



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, DECEMBER 13, 2021 6:30 PM
PLANNING & ZONING COMMISSION MEETING**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Regular Planning and Zoning Commission Meeting on Monday, December 13, 2021, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possible take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/129/Agendas-Minutes>.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of October 11, 2021.

AGENDA

1. **Zoning Case 21-006-FP**: Discuss and take action on a Final Plat request by Goodwin & Marshall on behalf of Starlight Homes for Stone Creek IIID. The 24.290-acre property is zoned PD-10A and is situated in the James J Clayton Survey, Abstract No. 211, Glenn Heights, Ellis County, Texas. this phase is proposed for a total of 42 residential lot and 3 HOA owned and maintained lots. The property is currently undeveloped but proposed for single-family residential.
2. **Zoning Case 21-007-FP**: Discuss and take action on a Final Plat request by Goodwin & Marshall on behalf of Starlight Homes for Stone Creek IIIE. The 7.464-acre property is zoned PD-10A and is situated in the James J Clayton Survey, Abstract No. 211, Glenn Heights, Ellis County, Texas. this phase is proposed for a total of 24 residential lot and 1 HOA owned and maintained lots. The property is currently undeveloped but proposed for single-family residential.
3. **Zoning Case 21-009-RZ**: Public hearing to receive testimony concerning a zoning change request by Westfall Engineering on behalf of Dillmon

Investments, LLC. the 23.067-acre parcel is more particularly described as Tract A of Meadow Creek Estates and located at the northeast corner of East Bear Creek Road and Mourning Dove Drive, Glenn Heights, Dallas County, Texas. The applicant proposes to change the zoning of this parcel from Commercial (C) to Planner Development-27, for Multifamily and Commercial ("PD-27, MF, C") designating approximately 18.390 acres of land for the development of multifamily residential units and approximately 5.250 acres of land for the mixed-use development of both commercial and multifamily residential units with a density not to exceed 18 units per acre. The applicant also proposes to include amenities such as a swimming pool, fitness center, business center, community room, outdoor grill area, children's playground, dog park, and a pedestrian walking trail.

4. **Zoning Case 21-009-RZ:** Discuss and take action on a zoning change request by Westfall Engineering on behalf of Dillmon Investments, LLC. The 23.067-acre parcel is more particularly described as Tract A of Meadow Creek Estates and located at the northeast corner of East Bear Creek Road and Mourning Dove Drive, Glenn Heights, Dallas County, Texas. The applicant proposes to change the zoning of this parcel from Commercial (C) to Planner Development-27, for Multifamily and Commercial ("PD-27, MF, C") designating approximately 18.390 acres of land for the development of multifamily residential units and approximately 5.250 acres of land for the mixed-use development of both commercial and multifamily residential units with a density not to exceed 18 units per acre. The applicant also proposes to include amenities such as a swimming pool, fitness center, business center, community room, outdoor grill area, children's playground, dog park, and a pedestrian walking trail.
5. **Zoning Case 21-010-RZ:** Public hearing to receive testimony concerning a change of zoning request by Adieb Isa, Director of Kimsey Developments, Inc. for the property located at 825 E Bear Creek Road, Glenn Heights, Dallas County, Texas. The 3.173-acre parcel is situated in the James Porter Survey, abstract 1129 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Retail (R) for the development and retail use of a retail shopping and service center.
6. **Zoning Case 21-010-RZ:** Discuss and take action on a change of zoning request by Adieb Isa, Director of Kimsey Developments, Inc. for the property located at 825 E Bear Creek Road, Glenn Heights, Dallas County, Texas. The 3.173-acre parcel is situated in the James Porter Survey, abstract 1129 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Retail (R) for the development and retail use of a retail shopping and service center.

ADJOURNMENT

In accordance with the Americans with Disabilities Act, If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email

brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938 South Hampton Road, Glenn Heights, Texas by 6:30 P.M. on Friday, December 10, 2021.

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 at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary