

MINUTES OF A REGULAR MEETING

PLANNING AND ZONING COMMISSION

FARMERS BRANCH, TEXAS

FEBRUARY 8, 1971

7:30 P.M.

The following members of the Planning and Zoning Commission were present:

Chairman	Tucker Latham Rex Rayfield Ed Sostecke Joe McGowan Jack Knight
Members absent	Joe Byrd, Vice Chairman J.C. Foster
Building Official Commission Secretary	Tom Scales Jackie Bissell

Chairman Latham called the meeting to order at 7:35 P.M.

APPROVAL OF MINUTES OF JANUARY 25, 1971, MEETING.

Mr. Sostecke made a motion to approve the minutes of January 25, 1971, with the following corrections:

Paragraph three (3), page 119, to read:

There was a discussion on the motion with Mr. Foster withdrawing his second, and Mr. Byrd withdrawing his motion.

Paragraph eight (8), page 119, to read:

A discussion ensued among the Commission members with Mr. Foster withdrawing his second and Mr. Byrd withdrawing his motion.

Mr. Rayfield seconded the motion, with all voting "aye".

REQUEST THAT THE SIGN LIMITATIONS PLACED ON THE VALLEY VIEW CENTRAL SHOPPING CENTER BY THE CITY COUNCIL, DECEMBER 5, 1966, BE REMOVED AND THAT A SITE PLAN REVISED TO SHOW THE LOCATION OF A POLE SIGN BE APPROVED. REQUESTED BY BILL SKIPPING.

There was no one present to represent the Valley View Central

Shopping Center.

After a short discussion among the Commission members, Mr. Sostecke made a motion to table this item until the next meeting. Mr. McGowan seconded the motion, with all voting "aye".

PUBLIC HEARING:

REQUEST FOR A SPECIFIC USE PERMIT FOR DALLAS CHRISTIAN COLLEGE, LOCATED IN AN AREA ZONED R-4, AS A NON-CONFORMING USE. REQUESTED BY E. DEAN BARR, PRESIDENT OF DALLAS CHRISTIAN COLLEGE.

Mr. E. Dean Barr, President of the College was present to represent the College.

Mr. Barr stated that he was not aware that the zoning had been changed to R-4 on the College property until a building permit was applied for in January. He stated that they are requesting a Specific Use Permit so that they can obtain a building permit, in order that they may construct another building on the campus.

Mr. Barr stated that a foundation for a building had been poured sometime back, and the rough-in plumbing put in. They were unable to continue the construction of the building because of financial reasons. He stated that in checking the foundation they found it to be inadequate and have had to remove it.

Mr. Barr stated that now that a street has been dedicated leading into the College, they are ready to start construction on a new building.

Mr. Barr was asked how many students are enrolled in the College at the present time, and he stated that they have an enrollment of seventy-six (76) students at the present time, with forty-nine (49) living on campus, plus two (2) adults.

Mr. Barr stated that if the College can provide the facilities, that enrollment could reach (250), by 1974.

Chairman Latham asked if there was any one present opposing the Specific Use Permit.

The following residents stated as a group, they were not opposed to the new building, if Reedcroft is not opened, to be used as an entrance to the College:

Mr. & Mrs. N.R. Wade
2724 Bay Meadows Circle
Farmers Branch, Texas

Bill Rogers
2731 Bay Meadows Circle
Farmers Branch, Texas

Doug McNeill
2891 Meadow Port Dr.
Farmers Branch, Texas

Wm. D. Holm
2756 Bay Meadow Court
Farmers Branch, Texas

A lengthy discussion ensued among the Commission members and the audience about the proposed street entering on the West side of the College, and of the possibility of a street entering from the South side, in the future. The only proposed street at this time is the street entering from the West to the College.

Mr. Barr stated that the College has stated that they do not plan to open Reedcroft as an entrance to the College. There is a gate there now with a lock on it.

Mr. Knight made a motion to close the Public Hearing. Mr. Rayfield seconded the motion, with all voting "aye".

There was a discussion among the Commission members, concerning a Site Plan to be presented to the Planning and Zoning Commission by the Dallas Christian College. The Site Plan to be drawn up by a Professional Engineer, showing the current and future plans of the College.

Mr. Barr stated that the College would present such a Site Plan to the Planning and Zoning Commission.

Mr. Knight made a motion to close the discussion. Mr. McGowan seconded the motion and all voted "aye".

Mr. Knight made a motion to recommend approval of a Specific Use Permit for Dallas Christian College, a Certificate of Occupancy to be issued only after approval of a new or revised Site Plan by the Planning and Zoning Commission. The Site Plan should include such things as current and future building locations, fire lanes, utility easements, utilities, drainage, elevations, and other normal things Site Plans include.

Mr. Rayfield seconded the motion, with all voting "aye".


DISCUSSION ON PROPOSED ZONING AMENDMENTS

Mr. Rayfield made a motion to table this item until the next meeting. Mr. Sostecke seconded the motion, with all voting "aye", except for Mr. McGowan voting "nay".

ADJOURNMENT

Mr. McGowan made a motion to adjourn the meeting. Mr. Rayfield seconded the motion, and all voted "aye".

The meeting adjourned at 9:25 P.M.


TUCKER LATHAM, CHAIRMAN


COMMISSION SECRETARY

7. On Page 221 in Amendment No. 4, let the record show, Councilman Flaherty opposed the motion. Councilman Linn, McClung, Binford and Koriath voted "aye".

8. On Page 221 in Amendment No. 7, let the record show,
"Councilman Linn moved that Amendment No. 7, Section 2.09 be completely deleted. Councilman McClung seconded the motion. The motion carried 4 to 1 with Councilmen Linn, McClung, Koriath and Binford voting "aye", and Councilman Flaherty voting "no"."

9. On Page 222 and 223 under the heading, "Land Acquisition", the property spelling of the property owner should be Durrett not Durrant.

10. On Page 223 under heading, "Mrs. Zelma Hill's Claim", let the second sentence read: "Mrs. Hill claimed she was hurt by stepping into a meter box."

COUNCILMAN McCLUNG'S ABSENCE

Mayor Grimmer explained that due to a death in the family Councilman McClung was absent but might come in late.

GIRL SCOUTS RECOGNIZED

Mayor Grimmer recognized and welcomed Cadet Girl Scout Troop 1072.

PUBLIC HEARING - REQUEST FOR A SPECIFIC USE PERMIT FOR DALLAS CHRISTIAN COLLEGE.

Mayor Grimmer opened the public hearing. The area was shown on a transparency. The location being on the Dallas Christian College property west of Ford Road.

Mr. E. Dean Barr, President of the College, presented his request for a Specific Use Permit which would allow them to secure a building permit for the construction of another building on the campus. Mr. Barr explained he was unaware that the property was zoned R-4 and that they had to obtain a "Specific Use Permit", until they applied for a building permit in January.

A lengthy discussion was held concerning the access road to the college.

Mayor Grimmer asked if anyone else was present to speak in favor of the request. No one spoke.

Mayor Grimmer asked if anyone was present that wanted to speak in opposition of the request. No one spoke.

A motion by Councilman Koriath, a second by Councilman Linn, all voting "aye", closed the public hearing.

After some discussion of the recommendation of the Planning and Zoning Commission, a motion by Councilman Koriath, a second by Councilman Linn, all voting "aye", approved the Specific Use permit as requested by Dallas Christian College, contingent upon the recommendation of the Planning and

Zoning Commission which was that before a Certificate of Occupancy could be issued for the building, a new or revised site plan be approved by the Planning and Zoning Commission; and, the plans to show all entrances and exits from the college property be from Ford Road. The site plan should include such things as current and future building locations, fire lanes, utility easements, utilities, drainage, elevations, and other normal things site plans include.

PARK DEPARTMENT'S PRESENTATION TO BE ON NEXT AGENDA.

The visual presentation on the Park Department's accomplishments during 1970 was not given due to the illness of the Park and Recreation Director, John Burke. The Council expressed desire to have this on the next agenda.

BID TABULATION - WATER METERS

After reviewing the bids on the different sizes of water meters and discussing the quantity to be used in one year, Councilman Linn moved to award the bid on water meters for a period of one year to Hersey-Sparling Meter Company with an estimated expenditure of \$20,000.00. Councilman Binford seconded the motion and all voted "aye".

The bid tabulation sheet is attached to this page.

RESOLUTION OPPOSING NEW PROPOSED PENAL CODE.

Mayor Grimmer explained some of the reasons why a new penal code was presented before the legislature. Mayor Grimmer told of some of the crimes and of the proposed fines and sentences of these crimes.

Councilman Koriath suggested that the letter from Henry Wade opposing the proposed penal code be made part of these minutes. They are attached.

A resolution opposing the proposed penal code was discussed and it was felt by the Council that the resolution was not strong enough and suggested some changes. The resolution was tabled until the City Attorney could incorporate the suggested changes and would be considered later in the meeting.

Mr. George Locus of the audience spoke in favor of leaving the word denounce in the proposed resolution.

ORDINANCE NO. 871 - NO PARKING ON EAST SIDE OF VALWOOD CIRCLE POST PONED.

Mrs. M. D. Gage presented a request to prohibit parking on the east side of the entrance of Valwood Circle. She Stated that it was dangerous because children played in this area and could run out from behind a parked car, and with the street being so narrow, could get hit by a car entering the circle.

Mayor Grimmer asked if anyone else would like to speak in favor of the proposed ordinance. The following spoke.

DALLAS CHRISTIAN COLLEGE
2700 CHRISTIAN PARKWAY
CITY COUNCIL MINUTES

February 15, 1971	SUP for Dallas Christian College
1971	Site plan approved for Dallas Christian College
August 21, 1972	Temporary buildings
April 1, 1974	Special Events Signs
May 20, 1974	SUP-primary & secondary school (canceled)
June 17, 1974	SUP-primary & secondary school (approved-with condition amended site plan be submitted)
December 16, 1974	Amended site plan
June 21, 1976	Revised site plan-proposed gymnasium
October 4, 1976	Developers contract & final plat
June 20, 1977	Continued SUP for College & primary & secondary school
December 17, 1979	Change College Drive to Christian Parkway
June 16, 1980	Two portable buildings-three additional years
February 6, 1984	Two portable buildings-three additional years
May 21, 1984	Cafeteria addition to allow for mechanical room and meeting room

9.8.64

[Handwritten scribble]

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Assessment Rolls covering taxable property in the City of Farmers Branch, assessed for City purposes for the year 1964, be and the same are hereby in all things approved, confirmed and adopted as the official Assessment Rolls, assessed for the benefit of the City of Farmers Branch for the year 1964.

SECTION 2. That this resolution shall take effect from and after its passage as provided.

/s/ James R. Marsh
Assessor and Collector of Taxes

/s/ J. M. Orman
City Manager

PASSED and approved this the 8 day of September, 1964.

/s/ Dorthanna Williams
City Secretary

/s/ A. J. Airoidi
Mayor



INFORMAL DISCUSSION - DALLAS CHRISTIAN COLLEGE

Mr. Vernon Newland was present to discuss with the Council the location of a four-year college in Farmers Branch south of the Farmers Branch Shopping Center. The Council's reaction was favorable to the idea.

ORDINANCE NO. 499 - SHELL OIL COMPANY

Upon a motion by Councilman Upfield, a second by Councilman Tippitt, all voting "ayes", the following captioned ordinance was passed:

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM AN "A" APARTMENT DISTRICT CLASSIFICATION TO A "C" COMMERCIAL DISTRICT CLASSIFICATION UNDER A SPECIAL PERMIT, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574, CITY OF FARMERS BRANCH, TEXAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (legal description-Webb Chapel and 635); THAT SUCH PROPERTY IS TO BE USED UNDER A SPECIAL PERMIT FOR COMMERCIAL USES, SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER MORE FULLY EXPRESSED; THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO PLANS AND SPECIFICATIONS SUBMITTED THEREFOR, WHICH SHALL BE APPROVED BY THE CITY COUNCIL AND SUBJECT TO THE CONDITIONS CONTAINED HEREIN; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

MINUTES OF A REGULAR MEETING
CITY COUNCIL
FARMERS BRANCH, TEXAS
August 17, 1964

Members of the City Council present were:

Mayor
Mayor Pro-Tem
Councilmen

A. J. Airoidi
E. P. Hamilton, Jr.
Frank Tippitt
Ed Rhodes
W. D. Oradat
J. M. Orman
Robert Baker
Dorthanna Williams

City Manager
City Attorney
City Secretary
Councilman Upfield was absent.

Mayor Airoidi called the meeting to order. Mr. Bob Langley, Chapel Hill Methodist Church, gave the invocation.

APPROVAL OF MINUTES

The following minutes were considered, corrected and approved:
Regular Meetings - July 20 and August 3; Special Meeting - July 30.

PUBLIC HEARING - ZONE CHANGE REQUEST - SHELL OIL COMPANY

Messrs. John F. Eulich and Trammel Crow and Shell Oil Company requested a "C" zone classification on the west side of Webb Chapel Road adjacent to I.H. 635 fronting 150 feet on Webb Chapel Road and being 165 feet deep. The Plan Commission recommended approval of the request.

Mr. L. S. Lunstedt, 8130 Carpenter Freeway, represented Shell Oil Company. The area in the request is now zoned apartments. Mr. W. L. Knighton, Jr., representing the Metropolitan Medical Center said there is no objection from the Medical Center. There was no opposition to the request.

Councilman Tippitt moved that the hearing be closed, seconded by Councilman Rhodes, all voting "ayes". The Council advised Mr. Lunstedt that a decision on the request would be made at the next regular Council meeting.

PUBLIC HEARING - SIDEWALK ASSESSMENT - STREET PROJECT NO. 39

A public hearing was held on a sidewalk assessment program on Josey Lane, Farmers Branch Lane and Veronica Road.