

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

JUNE 16, 2014

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

On 16th day of June 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:

James Jones	*	Commissioner
Matt Graska	*	Commissioner
Clark Choate	*	Commissioner
Chikezie Kalu	*	Commissioner
Sheunta Daniels	*	Commissioner

STAFF:	Sharon Hurd	*	Senior Planner
	Connie Hearne	*	Assistant to City Manager
	Steve Chutchian	*	Director of Public Works
	Sergeant David Jackson	*	Police Department

ABSENT:	Lori Berman	*	Chairman
	Austin Kelley	*	Commissioner

Vice Chairman Choate called the meeting to order at 6:35 p.m.

INVOCATION: Commissioner Jones gave the invocation.

AGENDA

1. Consider and approve the minutes of March 10, 2014.

Commissioner Graska moved to approve the minutes of March 10, 2014. Commissioner Daniels made the second. The motion carried with the following vote:

VOTE: **5** **Ayes** –James, Graska, Choate, Kalu, and Daniels

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

Commissioner Graska was absent at the March 10, 2014 meeting.

Commissioner Jones moved to excuse Commissioner Graska's absence. Commissioner Daniels made the second. The motion carried with the following vote:

VOTE: 5 Ayes – James, Graska, Choate, Kalu, and Daniels

Vice-Chairman Choate advised the Commission that Chairman Berman rendered her resignation effective immediately and read her resignation.

3. Public hearing on an amendment to the City's Zoning Ordinance, Ordinance No. O-03-09; by changing the zoning classification of Sunrise Meadow Addition Phase IV, Ellis County, Texas. The property is generally located south of Ovilla Road and East of Hampton Road and is presently zoned Single-Family Residential with a minimum lot size of 12,000 square feet (SF-2). The request is to rezone the site to Planned Development for SF-2 uses (PD-18), to allow for an additional phase of development within the existing single family residential subdivision.

Senior Planner, Sharon Hurd briefed the Commission on the application.

Anew Properties, Inc., represented by Anthony Martin, submitted a rezoning application for the fourth phase of Sunrise Meadow Addition. The current zoning of the subdivision was approved for Single-family residential with a minimum lot size of 12,000 square feet (SF-2). Phase IV, the final phase of the development, which encompasses 32.36 acres of land comprised of 72 residential lots, was platted in May 2006. The applicant is requesting to deviate from some of the design standards that are required by the current SF-2 zoning district. The table below outlines the specific guidelines by which the applicant is seeking relief:

Sunrise Meadow Addition, Phase IV		
	Current Standards (SF-2)	Proposed Standards (PD-18)
Minimum House Size	2,000 square feet	1,800 square feet
Masonry Coverage	100%	100% front wall/ 90% total wall area
Garage Size	24 X 24	20 X 20
Garage J-Swing Entry	No Front J-Swing Entry	Front J-Swing Entry

In addition to the standards noted in the table, the applicant has indicated that a minimum of 20 percent of the residential dwellings within this phase will have a front and rear porch of at least 40 square feet. In order to promote an anti-monotonous environment, which would help vary the styles of the homes throughout the community,

no single floor plan will be duplicated within four adjacent lots. Proposed front yard landscaping will consist of one (1) shrub per every three feet of building frontage as well as a minimum of two (2), three-inch caliper trees. The front yard landscaping for corner lots will be increased to a minimum of four (4) three-inch caliper trees.

Staff reviewed the application and determined the application is in compliance with both the Comprehensive Plan and Future Land Use Map.

Commissioner Jones moved to open the public hearing. Commissioner Graska made the second. The motion carried with the following vote:

VOTE: 5 Ayes – James, Graska, Choate, Kalu, and Daniels

Vice-Chairman opened the public hearing at 6:48 p.m.

Mr. Martin addressed the Commission on behalf of the owner of the property.

The following citizens addressed the Commission with their questions.

Eric S. White, 3029 Betsy Court
George Bowling, 218 Ephraim Court
David Johnston - 302 Abel Drive
Genaro Munoz – 216 Moses Drive
Natoshia Burkins, 3034 Betsy Court
Irving Porter, 3036 Betsy Court

There was no testimony against the application.

Commissioner Jones moved to close the public hearing. Commissioner Daniels made the second. The motion carried with the following vote:

VOTE: 5 Ayes – James, Graska, Choate, Kalu, and Daniels

4. Consider approving an amendment to the City's Zoning Ordinance, Ordinance No. O-03-09; by changing the zoning classification of Sunrise Meadow Addition Phase IV, Ellis County, Texas. The property is generally located south of Ovilla Road and East of Hampton Road and is presently zoned Single-Family Residential with a minimum lot size of 12,000 square feet (SF-2). The request is to rezone the site to Planned Development for SF-2 uses (PD-18), to allow for an additional phase of development within the existing single family residential subdivision.

Commissioner Graska moved to approve an amendment to the City's Zoning Ordinance by changing the zoning classification on Sunrise Meadow Addition Phase IV from Single Family SF-2 to Single Family SF-2PD as requested with the following changes to SF2 straight zoning:

	Standards (PD-18)
Minimum House Size	1,800 square feet
Masonry Coverage	100% front wall/90% total wall area
Garage Size	20 X 20
Garage J-Swing Entry	Front J-Swing Entry

Commissioner Daniels made the second. The motion carried with the following vote:

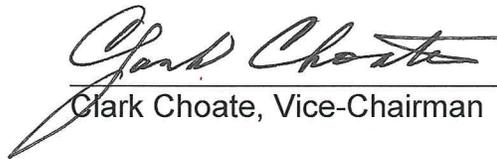
VOTE: 5 Ayes – James, Graska, Choate, Kalu, and Daniels

5. Adjournment

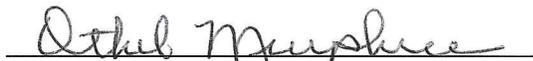
Commissioner Graska moved to adjourn. Commissioner Daniels made the second. The motion carried with the following vote:

VOTE: 5 Ayes – James, Graska, Choate, Kalu, and Daniels

Vice-Chairman Choate adjourned the meeting at 7:40 p.m.


 Clark Choate, Vice-Chairman

Attest:


 Othel Murphree, City Secretary

Passed and approved the 27th day of October, 2014.