

Minutes of Planning & Zoning Commission Meetings
January 14, 1991 through December 4, 1991

PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 14, 1991

A regular meeting of the Planning and Zoning Commission was held on Monday, January 14, 1991, at 7:00 P.M. with a quorum present to wit:

Fred Lusk	Chairman
Randall Antonson	Vice Chairman
Fred Harrington	Member
Gary G. Harvey	Member
Pat Castella	Member
Rick L. Reiss	Member (absent-excused)
Steven S. Camp	Member

Commissioner Castella made a motion, seconded by Vice Chairman Antonson to approve the minutes of the regular meeting of November 26, 1990 and the vote was cast 6 for, with Commissioner Reiss absent.

A public hearing was held to hear the request of John R. Watson and James O. Rogers to replat Lots 7, 8, and 9, Block C, The Stratford Subdivision. Speaking in favor of the request was James O. Rogers, 2701 Greenwood, Arlington, 76013. Present and speaking in opposition were Tina Miller Misenheimer, 402 Wesley; Jack Scheske, 1635 Stratford Lane; Ed Harrison, 1200 Leisure Lane, DeSoto; Lois Markham, 434 Wesley; Sue Bromley, 1618 Stratford; Randy Misenheimer, 402 Wesley; Jack Holley, 1602 Stratford; Rick Beard, 1622 Stratford. Written protests to the replat were submitted prior to the close of the public hearing by Ed Harrison (Lots 3,4,5, & 6, Block C and Lots 14 & 15, Block D), Brenda and Jack Holley (1602 Stratford), Susan Bromley (1618 Stratford) and Nancy and Rick Beard (1622 Stratford). The land area represented by these protests is more than 20% of the notification area. Commissioner Harrington made a motion seconded by Commissioner Harvey to close the public hearing. The vote was cast 4-2 with Chairman Lusk and Commissioner Castella against, and Commissioner Reiss absent. Discussion followed. Motion was made by Vice Chairman Antonson, seconded by Commissioner Casella to reopen the public hearing. The vote was cast 6-1 with Commissioner Harrington in opposition, and Commissioner Reiss absent. Motion was made by Vice Chairman Antonson, seconded by Commissioner Castella to continue the public hearing on Tuesday, January 22, 1991, at 7:00 P.M. The vote was cast 6 for, with Commissioner Reiss absent.

A public hearing was held to hear the request of AmWest Savings Association for a six (6) month extension of the conceptual plan for the Planned Development at Walnut Bend. Present and speaking in favor of the request was J. T. Dunkin, 9876 Plano Road, Dallas, Texas. Vice Chairman Antonson made a motion, seconded by Commissioner Castella to close the public hearing. The vote was cast 6-0, with Commissioner Reiss absent. Vice Chairman Antonson made a motion, seconded by Commissioner Castella to grant the requested six (6) month extension. The vote was cast 6-0, with Commissioner Reiss absent.

Meeting adjourned,

Steven C. Miller

Steven C. Miller, Secretary

Fred A. Lusk

Fred A. Lusk, Chairman

PLANNING AND ZONING COMMISSION
SPECIAL MEETING
JANUARY 22, 1991

A special meeting of the Planning and Zoning Commission was held on Tuesday, January 22, 1991, at 7:00 P.M. with a quorum present to wit:

Fred Lusk	Chairman
Randall Antonson	Vice Chairman
Fred Harrington	Member (Late)
Gary G. Harvey	Member
Pat Castella	Member
Rick L. Reiss	Member
Steven S. Camp	Member

Vice Chairman Antonson made a motion, seconded by Commissioner Castella to approve the minutes of the regular meeting of January 14, 1991 and the vote was cast 6 for, with Commissioner Harrington absent.

Commissioner Harrington arrived late at 7:08 P.M.

The continuation of the public hearing was held to hear the request of John R. Watson and James O. Rogers to replat Lots 7, 8, and 9, Block C, The Stratford Subdivision. Speaking in favor of the request was James O. Rogers, 2701 Greenwood, Arlington, 76013. Present and speaking in opposition were Jack Scheske, 1635 Stratford Lane; Steve Berkenbile, 411 Hyde Park; Frank Bromley, 1618 Stratford. City Attorney Louis Nichols was present and gave a legal opinion to the Commission concerning the approval process of replats. Vice Chairman Antonson made a motion seconded by Commissioner Castella to close the public hearing. The vote was cast 7 for. Motion was made by Vice Chairman Antonson, seconded by Commissioner Reiss to approve the replat as submitted.

The vote was cast 5 for, and 2 against. Chairman Lusk, Vice Chairman Antonson, and Commissioners Harrington, Harvey and Reiss voted in favor of the request. Commissioners Castella and Camp voted against. Due to the written protests received at the public hearing held on January 14, 1991, six (6) votes were required to approve this replat request. Since only five (5) votes were cast in favor of the request, the motion failed.

James O. Rogers, the applicant, requested the reasons for denial be submitted to him in writing.

Commissioner Camp read a prepared statement of his reasons to deny the replat and stated he would supply a type written copy to the Chairman of the Planning and Zoning Commission for processing. Commissioner Castella agreed to the reasons read by Commissioner Camp.

Meeting adjourned,

Steven C. Miller

Steven C. Miller, Secretary

Fred A. Lusk

Fred A. Lusk, Chairman

PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 25, 1991

A regular meeting of the Planning and Zoning Commission was held on Monday, March 25 1991, at 7:00 P.M. with a quorum present to wit:

Fred Lusk	Chairman
Randall Antonson	Vice Chairman
Fred Harrington	Member (absent-excused)
Gary G. Harvey	Member
Pat Castella	Member
Rick L. Reiss	Member
Steven S. Camp	Member

Vice Chairman Antonson made a motion, seconded by Commissioner Harvey to approve the minutes of the special meeting of January 22, 1991 and the vote was cast 6 for, with Commissioner Harrington absent.

A public hearing was held to hear the request of John R. Watson and James O. Rogers to replat Lots 7, 8, and 9, Block C, The Stratford Subdivision. Speaking in favor of the request was James O. Rogers, 2701 Greenwood, Arlington, 76013. No one was present to speak in opposition to the request. Vice Chairman Antonson made a motion, seconded by Commissioner Castella to close the public hearing. The vote was cast 6 for, with Commissioner Harrington absent. Vice Chairman Antonson made a motion, seconded by Commissioner Castella to approve the replat as submitted. The vote was cast 6 for, with Commission Harrington absent.

Meeting adjourned,

Steven C. Miller

Steven C. Miller, Secretary

Fred A. Lusk

Fred A. Lusk, Chairman

PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 8, 1991

A regular meeting of the Planning and Zoning Commission was held on Monday, April 8, 1991, at 7:00 P.M. with a quorum present to wit:

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|------------------|---------------|
| Fred Lusk | Chairman |
| Randall Antonson | Vice Chairman |
| Fred Harrington | Member (Late) |
| Gary G. Harvey | Member |
| Pat Castella | Member |
| Rick L. Reiss | Member |
| Steven S. Camp | Member |

Vice Chairman Antonson made a motion, seconded by Commissioner Castella to approve the minutes of the regular meeting of March 25, 1991 and the vote was cast 6 for, with Commissioner Harrington absent.

Commissioner Harrington arrived late at 7:05 P.M.

A public hearing was held to hear the request by American Federal Bank, owner and Philip McCasland, custom builder, to change the zoning from Boulevard to Single Family R-1 on the property located at the 900 and 1000 Block of E. Wintergreen Road.

1991 01 2

Speaking in favor of the request were Philip McCasland, 138 Shadybrook, DeSoto, and Mr. Charles Roberts, Rambler, Dallas (agent representing American Federal Bank). One written response in favor of the request was received from 946 Cambridge Drive. Vice Chairman Antonson made a motion, seconded by Commissioner Harrington to close the public hearing. The vote was cast 7 for. Vice Chairman Antonson made a motion, seconded by Commissioner Harrington to recommend approval of the zoning change with the following recommendations:

1. Accept the volunteered deed restriction such that all houses would be built the required elevation above the 100 year flood plain per the City Code of Ordinances and that appeals to the Board of Adjustment to lessen the requirement shall be prohibited.

2. The requirement to escrow funds for street improvements on S. Cockrell Hill be waived for this particular zoning request.

The vote was cast 7 for.

Meeting adjourned,

Steven C. Miller

Steven C. Miller, Secretary

Fred A. Lusk

Fred A. Lusk, Chairman

PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 10, 1991

A regular meeting of the Planning and Zoning Commission was held on Monday, June 10, 1991, at 7:00 P.M. with a quorum present to wit:

Fred Lusk	Chairman
Randall Antonson	Vice Chairman
Fred Harrington	Member
Gary G. Harvey	Member
Pat Castella	Member
Rick L. Reiss	Member
Steven S. Camp	Member (Excused Absence)

Vice Chairman Antonson made a motion, seconded by Commissioner Castella to approve the minutes of the regular meeting of April 8, 1991 and the vote was cast 6 for, with Commissioner Camp absent.

A public hearing was held to hear the request of AmWest Savings Association for a six (6) month extension of the conceptual plan for the Planned Development at Walnut Bend. Present and speaking in favor of the request was Scott Ramsey, 5400 Valley View Trail, Dallas, Texas. Vice Chairman Antonson made a motion, seconded by Commissioner Harvey to close the public hearing. The vote was cast 6-0, with Commissioner Camp absent. Vice Chairman Antonson made a motion, seconded by Commissioner Castella to grant the requested six (6) month extension. The vote was cast 6-0, with Commissioner Camp absent.

Meeting adjourned,

Steven C. Miller

Steven C. Miller, Secretary

Fred A. Lusk

Fred A. Lusk, Chairman

1991-09

PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 22, 1991

A regular meeting of the Planning and Zoning Commission was held on Monday, July 22, 1991, at 7:00 P.M. with a quorum present to wit:

Fred Lusk	Chairman
Randall Antonson	Vice Chairman
Fred Harrington	Member
Gary G. Harvey	Member (Unexcused Absence)
Pat Castella	Member
Rick L. Reiss	Member
Steven S. Camp	Member (Excused Absence)

Vice Chairman Antonson made a motion, seconded by Commissioner Reiss to approve the minutes of the regular meeting of June 10, 1991 and the vote was cast 5 for, with Commissioners Camp, and Harvey absent.

A public hearing was held to hear the request of Ronald B. Robbins to replat one lot into two lots on part of the Duncanville Industrial District, Ninth Installment, Block A, more commonly known as 1130 S. Cedar Ridge Drive. Present and speaking in favor of the request was Sylvia Phillips, 1229 E. Pleasant Run, Suite 214, DeSoto, Texas. Vice Chairman Antonson made a motion, seconded by Commissioner Harrington to close the public hearing. The vote was cast 5 for, with Commissioners Camp, and Harvey absent. Vice Chairman Antonson made a motion, seconded by Commissioner Harrington to approve the replat as submitted, and the vote was cast 5 for with Commissioners Camp, and Harvey absent.

Meeting adjourned,

Steven C. Miller

Steven C. Miller, Secretary

Fred A. Lusk

Fred A. Lusk, Chairman

PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 12, 1991

1991-09

A regular meeting of the Planning and Zoning Commission was held on Monday, August 12, 1991, at 7:00 P.M. with a quorum present to wit:

Fred Lusk	Chairman
Pat Castella	Member
Gary G. Harvey	Member
Rick L. Reiss	Member
Steven S. Camp	Member
Bill Dryden	Member
Robert Mosley	Member

The oath of office was administered to Commissioners Castella, Dryden, and Mosley by Secretary Miller.

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

Commissioner Castella made a motion to nominate Fred Lusk as Chairman. No other nominations were made. Commissioner Reiss made a motion, seconded by Commissioner Harvey to close the nominations. The vote was cast 7 for, to close the nominations. The vote was cast 7 for to declare Fred Lusk Chairman.

Commissioner Reiss made a motion to nominate Commissioner Castella as Vice Chairman. No other nominations were made. Commissioner Camp made a motion, seconded by Commissioner Reiss to close the nominations. The vote was cast 7 for, to close the nominations. The vote was cast 7 for to declare Pat Castella Vice Chairman.

Commissioner Reiss made a motion, seconded by Commissioner Camp to approve the minutes of the regular meeting of July 22, 1991 and the vote was cast 7 for.

A public hearing was held to hear the request of the City of Duncanville to change the zoning from Single Family Residence (R-3) to Local Retail (LR) on the following properties; 106, 110, and 114 W. Wheatland Road and 107 and 111 W. Vinyard Road.

Speaking in favor of the request was Denny Pugh, 1206 N. Cedar Ridge Drive (owner of 106 W. Wheatland Road).

Speaking during the time reserved for opposition were Becky Sisk and Don Harris. They are currently renting 107 W. Vinyard Road, but have had discussions with the property owner about purchasing the property. They had questions concerning the zoning change and how it would affect their ability to live in the house as a residence. The rules of legal, non-conforming uses were explained to them at that time.

Commissioner Camp made a motion, seconded by Vice Chairman Castella to close the public hearing. The vote was cast 7 for.

Commissioner Camp made a motion, seconded by Commissioner Dryden to recommend approval of the zoning change as submitted. The vote was cast 7 for.

Meeting adjourned,

Steven C. Miller

Steven C. Miller, Secretary

Fred A. Lusk

Fred A. Lusk, Chairman

PLANNING AND ZONING COMMISSION
 REGULAR MEETING
 SEPTEMBER 9, 1991

A regular meeting of the Planning and Zoning Commission was held on Monday, September 9, 1991, at 7:00 P.M. with a quorum present to wit:

Fred Lusk	Chairman
Pat Castella	Vice Chairman
Gary G. Harvey	Member
Rick L. Reiss	Member
Steven S. Camp	Member
Bill Dryden	Member
Robert Mosley	Member

Commissioner Camp made a motion, seconded by Commissioner Dryden to approve the minutes of the regular meeting of August 12, 1991 and the vote was cast 7 for.

A public hearing was held to hear the request of the City of Duncanville to consider appropriate zoning on the following land areas:

Item 2.1, Lots 1-10 High Meadows Addition plus a 12.65 acre tract west of High Meadows Addition, (D.I.S.D. property, 400 Block W. Red Bird Lane).

Speaking in favor to change the zoning from R-2 to R-1 were Sherry Jenkins, 350 W. Red Bird Lane, Julie Jobe, 1223 Jungle, John Montgomery, 1307 Lodema, James Finger, 1119 Lady, Shawn Millington, 315 W. Red Bird Lane, John Cotton, 334 W. Red Bird Lane, and James Jenkins, 350 W. Red Bird Lane. Vice Chairman Castella made a motion, seconded by Commissioner Mosley to close the public hearing. The vote was cast 7 for. Vice Chairman Castella made a motion, seconded by Commissioner Camp to recommend zoning all land area described in item 2.1 as R-1. The vote was cast 7 for.

Item 2.2, Lots 20-24, Block 1, Lots 13-24, Block 2, Lots 21-27, Block 3, and Lots 7-34, Block 4, Woodhaven Addition.

Speaking in favor of retaining residential zoning and/or upgrading the residential zoning within the study area were Jackie Bernhart, 227 Woodhaven Boulevard, J.B. Cagle, 518 Woodhaven Boulevard, Bill Blevins, 322 Woodhaven Boulevard, W.T. Waits, 602 Woodhaven Boulevard, Lois Blevins, 318 Woodhaven Boulevard, Freda Townsend, 543 Summit Ridge Drive, James Mannos, 316 Woodhaven Boulevard, Richard Jacobson, 535 Middale Road, Steven Brushwood, 523 Woodhaven Boulevard, George Lucas, 619 Woodhaven Boulevard, Susan Neismith, 519 Summit Ridge Drive, Kate Zimmer, 523 Summit Ridge Drive, Ramon Castillo, 519 Woodhaven Boulevard, Ruby Contreras, 611 Woodhaven Boulevard.

Speaking in favor of industrial or commercial zoning for this area were R.H. Douglas, 311 London Lane and David Daulton, 308 Woodhaven Boulevard.

Commissioner Mosley made a motion, seconded by Vice Chairman Castella to close the public hearing. The vote was cast 7 for. Vice Chairman Castella made a motion, seconded by Commissioner Dryden to recommend zoning all land area described in item 2.2 as R-1. The vote was cast 2 for, with Chairman Lusk, Commissioner Camp, Commissioner Reiss, Commissioner Mosley, and Commissioner Harvey voting in opposition. The motion failed. Commissioner Reiss made a motion, seconded by Commissioner Harvey to recommend zoning all land area described in item 2.2 as R-1B. The vote was cast 6 for, with Vice Chairman Castella voting in opposition.

Item 2.3, 9.709 acre tract of land situated at the southwest corner of W. Danieldale Road and S. Greenstone Lane (D.I.S.D. property).

This tract of land currently is split in half with two different zoning classifications. The east half of the property is zoned R-1, while the west half of the property is zoned R-1B. Speaking in favor of making the entire 9.709 acre tract R-1 zoning were, Bill McCool, 1518 S. Greenstone Lane, Thomas Eskew, 1510 S. Greenstone Lane, Susan Bowden, 1514 High Ridge Drive, Darlene Homeier, 1510 High Ridge Drive, John Sell, 1611 Nob Hill Drive, and Mark Reynolds, 1107 Meadow Ridge Drive. Commissioner Harvey made a motion, seconded by Vice Chairman Castella to close the public hearing. The vote was cast 7 for. Commissioner Camp made a motion, seconded by Commissioner Harvey to recommend zoning all land area as described in item 2.3 as R-1. The vote was cast 7 for.

Item 2.6, 22.5501 acre tract of land consisting of Lots 1-39, Block 1, Lots 1-31, Block 2, and all Common Ground Areas of the Woodlands Subdivision.

Speaking in favor of leaving the existing PD-R zoning in place was Kay Edmonson, Commercial Real Estate Broker, F.D.I.C., 5080 Spectrum Drive, Suite 1000 E, Dallas, Texas, 75248, Dan Coomes, 718 E. Highway 67 and Mary Loughren, 1407 S. Cockrell Hill Road.

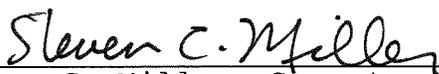
Commissioner Reiss made a motion, seconded by Vice Chairman Castella to close the public hearing. The vote was cast 7 for. Commissioner Mosley made a motion, seconded by Commissioner Camp to recommend leaving the existing PD-R zoning in place on this property and requested City Council to authorize the Planning and Zoning Commission to conduct a public hearing to consider appropriate zoning for the entire land area bounded by U.S. 67, S. Cockrell Hill Road and E. Danieldale Drive. The vote was cast 7 for.

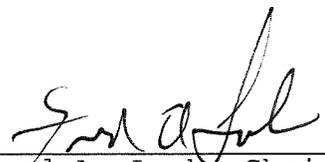
Item 2.7, a 26.635 tract of land situated on the west side of S. Main Street, south of U.S. 67 (1900-2100 Block of S. Main Street).

No one was present to speak at the Public Hearing. Commissioner Camp made a motion, seconded by Vice Chairman Castella to close the public hearing. The vote was cast 7 for. Commissioner Dryden made a motion, seconded by Commissioner Camp to recommend zoning

the entire land area as described in 2.7 as R-1 and requested City Council to authorize the Planning and Zoning Commission to conduct public hearing to consider appropriate zoning on the Industrial/Special Use property adjacent to the study area on Wintergreen Road.

An amended motion was made by Commissioner Reiss, seconded by Commissioner Harvey to delete the request for City Council authorization to proceed with public hearing to consider appropriate zoning for the Industrial/Special Use property adjacent to the study area. The vote for the amended motion was cast 3 for, with Chairman Lusk, Commissioner Camp, Commissioner Dryden and Commissioner Mosley voting in opposition. The amended motion failed. The vote for the original motion was cast 4 for, with Vice Chairman Castella, Commissioner Reiss, and Commissioner Harvey voting in opposition.
Meeting adjourned,


Steven C. Miller, Secretary


Fred A. Lusk, Chairman

PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 23, 1991

A regular meeting of the Planning and Zoning Commission was held on Monday, September 23, 1991, at 7:00 P.M. with a quorum present to wit:

Fred Lusk	Chairman
Pat Castella	Vice Chairman
Gary G. Harvey	Member
Rick L. Reiss	Member
Steven S. Camp	Member
Bill Dryden	Member
Robert Mosley	Member

Commissioner Camp made a motion, seconded by Vice Chairman Castella to approve the minutes of the regular meeting of September 9, 1991 and the vote was cast 7 for.

A public hearing was held to hear the request of the City of Duncanville to consider appropriate zoning on the following land areas:

ITEM 2.4

Lots 1-17C,	Block A,	Santa Fe Village Section One
Lots 1-15C,	Block B,	Santa Fe Village Section One
Lots 1A-4B,	Block C,	Santa Fe Village Section One
Lots 1-41,	Block D,	Santa Fe Village Section One
Lots 1-13,	Block E,	Santa Fe Village Section One
Lots 1-18,	Block F,	Santa Fe Village Section One
Lots 1-7,	Block G,	Santa Fe Village Section One
Lots 1-19,	Block H,	Santa Fe Village Section One
Lots 1-16,	Block I,	Santa Fe Village Section One

1991-12

Lots 1-14, Block A, Santa Fe Village Section Two
 Lots 1-10, Block B, Santa Fe Village Section Two
 Lots 1-3, Block C, Santa Fe Village Section Two
 Plus 7.73 acre tract North of Santa Fe Village
 Section Two. James Anderson Survey, Abstract No.
 17.

Speaking in favor of upgrading or keeping the same zoning were, Richard Hoyt, 323 Morning Dove Drive, and Dick Rittenberry, 423 Morning Dove. Commissioner Camp made a motion, seconded by Vice Chairman Castella to close the public hearing. The vote was cast 7 for. Commissioner Harvey made a motion, seconded by Vice Chairman Castella to recommend no change to the current Planned Development Zoning within the land area described in item 2.4. An amended motion was made by Commissioner Camp to amend the current Planned Development Zoning to increase the size of townhouse/duplex structures to a minimum of 1400 square feet. The motion died for a lack of a second. Discussion followed. An amended motion was made by Commissioner Reiss, seconded by Commissioner Camp to amend the existing Planned Development Zoning to increase the size of townhouse/duplex structures to a minimum of 1400 square feet. The vote was cast 5 for with Commissioner Harvey and Mosley voting in opposition. The amendment to the original motion passed. A vote on the original motion, as amended was then taken. The vote was cast 7 for.

ITEM 2.8 70.43 Acre tract of land situated on the west side of Cockrell Hill Road at the south city limit line (D.I.S.D. property-AG Farm). Samuel Stewart Survey, Abstract No. 1307.

Speaking in favor of upgrading the zoning to R-1 were Dr. Linda Davis, 422 Silver Creek Drive, Ronald Weiss, Attorney for Mrs Mercer, 2001 S. Cockrell Hill Road, Reed Higgins 1814 Timberline Drive, Clayton Hall, 1818 Timberline Drive, Bud Osborn, 451 Timberline Drive and Michael Monette, 362 Meadowcreek Drive. Commissioner Reiss made a motion, seconded by Commissioner Camp to close the public hearing. The vote was cast 7 for. Commissioner Camp made a motion, seconded by Commissioner Reiss to recommend zoning all land area described in item 2.8 as R-1. The vote was cast 7 for.

Item 2.9 11.42 Acre tract of land situated on the east side of Main Street at the south city limit line. Samuel Stewart Survey, Abstract No. 1307.

Speaking at the public hearing was Guy Poland, 2130 S. Main Street. He offered no objection to upgrade R-1 zoning but had several questions concerning the future Wintergreen Road alignment and how much of his property would be required for street right-of-way. Speaking in favor of upgrading the zoning to R-1 was Dr. Linda Davis, 422 Silver Creek Drive. Vice Chairman Castella made a motion, seconded by Commissioner Harvey to close the public hearing. The vote was cast 7 for. Commissioner Camp made a motion, seconded by Vice Chairman Castella to recommend zoning all land area described in item 2.9 as R-1. The vote was cast 7 for.

1991-14

A preliminary and final plat for the Byrd Junior High School Addition was presented by the Duncanville Independent School District. Commissioner Reiss made a motion, seconded by Vice Chairman Castella to approve the plat as submitted. The vote was cast 7 for.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred A. Lusk
Fred A. Lusk, Chairman

PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 14, 1991

A regular meeting of the Planning and Zoning Commission was held on Monday, October 14, 1991, at 7:00 P.M. with a quorum present to wit:

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|----------------|---------------|
| Fred Lusk | Chairman |
| Pat Castella | Vice Chairman |
| Gary G. Harvey | Member |
| Rick L. Reiss | Member |
| Steven S. Camp | Member |
| Bill Dryden | Member |
| Robert Mosley | Member |

Commissioner Camp made a motion, seconded by Vice Chairman Castella to approve the minutes of the regular meeting of September 23, 1991 and the vote was cast 7 for.

A public hearing was held to hear the request of the City of Duncanville to consider appropriate zoning on the following land areas:

- Item 2.5 Lots 1-26, Block A, Hollywood Park, Section Six
- Lots 1-22, block B, Hollywood Park, Section Six
- Lots 1-22, Block C, Hollywood Park, Section Six
- Lots 1-11, Block D. Hollywood Park, Section Six
- Lots 1-7, Block E, Hollywood Park, Section Six
- Plus 11.10 acre tract of land (unplatted) north of Hollywood Park Subdivision Section Six, Jephtha May Survey, Abstract No. 860.

Speaking at the public hearing were Burke Purdie, Northcorp Realty Advisors, 8080 Park Lane, Suite 700, Dallas, 75231 (General Contractor for RTC), Jim Fite, 111 W. Danieldale, Listing Associate, Bobby Roddy, 870 Astaire Avenue, Mike Smith, 1062 Gaynor Avenue, Lucky Anthony, 1058 Gaynor Avenue, Carolyn Morris, 1054 Hayworth Avenue, and Shiela Jones, 1002 Gaynor Avenue.

Messrs. Purdie and Fite requested that the zoning for the platted portion of Hollywood Park Section Six remain unchanged and had no objection to upgrading the zoning on the unplatted section to single family residential standards per Ordinance 946. The

remaining speakers basically stated that they favored any residential zoning as long as it was less dense than the current zoning and that any new zoning recommendation was consistent with the original Planned Development guidelines. Commissioner Camp made a motion, seconded by Vice Chairman Castella to close the public hearing. The vote was cast 7 for. Commissioner Camp made a motion, seconded by Commissioner Harvey to recommend the following zoning for the land areas described in item 2.5:

Amend existing PD-Residential zoning such that the 11.10 acre tract of unplatted property be zoned as PD-Residential Single Family per conditions stipulated in Ordinance 946, and leave the existing PD-Residential Single Family zoning in place on the 17.3568 acre tract consisting of the platted, Hollywood Park, Section Six. The vote was cast 7 for.

1991-16
A public hearing was held to hear the request of Team Bank N.A. to replat tracts 7 and 8, Block A, Duncanville Industrial District, Seventh Installment, more commonly known as 1019 and 1023 Explorer Street. Speaking in favor of the request was Lynn Kadleck, Surveyor, 5336 Alpha Road, Suite 5, Dallas, Texas 75240. He was representing Team Bank. Commissioner Reiss made a motion, seconded by Vice Chairman Castella to close the public hearing. The vote was cast 7 for. Commissioner Harvey made a motion, seconded by Commissioner Dryden to approve the replat as submitted. The vote was cast 7 for.

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred A. Lusk
Fred A. Lusk, Chairman

PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 28, 1991

A regular meeting of the Planning and Zoning Commission was held on Monday, October 28, 1991, at 7:00 P.M. with a quorum present to wit:

Fred Lusk	Chairman
Pat Castella	Vice Chairman
Gary G. Harvey	Member (Excused Absence)
Rick L. Reiss	Member
Steven S. Camp	Member
Bill Dryden	Member
Robert Mosley	Member

Commissioner Dryden made a motion, seconded by Vice Chairman Castella to approve the minutes of the regular meeting of October 28, 1991 and the vote was cast 6 for, with Commissioner Harvey absent.

A public hearing was held to hear the request of Team Bank N.A. to replat 3 tracts into two lots in the Duncanville Industrial District, Third Installment, Block A. Speaking in favor of the request was Lynn Kadleck, Surveyor, 5336 Alpha Road, Suite 5, Dallas, Texas 75240. He was representing Team Bank. Commissioner Mosley made a motion, seconded by Vice Chairman Castella to close the public hearing. The vote was cast 6 for, with Commissioner Harvey absent. Commissioner Reiss made a motion, seconded by Commissioner Dryden to approve the replat as submitted. The vote was cast 6 for, with Commissioner Harvey absent.

1991-18

Meeting adjourned,

Steven C. Miller
Steven C. Miller, Secretary

Fred A. Lusk
Fred A. Lusk, Chairman

PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 11, 1991

A regular meeting of the Planning and Zoning Commission was held on Monday, November 11, 1991, at 7:00 P.M. with a quorum present to wit:

- | | |
|----------------|----------------------------|
| Fred Lusk | Chairman |
| Pat Castella | Vice Chairman |
| Gary G. Harvey | Member (Late) |
| Rick L. Reiss | Member |
| Steven S. Camp | Member (Unexcused Absence) |
| Bill Dryden | Member |
| Robert Mosley | Member |

Commissioner Mosley made a motion, seconded by Vice Chairman Castella to approve the minutes of the regular meeting of October 28, 1991 and the vote was cast 5 for, with Commissioner Harvey, and Commissioner Camp absent.

Commissioner Harvey arrived late.

A meeting was held to hear the request of Dr. Dover to replat Lot 3, Block 1, Wheatland West Office Park more commonly known as 523-539 W. Wheatland Road. Speaking in favor of the request was Bill Mote, 1414 N. Cedar Hill Road, Cedar Hill, Texas. Commissioner Mosley made a motion, seconded by Vice Chairman Castella to close the public hearing. The vote was cast 6 for, with Commissioner Camp absent. Commissioner Dryden made a motion, seconded by Vice Chairman Castella to approve the replat as submitted. The vote was cast 6 for, with Commissioner Camp absent.

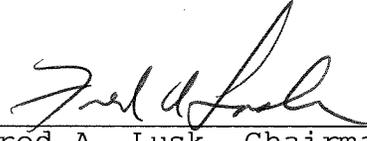
1991-19

A workshop was held to stimulate discussion about possible changes that could be made to the Boulevard and Freeway Zoning Districts. The Planning and Zoning Commission requested that staff produce a spreadsheet comparing uses and setbacks in relation to each zoning classification by the regularly scheduled meeting to be held on December 9, 1991.

Meeting adjourned,



Steven C. Miller, Secretary



Fred A. Lusk, Chairman

PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 4, 1991

A regular meeting of the Planning and Zoning Commission was held on Monday, December 4, 1991, at 7:00 P.M. with a quorum present to wit:

Fred Lusk	Chairman
Pat Castella	Vice Chairman (Excused Absence)
Gary G. Harvey	Member
Rick L. Reiss	Member (Late)
Steven S. Camp	Member (Excused Absence)
Bill Dryden	Member
Robert Mosley	Member

Commissioner Dryden made a motion, seconded by Commissioner Mosley to approve the minutes of the regular meeting of November 11, 1991 and the vote was cast 4 for, with Vice Chairman Castella, Commissioner Camp and Commissioner Reiss absent.

Commissioner Reiss arrived late.

The Planning and Zoning Commission continued their workshop to discuss possible changes to the Freeway and Boulevard Zoning Districts. Uses in the various zoning districts was discussed. It was agreed to continue the workshop again on January 13, 1992.

Meeting adjourned,



Steven C. Miller, Secretary



Fred A. Lusk, Chairman