

**MINUTES OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF GLENN HEIGHTS, TEXAS**

**February 3, 2014**

**STATE OF TEXAS** \*  
**COUNTIES OF DALLAS AND ELLIS** \*  
**CITY OF GLENN HEIGHTS** \*

On 3rd day of February 2014 the Planning and Zoning Commission of the City of Glenn Heights, Texas convened in a regular meeting at the City Hall, in the Council Chambers at 1938 S. Hampton Road, Glenn Heights, Texas to consider the following items, with these members in attendance:

**BOARD MEMBERS:**

	Lori Berman	*	Chairman
	Austin Kelley	*	Commissioner
	Matt Graska	*	Commissioner
	Clark Choate	*	Commissioner
<b>STAFF:</b>	Sharon Hurd	*	Senior Planner
	Othel Murphree	*	City Secretary
	Steve Chutchian	*	Director of Public Works
<b>ABSENT:</b>	James Jones	*	Commissioner

Chairman Berman called the meeting to order at 7:00 p.m.

**INVOCATION:** Commissioner Kelley gave the invocation.

**AGENDA**

1. City Secretary will administer Oath of Office to reappointed and newly appointed Commissioners.

The City Secretary, Othel Murphree, administered the Oath of Office to reappointed Commission members Matt Graska and Austin Kelley and newly appointed member Chikezie Kalu.

2. Consider and approve the minutes of August 12, 2013.

Commissioner Graska moved to approve the minutes of August 12, 2013. Commissioner Choate made the second. The motion carried with the following vote:

**VOTE: 5 Ayes – Kelley, Berman, Graska, Choate and Kalu**

3. Consider and approve any absences per Ordinance O-28-10.

Removed from the agenda.

4. Consider approving a Combination Plat for Cannon Addition, Lot 1, Block 1, (Zoned Single Family Residential 20,000+ square feet [SF-1]); generally located north of West Bear Creek Road and west of South Westmoreland Road with the approximate address of 925 West Bear Creek Road.

The City of Glenn Heights received a request for a combination plat for 2.705 acres of land out of the Abraham Hart Survey, Abstract No. 563, City of Glenn Heights, Dallas County, Texas. The subject site is located at 925 West Bear Creek Road and will be platted as Lot 1, Block 1 of the Cannon Addition.

The existing tract is zoned Single Family Residential-1 (SF-1), which is intended to provide for development comprised primarily of low-density single-family detached dwellings on lots that are not less than 20,000 square feet in size. The subject site is currently undeveloped and the applicant proposes to construct a single family residential structure on the lot, which meets the intent of the SF-1 zoning district.

According to Article 10.5 of the Subdivision Regulations, a property shall be required to dedicate street right-of-way as shown in the officially adopted Thoroughfare Plan when the property is contiguous to a designated major thoroughfare. The adopted Thoroughfare Plan classifies West Bear Creek Road as a Type "A" Major Arterial, which would ultimately consist of 6 lanes within 120 feet of right-of-way. There is 60 feet of right-of-way currently existing along West Bear Creek Road. In order to accommodate the future widening of West Bear Creek Road to meet the total 120-foot width, 30 feet of right-of-way will need to be dedicated along the southern boundary of the proposed lot.

Required water and sewer line connections and extensions will be made by the owner/developer as part of the residential development of the subject site. The combination plat meets current subdivision regulations and other applicable City of Glenn Heights ordinances.

Staff recommends approval of the combination plat as required by Texas Local Government Code 212.005 that states "The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

The applicant Mr. Cannon addressed the Commission in regards to his reluctance to dedicate the 30' ROW on West Bear Creek Road as requested.

Staff reiterated that the requested 30-foot dedication is required by the Subdivision Regulations and is consistent with the adopted Thoroughfare Plan.

Commissioner Graska moved to approve the Combination Plat (Lot 1 Block 1, Cannon Addition. Commissioner Kalu made the second. The motion carried with the following vote:

**VOTE: 5 Ayes – Kelley, Berman, Graska, Choate, and Kalu**

The City Secretary, Othel Murphree, administered the Oath of Office to newly appointed member Sheunta Daniels.

5. Consider approving a Final Plat for Kingston Meadows Addition Phase 3A, comprised of Lots 6-17, Block R; Lots 5-8, Block S; and Lots 1-3, Block T, (Zoned Planned Development for Single Family Residential 10,000+ square feet [PD-17]); generally located north of West Bear Creek Road and east of South Cockrell Hill Road with the approximate address of 1301 West Bear Creek Road.

The City of Glenn Heights received a request for a final plat for 11.324 acres of land out of the W. Caldwell Survey, Abstract No. 235, City of Glenn Heights, Dallas County, Texas with an approximate address of 1301 West Bear Creek Road. This tract is platted as Kingston Meadows Addition Phase 3A and is comprised of Lots 6-17, Block R; Lots 5-8, Block S; and Lots 1-3, Block T.

The existing tract is zoned Planned Development for Single Family Residential (PD-17), and is intended to provide for development comprised of low-density single-family detached dwellings on lots that are not less than 10,000 square feet in size. The subject site is currently undeveloped and the applicant proposes to construct 17 additional residential lots within the existing subdivision, which meets the intent of the PD-17 zoning district.

Required water and sewer line connections and extensions will be made by the owner/developer as part of the residential development of the subject site. The final plat meets current subdivision regulations and other applicable City of Glenn Heights ordinances.

Staff recommends approval of the final plat as required by Texas Local Government Code 212.005 that states "The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

Commissioner Kelley moved to approve the Final Plat for Kingston Meadows Addition Phase 3A. Commissioner Choate made the second. The motion carried with the following vote:

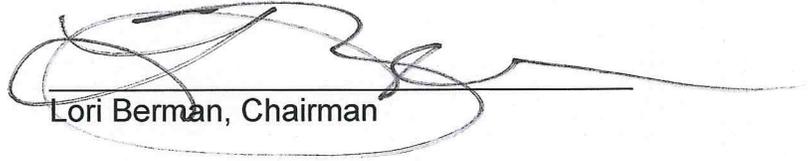
**VOTE: 6 Ayes – Kelley, Berman, Graska, Choate, Kalu, and Daniels**

**Adjournment**

Commissioner Choate moved to adjourn. Commissioner Daniels made the second. The motion carried with the following vote:

**VOTE: 6 Ayes – Kelley, Berman, Graska, Choate, Kalu, and Daniels**

Chairman Berman adjourned the meeting at 7:26 p.m.



Lori Berman, Chairman

Attest:



Othel Murphree, City Secretary

**Passed and approved the 10<sup>th</sup> day of March, 2014.**