



**CITY OF GLENN HEIGHTS  
DEVELOPMENT REGULATION VARIANCE BOARD  
AGENDA  
MONDAY, MAY 13, 2019**

**NOTICE IS HEREBY GIVEN THAT THE GLENN HEIGHTS DEVELOPMENT REGULATION VARIANCE BOARD (DRVB) WILL HOLD A MEETING ON MONDAY, MAY 13, 2019, BEGINNING AT 6:30 P.M. IN THE CITY HALL, COUNCIL CHAMBERS LOCATED AT 1938 S. 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 ITEM.**

**Call to Order**

**Invocation**

**Pledge of Allegiance**

1. Discuss and take action to approve the meeting minutes of March 25, 2019
2. **DRVB Case# 19-004:** Public Hearing is to allow the DRVB to receive testimony relative to a Sign Height Variance request by Nassar Baker, owner of Tobacco Heights located at 1308 E. Bear Creek Road, Suite 270 and zoned PD-1 and Business Park. Article 15, Section 15.01 .062 (2) of the Glenn Heights Development Regulations states that no wall sign shall be placed on any roof or on top of any structure. In addition, no part of a wall sign shall be at an elevation higher than fifteen feet (15') above the average ground level elevation along the side of the building on which the wall sign is installed. The applicant requests to construct a new wall sign twenty-two feet (22') above the average ground level elevation along the side of the building on which the wall sign is installed.
3. **DRVB Case# 19-004:** Discuss and take action on the request for a Sign Height Variance by Nassar Baker, owner of Tobacco Heights located at 1308 E. Bear Creek Road, Suite 270 and zoned PD-1 and Business Park. Article 15, Section 15.01 .062 (2) of the Glenn Heights Development Regulations states that no wall sign shall be placed on any roof or on top of any structure. In addition, no part of a wall sign shall be at an elevation higher than fifteen feet (15') above the average ground level elevation along the side of the building on which the wall sign is installed. The applicant requests to construct a new wall sign twenty-two feet (22') above the average ground level elevation along the side of the building on which the wall sign is installed.

4. **DRVB Case# 19-005:** Public Hearing is to allow the DRVB to receive testimony relative to a Sign Height Variance, Sign Number Variance, and Sign Area Variance for Store Space Storage located at 1713 S. Hampton Rd and zoned Retail – R. Article 15, Section 15.01 .062 (2) of the Glenn Heights Development Regulations states no part of a wall sign shall be at an elevation higher than fifteen feet (15') above the average ground level elevation along the side of the building on which the wall sign is installed. As well, each parcel containing a single business shall be allowed not more than one (1) wall sign and the allowable front wall sign area for each building shall not exceed two square feet (2 sq. ft.) per linear foot of the front length of the building or portion thereof occupied. The applicant requests to construct a new wall sign above the average ground level elevation along the side of the building on which the wall sign is installed. As well, the applicant requests to install a wall sign above the permitted number of allowed signs and construct a wall sign above the allowed sign area.
  
5. **DRVB Case# 19-005:** Discuss and take action on the request for a Sign Height Variance, Sign Number Variance, and Sign Area Variance for Store Space Storage located at 1713 S. Hampton Rd and zoned Retail – R. Article 15, Section 15.01 .062 (2) of the Glenn Heights Development Regulations states no part of a wall sign shall be at an elevation higher than fifteen feet (15') above the average ground level elevation along the side of the building on which the wall sign is installed. As well, each parcel containing a single business shall be allowed not more than one (1) wall sign and the allowable front wall sign area for each building shall not exceed two square feet (2 sq. ft.) per linear foot of the front length of the building or portion thereof occupied. The applicant requests to construct a new wall sign above the average ground level elevation along the side of the building on which the wall sign is installed. As well, the applicant requests to install a wall sign above the permitted number of allowed signs and construct a wall sign above the allowed sign area.

## **ADJOURNMENT**

I, Delilah Mendoza, Interim 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, May 10, 2019. Pursuant to Section 551.071 of the Texas Government Code, the Development Regulation Variance Board reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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Delilah Mendoza, Interim City Secretary