



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, SEPTEMBER 14, 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, SEPTEMBER 14, 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 September 14, 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. Discuss and take action to appoint the Planning and Zoning Commission Chair and Vice-Chair.
2. **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 Lot 6, Block C 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.
3. **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 Lot 6, Block C 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.
4. **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.
5. **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.
6. **Zoning Case 20-008-SUP:** Public hearing to receive testimony concerning a Specific Use Permit request by Gilco Contracting on behalf of Bloomfield Homes for a temporary concrete batch plant. The 71.088-acre property is zoned Planned Development 22, Single-Family 3 (PD-22, SF-3) and situated in the William Rawlings Survey, Abstract No. 1205. The property address is 1945 Hampton Road, Glenn Heights, Dallas County, Texas. The developers are currently in the process of clearing and grading the land for a new single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the

completion of this project.

7. **Zoning Case 20-008-SUP:** Discuss and take action on a Specific Use Permit request by Gilco Contracting on behalf of Bloomfield Homes for a temporary concrete batch plant. The 71.088-acre property is zoned Planned Development 22, Single-Family 3 (PD-22, SF-3) and situated in the William Rawlings Survey, Abstract No. 1205. The property address is 1945 Hampton Road, Glenn Heights, Dallas County, Texas. The developers are currently in the process of clearing and grading the land for a new single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the completion of this project.
8. **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 39.820 acres situated in the Elias R Parks Survey, Abstract No. 1131. The 38.820-acre property is addressed 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas and the 1.000-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 for no more than 70 single-family residential lots with an SF-3 base zoning. In addition to the residential component, the proposal also includes 6.010 acres of open space, a pedestrian trail, park benches, playground equipment, and gazebos.
9. **Zoning Case 19-006-RZ:** Discuss and take action to reconsider 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 39.820 acres situated in the Elias R Parks Survey, Abstract No. 1131. The 38.820-acre property is addressed 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas and the 1.000-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 for no more than 70 single-family residential lots with an SF-3 base zoning. In addition to the residential component, the proposal also includes 6.010 acres of open space, a pedestrian trail, park benches, playground equipment, and gazebos.

ADJOURNMENT

I, Brandi Brown, City Secretary, do hereby certify that the Notice and Agenda was posted in a place convenient to the Public on September 11, 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