



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, APRIL 13, 2020**

Notice is hereby given in accordance with the Order of the Office of the Governor issued March 16, 2020, the City of Glenn Heights will conduct a Regular Meeting by telephone and video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (CoVID-19).

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/AgendaCenter>.

To view this Commission Meeting live, please use the following link: <https://www.facebook.com/CityofGlennHeights>.

NOTICE IS HEREBY GIVEN THAT THE CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION WILL HOLD A REGULAR MEETING ON MONDAY, APRIL 13, 2020 BEGINNING AT 6:30 P.M., VIA TELEPHONE AND VIDEO CONFERENCE, 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.

PUBLIC HEARINGS

If you would like to speak during a Public Hearing, please email Miamauni Hines, City Planner, at miamauni.hines@glennheightstx.gov no later than **5:30 P.M. on April 13, 2020**. Please include the following information in your email:

- Name
- Address
- Email Address and Phone Number
- Designate which Public Hearing

Once your request is received, you will be given information to access the meeting via telephone or video conference (which provides two-way communication during the Public Hearing portions of the meeting).

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of February 10, 2020.

AGENDA

1. **Zoning Case 20-001-PZP:** Discuss and take action on the Glenn Heights Parks Programming & Design Master Plan.
2. **Zoning Case 20-002-SUP:** Public hearing to receive testimony concerning a Specific Use Permit (SUP) request by Barry Brewer for an accessory structure with a floor area greater than 650 square feet. The 10.502-acre property is zoned SF-1 and is described as Lot 3 of Williams Farm. The property address is 3119 South Hampton Road, Glenn Heights, Ellis County, Texas. The land is primarily used as a residence with an agricultural accessory. The applicant proposes to use the accessory structure to store the livestock and agricultural equipment associated with such use.
3. **Zoning Case 20-002-SUP:** Discuss and take action on a Specific Use Permit (SUP) request by Barry Brewer for an accessory structure with a floor area greater than 650 square feet. The 10.502-acre property is zoned SF-1 and is described as Lot 3 of Williams Farm. The property address is 3119 South Hampton Road, Glenn Heights, Ellis County, Texas. The land is primarily used as a residence with an agricultural accessory. The applicant proposes to use the accessory structure to store the livestock and agricultural equipment associated with such use.
4. **Zoning Case 20-003-SUP:** Public hearing to receive testimony concerning a Specific Use Permit (SUP) request be Mark Sellers for an ice vending kiosk. The 1.740-acre property is situated in the John F Porter Survey, Abstract No. 1118 and is zoned Retail (R). The property address is 610 East Bear Creek, Glenn Heights, Dallas County, Texas. The land is currently undeveloped, but the applicant proposes to construct an ice vending kiosk.
5. **Zoning Case 20-003-SUP:** Discuss and take action on a Specific Use Permit (SUP) request be Mark Sellers for an ice vending kiosk. The 1.740-acre property is situated in the John F Porter Survey, Abstract No. 1118 and is zoned Retail (R). The property address is 610 East Bear Creek, Glenn Heights, Dallas County, Texas. The land is currently undeveloped, but the applicant proposes to construct an ice vending kiosk.
6. **Zoning Case 19-006-RZ:** Public hearing to receive testimony concerning a request by JDJR Engineers and Consultants on behalf of Mohammed Tariq and Bear Creek Elegance, LLC for a new Planned Development. The proposed Planned Development encompasses two properties totaling 39.820 acres situated in the Elias R Parks Survey, Abstract No. 1131. The 38.820-acre property is located at 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas and the 1.000-acre property is located at 1182 West Bear Creek Road, Glenn Heights, Dallas County, Texas. Both properties are currently zoned SF-1. The request is to allow a Planned Development for no more than 121 single-family residential lots with an SF-3 base zoning. In addition to the residential component, the proposal also includes 6.010 acres of open space, a pedestrian trail, park benches, playground equipment, and a community center.
7. **Zoning Case 19-006-RZ:** Discuss and take action on a request by JDJR Engineers and Consultants on behalf of Mohammed Tariq and Bear Creek Elegance, LLC for a new Planned Development. The proposed Planned Development encompasses two

properties totaling 39.820 acres situated in the Elias R Parks Survey, Abstract No. 1131. The 38.820-acre property is located at 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas and the 1.000-acre property is located at 1182 West Bear Creek Road, Glenn Heights, Dallas County, Texas. Both properties are currently zoned SF-1. The request is to allow a Planned Development for no more than 121 single-family residential lots with an SF-3 base zoning. In addition to the residential component, the proposal also includes 6.010 acres of open space, a pedestrian trail, park benches, playground equipment, and a community center. ***(The applicant requests this item be tabled.)***

8. **Zoning Case 20-004-RZ:** Public hearing to receive testimony concerning Ordinance O-05-20, an Ordinance of the City of Glenn Heights, Texas, amending Chapter 15 “Development Regulations” of the City’s Code of Ordinances by amending Article 15.02 “Landscaping and Screening” Section 15.02.091 “General Provisions” Subsection (a) “Acceptable Materials” to permit more acceptable materials for constructing fences and screening devices.
9. **Zoning Case 20-004-RZ:** Discuss and take action on Ordinance O-05-20, an Ordinance of the City of Glenn Heights, Texas, amending Chapter 15 “Development Regulations” of the City’s Code of Ordinances by amending Article 15.02 “Landscaping and Screening” Section 15.02.091 “General Provisions” Subsection (a) “Acceptable Materials” to permit more acceptable materials for the construction of fences and screening devices.
10. **Zoning Case 20-003-RZ:** Public hearing to receive testimony concerning Ordinance O-03-20, an Ordinance of the City of Glenn Heights, Texas, amending Chapter 15 “Development Regulations” of the City’s Code of Ordinances by amending Article 15.05 “Development Regulations Variance Board” to repeal or amend Section 15.05.001 Created; Section 15.05.002 Procedure for Seeking Variances or Special Exception; and Section 15.05.003 Appeal to or City Council Review of Board Action to confirm with Chapter 211 of the Texas Local Government Code.
11. **Zoning Case 20-003-RZ:** Discuss and take action to on Ordinance O-03-20, an Ordinance of the City of Glenn Heights, Texas, amending Chapter 15 “Development Regulations” of the City’s Code of Ordinances by amending Article 15.05 “Development Regulations Variance Board” to repeal or amend Section 15.05.001 Created; Section 15.05.002 Procedure for Seeking Variances or Special Exceptions; and Section 15.05.003 Appeal to or City Council Review of Board Action to conform with Chapter 211 of the Texas Local Government Code.

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, April 10, 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