



**CITY OF GLENN HEIGHTS  
PLANNING AND ZONING COMMISSION  
AGENDA  
MONDAY, FEBRUARY 10, 2020**

**NOTICE IS HEREBY GIVEN THAT THE CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION WILL HOLD A MEETING ON MONDAY, FEBRUARY 10, 2020 BEGINNING AT 6:30 P.M. IN THE CITY HALL COUNCIL CHAMBERS LOCATED AT 1938 SOUTH HAMPTON 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.**

**Call to Order  
Invocation  
Pledge of Allegiance**

1. Discuss and take action to approve the meeting minutes of January 13, 2020.
2. **Zoning Case 20-002-FP:** Public hearing to receive testimony concerning a Final Plat request by Engineering Concepts and Design on behalf of Bloomfield Homes, LP for Maplewood Phase IIA. The 39.127-acre parcel is a part of a 71.045-acre property zoned PD-22 and situated in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas. This phase is proposed for a total of 134 lots. The property is currently undeveloped but proposed for single-family residential.
3. **Zoning Case 20-002-FP:** Discuss and take action on a Final Plat request by Engineering Concepts and Design on behalf of Bloomfield Homes, LP for Maplewood Phase IIA. The 39.127-acre parcel is a part of a 71.045-acre property zoned PD-22 and situated in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas. This phase is proposed for a total of 134 lots. The property is currently undeveloped but proposed for single-family residential.
4. **Zoning Case 20-003-PP:** Public hearing to receive testimony concerning a Preliminary Plat request by Engineering Concepts and Design on behalf of Bloomfield Homes, LP for Hampton Park. The 87.718-acre parcel is zoned PD-23 and encompasses four properties described as a 47.806-acre property situated in the JS Patton Survey, Abstract No. 841, a 5.410-acre property situated in the WM C Denton Survey, Abstract No. 295, a 16.954-acre property described as Lot 1 of Williams Farm, and a 17.548-acre property described as Lot 2 of Williams Farms. This plat is proposed for a total of 290 lots. The property is currently undeveloped but proposed for single-family residential.
5. **Zoning Case 20-003-PP:** Discuss and take action on a Preliminary Plat request by Engineering Concepts and Design on behalf of Bloomfield Homes, LP for Hampton Park. The 87.718-acre parcel is zoned PD-23 and encompasses four properties described as a 47.806-acre property situated in the JS Patton Survey, Abstract No.

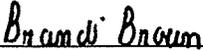
841, a 5.410-acre property situated in the WM C Denton Survey, Abstract No. 295, a 16.954-acre property described as Lot 1 of Williams Farm, and a 17.548-acre property described as Lot 2 of Williams Farms. This plat is proposed for a total of 290 lots. The property is currently undeveloped but proposed for single-family residential.

6. **Zoning Case 20-001-PP:** Public hearing to receive testimony concerning a Preliminary Plat request by Macatee Engineering on behalf of First Texas Homes for Villages at Charleston Phase III. The 19.690-acre property is zoned PD-18C and is situated in the Michael McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. This phase is proposed for a total of 75 lots. The property is currently undeveloped but proposed for single-family residential.
7. **Zoning Case 20-001-PP:** Discuss and take action on a Preliminary Plat request by Macatee Engineering on behalf of First Texas Homes for Villages at Charleston Phase III. The 19.690-acre property is zoned PD-18C and is situated in the Michael McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. This phase is proposed for a total of 75 lots. The property is currently undeveloped but proposed for single-family residential.
8. **Zoning Case 19-005-RZ:** Public hearing to receive testimony concerning a change of zoning request by Macatee Engineering on behalf of Shale Creek Ranch, Ltd for a new Planned Development. The proposed Planned Development would cover 48.830 acres of a 70.819-acre tract of land situated in the JJ Clayton Survey, Abstract No. 211 and the William Rawlins Survey, Abstract No. 1363 and No. 1205. The property straddles the Ellis-Dallas County line to the immediate east of South Westmoreland Road. The request is to allow a Planned Development of no more than 110 single-family residential lots with an SF-3 and SF-4 base zoning. In addition to the residential component, the proposal also includes 8.170 acres of green space with a 6-foot-wide trail, playground equipment, park benches, and fitness stations and 10.300 acres of retail.
9. **Zoning Case 19-005-RZ:** Discuss and take action on a change of zoning request by Macatee Engineering on behalf of Shale Creek Ranch, Ltd for a new Planned Development. The proposed Planned Development would cover 48.830 acres of a 70.819-acre tract of land situated in the JJ Clayton Survey, Abstract No. 211 and the William Rawlins Survey, Abstract No. 1363 and No. 1205. The property straddles the Ellis-Dallas County line to the immediate east of South Westmoreland Road. The request is to allow a Planned Development of no more than 110 single-family residential lots with an SF-3 and SF-4 base zoning. In addition to the residential component, the proposal also includes 8.170 acres of green space with a 6-foot-wide trail, playground equipment, park benches, and fitness stations and 10.300 acres of retail.
10. **Zoning Case 20-001-RZ:** Public hearing to receive testimony concerning Ordinance O-01-20, an Ordinance of the City of Glenn Heights, Texas, amending Chapter 15 "Development Regulations" of the City's Code of Ordinances by amending Article 15.04.033 "Reserved" and amending Article IX "Zoning Districts" of the City's Zoning Ordinance by adopting new standards in conformance with recently adopted State Law.

11. **Zoning Case 20-001-RZ:** Discuss and take action on Ordinance O-01-20, an Ordinance of the City of Glenn Heights, Texas, amending Chapter 15 “Development Regulations” of the City’s Code of Ordinances by amending Article 15.04.033 “Reserved” and amending Article IX “Zoning Districts” of the City’s Zoning Ordinance by adopting new standards in conformance with recently adopted State Law.

## ADJOURNMENT

I, Brandi Brown, City Secretary, do hereby certify that the Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938 South Hampton Road, Glenn Heights, by 6:30 P.M. on Friday, February 7, 2020. Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

  
\_\_\_\_\_  
Brandi Brown, City Secretary