



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, JUNE 8, 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 Novel 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, JUNE 8, 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 June 8, 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 May 11, 2020.

AGENDA

1. **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 39.82 acres situated in the Elias R Parks Survey, Abstract No. 1131. The 38.82-acre property is addressed 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas and the 1.00-acre property is addressed 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 of no more than 70 single-family residential lots with an SF-3 base zoning. In addition to the residential component, the proposal also includes 6.43 acres of open space, a pedestrian trail, park benches, playground equipment, and gazebos.
2. **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 39.82 acres situated in the Elias R Parks Survey, Abstract No. 1131. The 38.82-acre property is addressed 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas and the 1.00-acre property is addressed 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 of no more than 70 single-family residential lots with an SF-3 base zoning. In addition to the residential component, the proposal also includes 6.43 acres of open space, a pedestrian trail, park benches, playground equipment, and gazebos.
3. **Zoning Case 20-005-RZ:** Public hearing to receive testimony concerning the reconsideration of Ordinance O-10-20, an Ordinance of the City of Glenn Heights, Texas, amending Chapter 14 “Zoning” of the City’s Code of Ordinances by amending Exhibit A “Zoning Ordinance” Article IX “Zoning Districts” Section 3 “Provisional Districts” to remove certain restrictions of multifamily development.
4. **Zoning Case 20-005-RZ:** Discuss and take action to reconsider Ordinance O-10-20, an Ordinance of the City of Glenn Heights, Texas, amending Chapter 14 “Zoning” of the City’s Code of Ordinances by amending Exhibit A “Zoning Ordinance” Article IX “Zoning Districts” Section 3 “Provisional Districts” to remove certain restrictions of multifamily development.

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, June 5, 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