

**AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, FEBRUARY 12, 2009**

Notice is hereby given that the City of Glenn Heights Planning & Zoning Commission will hold a meeting on Thursday, February 12, 2009, beginning at 7:30 p.m. in the City Public Works Building, 2118 S Uhl Road, Glenn Heights, Texas 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.

INVOCATION

PLEDGE OF ALLEGIANCE

1. Consider draft Ordinance to be submitted to the City Council for their consideration repealing in its entirety Ordinance O-10-08 adopted on the 21st day of April, 2008, together with all amendments thereto, establishing and providing Zoning Regulation; creating Use Districts in accordance with the Comprehensive Plan approved by the City Council; regulating within such Districts the height of buildings and structures, the size of yards and courts and open spaces and the height, bulk, exterior elevations and use of buildings and land for Nonresidential, Residential and other purposes; providing for Specific Use provisions; specifying minimum requirements for off-street parking of motor vehicles and off-street loading areas; providing minimum required floor areas for dwelling units and the type of exterior construction within certain zoning districts; regulating the density of dwelling and other structures and the percentage of each lot that may be occupied by structures; adopting performance standards for Nonresidential Uses; establishing the basis for creating a building site; providing for Concept and Site Plan approval; providing Screening Regulations; providing Special Access Standards; adopting a Zoning District Map and making it a part of this Ordinance, together with all Symbols, Markings and Tables appearing on said Map and within the Ordinance; creating a Zoning Board of Adjustments and defining its powers and duties; creating a Planning and Zoning Commission and defining its powers and duties; providing for Non-Conforming Uses and a method of discontinuance thereof; defining certain terms as used within this Ordinance; providing for a Certificate of Occupancy and Compliance; authorizing publication of the descriptive Caption and penalty clause; providing for a penalty not to exceed Two Thousand Dollars (\$2,000.00) for each and every offense; providing a savings clause; preserving rights in pending litigation regarding violations under the existing Ordinance, and providing an enacting clause and an effective date.
2. Adjournment.

I, OTHEL MURPHREE, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS AGENDA WAS POSTED CONVENIENT TO THE PUBLIC AT GLENN HEIGHTS CITY HALL, 1938 SOUTH HAMPTON ROAD, GLENN HEIGHTS, TEXAS, AT 5:00 P.M. ON FRIDAY, FEBRUARY 6, 2009.

OTHEL MURPHREE
CITY SECRETARY

THE PLANNING & ZONING COMMISSION RESERVES THE RIGHT TO CONVENE IN CLOSED MEETING AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTION §551.001, ET. SEQ. (TEXAS OPEN MEETINGS ACT) ON ANY ITEM ON ITS OPEN MEETING AGENDA OR TO RECONVENE IN A CONTINUATION OF A CLOSED MEETING ON THE CLOSED MEETING ITEMS NOTED ABOVE, IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, INCLUDING WITHOUT LIMITATION, SECTION §551.071 OF THE TEXAS OPEN MEETINGS ACT.