

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

**August 24, 2015**

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

On 24th day of August 2015 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
James Jones	*	Commissioner
Matt Graska	*	Commissioner
Chikezie Kalu	*	Commissioner
Sheunta Daniels	*	Commissioner

<b>STAFF:</b>	Jeremy Tennant	*	Senior Planner
	David Hall	*	Managing Director
	Mari Corbitt	*	Assistant City Secretary

<b>ABSENT:</b>	Don Williams, Sr.	*	Commissioner
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Chairman Choate called the meeting to order at 6:31 p.m.

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

**AGENDA**

1. Consider and approve the minutes of July 20, 2015.

Commissioner Graska moved to approve the minutes of July 20, 2015. Commissioner Jones made the second. The motion carried with the following vote:

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

2. **Zoning Docket 06-15** Public hearing and consideration to receive testimony relative to a request by HOB Properties, LLC for a Planned Development. The property is

presently zoned SF-1 Single Family Residential and the request is to allow a Planned Development for a mixed range of residential uses within a subdivision consisting of 119 Garden/Patio lots ranging from 3,150-5,499 sq. ft., 128 Village lots ranging from 5,500-6,999 sq. ft., 76 Neighborhood/Traditional lots ranging from 7,000-8,999 sq. ft., and 34 Manor lots ranging from 9,000-16,500 sq. ft., totaling 357 lots at 2506 Hampton Road.

Jeremy Tennant, Senior Planner, introduced the item and explained that the property is presently zoned SF-1 Single Family Residential and the request is to allow a Planned Development for a mixed range of residential uses in a subdivision as follows:

- a.) 119 Garden/Patio Lots 3,150-5,499 sq. ft.
- b.) 128 Village lots ranging from 5,500-6,999 sq. ft.
- c.) 76 Neighborhood/Traditional lots ranging from 7,000-8,999 sq. ft.
- d.) 34 Manor lots ranging from 9,000-16,500 sq. ft.

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

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

Chairman Choate opened the public hearing at 6:37 p.m.

Brett Hess, Adley Pennington, and James Moon all spoke in favor of the development and were available for any questions.

Chairman Choate asked for a vote, then corrected himself and asked for a motion.

Commissioner Kelley motioned to close the public hearing. Commissioner Graska made the second. The motion carried with the following vote:

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

Chairman Choate asked for a motion to close, Commissioner Jones asked whether the item needed to be approved. Chairman Choate advised that the motion was just approved, Commissioner Jones thought that the motion was to close the Public Hearing. All Commissioners and the Chair agreed that the motion was to approve Zoning Docket 06-15.

There being no further testimony Commissioner Daniels moved to close the public hearing. Commissioner Graska made the second. The motion carried with the following vote:

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

Chairman Choate closed the public hearing at 7:39 p.m.

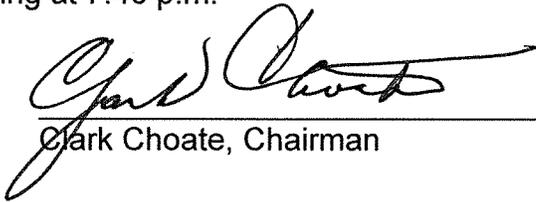
**VOTE: 6 Ayes** – Kelley, Jones, Graska, Choate, Kalu and Daniels

**Adjournment**

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

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

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

  
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Clark Choate, Chairman

Attest:

  
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Mari Corbitt, Assistant City Secretary

Passed and approved the 14<sup>th</sup> day of September, 2015.