

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

April 12, 2010

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

On the 12th day of April, 2010 the Planning and Zoning Commission of the City of Glenn Heights, Texas convened in a regular meeting at City Hall in the Council Chambers at 1938 S. Hampton Road, Glenn Heights, Texas to consider the following items, with these members in attendance:

PLANNING AND ZONING COMMISSION:

Katie Johnson	*	Board Member
Edward Schellinger	*	Board Member
Tony Espinosa	*	Chairman
Matt Graska	*	Board Member
Tammy Garr	*	Board Member
Shane Stover	*	Board Member

STAFF:

Othel Murphree	*	City Secretary
Brandon Montgomery	*	City Planner
Judy Bell	*	Executive General Manager of Development & Municipal Services

ABSENT:

Jesus Humphrey	*	Board Member
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Chairman Espinosa called the meeting to order at 7:35 p.m.

INVOCATION: Commissioner Shane Stover gave the invocation.

CONSENT AGENDA

1. Consider and approve the Minutes of February 8, 2010.

Commissioner Graska moved to approve the Minutes of February 8, 2010. Commissioner Johnson made the second. The motion carried with following vote:

VOTE: 6 Ayes – Johnson, Schellinger, Espinosa, Graska, Garr, and Stover

2. Public Hearing to receive testimony relative to a request an amendment to the City's Zoning Ordinance, Ordinance No. O-03-09, by changing the zoning classification on approximately 1.365 acres of land described as Tract 16.1 of the Elisha Chambers Tract, Glenn Heights, Dallas County, Texas, recorded in Abstract 240 zoned Commercial "C" to by allowing a Specific Use Permit for retail sale of consumables at the property located at 1519 Hampton.

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

VOTE: 6 Ayes – Johnson, Schellinger, Espinosa, Graska, Garr, and Stover

Chairman Espinosa opened the public hearing at 7:37 p.m.

McGee, Joe spoke in favor of the application.
Brown, Jill spoke against the application.

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

VOTE: 6 Ayes – Johnson, Schellinger, Espinosa, Graska, Garr, and Stover

Chairman Espinosa closed the public hearing at 7:39.

3. Workshop – Property at the southeast corner of Bear Creek and Hampton Road, (M L Swing, Abstract 1455, Tract 6, 2.8797 acres).

Chairman Espinosa opened the workshop at 7:40 p.m.

The City Planner, Brandon Montgomery briefed the Planning and Zoning commission on the Triple C Development (Applicant), represented by Barney Horrell, and has requested that the Planning and Zoning Commission approve a request for an SUP for the lot at the south east corner of the Bear Creek and Hampton Intersection. Per the Zoning Ordinance, the Applicant must apply for a Specific Use Permit (SUP), required by all retail establishments, providing for the sale of off-site consumables. The current zoning of this parcel of land is "R" Retail.

The Applicant intends to build a ground up Family Dollar general retail store. Currently the lot is undeveloped and un-platted. The Applicant has been informed of all requirements. Furthermore, staff has discussed with the Applicant the need for the building to be of high quality and high standards since it will be located at a major intersection.

Commissioner Graska moved to close the workshop. Commissioner Stover made the second. The motion carried with following vote:

VOTE: 6 Ayes – Johnson, Schellinger, Espinosa, Graska, Garr, and Stover

4. Approve any absences per Ordinance O-857-07.

Commissioner Graska moved to excuse the following absence:

Commissioner Stover – February 8, 2010 (Work)


Commissioner Garr made the second. The motion carried with following vote:

VOTE: 6 Ayes – Johnson, Schellinger, Espinosa, Graska, Garr, and Stover

Commissioner Graska advised the Commission he would be out of town May 21 – May 28, 2010.

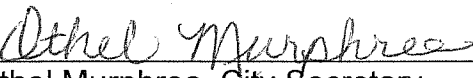
5. ADJOURNMENT.

Chairman Espinosa adjourned the meeting at 8:04 p.m.



Tony Espinosa, Chairman

ATTEST:



Othel Murphree, City Secretary

Passed and approved the 26th day of April, 2010.