

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

**April 26, 2010**

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

On the 26<sup>th</sup> 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
Shane Stover	*	Board Member

**STAFF:**

Jacqueline L. Lee	*	City Manager
Othel Murphree	*	City Secretary
Chris Shook	*	Fire Chief
Brandon Montgomery	*	City Planner
Judy Bell	*	Executive General Manager of Development & Municipal Services

**CONSULTANT:**

Bonnie Goldstein	*	Attorney
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**ABSENT:**

Tammy Garr	*	Board Member
Jesus Humphrey	*	Board Member

Chairman Espinosa called the meeting to order at 7:33 p.m.

**INVOCATION:** Commissioner Katie Johnson gave the invocation.

Commissioner Humphrey arrived at 7:37 p.m.

## CONSENT AGENDA

1. Consider and approve the Minutes of April 12, 2010.

Commissioner Graska moved to approve the Minutes of April 12 2010. Commissioner Johnson made the second. The motion carried with following vote:

**VOTE:**        **5**        **Ayes** – Johnson, Schellinger, Espinosa, Graska, and Stover  
                  **1**        **Abstain** – Humphrey

3. Consider and approve Final Plat on approximately 1.365 acres of land described as Tract 16.1 of the Elisha Chambers, Abstract 240, Glenn Heights, Dallas County, Texas, to be described as Lot 1 and lot 2, McGee Addition.

Commissioner Graska moved to approve Final Plat on approximately 1.365 acres of land described as Tract 16.1 of the Elisha Chambers, Abstract 240, Glenn Heights, Dallas County, Texas, to be described as Lot 1 and Lot 2, McGee Addition. Commissioner Stover made the second. The motion carried with following vote:

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

2. Consider 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 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 Stover made the second. The motion carried with following vote:

**VOTE:**        **5**        **Ayes** – Johnson, Schellinger, Espinosa, Graska, and Stover  
                  **1**        **Against** – Humphrey

4. Public Hearing to receive testimony relative to a request an amendment to the City's Zoning Ordinance, Ordinance No. O-03-09, 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 2.87 acres of land described as Tract 6 of the M L Swing Abstract 1455, page 205, Glenn Heights, Dallas County, Texas, recorded in Volume 2001229 zoned Commercial "R" to by allowing a Specific

Use Permit for retail sale of consumables at the property located at 1710 S Hampton Rd.

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

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

Chairman Espinosa opened the public hearing at 7:49 p.m.

Triple C Development (Applicant), represented by Barney Horrell spoke in favor of the application.

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

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

Chairman Espinosa closed the public hearing at 8:06 p.m.

**6.** Consider and approve Final Plat on Lots 1 and 2 in Block A, Family Dollar Addition being a 2.886 Acre Addition in the M.L. Swing Survey, Abstract 1455.

Commissioner Humphrey moved to approve the Final Plat on Lots 1 and 2 in Block A, Family Dollar Addition being a 2.886 Acre Addition in the M.L. Swing Survey, Abstract 1455. Commissioner Graska made the second. The motion carried with following vote:

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

**5.** Consider changing the zoning classification on approximately 2.87 acres of land described as Tract 6 of the M L Swing Abstract 1455, page 205, Glenn Heights, Dallas County, Texas, recorded in Volume 2001229 zoned Commercial “R” to by allowing a Specific Use Permit for retail sale of consumables at the property located at 1710 S Hampton Rd.

Commissioner Graska moved to table any action on this application to the next meeting, May 10, 2010. Commissioner Stover made the second. The motion carried with following vote:

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

7. Discussion regarding the Planning and Zoning Commission serving as the Roadway Impact Fee Advisory Committee.

Judy Bell, Executive General Manager of Development & Municipal Services, briefed the Commission on their appointment as the Roadway Impact Fee Advisory Committee.

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

Commissioner Graska moved to excuse the following absence:

Commissioner Humphrey – April 12, 2010 (Work)  
Commissioner Garr - April 26, 2010 (family event)

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

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

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

9. ADJOURNMENT.

Commissioner Humphrey moved to adjourn. Commissioner Graska made the second. The motion carried with following vote:

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

Chairman Espinosa adjourned the meeting at 8:52 p.m.

  
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Tony Espinosa, Chairman

ATTEST:

  
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Othel Murphree, City Secretary

**Passed and approved the 10<sup>th</sup> day of May, 2010.**