



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, APRIL 11, 2022 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, April 11, 2022, 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

AGENDA

1. **Zoning Case 21-008-FP:** Discuss and take action on a Final Plat request by Engineering Concepts & Design on behalf of Bloomfield Homes LP for Maplewood 2B. The 23.82-acres are situated in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas. This phase is proposed for a total of 99 residential lots and 1 HOA owned and maintained lot. The property is currently undeveloped, but proposed for single-family residential.
2. **Zoning Case 21-009-FP:** Discuss and take action on a Final Plat request by Engineering Concepts & Design on behalf of Bloomfield Homes LP for Hampton Park Phase 1. The 36.844-acres are situated in the John C. Patton, William G. Berry, and William G. Denton Surveys, Abstracts No. 841, 74, and 295, Glenn Heights, Ellis County, Texas. This phase is proposed for a total of 117 residential lots and 4 HOA owned and maintained lot. The property is currently undeveloped but proposed for single-family residential.
3. **Zoning Case 22-001-FP:** Discuss and take action on a Final Plat request by JPH Land Survey on behalf of Ledbetter Real Estate, Ltd. & Mariposa Crossing, LLC for Mariposa Crossing. The 5.868-acre is situated in the JP Wolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas. The subject property is zoned Retail with a Specific Use Permit. The applicant proposed to subdivide

this tract into three lots.

4. **Zoning Case 21-009-RZ:** Public hearing to receive testimony concerning a zoning change request by Farrukh Azim on behalf of Sudha Suravaram. The 120.17-acre parcel is more particularly described as Tract 5R, 6R, and adjacent Tract of Block A in the Everett L Trees subdivision and located near the southeast corner of East Bear Creek Road and S. Westmoreland Road, Glenn Heights, Dallas County, Texas.
5. **Zoning Case 21-009-RZ:** Discuss and take action on a zoning change request Farrukh Azim on behalf of Sudha Suravaram. the 120.17-acre parcel is more particularly described as Tract 5R, 6R, and adjacent Tract of Block A in the Everett L Trees subdivision and located near the southeast corner of East Bear Creek Road and S. Westmoreland Road, Glenn Heights, Dallas County, Texas.
6. **Zoning Case 21-002-RZ:** Public hearing to receive testimony concerning a change of zoning request by Kimley-Horn for the property located at 901 W. Bear Creek Road, Glenn Heights, Dallas County, Texas. The 96.8-acre parcel is situated in the Elias R. Park Survey, abstract 1131 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-3 (SF-3) for the development of a single-family neighborhood.
7. **Zoning Case 21-002-RZ:** Discuss and take action on a change of zoning request by Kimley-Horn for the property located at 901 W. Bear Creek Road, Glenn Heights, Dallas County, Texas. The 96.8-acre parcel is situated in the Elias R. Park Survey, abstract 1131 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-3 (SF-3) for the development of a single-family neighborhood.
8. **Zoning Case 22-002-SUP:** Public hearing to receive testimony concerning a Specific Use Permit and Site Plan for Auto Zone by Arly Samuelson and Westwood Professional Services. The 2.656- acre property is zoned R and is situated in the Hollywood Addition Lot 29B, Block E. The property address is 121 E. Bear Creek Road, located at the northwest corner of Ovilla Road and Santa Rosa, Glenn Heights, Ellis County, Texas. The proposed use is auto parts store.
9. **Zoning Case 22-002-SUP:** Discuss and take action on a request concerning a Specific Use Permit and Site Plan for Auto Zone by Arly Samuelson and Westwood Professional Services. The 2.656- acre property is zoned R and is situated in the Hollywood Addition Lot 29B, Block E. The property address is 121 E. Bear Creek Road, located at the northwest corner of Ovilla Road and Santa Rosa, Glenn Heights, Ellis County, Texas. The proposed use is auto parts store.

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 5:00 P.M. on Friday, April 8, 2022.

Pursuant to Section 551.071 of the Texas Government Code, the City Council 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