

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

**AUGUST 1, 2016**

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

On the 1<sup>st</sup> day of August, 2016, 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:**

Clark Choate	*	Chairman
Austin Kelley	*	Vice Chairman
Don Williams, Sr.	*	Commissioner
James Jones	*	Commissioner
Chikezie Kalu	*	Commissioner
Sheunta Daniels	*	Commissioner (6:55 p.m. arrival)

**ABSENT:** Place 4, Commissioner \* Vacant due to resignation of Commissioner Matt Graska

**STAFF:**

Jeremy Tennant	*	Senior Planner
Janie Willman	*	City Secretary

**Call to Order.** Chairman Choate called the meeting to order at 6:52 p.m.

**Invocation.** Commissioner Kelley led the invocation.

**Pledge of Allegiance.** The Commission recited the Pledge of Allegiance.

**AGENDA**

1. Consider and approve the minutes of the July 11, 2016 Planning and Zoning Commission Meeting.

Motion by Vice Chairman Kelley to approve the minutes of the July 11, 2016 Planning and Zoning Commission Meeting. Commissioner Williams made the second. The motion carried with the following vote:

**VOTE:**        **5**        **Ayes** – Choate, Kelley, Williams, Jones, and Kalu

2. Planning and Zoning Commission Membership update.

City Secretary Willman reported that the City Council approved the re-appointment of Commission Members Kelley, Kalu, and Daniels to the Planning and Zoning Commission on July 19, 2016. Commission Member Graska in his resignation letter to the City Council noted that he had served on the Planning and Zoning Commission and the City of Glenn Heights for a very lengthy period of time. He asked that the City Council consider appointing someone who will bring fresh talent to the Planning and Zoning Commission to help it meet its purpose. Ms. Willman further noted that on the August 2, 2016 City Council Meeting Agenda is an agenda item to allow the City Council to consider appointing another Commission Member. Ms. Willman concluded indicating that at the next Planning and Zoning Commission Meeting, the Commission should complete in its complement of Commission Members.

3. **Zoning Docket 07-16** – Public Hearing to receive testimony relative to a request for a Specific Use Permit (S.U.P.) by Mahs, Inc., dba Sonic Drive-In Restaurant, for a Specific Use Permit. The property is presently zoned Retail (R) and the request is to allow a Specific Use Permit (SUP) for the retail sale of on-premise and off-premise consumables at 1701 S. Beckley Road Glenn Heights Dallas County, Texas.

Motion by Commissioner Williams to open the Public Hearing at 6:56 p.m. Vice Chairman Kelley made the second. The motion carried with the following vote:

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

Chairman Choate opened the Public Hearing at 6:56 p.m. There were no speakers to address the Commission during the Public Hearing.

Senior Planner Tennant addressed the Planning and Zoning Commission introducing this agenda matter. He indicated the applicant was present and available to answer any questions at the appropriate time. Chairman Choate noted that the applicant had requested to speak on Agenda Item 4.

Motion by Vice Chairman Kelley to close the Public Hearing at 6:57 p.m. Commissioner Daniels made the second. The motion carried with the following vote:

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

Chairman Choate closed the Public Hearing at 6:57 p.m.

4. **Zoning Docket 07-16** – Consideration of a request for a Specific Use Permit (S.U.P.) by Mahs, Inc., dba Sonic Drive-In Restaurant, for a Specific Use Permit. The property is presently zoned Retail (R) and the request is to allow a Specific Use Permit (SUP) for the retail sale of on-premise and off-premise consumables at 1701 S. Beckley Road, Glenn Heights, Dallas County, Texas.

Senior Planner Tennant addressed the Planning and Zoning Commission introducing this agenda matter. Mr. Tennant reported that City staff recommends approval for the SUP Amendment request for Sonic Drive-In Restaurant to allow for the retail sale of off-premise consumables at 1701 South Beckley Road, subject to the following provisions:

1. The Specific Use Permit (SUP) request is non-transferable.
2. There shall be no service attendants, hawkers, peddlers, or solicitors allowed outside the building.
3. There shall be no bars or grills on the outside, inside or in-between the windows.
4. There shall be no creation of nuisance by odor, noise, glare, litter or unsightly matter.
5. There shall be no outside storage or display.
6. Owner / Applicant shall be required to contribute a pro rata share of a Traffic Impact Analysis Study when the traffic reaches a Level of Service "C".
7. Any violations of the terms and conditions of the SUP shall render the same null and void.
8. Applicant shall meet all current building codes prior to the issuance of a Certificate of Occupancy.

Mr. Tennant noted the request is consistent with the Comprehensive Plan. Mr. Tennant introduced the applicant, Mr. Nick Vasquez. Mr. Vasquez answered the Planning and Zoning Commission's questions related to changes.

Motion by Commissioner Williams to approve the request for the Specific Use Permit (S.U.P.) by Mahs, Inc., dba Sonic Drive-In Restaurant for the property presently zoned Retail (R) for the retail sale of on-premise and off-premise consumables at 1701 S. Beckley Road, Glenn Heights, Dallas County, Texas. Commissioner Jones made the second. The motion carried with the following vote:

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

5. **Subdivision Docket 01-16** – Consideration of a preliminary 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.

Senior Planner Tennant addressed the Planning and Zoning Commission introducing this agenda matter. Mr. Tennant noted that the applicant is present to answer the Planning and Zoning Commission's questions. Mr. Tennant noted that the Planning and Zoning Commission recommended approval of the Planned Development in September 2015 and subsequently approved by the City Council in December 2015. He noted City staff recommends approval of the preliminary plat.

Chairman Choate recognized Dayton MacAtee, project engineer, and Jonathan (Terrance) Jobe, both being with the project, as having signed up to answer questions.

Motion by Vice Chairman Kelley to approve the preliminary 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. Commissioner Daniels made the second. The motion carried with the following vote:

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

**Adjournment.** Commissioner Daniels moved to adjourn at 7:13 p.m. Vice Chairman Kelley made the second. The motion carried with the following vote:

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

Chairman Choate adjourned the meeting at 7:13 p.m.

  
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Clark Choate, Chairman

Attest:

  
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Janie Willman, City Secretary

Passed and approved the 12 day of September, 2016.