

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

March 10, 2014

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

On 10th day of March 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
James Jones	*	Commissioner
Clark Choate	*	Commissioner
Chikezie Kalu	*	Commissioner
Sheunta Daniels	*	Commissioner

STAFF:	Sharon Hurd	*	Senior Planner
	Othel Murphree	*	City Secretary
	Steve Chutchian	*	Director of Public Works

CONSULTANTS:

Whitt L. Wyatt	*	City Attorney's Office
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ABSENT:	Matt Graska	*	Commissioner
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Chairman Berman called the meeting to order at 6:31 p.m.

INVOCATION: Commissioner Jones gave the invocation.

AGENDA

1. Consider and approve the minutes of February 3, 2014.

Commissioner Kelley moved to approve the minutes of February 3, 2014. Commissioner Choate made the second. The motion carried with the following vote:

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

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

Commissioner Jones was absent at the February 3, 2014 meeting and he explained he had a family emergency.

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

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

3. Consider approving a Final Plat for Kingston Meadows Addition Phase 3B, comprised of Lots 11-25, Block E; Lots 11-20, Block F; Lots 1-18, Block H; Lots 12-23, Block I; Lots 1-24, Block J; and Lots 1-12, Block K, (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 26.817 acres of land out of the W. Caldwell Survey, Abstract 235. This tract if platted as Kingston Meadows Additions Addition Phase 3B and is comprised of Lots 11-20, Block F; Lots 1-18, Block H; Lots 12-23, Block I; Lots 1-24, Block J; and Lots 1-12, Block K, (Zoned Planned Development for Single Family Residential 10,000+ square feet [PD-17]).

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 a 91 single family residential structure on the lots within the existing subdivision, which meets the intent of 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 combination 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 Jones moved to approve the Final Plat of Kingston Meadows Addition Phase 3B. Commissioner Kalu made the second. The motion carried with the following vote:

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

4. Discussion of the Decorum Ordinance No. 0-28-10 as it relates to policies and guidelines regarding Planning and Zoning Commission meeting procedures.

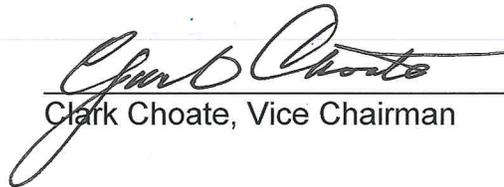
Removed from the agenda.

5. Adjournment

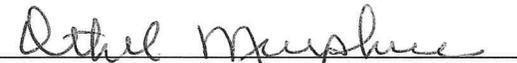
Commissioner Kelley moved to adjourn. Commissioner Daniels made the second. The motion carried with the following vote:

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

Chairman Berman adjourned the meeting at 7:28 p.m.


Clark Choate, Vice Chairman

Attest:


Othel Murphree, City Secretary

Passed and approved the 16th day of June, 2014.