

**CITY OF GLENN HEIGHTS  
PLANNING AND ZONING COMMISSION  
AGENDA  
MONDAY, OCTOBER 10, 2016**

**NOTICE IS HEREBY GIVEN THAT THE CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION WILL HOLD A MEETING ON MONDAY, OCTOBER 10, 2016, BEGINNING AT 6:30 P.M. IN THE CITY HALL COUNCIL CHAMBERS LOCATED AT 1938 S. HAMPTON ROAD, AS PRESCRIBED BY V.T.C.S., GOVERNMENT CODE SECTION §551.041, TO CONSIDER AND POSSIBLY TAKE ACTION ON THE FOLLOWING AGENDA ITEMS. ITEMS DO NOT HAVE TO BE TAKEN IN THE SAME ORDER AS SHOWN IN THE MEETING NOTICE.**

**Call to Order  
Invocation  
Pledge of Allegiance**

1. Consider and approve the minutes of the September 12, 2016 Planning and Zoning Commission Meeting.
2. **Subdivision Docket 01-16** Public Hearing and consideration to receive testimony relative to a final plat request by The Villages of Charleston Development, LLC, and Alluvium Development, Inc. for Phase 1 of the Villages at Charleston Subdivision consisting of 20.02 acres of the 78.33 acres. Lots 1-6, Block A; Lots 1-20, Block B; Lots 1-22, Block C; Lots 1-39, Block D; Lots 1-2, Block E; Lots 1-5, Block F; consisting of 91 residential lots and 3 open space lots. The property is presently zoned SF-1 Single Family Residential. The property located at 2506 South Hampton Road; Michael McDermott Survey Abstract #743; City of Glenn Heights, Ellis County, Texas.
3. **Subdivision Docket 02-16** Public Hearing and consideration to receive testimony relative to a request by Fate Investments LP for a Preliminary Plat for Williams Farms totaling approximately 44.89 acres of land. The property is located at 3121 S. Hampton Road and presently zoned SF-1 Single-Family Residential. The request is to allow 3 large lots within the William C. Denton Survey, Abstract No. 295, Lots 1, 2, & 3 in Glenn Heights Ellis County, Texas.
4. **Subdivision Docket 03-16** Public Hearing and consideration to receive testimony relative to a request by Monitex Financial Services, LP dba as LGI Homes for a Preliminary Plat for Phase 2 North and Phase 2 East of the Meadow Springs Subdivision totaling approximately 43.69 acres. The property is located at 1801 S. Westmoreland Road presently zoned SF-3 Single Family Residential is proposed to become Meadow Springs PH-2 East and at 1914 S. Westmoreland Road presently zoned SF-1 Single Family Residential is proposed to become Meadow Springs PH-2 North. The request is to allow a 119 lots abutting the existing Meadow Springs subdivision, Blocks 7 & 8, in Glenn Heights Dallas County, Texas.

5. **Zoning Docket 09-16** Public Hearing and consideration to receive testimony relative to a request by Hampton Beverage, LP to amend an existing ordinance, O-07-10, to allow an 40' x 30' addition totaling 1,200 sq. ft. to a structure that provides for the retail sale of off-site consumables and an additional driveway approach on approximately 0.7516 acres of land described as Lot 1 Block 1. The property is located at 1519 S. Hampton Road and presently zoned C Commercial. The request is to allow a 40' X 30' addition to an existing structure that provides for the retail sale of consumables and the construction of an additional driveway approach at the site, Lot 1 Block 1, in Glenn Heights Dallas County, Texas.
  
6. **Zoning Docket 10-16** Public Hearing and consideration to receive testimony relative to a request by the City of Glenn Heights, dba Palladium Glenn Heights to allow a Planned Development. The property is currently zoned SF-1 Single Family Residential and the request is to allow for 15 acres of multi-family residential, 2 acres of commercial and 3 acres of open space, totaling 20 acres. The multifamily residential will consist of 270 units. The property is located along Hampton Road, M MC Dermott ABST 743, Ellis County, Texas.

### Adjournment

I, Janie Willman, City Secretary, do hereby certify that the above Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938 South Hampton Road, Glenn Heights, by 5:00 P.M. on Wednesday, October 5, 2016. Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

  
Janie Willman, City Secretary