

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

September 14, 2015

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

On 14th day of September 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
Chikezie Kalu	*	Commissioner
Sheunta Daniels	*	Commissioner

STAFF: Jeremy Tennant * Senior Planner
Mari Corbitt * Assistant City Secretary

ABSENT:

Don Williams, Sr.	*	Commissioner
Matt Graska	*	Commissioner

Chairman Choate called the meeting to order at 6:30 p.m.

INVOCATION: Sheunta Daniels gave the invocation.

AGENDA

1. Consider and approve the minutes of August 24, 2015.

Commissioner Jones moved to approve the minutes of August 24, 2015. Commissioner Kalu made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Kelley, Jones, Choate, Kalu, and Daniels

2. **Zoning Docket 06-15** Consider a request by HOB Properties, LLC for a Planned Development at 2506 Hampton Road. 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 9000-16,500 sq. ft., totaling 357 lots.

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 approve a Planned Development at 2506 Hampton Road as requested by HOB Properties. Commissioner Daniels made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Kelley, Jones, Choate, Kalu, and Daniels

3. Zoning Docket 07-15 Public hearing to receive testimony relative to a request for a Specific Use Permit (SUP) by Joseph Carroll. The property is presently zoned SF-1 Single Family Residential and the request is to allow a registered child day care, Sasscee Little Sprouts at 1932 South Hampton Road. All interested parties are encouraged to attend the Public Hearing to express comments regarding this SUP request.

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

VOTE: 5 Ayes – Kelley, Jones, Choate, Kalu and Daniels

Chairman Choate opened the public hearing at 6:35 p.m.

Commissioner Graska arrived at 6:35 p.m.

Jeremy Tennant, Senior Planner introduced this item and explained the property is presently zoned SF-1 Single Family Residential and the request is to allow a registered child day care, Sasscee Little Sprouts at 1932 South Hampton Road.

There being no testimony Commissioner Jones moved to close the public hearing. Commissioner Kelley 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 6:39 p.m.

4. Zoning Docket 07-15 Consider a request for a Specific Use Permit (SUP) by Joseph Carroll. The property is presently zoned SF-1 Single Family Residential and the request is to allow a Day Care, Sasscee Little Sprouts at 1932 South Hampton Road. All interested parties are encouraged to attend the Public Hearing to express comments regarding this SUP request.

Jeremy Tennant, Senior Planner, presented this item with staff recommendation to approve the Specific Use Permit with the following provisos:

- A facility or place designed for the care of less than six (6) unrelated children for some period of time less than twenty-four (24) hours. If such facility provides overnight care, the license must prove authorization for the same.
- This term shall not include overnight lodging, medical treatment, counseling, or rehabilitative service establishments and does not apply to any school.
- License/registration for such facilities shall follow the requirements set forth by the State of Texas.
- A proposed detached monument sign shall comply with Article 15, Section 15.01.063.

Commissioner Daniels moved to approve the Specific Use Permit (SUP) requested by Joseph Carroll to allow a Day Care, Sasscee Little Sprouts, at 1932 South Hampton Road. Commissioner Graska made the second. The motion carried with the following vote:

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

Adjournment

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

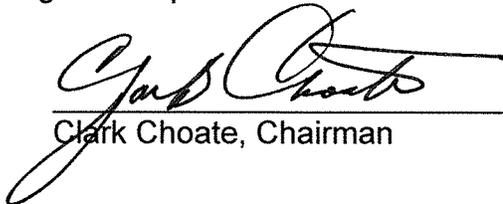
VOTE: 6 Ayes – Kelley, Jones, Graska, Choate, Kalu and Daniels

Chairman Choate adjourned the meeting at 6:41 p.m.

Attest:



Mari Corbitt, Assistant City Secretary



Clark Choate, Chairman

Passed and approved the 9th day of November, 2015.