



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, APRIL 8, 2024, 6:30 P.M.**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Planning and Zoning Commission Meeting on Monday, April 8, 2024, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, 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 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 January 8, 2024.
2. Discuss and take action to approve the meeting minutes of February 26, 2024.
3. Discuss and take action to approve the meeting minutes of March 25, 2024.

AGENDA

1. **Zoning Case (Comp Plan):** Public hearing to discuss and consider making a recommendation to City Council regarding an ordinance of the City Council of the City of Glenn Heights, Texas, providing for the adoption of a new comprehensive plan for the City of Glenn Heights, replacing the comprehensive plan 2023, to provide for goals and objectives for the responsible and orderly growth of the city, containing provisions on land use, transportation and public facilities, and establishing guidelines for zoning and coordination of development regulations.
2. **Zoning Case:** Public hearing to discuss and consider making a recommendation to City Council regarding a change in zoning request by Santiago Martinez, amending the Comprehensive Zoning Ordinance, Plan and Map of the City of

Glenn Heights, Texas, as amended by granting a change in zoning for an approximately 0.892 acre tract of land, situated in the Abraham Hart Survey, Abstract No. 563, Dallas County, Texas and being all of Lot 1, Block 1, Cannon Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in county clerk instrument 201400100244, said tract conveyed unto Jacob Cannon by deed recorded in Instrument No. 201200363927 Dallas County Texas and being commonly known as 925 W. Bear Creek Road, Glenn Heights, Texas from Single-Family Residential-1 (SF-1) to Single-Family Residential-2 (SF-2).

3. **Zoning Case:** Public hearing to discuss and consider making a recommendation to City Council regarding a change of zoning request by Raghu Raj Reddy on behalf of BR Estates at Shermans to change the zoning classification from retail (R) to retail with a specific use permit for restaurant (Dine-In and Drive Thru) (R SUP) for an approximately 4.26 acres tract of land described as portion of Lot 7 and portion of Lot 9, Block K, Hollywood Addition, Phase II, located at the Northeast corner of Ovilla Road and Santa Rosa Drive, Glenn Heights, Ellis County, Texas.
4. **Planned Development PD-27:** Public hearing to discuss and consider making a recommendation to City Council regarding a request by Farrukh Azim, on behalf of Shamrock Angel, LLC amending the City of Glenn Heights Comprehensive Zoning Ordinance, Plan and Zoning Map, as previously amended, by amending the zoning of a 111.606± tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described from Planned Development-6 (DP-6), Retail (R), Multi-Family (MF), and Single-Family Residential-1 (SF-1) to Planned Development-27 (PD-27) for Mixed Use Single-Family Residential (Base Single-Family Residential-3), Townhome and Multi-Family.
5. **Planned Development PD-29:** Public hearing to discuss and consider making a recommendation to City Council regarding a request by Patrick McIntyre on behalf of Stewart Farms amending the zoning ordinance and map of the City of Glenn Heights, as heretofore amended, by granting a change in zoning for an approximate 96.9 acre parcel of land from Single Family Residential-3 ("SF-3") to planned development ("PD-29") to allow for the development of the Stewart Farms Subdivision allowing for residential uses with a base zoning of Single Family Residential-3 ("SF-3"), said property being comprised of two tracts located in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas.

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-C South Hampton Road, Glenn Heights, Texas by 6:30 P.M. on Friday, April 5, 2024.

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