

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

February 12, 2009

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

On the 12th day of February 2009 the Planning and Zoning Commission of the City of Glenn Heights, Texas convened in a special meeting at the City Public Works Building at 2118 S. Uhl Road, Glenn Heights, Texas to consider the following items, with these members in attendance:

PLANNING AND ZONING COMMISSION:

Tony Espinosa	*	Chairman
Douglas Burton	*	Board Member
Tammy Garr	*	Board Member
Matt Graska	*	Board Member
Jesus Humphrey	*	Board Member

STAFF:

Judy Bell	*	Planner
Marshall Park	*	Director of Community Development
Kevon Howard	*	GH Police Department
Bonnie Goldstein	*	City Attorney's Office

ABSENT:

Edward Schellinger	*	Board Member
Katie Johnson	*	Board Member

Chairman Espinosa called the meeting to order at 7:32 p.m.

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.

Commissioner Graska moved to repeal the current zoning ordinance, adopt proposed zoning ordinance, use charts, and definitions as modified. Commissioner Humphrey made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Espinosa, Graska, Burton, Humphrey, and Garr

2. Adjournment.

Chairman Espinosa adjourned the meeting at 10:30 p.m.

Tony Espinosa, Chairman

ATTEST:

Othel Murphree, City Secretary

Passed and Approved the 13th day of April, 2009.