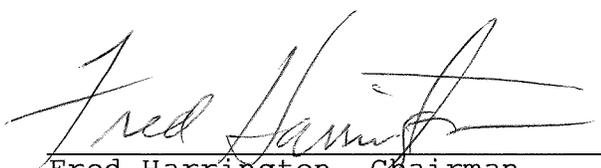
- Library, rental.
- Musical instruments, retail sales only.
- Novelty and hobby shop.
- Nursery, retail sales only.
- Office building.
- Optical dispensary.
- Pet shop, indoor retail sales only.
- Photographic studios.
- Print shop.
- Restaurant.
- Retail store or shop for custom work or the making of articles to be sold for retail on the premises.
- Seamstress, dressmaker or tailor.
- Shoe repair shop, retail sales only.
- Studios, dance, music drama, health, massage and reducing.
- Studios for the display and sale of glass, china, art objects, cloth and draperies.
- Veterinary offices and clinics, provided all pens and runs are located inside the building and the building is soundproof.
- Wearing apparel, including clothes, shoes, hats, millinery, and accessories, indoor retail sales only.

The vote was cast 6 for.

Meeting adjourned,



 Steven C. Miller, Secretary



 Fred Harrington, Chairman

CITY PLAN COMMISSION
 REGULAR MEETING
 JUNE 13, 1988

A regular meeting of the City Plan Commission was held on Monday, June 13, 1988, 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 (Absent)
- Tony Novak Member

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

Bank Home Savings Association (Home Savings) requested a six (6) month extension of the conceptual plan for the Planned Development at Walnut Bend. Present and speaking in favor of the request were Gary Yarborough, Vice-President of Bank Home Savings Association, and Ken Morrison, Engineer. Vice-Chairman Lusk made a motion, seconded by Commission Novak to approve the request. 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
JUNE 27, 1988

A regular meeting of the City Plan Commission was held on Monday, June 27, 1988, at 7:00 P.M. with a quorum present to wit:

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

Commissioner Antonson made a motion, seconded by Commissioner Little to approve the minutes of the regular meeting of June 13, 1987 and the vote was cast 5 for.

A public hearing was held at the request of People Care Services, Inc. to amend the zoning from Residential-1 and Residential-1B to include Special Use Permit for a nursing home facility, to be located at 1100 W. Daniieldale Drive.

Speaking in favor of the request were David Hannah, People Care Services, Inc., 4835 LBJ Freeway, Dallas; Bill Krabacher, Haberman/Krabacher Architects, 800 Airport Freeway, Irving; Jon Lewis, 5306 Mona; Karl Simon, 703 E. Center.

Speaking in opposition to the request were Ruben McDaniel, 1107 Meadow Ridge Drive; Mike McCool, 1122 Meadow Ridge Drive; Bill Adaska, 1034 Wind Ridge Drive; Robert Chapman, 1118 Teakwood Drive; William E. Rose, 1606 S. Greenstone Lane; C.W. Steele, 1355 Meadow Ridge Drive; Jim Bazet, 1030 Wind Ridge Drive; Thomas Eskew, 1510 S. Greenstone Lane; Jim Matthews, 1118 Meadow Ridge Drive; and Mark Reynolds, 1103 Meadow Ridge Drive.

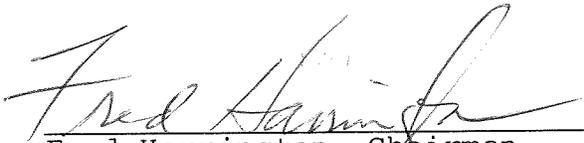
Concerns of those in opposition were neighborhood property values, traffic, building maintenance, number and times of deliveries, noise, and general disruption of neighborhood.

1988-23

Commissioner Antonson made a motion, seconded by Commissioner Novak to recommend denial of this request with prejudice. The vote was cast 5 for with Chairman Harrington and Commissioner Eubank absent.

Meeting adjourned,


 Steven C. Miller, Secretary


 Fred Harrington, Chairman

CITY PLAN COMMISSION
 REGULAR MEETING
 JULY 25, 1988

A regular meeting of the City Plan Commission was held on Monday, July 25, 1988, 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
Anna Marie Williams	Member
James Fite	Member

City Attorney Louis Nichols was on the agenda, to give a briefing to the Planning Commission, but was unable to attend, due to a conflict in schedules.

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

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

Commissioner Antonson made a motion, seconded by Vice-Chairman Lusk to approve the minutes of the regular meeting of June 27, 1988 and the vote was cast 7 for.

A public hearing was held at the request of Three Acres CWC Joint Venture to change the zoning from Neighborhood Shopping to Local Retail on the southeast corner of Clark Road and Camp Wisdom Road, more specifically, 25,000 square feet out of Lot 1, Block H, Winona Gardens. Speaking in favor of the request were Cary Newman (applicant), 3811 Turtle Creek Boulevard, #1950, Dallas, Texas 75219, and Bert Mullins, 626 N. Clark Road. Speaking in opposition to the request were Michael Godby, 707 Keywe Place; Elaine McCallum, 711 Keywe Place; May Weisbrod, 506 N. Casa Grande; Judy Richards, 407 N. Horne Street; Lenard Mauk, 702 Keywe Place; Jim Huggins, 602 N. Casa Grande Circle; Pat Roberson, 802 Casa Grande Circle; Tiana Wages, 702 Keywe Place; James Freeman, 407 N. Greenstone Lane; and Donna Garner, 606 N. Clark Road. 1988-25

Commissioner Antonson made a motion, seconded by Vice-Chairman Lusk to recommend denial of this request with prejudice. The vote was cast 6 for, with Chairman Harrington voting against. Chairman Harrington would like the record to show that he was in opposition to the request, but not with prejudice.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
AUGUST 8, 1988

A regular meeting of the City Plan Commission was held on Monday, August 8, 1988, 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 |
| Anna Marie Williams | Member |
| James Fite | Member |

Vice-Chairman Lusk made a motion, seconded by Commissioner Eubank approve the minutes of the regular meeting of July 25, 1988 and the vote was cast 6 for.

1988-26 A preliminary and final plat for Chammeville Junction (#1988-26) was submitted by Chammeville Junction, Inc. Vice-Chairman Lusk made a motion, seconded by Commissioner Fite to approve the plat as submitted. The vote was cast 6 for.

Louis Nichols, City Attorney, was introduced and presented a legal briefing concerning the function and responsibilities of the City Plan Commission.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred Harrington
Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
SEPTEMBER 26, 1988

A regular meeting of the City Plan Commission was held on Monday, September 26, 1988, 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 |
| Anna Marie Williams | Member |
| James Fite | Member |

Commissioner Antonson made a motion, seconded by Commissioner Fite to approve the minutes of the regular meeting of August 8, 1988 and the vote was cast 7 for.

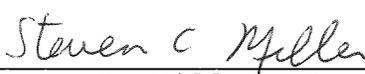
A public hearing was held to hear a request to replat Lots 24 and 25, Block J, Greenbriar Estates, 1102 & 1106 Teakwood Drive. Present and speaking in favor of the request were Don Cutler, 1223 Lady Lane; and Paul J. Orsulak, 1102 Teakwood. No one spoke in opposition. Commissioner Antonson made a motion, seconded by Commissioner Eubanks to close the public hearing. The vote was cast 7 for. Motion was made by Commissioner Antonson, seconded by Commissioner Fite to approve the replat subject to Board of Adjustment approval of a variance for the lot size and side yard of 1106 Teakwood. The vote was cast 7 for.

1988-20

A public hearing was held to hear a request to replat the Cedar Ridge Shopping Center. Fred Harrington excused himself as possible conflict of interest. Commissioner Antonson made a motion, seconded by Commissioner Little to close the public hearing. The vote was cast 6 for. Commissioner Antonson made a motion, seconded by Commissioner Eubank to approve the replat as presented. The vote was cast 6 for.

1988-29

Meeting adjourned,

	
_____ Steven C. Miller, Secretary	_____ Fred Harrington, Chairman

CITY PLAN COMMISSION
REGULAR MEETING
OCTOBER 24, 1988

A regular meeting of the City Plan Commission was held on Monday, October 24, 1988, 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) |
| Anna Marie Williams | Member |
| James Fite | Member |

Commissioner Antonson made a motion, seconded by Vice Chairman Lusk to approve the minutes of the regular meeting of September 26, 1988 and the vote was cast 6 for.

1988-32
A public hearing was held to hear a request by SPG International and Luby's Cafeteria, Inc. to replat CBD, Block B, Hollywood Park Subdivision. Present and speaking favor of the request was Charles Crouch, Engineer, 2100 North Highway 360, Grand Prairie, Texas. Vice Chairman Lusk made a motion, seconded by Commissioner Antonson to close the public hearing and the vote was cast 6 for. Commissioner Antonson made a motion, seconded by Vice Chairman Lusk to approve the replat as submitted and the vote was cast 6 for.

1988-35
A public hearing was held to hear a request for the continuation of a permit for a temporary building for construction purposes only, by Oak Tree Land Development Company, Inc., Dan Mead, Construction Manager. Present and speaking in favor of the request was Dan Mead, 7103 Christy Lane, Dallas, Texas 75249. Commissioner Fite made a motion, seconded by Vice Chairman Lusk to close the public hearing. The vote was cast 6 for. Commissioner Fite made a motion, seconded by Vice Chairman Lusk to approve the continuation of the permit. The vote was cast 5-1 with Chairman Harrington voting in opposition.

Meeting adjourned,

Steven C. Miller

Steven C. Miller, Secretary

Fred Harrington

Fred Harrington, Chairman