NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, AUGUST 10, 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, AUGUST 10, 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 August 10, 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 20-005-FP:** Public hearing to receive testimony concerning a Final Plat request by Kimley-Horn on behalf of D.R. Horton – Texas, Ltd. for Magnolia Meadows Phase IV. The 32.032-acre property is zoned PD-3 and is situated in the Michael McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. This phase is proposed for a total of 87 residential lots and 4 HOA owned and maintained lots. The property is currently undeveloped but proposed for single-family residential.

2. **Zoning Case 20-005-FP:** Discuss and take action on a Final Plat request by Kimley-Horn on behalf of D.R. Horton – Texas, Ltd. for Magnolia Meadows Phase IV. The 32.032-acre property is zoned PD-3 and is situated in the Michael McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. This phase is proposed for a total of 87 residential lots and 4 HOA owned and maintained lots. The property is currently undeveloped but proposed for single-family residential.

3. **Zoning Case 20-007-SP:** Public hearing to receive testimony concerning a Site Plan 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 a null and void 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-SP:** Discuss and take action on a Site Plan 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 a null and void 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.

5. **Zoning Case 20-006-SUP:** Public hearing to receive testimony concerning a Specific Use Permit request by Elvia and Mario Argueta for an accessory structure with a floor area greater than 650 square feet. The 0.996-acre property is zoned SF-1 and is described as Block C, Lot 6 of Morgan Heights. The property address is 705 Barton Avenue, Glenn Heights, Dallas County, Texas. The land is currently used as a residence and the applicant proposes to use the accessory structure for the storage and keeping of equipment used to maintain the property.

6. **Zoning Case 20-006-SUP:** Discuss and take action on a Specific Use Permit request by Elvia and Mario Argueta for an accessory structure with a floor area greater than 650 square feet. The 0.996-acre property is zoned SF-1 and is described as Block C, Lot 6 of Morgan Heights. The property address is 705 Barton Avenue, Glenn Heights, Dallas County, Texas. The land is currently used as a residence and the applicant

proposes to use the accessory structure for the storage and keeping of equipment used to maintain the property.

ADJOURNMENT

I, Brandi Brown, City Secretary, do hereby certify that the Notice and Agenda was posted in a place convenient to the Public on August 7, 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: August 10, 2020

SUBJECT

Discuss and take action on a Final Plat request by Kimley-Horn on behalf of D.R. Horton – Texas, Ltd. for Magnolia Meadows Phase IV. The 32.032-acre property is zoned PD-3 and is situated in the Michael McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. This phase is proposed for a total of 87 residential lots and 4 HOA owned and maintained lots. The property is currently undeveloped but proposed for single-family residential.

REPORT IN BRIEF

The Planning and Zoning Commission will hear a Final Plat request by Kimley-Horn on behalf of D.R. Horton – Texas, Ltd. for Magnolia Meadows Phase III. The applicant is proposing the subdivision of a 32.032-acre property into a total of 91 lots.

FISCAL IMPACT

N/A

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by July 24, 2020. Notice was also published in a local newspaper by July 26, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

ALTERNATIVES

N/A

RECOMMENDATIONS

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 pubic 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 recommends *approval* due to determining that the above information, as applicable, is true.

PREPARED BY

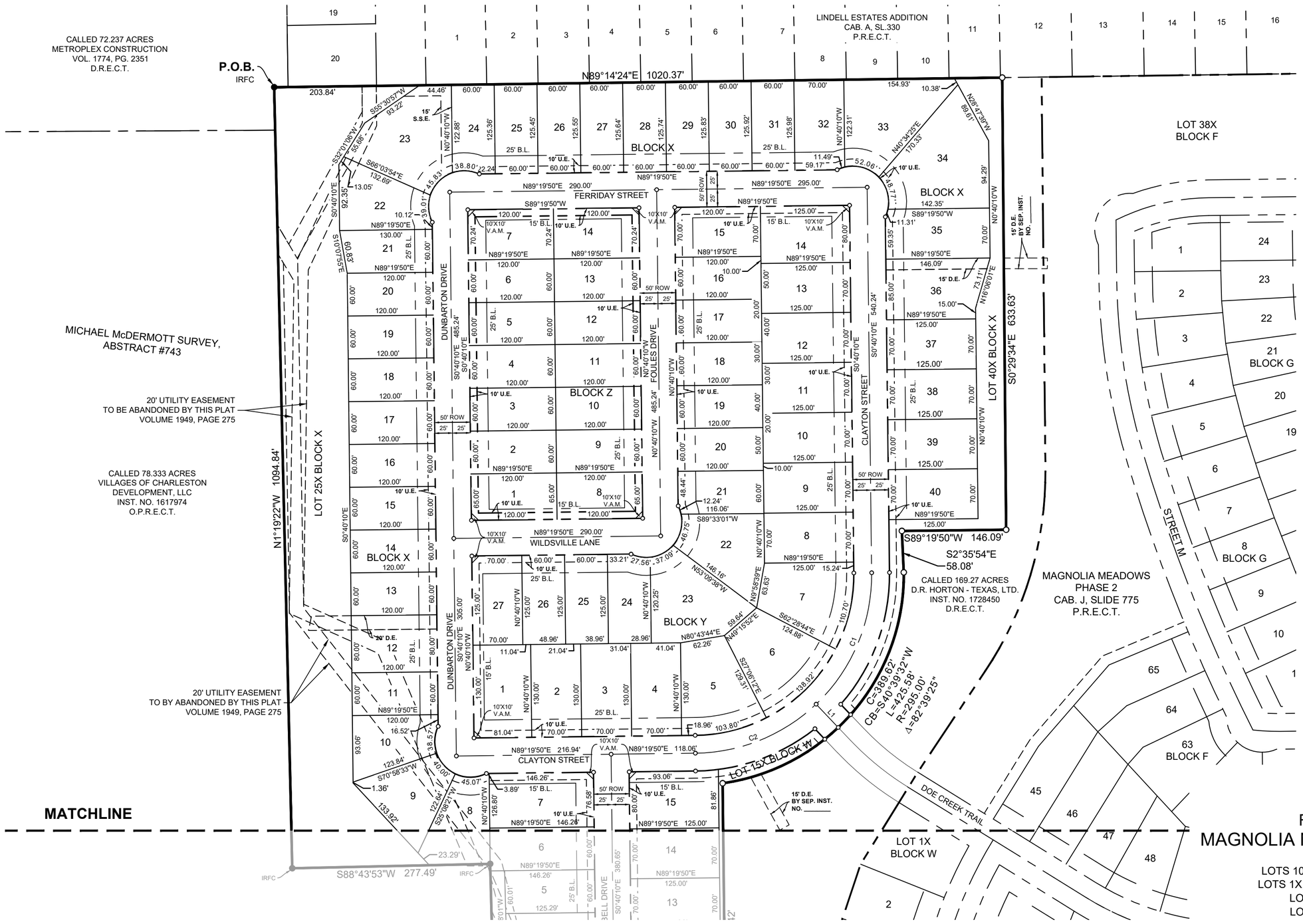
Miamauni Hines, Planner

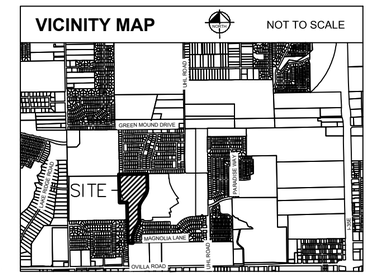
REVIEWED BY

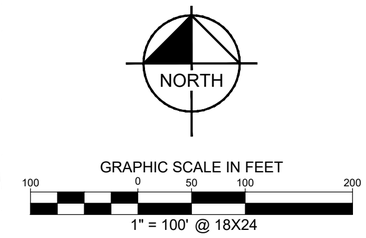
Marlon Goff, Interim Planning and Development Services Director

ATTACHMENTS

A. Magnolia Meadows IV Final Plat
B. Final Plat Checklist







LEGEND:

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
I.R.F.C = IRON ROD FOUND W/CAP
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
R.O.W. = RIGHT OF WAY
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
P.R.E.C.T. = PLAT RECORDS OF ELLIS COUNTY, TEXAS
O.P.R.D.C.T.= OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS
D.R.E.C.T. = DEED RECORDS OF ELLIS COUNTY, TEXAS
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT

FINAL PLAT
MAGNOLIA MEADOWS - PHASE 4

LOTS 10X,15X, 10-15, BLOCK W;
LOTS 1X,25X,40X, 1-40, BLOCK X;
LOTS 1-27, BLOCK Y;
LOTS 1-14, BLOCK Z;

87 RESIDENTIAL LOTS AND 5 HOA LOTS

BEING
32.032 ACRES
SITUATED IN THE
M. McDERMOTT SURVEY, ABSTRACT NO. 743,
CITY OF GLENN HEIGHTS,
ELLIS COUNTY, TEXAS

NOTES:

1. All Common Area Lots with an X designation will be owned and maintained by the Homeowner's Association.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
3. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
4. Magnolia Meadows - Phase 4 shall be subject to all requirements as established by City of Glenn Heights' Ordinance #O-01-17 (Planned Development 3).
5. See Sheet 3 for Line & Curve Tables.
6. The Owner and the Developer release the City of Glenn Heights from any and all claims, damages. obligations, or liabilities occasioned by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform to the grades established in the Magnolia Meadows - Phase 4 Subdivision.
7. Project is subject to Development Agreement filed January 17, 2018, recorded in Ellis County.

FLOOD STATEMENT:

According to Map No. 48139C0075F, dated June 3, 2013 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Ellis County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER:
D.R. Horton - Texas, Ltd.
6751 North Freeway
Fort Worth, Texas 76131
817-230-0800
Contact: Zach C. Motley, P.E.

APPLICANT:
Kimley-Horn & Associates
6160 Warren Pkwy, Ste. 210
Frisco, Texas 75034
972-335-3580
Contact: Thomas Fletcher, P.E.

SURVEYOR:
Kimley-Horn & Associates
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
469-501-2200
Contact: Sean Patton, R.P.L.S.

Kimley»Horn
400 N. Oklahoma Dr. Ste. 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	04/14/2020	068517087	1 OF 3

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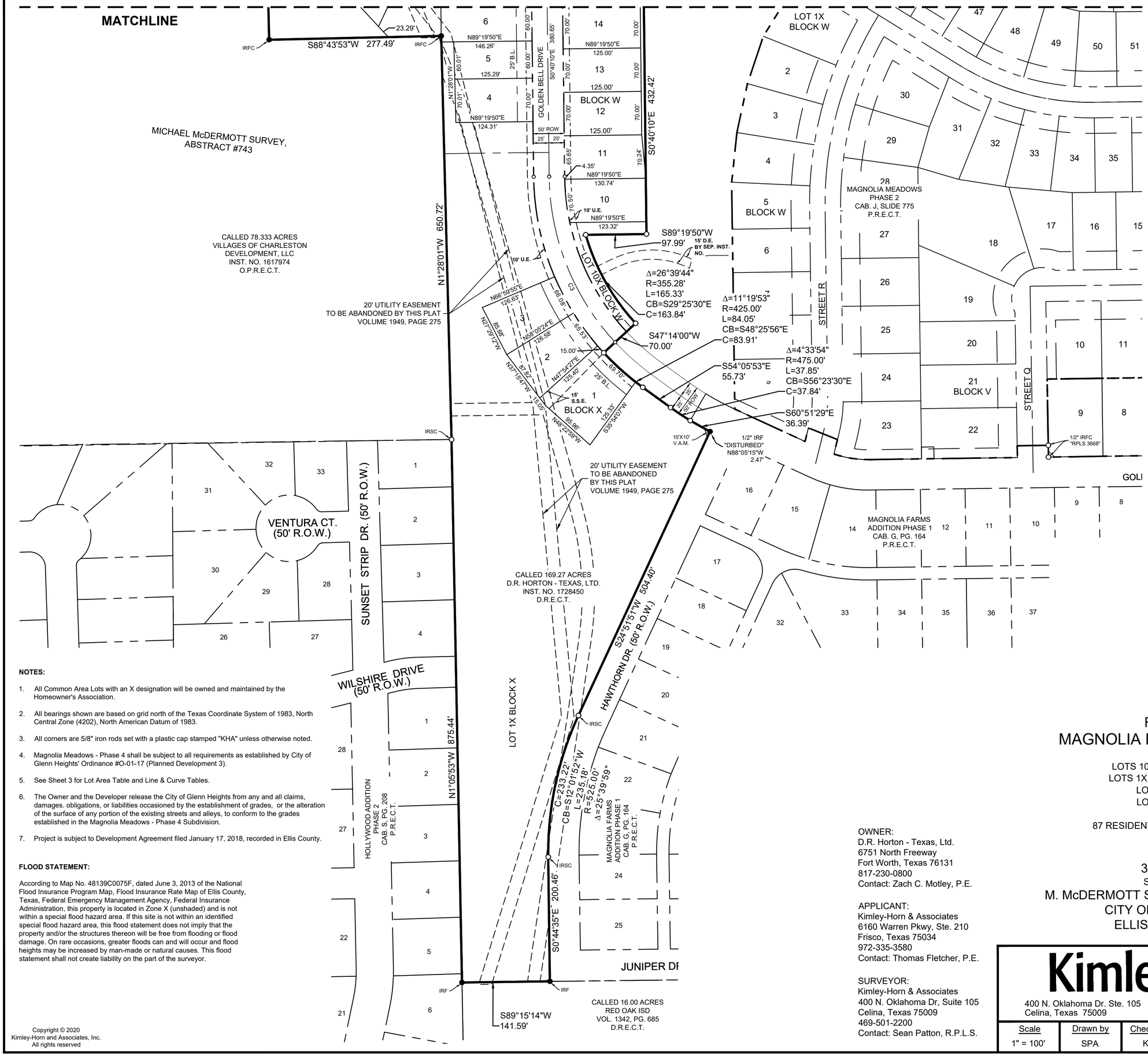
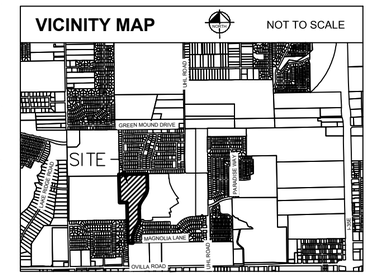
All rights reserved

DWG NAME: K:\FRI_SURVEY\068517087-MAGNOLIA FARMS - GLENN HEIGHTS\DWG\MAGNOLIA MEADOWS PHASE 4 FINAL PLAT.DWG PLOTTED BY ALLEN, STEPHEN 8/6/2020 5:22 PM LAST SAVED 8/6/2020 5:21 PM





NORTH

GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 18X24

LEGEND:

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FINAL PLAT
MAGNOLIA MEADOWS - PHASE 4

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87 RESIDENTIAL LOTS AND 5 HOA LOTS

BEING
32.032 ACRES
SITUATED IN THE
M. McDERMOTT SURVEY, ABSTRACT NO. 743,
CITY OF GLENN HEIGHTS,
ELLIS COUNTY, TEXAS

OWNER:
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APPLICANT:
Kimley-Horn & Associates
6160 Warren Pkwy, Ste. 210
Frisco, Texas 75034
972-335-3580
Contact: Thomas Fletcher, P.E.

SURVEYOR:
Kimley-Horn & Associates
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
469-501-2200
Contact: Sean Patton, R.P.L.S.

Kimley»Horn
400 N. Oklahoma Dr. Ste. 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	04/14/2020	068517087	2 OF 3

DWG NAME: K:\FRI_SURVEY\068517087-MAGNOLIA FARMS - GLENN HEIGHTS\DWG\MAGNOLIA MEADOWS PHASE 4 FINAL PLAT.DWG PLOTTED BY ALLEN, STEPHEN 8/6/2020 5:23 PM LAST SAVED 8/6/2020 5:21 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS D.R. Horton - Texas, Ltd., is the owner of a tract of land situated in the M. McDermott Survey, Abstract No. 743, City of Glenn Heights, Ellis County, Texas, and being a portion of a called 169.27 acre tract of land conveyed to D.R. Horton - Texas, Ltd., according to the document filed of record in Instrument Number 1728450, Deed Records Ellis County, Texas (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RPLS 4480" found for the most northern southeast corner of a called 72.237-acre tract of land conveyed to Metroplex Construction, according to the documents filed of record in Volume 1774, Page 2351, (D.R.E.C.T.) for the northwest corner of this tract;

THENCE North 89°14'24" East, with the south line of Lindell Estates Addition, an addition to the City of Glenn Heights, according to the plat filed of record in Cabinet A, Slide 330, Plat Records, Ellis County, Texas (P.R.E.C.T.), said south line being common with the north line of this tract, a distance of 1,020.37 feet to a point in said line for the northwest corner of Magnolia Meadows Phase 2, an addition to the City of Glenn Heights, according to the plat filed of record in Cabinet J, Slide 775 (P.R.E.C.T.) said corner being common with the northeast corner of this tract;

THENCE leaving said south line with the western line of said Magnolia Meadows Phase 2 same being common with the eastern line of this tract the following eleven (11) courses and distances:

South 0°29'34" East, a distance of 633.63 feet to a point for corner of this tract;

South 89°19'50" West, a distance of 146.09 feet to a point for corner of this tract;

South 2°35'54" East, a distance of 58.08 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 82°39'25", a radius of 295.00 feet, a chord bearing and distance of South 40°39'32" West, 389.62 feet;

With said curve to the right, an arc distance of 425.58 feet to a point for corner of this tract;

South 0°40'10" East, a distance of 432.42 feet to a point for corner of this tract;

South 89°19'50" West, a distance of 97.99 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 26°39'44", a radius of 355.28 feet, a chord bearing and distance of South 29°25'30" East, 163.84 feet;

With said curve to the left, an arc distance of 165.33 feet to a point for corner of this tract;

South 47°14'00" West, a distance of 70.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 11°19'53", a radius of 425.00 feet, a chord bearing and distance of South 48°25'56" East, 83.91 feet;

With said curve to the left, an arc distance of 84.05 feet to a point for corner of this tract;

South 54°05'53" East, a distance of 55.73 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 4°33'54", a radius of 475.00 feet, a chord bearing and distance of South 56°23'30" East, 37.84 feet;

With said curve to the left, an arc distance of 37.85 feet to a point for the most southern northwest corner of Magnolia Farms Addition Phase 1, an addition to the City of Glenn Heights, according to the plat filed of record in Cabinet G, Slide 164, (P.R.E.C.T.) from which a 1/2-inch iron rod found (disturbed) for reference to said corner bears North 88°05'15" West, 2.47 feet;

THENCE continuing with the westerly line of said Phase 1 the following four (4) courses and distances:

South 60°51'29" East, a distance of 36.39 feet to a point for corner of this tract;

South 24°51'51" West, a distance of 504.40 feet to a point at the beginning of a tangent curve to the left having a central angle of 25°39'59", a radius of 525.00 feet, a chord bearing and distance of South 12°01'52" West, 233.22 feet;

With said curve to the left, an arc distance of 235.18 feet to a point for corner of this tract;

South 0°44'35" East, a distance of 200.46 feet to a 1/2-inch iron rod found in the north line of a called 16.00 acre tract of land conveyed to Red Oak ISD, according to the document filed of record in Volume 1342, Page 685 (D.R.E.C.T.) for the southwest corner of the above mentioned Phase 1 and being common with the southeast corner of this tract;

THENCE South 89°15'14" West, with said north line, a distance of 141.59 feet to a 1/2-inch iron rod found in the east line of Hollywood Addition Phase 2, an addition to the City of Glenn Heights, according to the plat filed of record in Cabinet S, Slide 208 (P.R.E.C.T.) for the southwest corner of this tract;

THENCE North 1°05'53" West, with said east line, a distance of 875.44 feet to a point for the northeast corner of said Hollywood Addition, said corner being common with the southeast corner of a called 78.333-acre tract of land conveyed to Villages of Charleston Development, LLC according to the document filed of record in Instrument Number 1617974, Official Property Record, Ellis County, Texas for corner of this tract;

THENCE with the east line of said Villages of Charleston tract the following three (3) courses and distances:

North 1°28'01" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CBG" for corner of this tract;

South 88°43'53" West, a distance of 277.49 feet to a 1/2-inch iron rod with plastic cap stamped "CBG" for corner of this tract;

North 1°19'22" West, a distance of 1,094.84 feet to the **POINT OF BEGINNING** and containing 32.032 acres or 1,395,320 square feet of land, more or less.

INSTRUMENT OF DEDICATION RESTRICTIONS
"No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until:

A. Such time as the developer and/or owner has complied with all requirements of the Development Code of the City of Glenn Heights regarding improvements within the area so platted, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, storm sewers, alleys, and water and sewer utilities, all according to specifications of the City of Glenn Heights; or

B. The developer files with the City Secretary either a corporate surety bond, escrow deposit, or irrevocable letter of credit in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation of improvements thereon within the time period established by the City for completion of said improvements. The developer shall execute an agreement authorizing the City to make or complete said improvements in the event the developer fails or refuses to make or complete said improvements within the time so stated for completion thereof. The corporate surety bond, escrow or irrevocable letter of credit shall comply with the following:

1. The sum equal to the cost of improvements shall include all construction costs, the cost for construction staking and engineering services related to construction including but not limited to periodic administration, and preparation of as-built plans. The cost estimate for construction and related administration shall be prepared by the developer's engineer based on currently prevailing private commercial rates and approved by the City Manager.

2. An escrow deposit shall be in the form of a Cashier's Check payable to the "City of Glenn Heights Escrow Account for Addition." The City shall open an interest bearing escrow account bearing the subdivision name with the City's depository bank. All interest accrued by said account shall be deposited to the account. The City shall have the right to use the principal of the escrow deposit and all accrued interest to make or complete construction of subdivision improvements as provided by this Code. The developer may reduce the amount of escrow deposit equal to the cost, less ten percent (10%) thereof, of each major phase of improvements as such phases are completed and satisfactorily pass all applicable tests and inspections. The major phases are: (1) water and sewer utilities and (2) streets and drainage. The release of any portion of escrow deposit shall not include any accrued interest and shall not constitute final acceptance of the improvements by the City. Upon final completion and final acceptance of all improvements, the City shall release to the developer the remaining balance of escrow deposit for the subdivision along with interest accrued and paid on same.

3. An irrevocable letter of credit shall be in a form and drawn from a bank satisfactory to the City and in an amount equal to the cost of improvements as defined heretofore. The amount of the irrevocable letter of credit may be reduced by the developer upon completion of each major phase of construction in the same manner applicable to an escrow deposit.

4. These restrictions with respect to improvements are made to insure the installation of such improvements and to give notice to each owner and each prospective owner of lots in the subdivision that no house or other building can be constructed on any lot in the subdivision until said improvements are actually made or provided for on the entire block on the street and/or streets on which the property abuts as described herein."

5. Project is subject to Development Agreement filed January 17, 2018, recorded in Ellis County.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF ELLIS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **D.R. HORTON - TEXAS, LTD.** ("Owner") does hereby adopt this plat designating the herein above property as **MAGNOLIA MEADOWS PHASE 4**, an addition to the City of Glenn Heights, Ellis County, Texas, in fee simple, forever the streets, alleys and all other rights-of-way shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access and firelane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and firelane easements is the responsibility of the property owner. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements which may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Glenn Heights, Texas

This plat does not alter or remove existing deed restrictions or covenants, if any on this property.

WITNESS, my hand, this _____ day of _____, 2020.

By: **D.R. HORTON - TEXAS, LTD. A TEXAS LIMITED PARTNERSHIP**

By: **D.R. HORTON, INC., A DELAWARE CORPORATION ITS AUTHORIZED AGENT**

By: _____
Benjamin Clark, Assistant Vice President

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2020.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, SEAN PATTON, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon shall be properly placed under my personal supervision in accordance with Subdivision Regulations of the City of Glenn Heights, Texas.

_____
Sean Patton
Registered Professional Land Surveyor #5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
sean.patton@kimley-horn.com

STATE OF TEXAS
REGISTERED
SEAN PATTON
5660
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2020.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

NOTARY PUBLIC
STATE OF TEXAS
CAROL SELF
Notary Public, State of Texas
My Notary ID # 124370901
Expires October 24, 2022

"I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF _____ TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS ____ DAY OF _____, 2020, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS"

Chairman, Planning Commission	Date	Secretary	Date

"I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF _____ TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS ____ DAY OF _____, 2020, BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS

Mayor	Date	Secretary	Date

LINE TABLE

LINE	LENGTH	BEARING
L1	45.00	S43°31'25.21"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	250.00'	392.70'	N44°19'50"E	353.55'	90°00'00"	250.00'
C2	250.00'	392.70'	N44°19'50"E	353.55'	90°00'00"	250.00'
C3	400.00'	298.89'	N22°04'34"W	291.99'	42°48'48"	156.81'

FINAL PLAT
MAGNOLIA MEADOWS - PHASE 4

LOTS 10X,15X, 10-15, BLOCK W;
LOTS 1X,25X,40X, 1-40, BLOCK X;
LOTS 1-27, BLOCK Y;
LOTS 1-14, BLOCK Z;

87 RESIDENTIAL LOTS AND 5 HOA LOTS

BEING
32.032 ACRES
SITUATED IN THE
M. McDERMOTT SURVEY, ABSTRACT NO. 743,
CITY OF GLENN HEIGHTS,
ELLIS COUNTY, TEXAS

OWNER:
D.R. Horton - Texas, Ltd.
6751 North Freeway
Fort Worth, Texas 76131
817-230-0800
Contact: Zach C. Motley, P.E.

APPLICANT:
Kimley-Horn & Associates
6160 Warren Pkwy, Ste. 210
Frisco, Texas 75034
972-335-3580
Contact: Thomas Fletcher, P.E.

SURVEYOR:
Kimley-Horn & Associates
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
469-501-2200
Contact: Sean Patton, R.P.L.S.

Kimley»Horn
400 N. Oklahoma Dr. Ste. 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	KHA	04/14/2020	068517087	3 OF 3

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DWG NAME: K:\FRI_SURVEY\068517087-MAGNOLIA FARMS - GLENN HEIGHTS\DWG\MAGNOLIA MEADOWS PHASE 4 FINAL PLAT.DWG PLOTTED BY ALLEN, STEPHEN 8/6/2020 1:37 PM LAST SAVED 8/6/2020 10:49 AM

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: August 10, 2020

SUBJECT

Discuss and take action on a Site Plan 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 a null and void 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 Site Plan 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 a 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. 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 may be subsequent to the approval of this site plan.

FISCAL IMPACT

N/A

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by July 24, 2020. Notice was also published in a local newspaper on July 26, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

RECOMMENDATIONS / ALTERNATIVES

Staff recommends approval of this Site Plan as presented

PREPARED BY

Miamauni Hines, Planner

REVIEWED BY

Marlon Goff, Interim Planning and Development Services Director

ATTACHMENTS

A. Harvest Hill Family Church Site Plan

1 3D View 3

2 3D View 2

3 3D View 1

4 {3D}

Submittal for Site Plan review and approval

Harvest Hill Family Church

1800 S. Hampton Blvd
Glenn Heights, Texas

Revisions

Cover Sheet

A1

May 19, 2020

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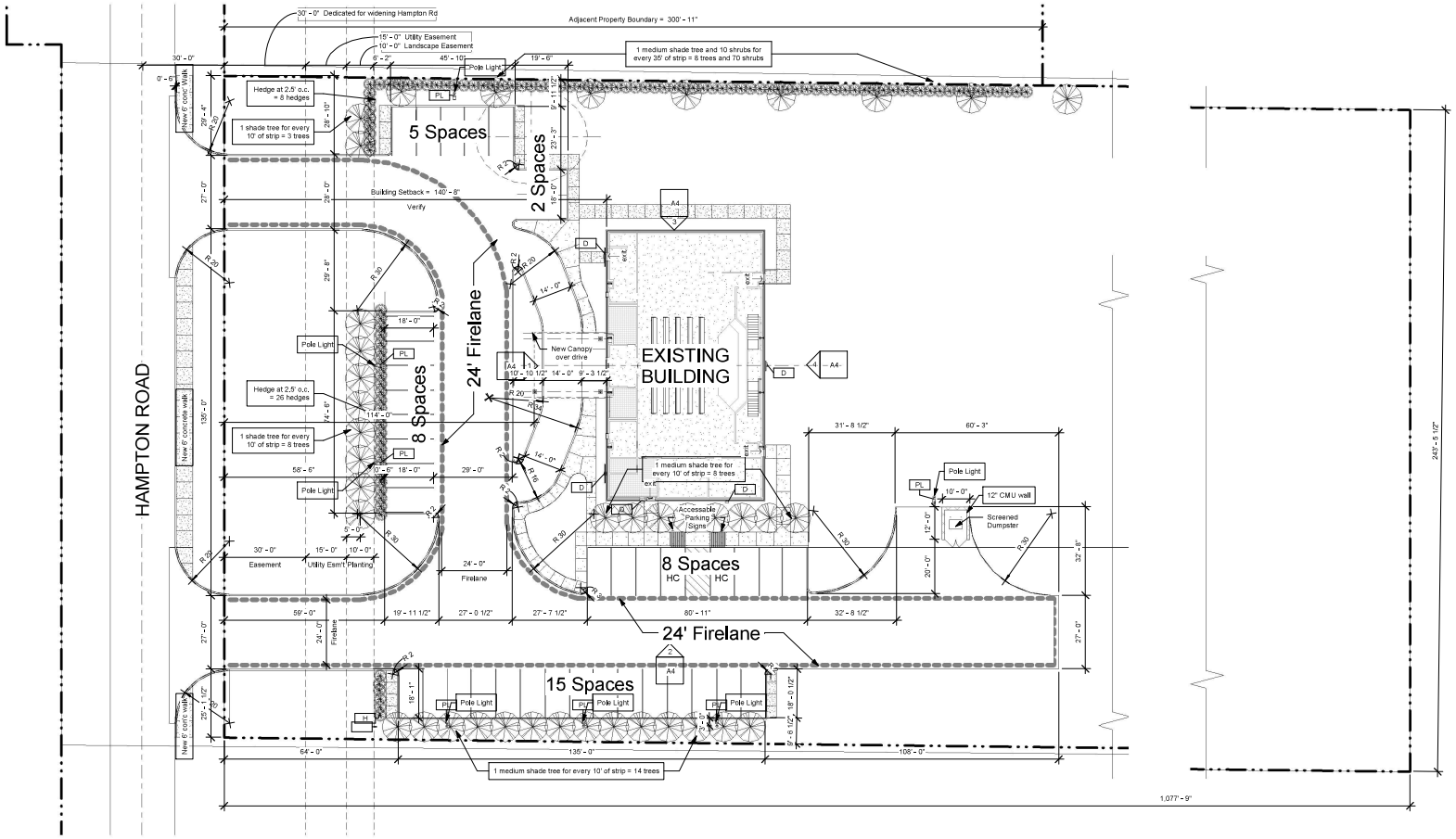

1 Building Site Plan
1" = 20'-0"

PARKING	REQUIRED	PROVIDED
ONE SPACE PER 3 SEATS REQUIRED PROVIDED	80 PEOPLE 27 SPACES	38 SPACES
TOTAL		38 SPACES

Planting Schedule

Family	Count	Type	Comments
RPC Shrub	110	Burford Holly 4'-0"	
RPC Tree - Deciduous	40	American Beech - 20'	3 caliper select from approved Planning and Zoning planting list

Grand total: 150

Submittal for Site Plan review and approval

Harvest Hill Family Church
1800 S. Hampton Blvd
Glenn Heights, Texas

Revisions

Building Site Plan

A2

May 19, 2020

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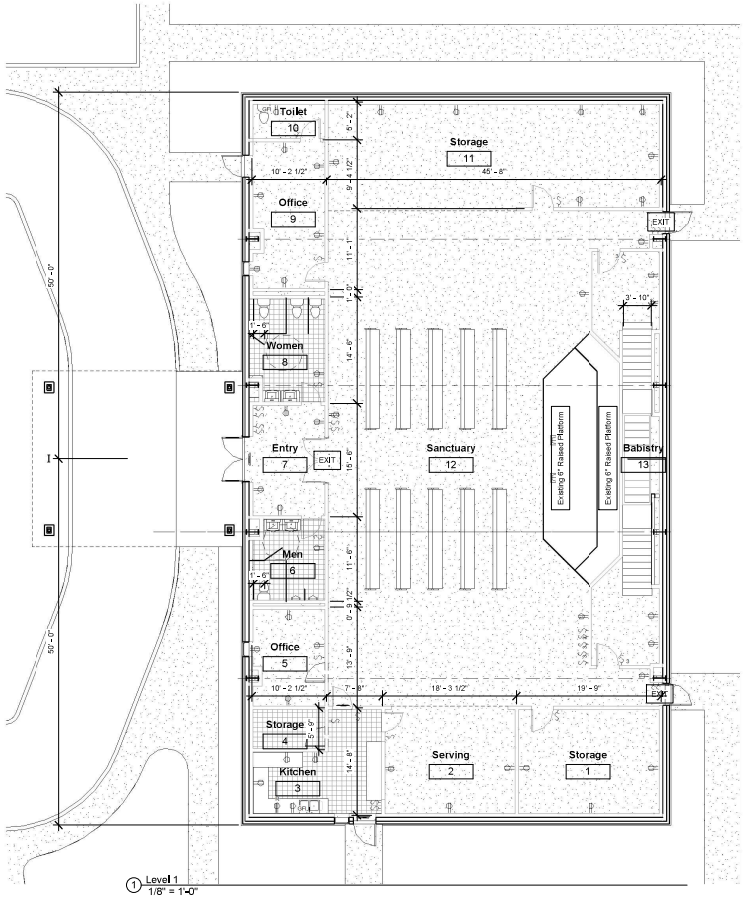
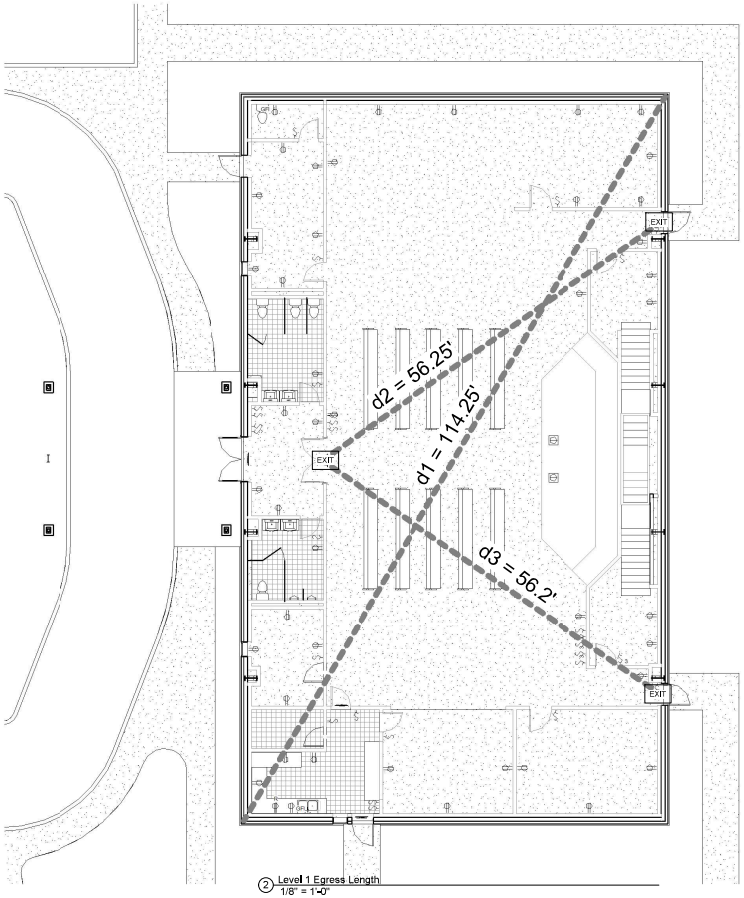


1 Level 1
1/8" = 1'-0"



2 Level 1 Egress Length
1/8" = 1'-0"

Submittal for Site Plan review and approval

Harvest Hill Family Church

1800 S. Hampton Blvd
Glenn Heights, Texas

Revisions

Floor Plan

A3

May 19, 2020

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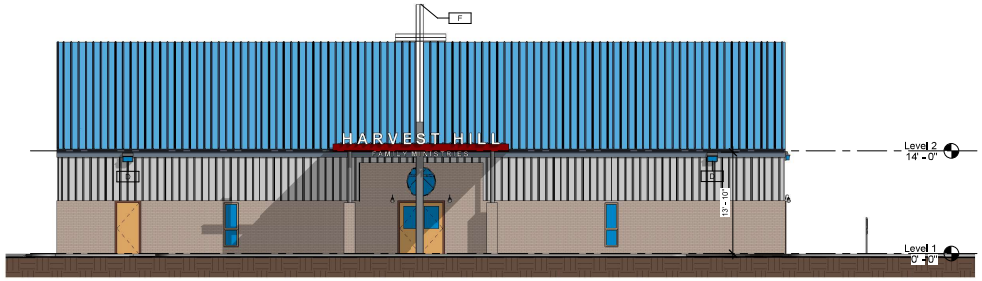
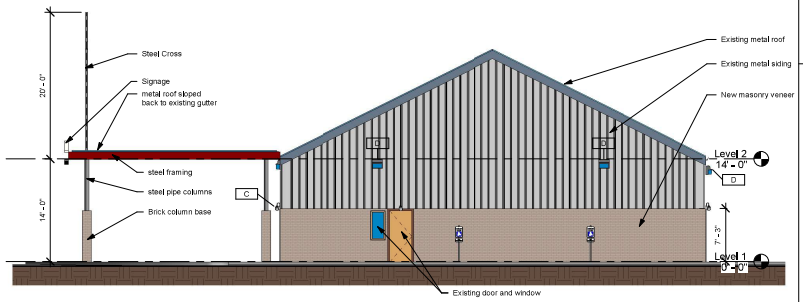


1 West
1/8" = 1'-0"



2 South
1/8" = 1'-0"

4 East
1/8" = 1'-0"

3 North
1/8" = 1'-0"

Submittal for Site Plan review and approval

Harvest Hill Family Church

1800 S. Hampton Blvd
Glenn Heights, Texas

Revisions

Exterior Elevations

A4

May 19, 2020

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CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION REPORT

Date: August 10, 2020

SUBJECT

Discuss and take action on a Specific Use Permit request by Elvia and Mario Argueta for an accessory structure with a floor area greater than 650 square feet. The 0.996-acre property is zoned SF-1 and is described as Block C, Lot 6 of Morgan Heights. The property address is 705 Barton Avenue, Glenn Heights, Dallas County, Texas. The land is currently used as a residence and the applicant proposes to use the accessory structure for the storage and keeping of equipment used to maintain the property.

REPORT IN BRIEF

The Planning and Zoning Commission will hear a Specific Use Permit request for an accessory structure with a floor area greater than 650 square feet.

BACKGROUND / DISCUSSION

Given the underlying zoning and existing development, the applicant proposes to further develop the property by constructing an accessory structure with a floor area of 2,700 square feet. The applicant proposes to use this structure for the storing and keeping personal lawn maintenance and construction equipment.

<u>Zoning Ordinance</u>

The Zoning Ordinance defines an accessory building:

> *ACCESSORY BUILDING. A subordinate building or a portion of the main building located on the same lot as the main building, the use of which is incidental to that of the dominant use of the building or premises and not exceeding the maximum lot*

coverage. Accessory buildings must meet all requirements of the zoning district in which they are located. Accessory buildings generally include parking garages, adjacent farm structures, home workshops and tool houses, storage shed, home greenhouses, etc. Farms with working barns may be exempt if the land is subject to an agricultural use exemption; proof of receipt of such an exemption from the applicable appraisal district must be available for inspection. Accessory buildings may only exist in conjunction with a primary structure and may not be constructed in the absence of a primary structure unless provided by ordinance. In the event a primary structure is destroyed, the accessory building may continue to exist in the absence of the primary structure for six months provided a primary structure is being reconstructed. Failure to timely construct a primary structure requires the removal of the accessory structure. Accessory structures shall not include structures commonly known as sea boxes, PODs, trailer containers, railroad boxes and the like.

For all properties zoned SF-1, an accessory building is allowed if it is under 650 square feet and meets all applicable design criteria as stated in the City's Zoning Ordinance. However, an accessory building with a floor area greater than 650 square feet requires that a Specific Use Permit request be considered by the Planning and Zoning Commission and City Council. Approval of this request would allow the applicant to submit a building permit application for the construction of such structure at 705 Barton Avenue. Approval of this request would subsequently approve the intended use of the proposed structure.

<u>Section IX4.4.B – Status of Conditionally Permitted Uses</u>

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 a Site Plan 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 July 24, 2020. Notice was also published in a local newspaper by July 26, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

ALTERNATIVES

N/A

RECOMMENDATIONS

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

PREPARED BY

Miamauni Hines, Planner

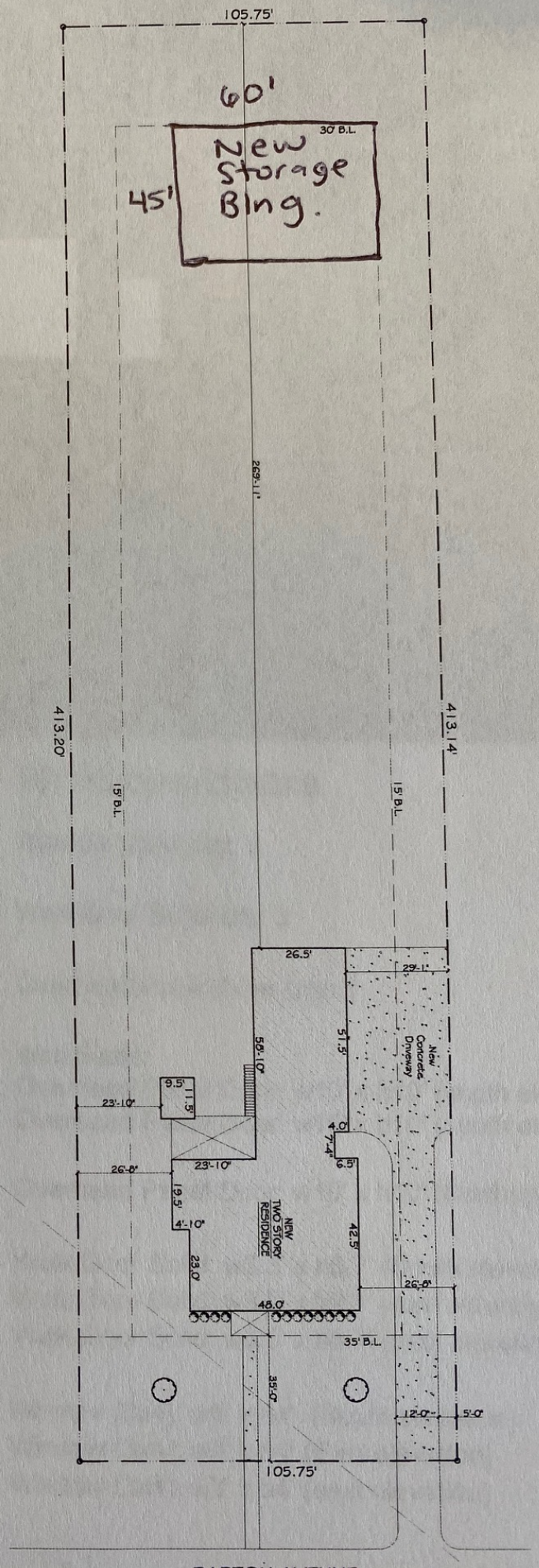
REVIEWED BY

Marlon Goff, Interim Planning and Development Services Director

ATTACHMENTS

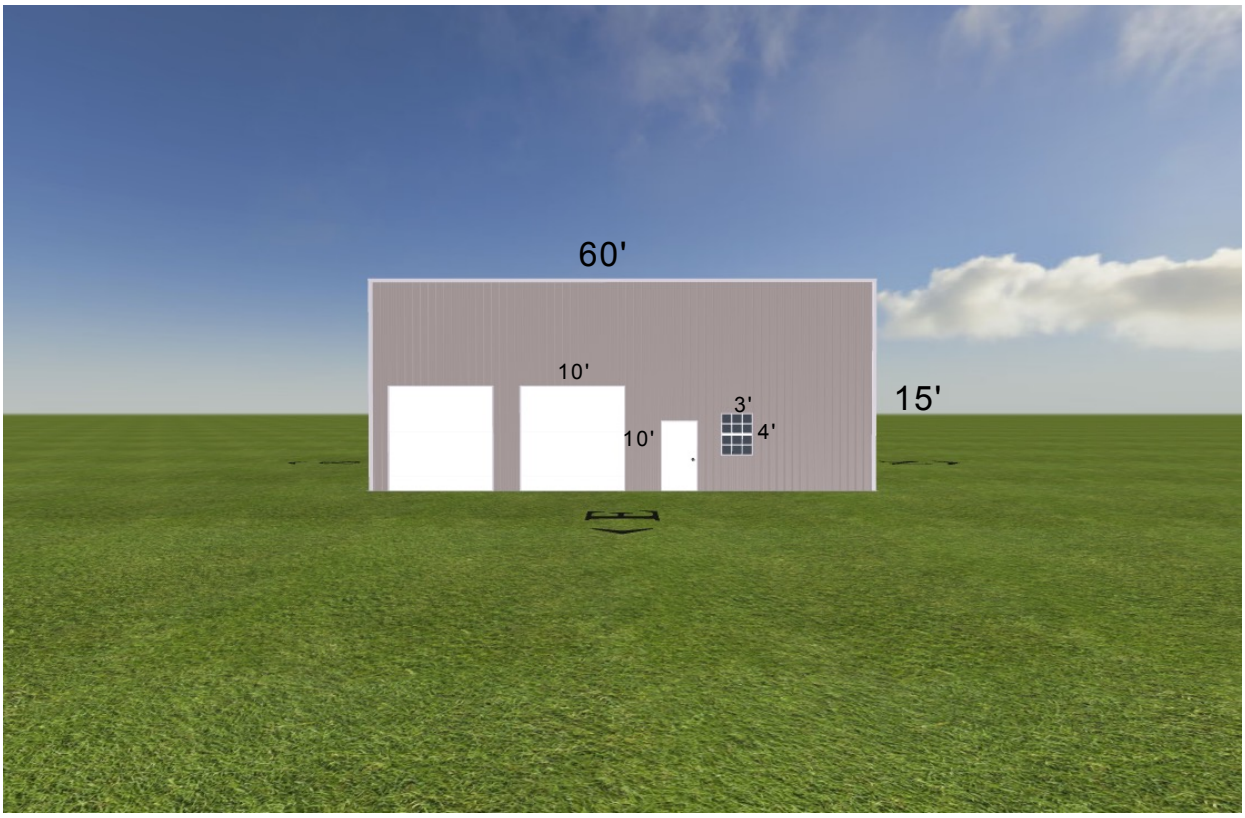
A. Proposed Site Plan
B. Proposed Building Elevations

Backyard setback: 30ft
side set backs: 15ft.



SITE PLAN

South Elevation (front side)
705 Barton Ave



Building Specs

Width: 60'
Length: 45'
Height: 15'
Roof Type: Single Slope
Roof Pitch: -1":12"

-Metal enclosed Building
-14-gauge galvanized squared tubing

Colors

Roof Color: Matte Black
Wall Color: Ash Gray
Trim Color: Regal White
Wainscot Color: Regal White

Windows/doors

Window (3x4) Qty: 3

Walk Door Solid Qty: 3

Overhead Panel Door Qty: 3

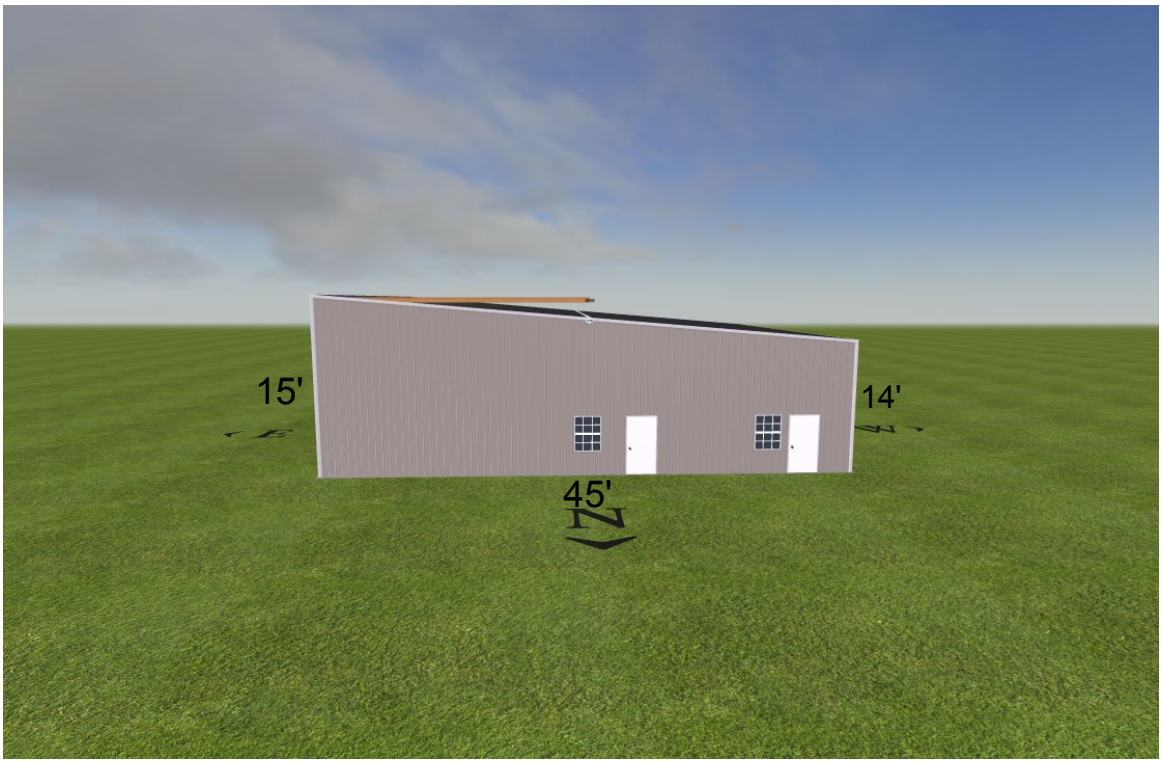
Item Sizes:
Overhead Panel Door: w10' x h10' (south elevation)
Overhead Panel Door: w10' x h10' (south elevation)

Overhead Panel Door: w10' x h10' (North elevation)

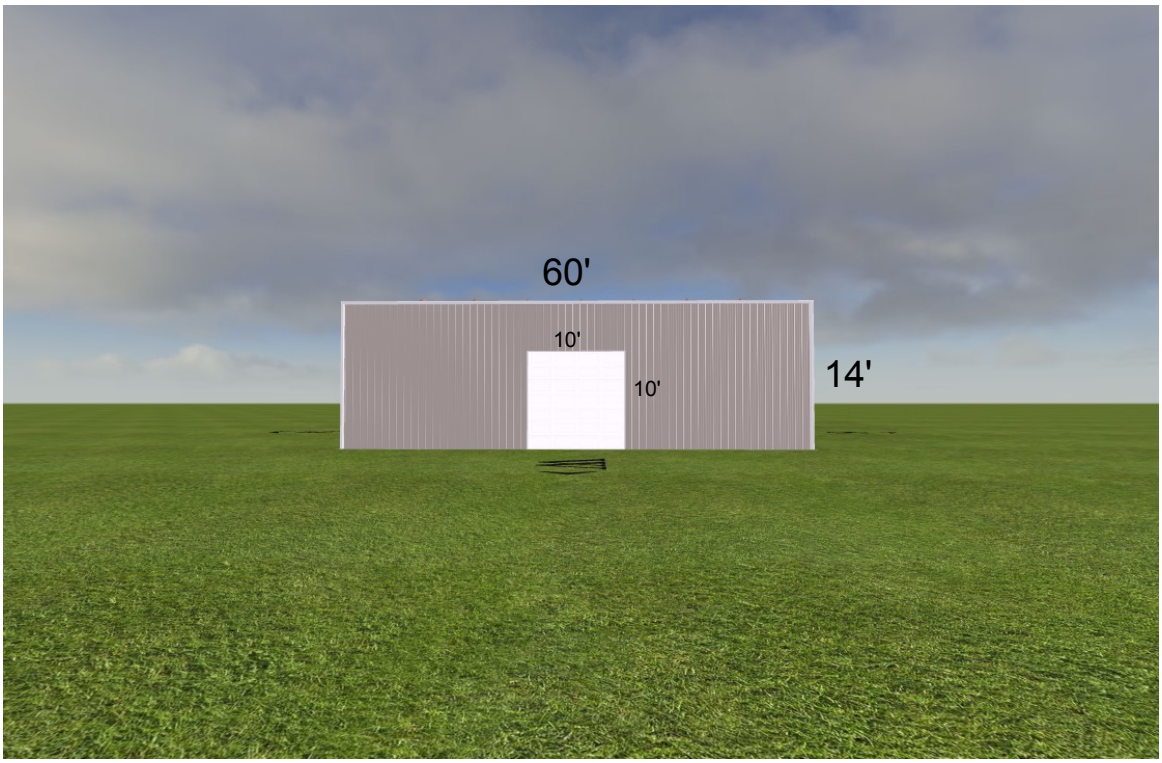
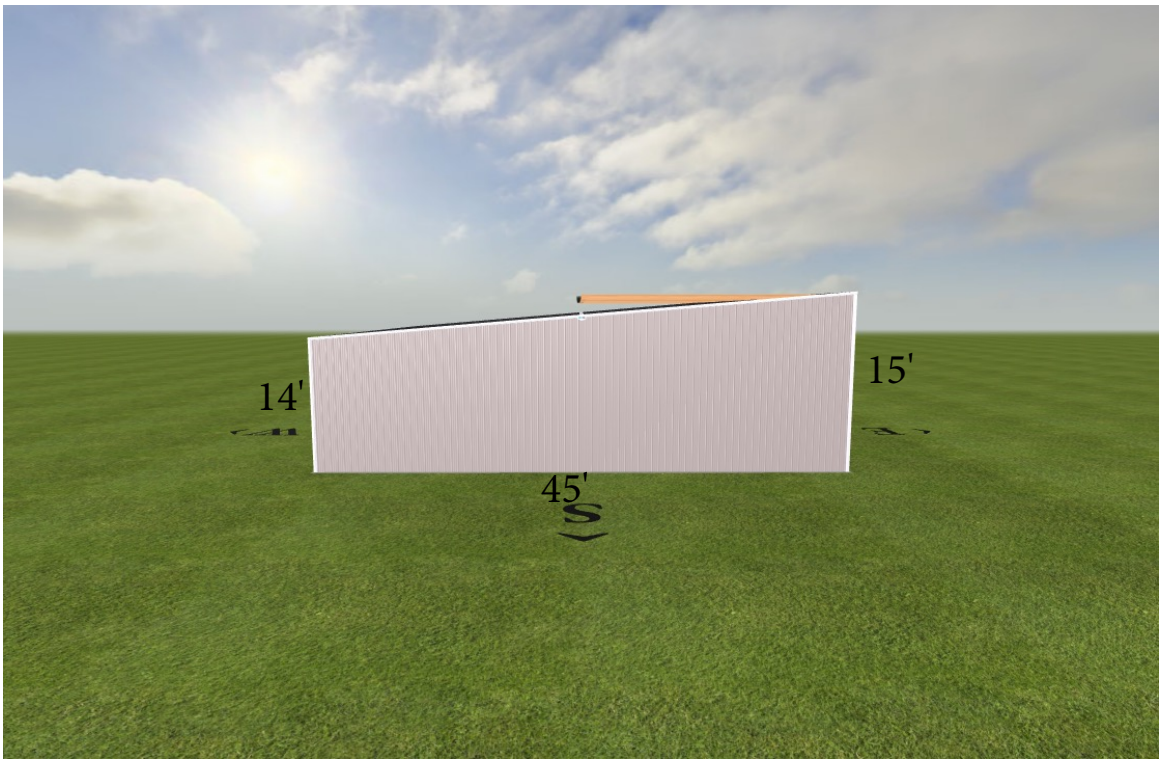
Walk Door Solid: w3.5' x h6.7' (South elevation)
Walk Door Solid: w3.5' x h6.7' (east elevation)
Walk Door Solid: w3.5' x h6.7' (east elevation)

Window (3x4): w3' x h4' (South elevation)
Window (3x4): w3' x h4' (East elevation)
Window (3x4): w3' x h4' (east elevation)

East side Elevation



North side Elevation (back side)



West Elevation