



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, JULY 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 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, JULY 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 July 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 June 29, 2020.

AGENDA

1. **Zoning Case 20-004-FP:** Public hearing to receive testimony concerning a Final Plat request by Macatee Engineering on behalf of First Texas Homes for Villages at Charleston Phase III. The 19.696-acre property is zoned PD-18C and is situated in the Michael McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The property is currently undeveloped but proposed for 75 single-family residential lots and 1 HOA owned and maintained common area lot.
2. **Zoning Case 20-004-FP:** Discuss and take action on a Final Plat request by Macatee Engineering on behalf of First Texas Homes for Villages at Charleston Phase III. The 19.696-acre property is zoned PD-18C and is situated in the Michael McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The property is currently undeveloped but proposed for 75 single-family residential lots and 1 HOA owned and maintained common area lot.
3. **Zoning Case 20-007-SUP:** Public hearing to receive testimony concerning a Specific Use Permit request by Aaron Blake and Harvest Family Life Ministries on behalf of Harvest Hill Family Church for a church. The 6.037-acre property is situated in the Samuel Clark Survey, Abstract No. 249 and is zoned Single-Family 1 (SF-1) with an SUP for Fresh Start Community Church. The property address is 1800 South Hampton Road, Glenn Heights, Dallas County, Texas. The land is currently developed with an unfinished structure. The applicant proposes to complete the construction of this structure and develop the remainder of the property in accordance with the City's Zoning Ordinance requirements for churches.
4. **Zoning Case 20-007-SUP:** Discuss and take action on a Specific Use Permit request by Aaron Blake and Harvest Family Life Ministries on behalf of Harvest Hill Family Church for a church. The 6.037-acre property is situated in the Samuel Clark Survey, Abstract No. 249 and is zoned Single-Family 1 (SF-1) with an SUP for Fresh Start Community Church. The property address is 1800 South Hampton Road, Glenn Heights, Dallas County, Texas. The land is currently developed with an unfinished structure. The applicant proposes to complete the construction of this structure and develop the remainder of the property in accordance with the City's Zoning Ordinance requirements for churches.

ADJOURNMENT

I, Brandi Brown, City Secretary, do hereby certify that the Notice and Agenda was posted in a place convenient to the Public on July 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

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF
THE CITY OF GLENN HEIGHTS, TEXAS**

MONDAY, JUNE 29, 2020

STATE OF TEXAS *
COUNTIES OF DALLAS AND ELLIS *
CITY OF GLENN HEIGHTS *

On the 29th day of June 2020, the Planning and Zoning Commission of the City of Glenn Heights, Texas convened in a special called meeting via 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 Novel Coronavirus (COVID-19) and consider the following items, with these members in attendance:

BOARD MEMBERS

Sheena Morgan	*	Chair
Mandy Owen	*	Vice Chair
Austin Kelley	*	Board Member
Debra Jones	*	Board Member
Mark Boson	*	Board Member

STAFF

Brian Lockley	*	Deputy City Manager
Mia Hines	*	City Planner
Marlon Goff	*	Economic Development Administrator
Byron Hardy	*	IT Administrator

Call to Order Commissioner Morgan called the meeting to order at 6:42 p.m.

Invocation Commissioner Boson

Pledge of Allegiance

Consent Agenda

1. Discuss and take action to approve the meeting minutes of May 11, 2020.

Motion by Commissioner Kelley to approve the minutes. Commissioner Boson made the second. The motion carried by the following vote:

Votes: (5-0) Kelley, Owen, Morgan, Boson, and Jones

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.

Motion to open the Public Hearing at 6:47 p.m. by Commissioner Owen.
Commissioner Boson made the second. The motion carried by the following vote:

Votes: (5-0) Kelley, Owen, Morgan, Boson, and Jones

Speakers:

Gloria North
1002 West Bear Creek Road
Glenn Heights, Texas 75154

Mrs. North stated that she was against the proposed development and expressed her concerns on how the proposed development would effect the schools, traffic, and the house sizes. She also asked for clarification on the amount of homes and size of the lots.

Mia Hines, City Planner

Ms. Hines stated that the applicant proposes no more than 70 single-family residential homes on minimum 9,000 square foot lots.

Mrs. North also asked about the potential prices of the proposed homes and the location of utilities.

Jessika Lopez
1008 West Bear Creek Road
Glenn Heights, Texas 75154

Mrs. Lopez expressed her concerns of the traffic, increasing the volume within the nearest DeSoto ISD school, Loop 9, and privacy.

Jack Morris
1182 West Bear Creek Road
Glenn Heights, Texas 75154

Mr. Morris stated his concerns about being surrounded by the proposed development and asked for more details concerning the aesthetics and utilities of the proposed development.

Motion to close the Public Hearing at 7:04 p.m. by Commissioner Jones.
Commissioner Boson made the second. Motion carried by the following vote:

Votes: (5-0) Kelley, Owen, Morgan, Boson, and Jones

- 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.

Brian Lockley, Deputy City Manager

Mr. Lockley presented the information related to the proposed planned development and stated Staff's recommendation of denial.

Commissioner Owen asked if a traffic analysis had been done for the proposed development.

Mr. Lockley confirmed that the City would be asking for a traffic study when the developer submits for plats and civil plans.

Commissioner Jones asked that the applicant address some of the concerns from the public comments.

Commissioner Kelley expressed his concerns about building within the flood plain.

Mr. Lockley clarified that the proposed development does not show development in the flood plain but designates this area as open space and park space.

Commissioner Boson asked how the proposed Loop 9 project would effect this development and neighboring properties.

Mr. Lockley stated that the proposed Loop 9 alignment is along the southern end of the development.

Commissioner Morgan asked the applicant to address the potential traffic impact along Bear Creek

**Jim Dewey, JDJR Engineers and Consultants
2500 Texas Drive
Irving, Texas 75062**

Mr. Dewey delivered a brief synopsis of the proposal and addressed some of the concerns stating that they are not proposing any construction within the flood plain, the applicant proposes to dedicate a thirty-foot frontage to the future widening of Bear Creek Road, many of the homes will be larger than 2,000 square feet, utilities will be extended and stubbed out for neighboring properties, each lot will be screened, and the owners anticipate homes priced between \$350,000 and \$400,000. Mr. Dewey also asked the Commission to reconsider the amount designated towards playground equipment and stated he is available to answer additional questions.

Commissioner Morgan asked the applicant about their intention to preserve trees.

Mr. Dewey stated that the developer does not intend to remove the trees on the backsides of these lots.

Mr. Lockley asked the applicant to clarify the type of fencing along the open space areas.

Mr. Dewey stated that these properties would have decorative metal fencing along the property lines that abut the open space areas.

Motion by Commissioner Owen to recommend denial of the proposed amendment as presented. Commissioner Boson made the second. Motion carried by the following vote:

Votes: (4-1)

Aye - Kelley, Morgan, Boson, and Owen

Nay - Jones

- 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.

Motion to open the Public Hearing at 7:52 p.m. by Commissioner Kelley. Commissioner Jones made the second. The motion carried by the following vote:

Votes: (5-0) Kelley, Owen, Morgan, Boson, and Jones

Mr. Lockley stated there were no public comments on this item.

Motion to close the Public Hearing at 7:53 p.m. by Commissioner Kelley. Commissioner Jones made the second. The motion carried by the following vote:

Votes: (5-0) Kelley, Owen, Morgan, Boson, and Jones

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.

Mr. Lockley presented the information related to the proposed changes to Chapter 14 of the City’s Code of Ordinances.

Marlon Goff, Economic Development Administrator

Mr. Goff presented some examples of potential developments that the City might be able to consider if the proposed amendments were to be approved.

Commissioner Morgan asked if the commercial demand would warrant a mixed-use development and if the City’s infrastructure would support a mixed-use development.

Mr. Goff stated that Glenn Heights currently has a lack of retail space and a mixed-use development would help create a critical mass and improve the City’s productivity per land area.

Mr. Lockley added that there are specific corridors and areas of the City best suited for mixed-use development so that land uses do not clash.

Commissioner Owen asked for clarification on what defines a provisional district.

Mr. Lockley stated that a provisional district is stipulated by the City’s Zoning Ordinance as a district that does not stand alone and requires a Planned Development.

Commissioner Kelley stated that he believed the area along I-35 would be better suited for a mixed-use development.

Commissioner Owen stated that she believes the retail would be beneficial to the community.

Motion by Commissioner Jones to recommend approval of the proposed amendment as presented. Commissioner Kelley made the second. Motion carried by the following vote:

Votes: (4-1)

Aye - Kelley, Morgan, Owen, and Jones

Nay - Boson

Commissioner Jones made a motion to adjourn at 8:20 p.m. Commissioner Kelley made the second. Motion carried by the following vote:

Votes: (5-0) Kelley, Boson, Owen, Morgan, and Jones

Sheena Morgan, Chair

Attest:

Mia Hines, City Planner

Passed and approved on the _____th day of _____, 2020.



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: July 13, 2020

SUBJECT

Discuss and take action on a Final Plat request by Macatee Engineering on behalf of First Texas Homes for Villages at Charleston Phase III. The 19.696-acre property is zoned PD-18C and is situated in the Michael McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The property is currently undeveloped but proposed for 75 single-family residential lots and 1 HOA owned and maintained common area lot.

REPORT IN BRIEF

The Planning and Zoning Commission will hear a Final Plat request by Macatee Engineering on behalf of First Texas Homes for the Villages at Charleston Phase III.

FISCAL IMPACT

The development and construction of the proposed Planned Development will generate a revenue of over \$535,000 in building permit and plan review fees. Once fully developed, the City will collect \$0.833523 per \$100 assessed valuation for each lot.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by June 26, 2020. Notice was also published in a local newspaper on June 28, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

RECOMMENDATIONS / ALTERNATIVES

Section 212.010 of the Texas Local Government Code states that the municipal authority responsible for approving plats shall approve a plat if:

1. It conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;
2. It conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;
3. A bond required under Section 212.0106, if applicable, is filed with the municipality;
and
4. It conforms to any rules adopted under Section 212.002.

The Development Review Committee Staff confirms that the applicant meets and is amendable to these requirements and recommends approval of this final plat request as presented.

PREPARED BY

Miamauni Hines, Planner

REVIEWED BY

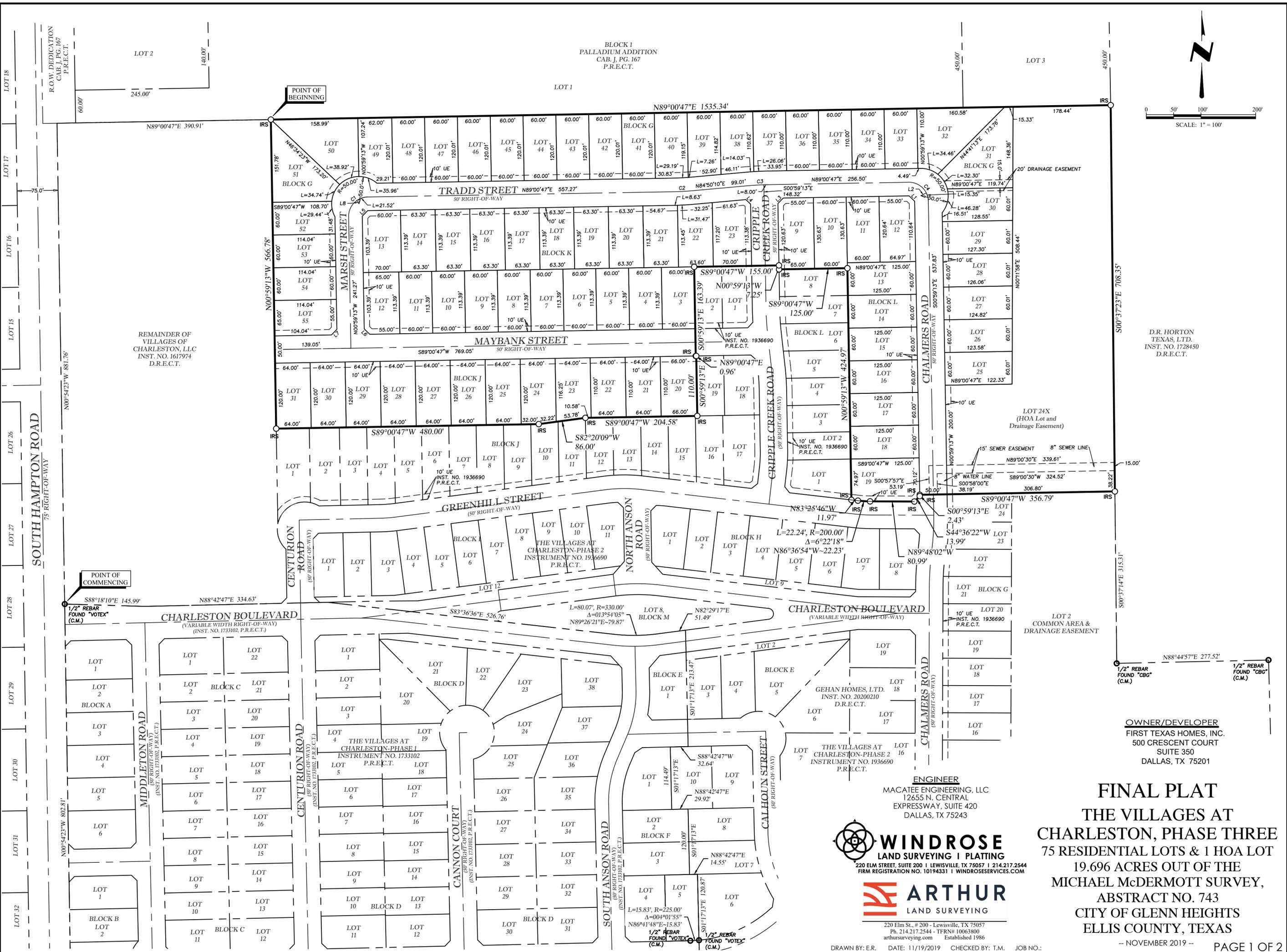
Brian Lockley, AICP, Deputy City Manager

ATTACHMENTS

- A. Villages at Charleston Phase III Final Plat
- B. Final Plat Checklist



0 50' 100' 200'
SCALE: 1" = 100'



D.R. HORTON
TEXAS, LTD.
INST. NO. 1728450
D.R.E.C.T.

OWNER/DEVELOPER
FIRST TEXAS HOMES, INC.
500 CRESCENT COURT
SUITE 350
DALLAS, TX 75201

ENGINEER
MACATEE ENGINEERING, LLC
12655 N. CENTRAL
EXPRESSWAY, SUITE 420
DALLAS, TX 75243

WINDROSE
LAND SURVEYING & PLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRN# 10063800
arthurlandsurveying.com Established 1986

DRAWN BY: E.R. DATE: 11/19/2019 CHECKED BY: T.M. JOB NO.:

FINAL PLAT
THE VILLAGES AT CHARLESTON, PHASE THREE
75 RESIDENTIAL LOTS & 1 HOA LOT
19.696 ACRES OUT OF THE
MICHAEL McDERMOTT SURVEY,
ABSTRACT NO. 743
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS

-- NOVEMBER 2019 -- PAGE 1 OF 2

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS First Texas Homes, Inc. is the sole owner of a tract of land situated in the Michael McDermott Survey, Abstract No. 743, in the City of Glenn Heights, Ellis County, Texas, being that same tract of land conveyed to said First Texas Homes, Inc. by deed recorded in Instrument No. 1921195 of the Deed Records of Ellis County, Texas (D.R.E.C.T.), and being more particularly described by metes and bounds as follows (Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot))

COMMENCING at a 1/2 inch rebar with a cap stamped "VOTEX" found for the Northwest corner of The Villages of Charleston Phase 1, an addition to the City of Glenn Heights, Ellis County, Texas, according to the Plat thereof recorded in Instrument No. 1733102 of the Plat Records of Ellis County, Texas (P.R.E.C.T.), same being the westernmost Southwest corner of a tract of land conveyed to Villages of Charleston, LLC by deed recorded in Instrument No. 1617974, D.R.E.C.T., and lying on the East right-of-way line of South Hampton Road (75 foot right-of-way);

THENCE North 00 Degrees 54 Minutes 23 Seconds West, with the East right-of-way line of said South Hampton Road, a distance of 881.76 feet to a point for the Northwest corner of said Villages of Charleston, LLC tract, and lying on the South line of a right-of-way dedication to the City of Glenn Heights by Palladium Addition, an addition recorded in Cabinet J, Page 167, P.R.E.C.T.;

THENCE North 89 Degrees 00 Minutes 47 Seconds East, departing the East right-of-way line of said South Hampton Road, with the South line of Block 1 of said Palladium Addition, and with the North line of said Villages of Charleston, LLC tract, a distance of 390.91 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Northwest corner of said First Texas Homes, Inc. tract and POINT OF BEGINNING of the herein described tract;

THENCE North 89 Degrees 00 Minutes 47 Seconds East, continuing with the South line of said Block 1, a distance of 1535.34 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Northeast corner of said First Texas Homes, Inc., same being the Southeast corner of said Palladium Addition, and lying on the West line of a tract of land conveyed to D.R. Horton Texas, Ltd. by deed recorded in Instrument No. 1728450, D.R.E.C.T.;

THENCE South 00 Degrees 37 Minutes 23 Seconds East, with the West line of said D.R. Horton Texas, Ltd. tract, a distance of 708.35 feet to a 1/2 inch rebar with a cap stamped "ASC" set for corner, said point being the Southeast corner of said First Texas Homes, Inc.;

THENCE, in a westerly direction, departing the West line of said D.R. Horton Texas, Ltd. tract, with the perimeter and to the corners of said First Texas Homes, Inc. tract, the following courses and distances to 1/2 inch rebars with caps stamped "ASC" set for corners:

South 89 Degrees 00 Minutes 47 Seconds West, 356.79 feet;

South 00 Degrees 59 Minutes 13 Seconds East, 2.43 feet;

South 44 Degrees 36 Minutes 22 Seconds West, 13.99 feet;

North 89 Degrees 48 Minutes 02 Seconds West, 80.99 feet;

Along a tangent curve to the right, having a central angle of 06 Degrees 22 Minutes 18 Seconds, a radius of 200.00 feet, a chord bearing and distance of North 86 Degrees 36 Minutes 54 Seconds West, 22.23 feet, and an arc length of 22.24 feet;

North 83 Degrees 25 Minutes 46 Seconds West, 11.97 feet;

North 00 Degrees 59 Minutes 13 Seconds West, 424.97 feet;

South 89 Degrees 00 Minutes 47 Seconds West, 125.00 feet;

North 00 Degrees 59 Minutes 13 Seconds West, 7.25 feet;

South 89 Degrees 00 Minutes 47 Seconds West, 155.00 feet;

South 00 Degrees 59 Minutes 13 Seconds East, 163.39 feet;

North 89 Degrees 00 Minutes 47 Seconds East, 0.96 feet;

South 00 Degrees 59 Minutes 13 Seconds East, 110.00 feet;

South 89 Degrees 00 Minutes 47 Seconds West, 204.58 feet;

South 82 Degrees 20 Minutes 09 Seconds West, 86.00 feet;

South 89 Degrees 00 Minutes 47 Seconds West, 480.00 feet;

THENCE North 00 Degrees 59 Minutes 13 Seconds West, with the West line of said First Texas Homes, Inc. tract, a distance of 566.78 feet to the POINT OF BEGINNING and containing 857,953 square feet or 19.696 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That FIRST TEXAS HOMES, INC., acting by and through its duly authorized agents, do hereby adopt this plat, designating the herein described property as, THE VILLAGES AT CHARLESTON, PHASE THREE, an addition to the City of Glenn Heights, Ellis County, Texas, and does hereby dedicate to the public all easements and streets shown hereon.

WITNESS, my hand at Glenn Heights, Texas, this the _____ day of _____, 20__.

First Texas Homes, Inc.

By: _____
Keith Hardesty, President

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keith Hardesty, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

LEGEND OF ABBREVIATIONS

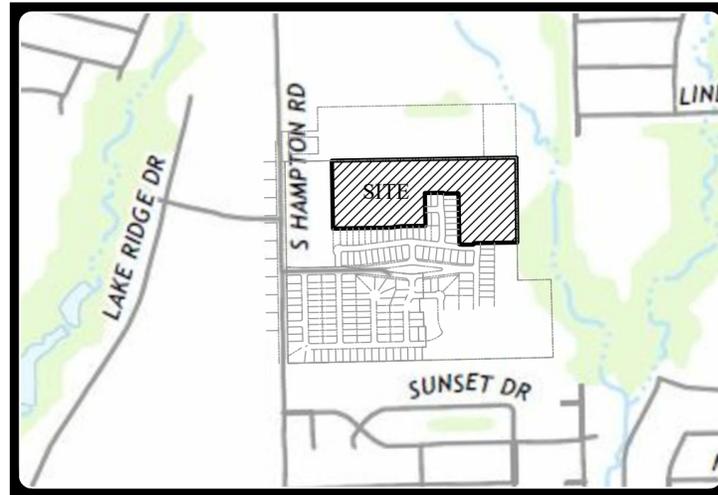
- D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
ROW RIGHT OF WAY
IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
C.M. CONTROLLING MONUMENT
UE UTILITY EASEMENT

SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot).
This property lies within Zone "X" (Un-Shaded) of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, map no. 48139C0075 F, with an effective date of June 3, 3013, via scaled map location and graphic plotting.
Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
The purpose of this plat is to create 75 residential and 1 HOA lot from an un-platted tract of land.

VICINITY MAP

1"=1000'



Waiver of Claim for Damages

The Owner and the Developer release the City of Glenn Heights from any and all claims, damages, obligations, or liabilities by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform the grades established in this plat.

Common Areas

All Common Area Tracts will be owned and maintained by the Homeowner's Association.

Planned Development

Said Plat shall be subject to all requirements as established by Ordinance O-01-18 and Ordinance O-20-18.

STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 7/7/2020

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

Table with 6 columns: Curve #, Arc, Radius, Delta, Chord Bearing, Chord. Contains data for curves C1, C2, C3, and C4.

Table with 3 columns: Line #, Distance, Bearing. Contains data for lines L1 through L8.

LOT AREA CALCULATIONS

Table with 4 columns: Lot #, Block #, Sq.Ft., Acres. Lists calculations for lots 24X through 19.

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE VILLAGES AT CHARLESTON, PHASE THREE TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS _____ DAY OF _____, 20__, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS.
Chairman, Planning and Zoning Commission Date Recording Secretary Date
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE VILLAGES AT CHARLESTON, PHASE THREE TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS _____ DAY OF _____, 20__, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS.
Mayor Date Secretary Date

ENGINEER
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TX 75243

OWNER/DEVELOPER
FIRST TEXAS HOMES, INC.
500 CRESCENT COURT
SUITE 350
DALLAS, TX 75201

WINDROSE
LAND SURVEYING | PLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRN# 10063800
arthursurveying.com Established 1986

DRAWN BY: E.R. DATE: 11/19/2019 CHECKED BY: T.M. JOB NO.:

FINAL PLAT
THE VILLAGES AT
CHARLESTON, PHASE THREE
75 RESIDENTIAL LOTS & 1 HOA LOT
19.696 ACRES OUT OF THE
MICHAEL McDERMOTT SURVEY,
ABSTRACT NO. 743
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS

-- NOVEMBER 2019 --



City of Glenn Heights Subdivision Checklist 2118 S. Uhl Road, Glenn Heights, TX 75154

Final Plat – Administrative Requirements

The final plat shall be deemed administratively complete if Staff determines the following items have been received in compliance with the respective sections of the City's Code of Ordinances:

- Fees (Section A2.000-e)
- 5 copies of the Final Plat (Section 10.01.009-a)
- Instrument of Dedication (Section 10.01.009-b-15)
- Paid Tax Certificate(s) (Section 10.01.009-b-16)
- Construction Plans (Section 10.01.009-b-18)
- Report of Soil Tests and Pavement Design (Section 10.01.009-b-18)
- Drainage Study (Section 10.01.009-b-18)

Additional criteria shall be evaluated on a case-by-case basis.

Notes:



City of Glenn Heights Subdivision Checklist 2118 S. Uhl Road, Glenn Heights, TX 75154

Pursuant to the Local Government Code Section 212.0091 – APPROVAL PROCEDURE: CONDITIONAL APPROVAL OR DISAPPROVAL REQUIREMENTS. (a) A municipal authority or governing body that conditionally approves or disapproves a plan or plat under this subchapter shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval.

Final Plat Review

The final plat shall receive Staff's recommendation of approval if the following items are in accordance with the respective sections of the City's Code of Ordinances:

- Administrative Completeness (Section 10.01.009)
- General Document Information
 - Tract outline (Section 10.01.009-b-7)
 - Boundary dimensions (Section 10.01.009-b-9)
 - 1":100' minimum scale (Section 10.01.009-b-6)
 - North point (Section 10.01.009-b-6)
 - Date (Section 10.01.009-b-6)
 - Details of surrounding properties (Section 10.01.009-b-3)
 - Name of proposed subdivision (Section 10.01.009-b-3)
 - Land surveyor information (Section 10.01.009-b-2)
 - Land owner and developer information (Section 10.01.009-b-1)
 - Public surveyor certificate (Section 10.01.009-b-13)
 - Approval certificate (Section 10.01.009-b-14)
 - Metes and bounds description (Section 10.01.009-b-7)
- Existing Subdivision Details
- Subdivision Plan – The following must comply with the respective zoning designation according to the City's Zoning Ordinance
 - Streets & Street Names
 - Blocks
 - Lots
 - Alleys

- Easements
- Building Lines
- Open Space
- Existing Utilities
- Plan for Proposed Utilities and Improvements – The following must comply with the City’s Code of Ordinance
 - Sewer
 - Water
 - Gas Mains
 - Electrical
- Conformity to Approved Preliminary Plat

Staff Recommendation

- Approval
- Approval with condition
- Denial

Additional criteria shall be evaluated on a case-by-case basis.

Notes:



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: July 13, 2020

SUBJECT

Discuss and take action on a Specific Use Permit request by Aaron Blake and Harvest Family Life Ministries on behalf of Harvest Hill Family Church for a church. The 6.037-acre property is situated in the Samuel Clark Survey, Abstract No. 249 and is zoned Single-Family 1 (SF-1) with an SUP for Fresh Start Community Church. The property address is 1800 South Hampton Road, Glenn Heights, Dallas County, Texas. The land is currently developed with an unfinished structure. The applicant proposes to complete the construction of this structure and develop the remainder of the property in accordance with the City's Zoning Ordinance requirements for churches.

REPORT IN BRIEF

The Planning and Zoning Commission will hear a Specific Use Permit request for a church.

BACKGROUND / DISCUSSION

Given the underlying zoning, the applicant proposes to develop the property by completing the construction of a church. A Specific Use Permit was approved by the City Council of the City of Glenn Heights on August 4, 2008 via Ordinance O-23-08. However, this Ordinance states that the Specific Use Permit shall be specific to the owner/applicant Fresh Start Community Church, and may not be transferred to another person, entity or location without the approval of the City Council of the City of Glenn Heights, Texas. Since Harvest Family Life Ministries took ownership in 2017, the SUP has become null and void. The applicant requests to develop the sight similar to the original site plan of the Fresh

Start Community Church but cannot move forward with construction without the City Council approval of an SUP and site plan for Harvest Hill Family Church and Harvest Family Life Ministries.

Zoning Ordinance

The Zoning Ordinance defines a church:

CHURCH. A building for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and may be a place of residence for ministers, priests, nuns or rabbis on the premises. A place of worship, including a church, synagogue, temple, mosque or other building or facility, primarily engaged in religious worship. The term "accessory activities" does not include uses such as schools, recreational facilities, day care or child care facilities, kindergartens, dormitories, or other facilities for temporary or permanent residences, which are connected or related to the church or the principal building on the site, or are located on the same site, even if the curriculum or services offered as part of such use includes religious services or training.

For all properties zoned Single Family 1 (SF-1), a church is permitted subject to the approval of a site plan by the City Council. Approval of this request would allow the applicant to submit building permit applications to finish developing the site at 1800 South Hampton Road. Approval of this request would subsequently approve the intended use of the proposed structure.

Section IX4.4.B – Status of Conditionally Permitted Uses

The following general rules apply to all conditional uses:

1. The designation of a use in a zoning district as may be permitted by SUP in Section XI.4.4 of this Ordinance does not constitute an authorization or assurance that such use will be approved.
2. Approval of a Specific Use Permit shall authorize only the particular use for which the SUP is issued. An SUP may only be issued to the identified property and to the

applicant. Any change in applicant shall render the SUP null and void. An SUP cannot be transferred to any other owner, applicant or property.

3. No use authorized by a Specific Use Permit shall be enlarged, extended or relocated, nor may the number of dwelling units be increased, unless an application is made for approval of a new Specific Use Permit in accordance with the procedures set forth in Section XI.4.4 of City Code of Ordinances.
4. Development of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the City Code of Ordinances, and any permits that may be required by regional, State or Federal agencies.

The applicant meets and is amendable to these requirements. If reviewed favorably by the Planning and Zoning Commission and approved by the City Council, the applicant will process building permits for approval that reflects the requirements of the Zoning Ordinance for the proposed use and any conditions of approval that will become part of the ordinance granted with this SUP request.

FISCAL IMPACT

N/A

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by June 26, 2020. Notice was also published in a local newspaper on June 28, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

RECOMMENDATIONS / ALTERNATIVES

Staff recommends approval of this Specific Use Permit request with the condition that the property be developed in accordance with the presented site plan and elevations.

PREPARED BY

Miamauni Hines, Planner

REVIEWED BY

Brian Lockley, AICP, Deputy City Manager

ATTACHMENTS

- A. Proposed Site Plan & Building Elevations

