



**CITY OF GLENN HEIGHTS  
ZONING BOARD OF ADJUSTMENT  
AGENDA  
THURSDAY, JUNE 14, 2018**

**NOTICE IS HEREBY GIVEN THAT THE GLENN HEIGHTS ZONING BOARD OF ADJUSTMENT WILL HOLD A MEETING ON THURSDAY, JUNE 14, 2018, BEGINNING AT 6:30 P.M. IN THE CITY HALL COUNCIL CHAMBERS LOCATED AT 1938 S. HAMPTON ROAD, 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. Take action to approve the meeting minutes of April 16, 2018.
2. Take action to approve the meeting minutes of April 19, 2018.
3. **ZBA Docket 02-18** Public Hearing is to allow the ZBA to receive testimony relative to a Variance request by Richard and Karina Valencia. The petitioned property is located at 711 Godwin Avenue in the Morgan Heights Subdivision and is presently zoned SF-1. Article IX.2.3 of the Comprehensive Zoning Ordinance states that for the SF-1 zoning district a minimum floor area per dwelling unit of 2,700 square feet is required, exclusive of breezeways, garages, open porches, carports and accessory buildings. In addition, each home is required to have a minimum of two (2) enclosed, attached parking spaces no less than 24 feet wide by 24 feet long (or 576 square feet). The applicants seek to construct a new 2,290 square foot home with a 563 square foot attached garage.
4. **ZBA Docket 02-18** Discuss and take action regarding a Variance request by Richard and Karina Valencia. The petitioned property is located at 711 Godwin Avenue in the Morgan Heights Subdivision and is presently zoned SF-1. Article IX.2.3 of the Comprehensive Zoning Ordinance states that for the SF-1 zoning district a minimum floor area per dwelling unit of 2,700 square feet is required, exclusive of breezeways, garages, open porches, carports and accessory buildings. In addition, each home is required to have a minimum of two (2) enclosed, attached parking spaces no less than 24 feet wide by 24 feet long (or 576 square feet). The applicants seek to construct a new 2,290 square foot home with a 563 square foot attached garage.

**ADJOURNMENT**

I, Janie Willman, 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 5:00 P.M. on Monday, June 11, 2018. Pursuant to Section 551.071 of the Texas Government Code, the Zoning Board of Adjustment reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

  
Janie Willman, City Secretary