



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, JUNE 14, 2021 6:30 PM
PLANNING & ZONING COMMISSION MEETING**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of May 10, 2021.

AGENDA

1. **Zoning Case 21-001-PP:** Discuss and take action on a Preliminary Plat by Macatee Engineering on behalf of First Texas Homes for Bridges at Little Creek. The 59.886-acre tract is situated partially in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas, partially in the William Rawlins Survey, Abstract No. 1363, Glenn Heights, Ellis County, Texas, and partially in the JJ Clayton Survey, Abstract No. 211, Glenn Heights, Ellis County Texas. The subject property is zoned Planned Development-24 for Single Family-3, Single Family-4, and Retail (PD-24- SF-3/SF-4/R). The applicant proposes to subdivide this tract into 110 single-family residential lots, 2 nonresidential lots, and 5 lots to be owned and maintained by the Bridges at Little Creek Homeowners Association.
2. **Zoning Case 21-007-RZ:** Public hearing to receive testimony concerning a change of zoning request by Miguel Motta for the property located at 2501 South Hampton Road, Glenn Heights, Ellis County, Texas. The 1.450-acre parcel is more particularly described as Lot 26, Block 2 of Cinnamon springs and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-2 (SF-2) for the replotting and subsequent development of three new single-family residential lots.
3. **Zoning Case 21-007-RZ:** Discuss and take action on a change of zoning request by Miguel Motta for the property located at 2501 South Hampton Road, Glenn Heights, Ellis County, Texas. The 1.450-acre parcel is more particularly described as Lot 26, Block 2 of Cinnamon springs and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-2 (SF-2) for the replotting and subsequent development of three new single-family residential

lots.

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, June 11, 2021.

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

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF
THE CITY OF GLENN HEIGHTS, TEXAS**

MONDAY, MAY 10, 2021

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 10th day of May 2021, 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

Paul Alley	*	Vice-Chair
April Stokes	*	Board Member
Kelvin Stroy	*	Board Member
Arnold Davis, Jr.	*	Board Member

ABSENT

Austin Kelley	*	Chair
Tabatha Gamble	*	Board Member

STAFF

Michael Rogers	*	Deputy City Manager
Marlon Goff	*	Director of Planning and Development Services
Miamauni Hines	*	City Planner

Call to Order Commissioner Alley called the meeting to order at 6:30 p.m.

Invocation Commissioner Davis

Pledge of Allegiance

Consent Agenda

1. Discuss and take action to approve the meeting minutes of April 12, 2021.

Motion by Commissioner Stroy to approve the minutes. Commissioner Davis made the second. The motion carried by the following vote:

Votes: (4-0) Aye – Stokes, Stroy, Davis, and Alley

Agenda

1. **Zoning Case 21-006-RZ:** Public hearing to receive testimony concerning a change of zoning request by Miguel Motta for the property located at 2501 South Hampton Road, Glenn Heights, Ellis County, Texas. The 1.450-acre parcel is more particularly described as Lot 26, Block 2 of Cinnamon Springs Phase I and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-3 (SF-3) for the replotting and subsequent development of four new single-family residential lots.

Motion by Commissioner Davis to open the Public Hearing at 6:34 p.m.

Commissioner Stroy made the second. The motion carried by the following vote:

Votes: (4-0) Aye – Stokes, Stroy, Davis, and Alley

Pamela Johnson
2503 South Hampton Road
Glenn Heights, Texas 75154

Mrs. Johnson stated her opposition of the proposed zoning change.

Connie McAlister
204 Cripple Creek Road
Glenn Heights, Texas 75154

Mrs. McAlister stated that she was against the proposed zoning change and asked for clarification on the proposed use and would the new lots affect her existing address number.

Wesley Johnson
2505 South Hampton Road
Glenn Heights, Texas 75154

Mr. Johnson stated his opposition of the proposed zoning change.

Motion by Commissioner Stroy to close the Public Hearing at 6:40 p.m.
Commissioner Davis made the second. The motion carried by the following vote:

Votes: (4-0) Aye – Stokes, Stroy, Davis, and Alley

2. **Zoning Case 21-006-RZ:** Discuss and take action regarding on a change of zoning request by Miguel Motta for the property located at 2501 South Hampton Road, Glenn Heights, Ellis County, Texas. The 1.450-acre parcel is more particularly described as Lot 26, Block 2 of Cinnamon Springs Phase I and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-3 (SF-3) for the replotting and subsequent development of four new single-family residential lots.

Miamauni Hines, City Planner

Ms. Hines presented the information related to the proposed zoning change and stated staff's recommendation of denial.

Motion by Commissioner Stroy to deny the proposed zoning change as presented. Commissioner Stokes made the second. The motion carried by the following vote:

Votes: (4-0) Aye – Stokes, Stroy, Davis, and Alley

Adjournment

Motion by Commissioner Davis to adjourn the meeting of the Planning and Zoning Commission at 6:48 p.m. Commissioner Stroy made the second. The motion carried by the following vote:

Votes: (4-0) Aye – Stokes, Stroy, Davis, and Alley

Paul Alley, Vice-Chair

Attest:

Miamauni Hines, City Planner

Passed and approved on the _____th day of _____, 2021.



CITY OF GLENN HEIGHTS PLANNING & ZONING COMMISSION REPORT

Date: June 14, 2021

SUBJECT

The Planning and Zoning Commission will hear a Preliminary Plat request by Macatee Engineering for the Bridges at Little Creek.

DISCUSSION / BACKGROUND

The Planned Development for the Bridges at Little Creek was approved on March 17, 2020 via Ordinance O-02-20. Currently, the developer seeks approval for the preliminary plat to continue drafting the engineering plans required to develop this subdivision accordingly.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

The development of the residential lots within this subdivision would generate approximately \$1.3 million in building permit, plan review, and construction fees. The City would also collect \$0.80443 per \$100 of taxable valuation for each lot.

RECOMMENDATION / ALTERNATIVES

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 public 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* of the preliminary plat as presented.

ATTACHMENTS

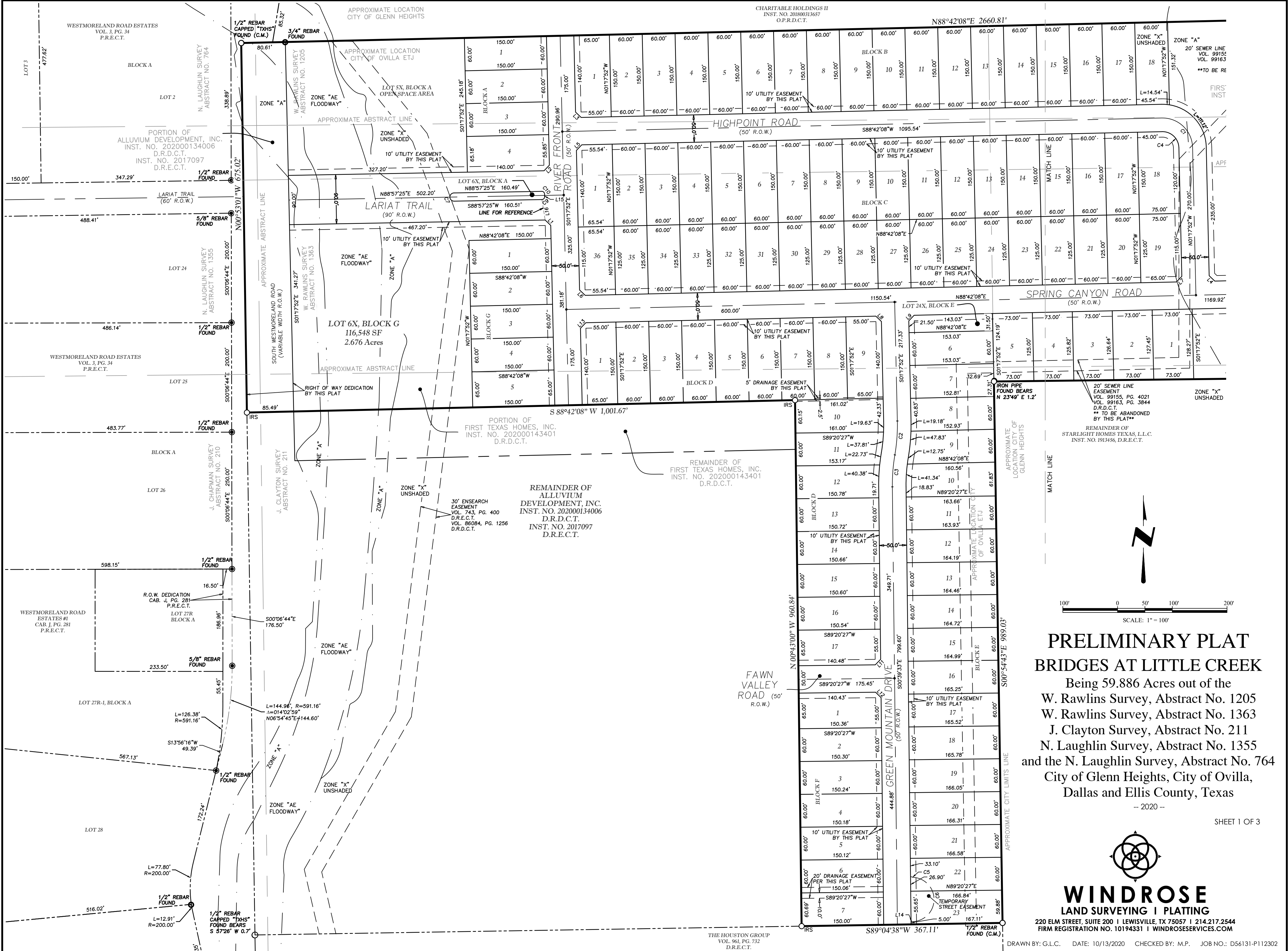
1. Bridges at Little Creek Preliminary Plat
2. Preliminary Plat Checklist

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

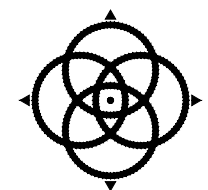
Marlon Goff, Director of Planning and Development Services



PRELIMINARY PLAT
BRIDGES AT LITTLE CREEK

Being 59.886 Acres out of the
W. Rawlins Survey, Abstract No. 1205
W. Rawlins Survey, Abstract No. 1363
J. Clayton Survey, Abstract No. 211
N. Laughlin Survey, Abstract No. 1355
and the N. Laughlin Survey, Abstract No. 764
City of Glenn Heights, City of Ovilla,
Dallas and Ellis County, Texas
-- 2020 --

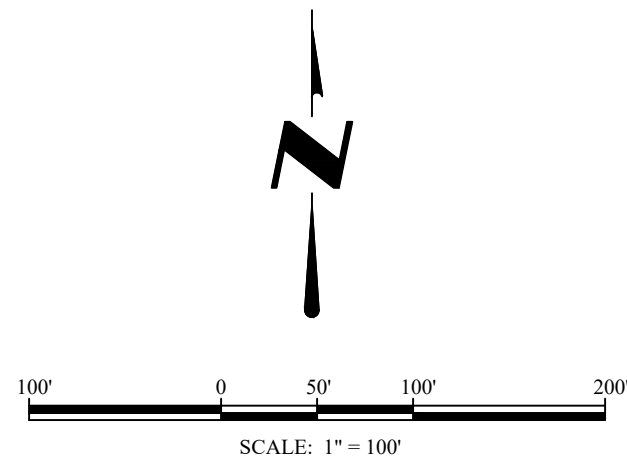
SHEET 1 OF 3



WINDROSE
LAND SURVEYING | PLATING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 10/13/2020 CHECKED BY: M.P. JOB NO.: D56131-P112302

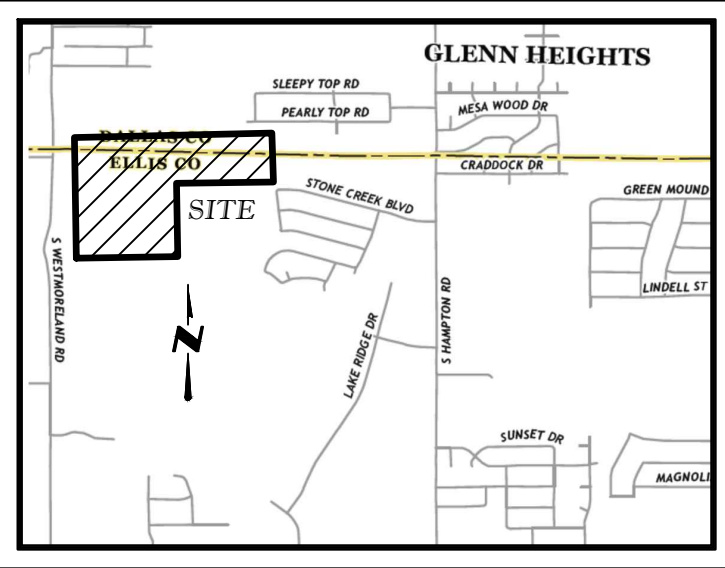


SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000072449.
- This property lies within Zone "X" Unshaded, Zone "A", and Zone "AE Floodway" of the Flood Insurance Rate Map for Dallas and Ellis County, Texas and Incorporated Areas, map nos. 48113C0640K and 48139C0075F, dated July 7, 2014 and June 3, 2013, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to take one tract of land and create 118 recorded lots.
- Lot 18, Block B and Lot 19, Block C are within the 100 year WSEL.

Line Data Table		
Line #	Distance	Bearing
L1	14.17'	S46°10'13"E
L2	14.11'	N43°49'47"E
L3	14.14'	S46°17'52"E
L4	14.14'	S46°17'52"E
L5	14.14'	N43°42'08"E
L6	14.14'	N46°17'52"W
L7	14.14'	S43°42'08"W
L8	14.14'	S46°17'52"E
L9	14.14'	S43°42'08"W
L10	25.08'	N46°17'52"W
L11	14.14'	S44°20'27"W
L12	14.14'	N45°39'33"W
L13	14.14'	N43°42'08"E
L14	2.00'	S89°04'38"W
L15	5.00'	S01°17'52"E
L16	37.86'	N08°55'17"W

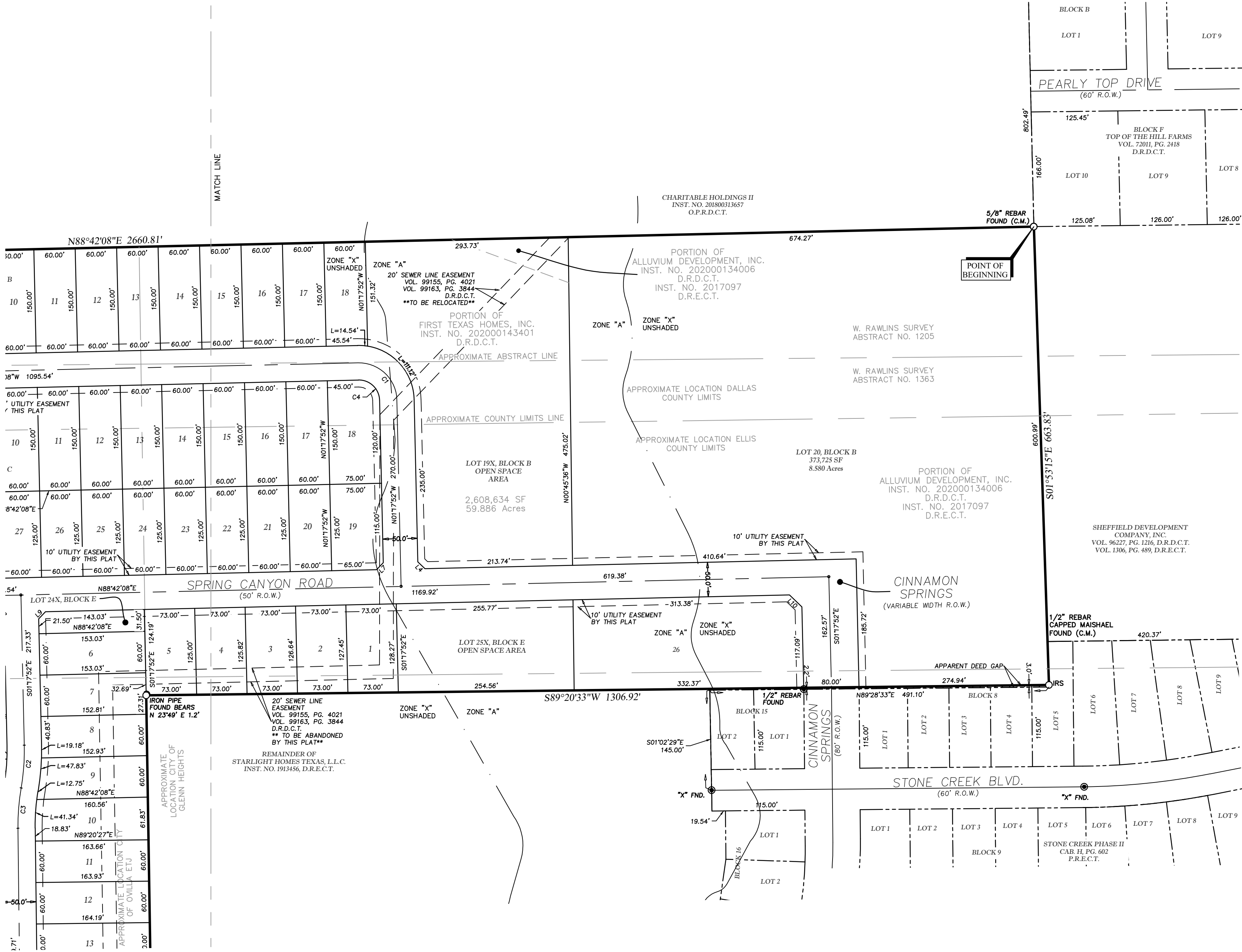
VICINITY MAP
NOT TO SCALE



LEGEND OF ABBREVIATIONS

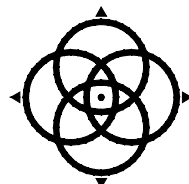
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	86.39'	55.00'	090°00'00"	N46°17'52"W	77.78'
C2	62.22'	325.00'	010°58'09"	S04°11'13"W	62.13'
C3	58.60'	325.00'	010°19'50"	S04°30'22"W	58.52'
C4	47.12'	30.00'	090°00'00"	S46°17'52"E	42.43'
C5	6.63'	20.00'	018°58'59"	S75°00'00"E	6.60'
C6	122.87'	40.50'	173°49'56"	S02°25'29"W	80.88'
C7	23.56'	7.50'	179°59'34"	N01°02'48"W	15.00'
C9	7.88'	5.00'	090°15'17"	S43°49'47"W	7.09'
C10	7.83'	5.00'	089°44'43"	S46°10'13"E	7.06'



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N. Laughlin Survey, Abstract No. 1355
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City of Glenn Heights, City of Ovilla,
Dallas and Ellis County, Texas



WINDROSE LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 10/13/2020 CHECKED BY: M.P. JOB NO.: D56131-P112302

-- 2020 --

STATE OF TEXAS §
COUNTY OF ELLIS §
COUNTY OF DALLAS §

WHEREAS Alluvium Development Inc. and First Texas Homes, Inc. are the owners of a 59.886 acre tract of land situated in the W. Rawlins Survey, Abstract Number 1205, the W. Rawlins Survey, Abstract Number 1363, the J. Clayton Survey, Abstract Number 211, the N. Laughlin Survey, Abstract Number 1355 and the N. Laughlin Survey, Abstract Number 764, being all of a deed described to Alluvium Development, Inc. recorded in Instrument Number 202000134006, Deed Records, Dallas County, Texas, also being all of Instrument Number 2017097, Deed Records, Ellis County, Texas, also being all of a deed described to First Texas Homes, Inc. by deed recorded in Instrument Number 202000143401, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the Texas State Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00072449);

BEGINNING at a 5/8 inch rebar found for the northeast corner of said Alluvium Development, Inc. tract same being the southeast corner of a tract of land described to Charitable Holdings II by deed recorded in Instrument Number 201800313657, Official Public Records, Dallas County, Texas, same being the southwest corner of Lot 10, Block F of Top of the Hill Farms, an addition to Glen Heights, as recorded in Volume 72011, Page 2418, Plat Records, Dallas County, Texas, also being the northwest corner of a tract of land described to Sheffield Development Company, Inc. by deed recorded in Volume 96227, Page 1216, Deed Records, Dallas County, Texas, also being recorded in Volume 1306, Page 489, Deed Records, Ellis County, Texas;

THENCE South 01 degrees 53 minutes 15 seconds East, with the northernmost northeast line of said Alluvium Development, Inc. tract, and with the west line of said Sheffield tract, passing at a distance of 600.99 feet a 1/2-inch rebar with cap stamped "Maishael" found for the northernmost northwest corner of Lot 5, Block 8 of Stone Creek Phase II, an addition to the City of Glenn Heights, as recorded in Cabinet H, Page 602, Plat Records, Ellis County, Texas and continuing a total distance of 663.83 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE South 89 degrees 20 minutes 33 seconds West, with the easternmost south line of said Alluvium Development, Inc. tract and continuing with the easternmost south line of said First Texas Homes tract, a total distance of 1306.92 feet to a 1/2-inch rebar capped "WINDROSE" set for an interior "ell" corner of said First Texas Homes tract, same being the northwest corner of a tract of land described to Starlight Homes Texas, LLC by deed recorded in Instrument Number 1913456, Deed Records, Ellis County, Texas, from which an iron pipe found bears North 23 degrees 49 minutes, 1.2 feet;

THENCE South 00 degrees 54 minutes 43 seconds East, with the west line of said Starlight Homes tract, a distance of 989.03 feet to a 1/2 inch rebar found for the northeast corner of a tract of land described to The Houston Group by deed recorded in Volume 961, Page 732, Deed Records, Ellis County, Texas;

THENCE South 89 degrees 04 minutes 38 seconds West, departing the west line of said Starlight Homes tract, with the north line of said Houston Group tract, a distance of 367.11 feet to a 1/2 inch rebar capped "WINDROSE" set on the north line of said The Houston Group tract;

THENCE North 00 degrees 43 minutes 00 seconds West, departing the north line of said The Houston Group tract, with the southwestern most line of said First Texas Homes tract and continuing over, across and upon said First Texas Homes tract, a total distance of 960.84 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE South 88 degrees 42 minutes 08 seconds West, with the over, across and upon said First Texas Homes tract and continuing over, across and upon said Alluvium Development tract, a total distance of 1,001.67 feet to a 1/2 inch rebar capped "WINDROSE" set for corner and lying in South Westmoreland Road (Variable Width right-of-way);

THENCE North 00 degrees 53 minutes 01 seconds West, with said South Westmoreland Road, a distance of 675.02 feet to a 1/2 inch rebar capped "TXHS" found for corner;

THENCE North 88 degrees 42 minutes 08 seconds East, with the northernmost line of said Alluvium Development tract, and with the south line of said Charitable Holdings II tract, passing at a distance of 80.61 feet a 3/4 inch rebar found for the northwest corner of said First Texas Homes tract, and continuing with the northernmost line of said First Texas Homes tract, and the south line of said Charitable Holdings II tract, and continuing with the north line of said Alluvium Development tract a total distance of 2660.81 feet to THE POINT OF BEGINNING and containing 2,608,634 square feet or 59.886 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Alluvium Development Inc. and First Texas Homes, Inc., does hereby adopt this plat designating the herein above described property as Bridges at Little Creek, an addition to the City of Glenn Heights, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes indicated on the plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. except that landscape improvements may be placed in landscape easements. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Glenn Height's use thereof. The City of Glenn Heights and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees shrubs or other improvements or growths, which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems in said easements. The City of Glenn Heights and all public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing reconstructing, inspecting, patrolling, maintaining reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission of anyone.

First Texas Homes, Inc.

_____	_____
Authorized Representative	Date
_____	_____
Printed Name	Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20 ____.

Notary Public in and for the State of Texas

Alluvium Development, Inc.

_____	_____
Authorized Representative	Date
_____	_____
Printed Name	Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20 ____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/5/2021

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20 ____.

Notary Public in and for the State of Texas

ENGINEER
MACATEE ENGINEERING, LLC
12655 N. Cenrtal Expressway,
Suite 420
Dallas, TX 75243
PH: 214-373-1180

OWNER/DEVELOPER
First Texas Homes, Inc.
500 Crescent Ct. Suite 350
Dallas, Texas 75201

OWNER/DEVELOPER
Alluvium Development, Inc.
3301 Riverwell Court
Fort Worth, Texas 76116

Lot Table	
Block E	
Lot	Area (SF)
1	9,334
2	9,274
3	9,215
4	9,155
5	9,098
6	9,182
7	9,175
8	9,160
9	9,365
10	9,922
11	9,828
12	9,844
13	9,860
14	9,876
15	9,891
16	9,907
17	9,923
18	9,939
19	9,955
20	9,971
21	9,987
22	10,003
23	10,063
24X	4,770
25X	33,092
26	43,954

Lot Table	
Block A	
Lot	Area (SF)
1	9,000
2	9,000
3	9,000
4	9,777
5X	79,985
6X	2,560

Lot Table	
Block D	
Lot	Area (SF)
1	9,700
2	9,000
3	9,000
4	9,000
5	9,000
6	9,000
7	9,000
8	9,000
9	9,700
10	9,845
11	9,450
12	9,080
13	9,045
14	9,042
15	9,038
16	9,034
17	9,733

Lot Table	
Block B	
Lot	Area (SF)
1	9,700
2	9,000
3	9,000
4	9,000
5	9,000
6	9,000
7	9,000
8	9,000
9	9,000
10	9,000
11	9,000
12	9,000
13	9,000
14	9,000
15	9,000
16	9,000
17	9,000
18	9,006
19X	118,481
20	373,725

Lot Table	
Block G	
Lot	Area (SF)
1	9,000
2	9,000
3	9,000
4	9,000
5	9,750
6X	116,548

Lot Table	
Block C	
Lot	Area (SF)
1	9,780
2	9,000
3	9,000
4	9,000
5	9,000
6	9,000
7	9,000
8	9,000
9	9,000
10	9,000
11	9,000
12	9,000
13	9,000
14	9,000
15	9,000
16	9,000
17	9,000
18	11,057
19	9,325
20	7,500
21	7,500
22	7,500
23	7,500
24	7,500
25	7,500
26	7,500
27	7,500
28	7,500
29	7,500
30	7,500
31	7,500
32	7,500
33	7,500
34	7,500
35	7,500
36	8142

Lot Table	
Block F	
Lot	Area (SF)
1	9,726
2	9,020
3	9,016
4	9,013
5	9,009
6	9,005
7	9,053

CERTIFICATE OF APPROVAL:

I hereby certify that the above and foregoing plat of Bridges at Little Creek, an addition to the City of Glenn Heights, was approved this _____ day of _____, 20 ____ by the City of Glenn Heights.

Chairman, Planning and Zoning

Date

Mayor

Date

Secretary, Planning and
Zoning Commission

Date

City Secretary

Date

PRELIMINARY PLAT BRIDGES AT LITTLE CREEK

Being 59.886 Acres out of the
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W. Rawlins Survey, Abstract No. 1363
J. Clayton Survey, Abstract No. 211
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and the N. Laughlin Survey, Abstract No. 764
City of Glenn Heights, City of Ovilla,
Dallas and Ellis County, Texas



City of Glenn Heights Subdivision Checklist 2118 S. Uhl Road, Glenn Heights, TX 75154

Preliminary Plat – Administrative Requirements

The preliminary 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 Preliminary Plat (Section 10.01.006-a)
- ☒ General Development Plan (Section 10.01.006-h)
- ☒ Proposed Drainage Plan (Section 10.01.006-i)

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.

Preliminary Plat Review

The preliminary 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 10.01.006)
- ☒ General Document Information
 - ☒ Tract outline (Section 10.01.006-c)
 - ☒ Boundary dimensions (Section 10.01.006-c)
 - ☒ 1":100' minimum scale (Section 10.01.006-b)
 - ☒ North point (Section 10.01.006-i)
 - ☒ Date (Section 10.01.006-i)
 - ☒ Details of surrounding properties (Section 10.01.006-e)
 - ☒ Name of proposed subdivision (Section 10.01.006-j)
 - ☒ Land owner, surveyor, and developer information (Section 10.01.006-k)
 - ☒ 1":1,000' maximum scale vicinity map (Section 10.01.006-l)
 - ☒ Approval certificate (Section 10.01.006-o)
 - ☒ Meets and bounds description
- ☒ Existing Subdivision Details (Section 10.01.006-e)
- ☒ 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 (Section 10.01.006-g)
- ☒ Plan for Proposed Utilities and Improvements – The following must comply with the City’s Code of Ordinance
 - ☒ Sewer
 - ☒ Water
 - ☒ Gas Mains
 - ☒ Electrical
- ☒ General Development Plan (Section 10.01.006-h)
- ☒ Proposed Drainage Plan (Section 10.01.006-i)
 - ☒ 2’ maximum contour intervals (Section 10.01.006-m)

Staff Recommendation

- ☒ Approval
- ☐ Approval with condition
- ☐ Denial

Additional criteria shall be evaluated on a case-by-case basis.

Notes:



CITY OF GLENN HEIGHTS

PLANNING & ZONING COMMISSION REPORT

Date: June 14, 2021

SUBJECT

The Planning and Zoning Commission will hear a request to change the zoning from Single Family-1 (SF-1) to Single Family-2 (SF-2) at 2501 South Hampton Road.

DISCUSSION / BACKGROUND

The subject area is located at 2501 South Hampton Road and is currently zoned Single Family-1 (SF-1). To the north, south, and west, the property is surrounded by parcels zoned Single Family-1 (SF-1). The property to the east, opposite Hampton Road, is currently undeveloped but zoned Retail (R) as part of the multi-land use Planned Development 18C.

If the zoning change is reviewed favorably by the Planning and Zoning Commission and adopted by the City Council, the following base SF-2 standards would apply:

	SF-1 Base Standards (Existing)	SF-2 Base Standards (Proposed)
Lot Area	20,000 sq. ft.	12,000 sq. ft.
Lot Width	125'	85'
Lot Depth	140'	120'
Minimum Dwelling Unit Size	2,700 sq. ft.	2,000 sq. ft.
Front Yard	35'	30'
Side Yard	15'	10'
Side Yard of Corner Lots	25'	25'
Rear Yard	30'	20'
Maximum Lot Coverage of Building Structure(s)	35%	35%
Main Structure Height	2.5 stories, 35'	2.5 stories, 35'
Accessory Structure Height	15'	15'

Individual Lot Landscaping Requirements	three 3" caliper trees w/ 40' crowns; two 3" caliper trees w/ 20' crowns; 20% of total lot area;	two 3" caliper trees w/ 40' crowns; two 3" caliper trees w/ 20' crowns; 20% of total lot area;
Max Residential Density	2 dwelling units per acre	3 dwelling units per acre
Minimum Roof Pitch	6:12	6:12
Maximum Fence Height	6'	6'

CONCEPT PLAN REVIEW AND EVALUATION

A meeting of the Development Review Committee was conducted to review the concept plan submitted by the applicant with respect to the following:

- Compliance with all provisions of the Zoning Ordinance and code of ordinances of the City.
- The potential development impact on the existing natural resources on the site as well as the impact on the natural resources of the surrounding properties and neighborhood.
- The relationship of the development to the base zoning standards in terms of harmonious design, façade treatment, setbacks, maintenance of property values, and any possible negative impacts.
- The provision of a safe and efficient vehicular and pedestrian circulation system.
- The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the City as adopted and amended.
- The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
- The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
- Protection and conservation of watercourses and areas that are subject to flooding.
- Consistency with the Comprehensive Master Plan of the City as adopted or amended.

COMPREHENSIVE PLAN ALIGNMENT

Staff has reviewed this application to determine its compatibility with the City's Future Land Use Map and Comprehensive Plan which designates this area as Low Density Residential:

Low Density Residential

Single-family residential structures are examples of low-density residential uses. This is the primary land use within Glenn Heights. Residential densities in these areas will typically remain below 6 dwelling units per acre.

The proposed zoning change and preliminary site plan are in accordance with that of low-density residential development.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by May 28, 2021. Notice was also published in a local newspaper by May 30, 2021 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance. Additionally, two informational signs have been posted along the street frontages to inform the public of the pending zoning change.

The City has received contact from the property owners of 2503 and 2505 South Hampton Road stating their opposition to the proposed zoning change. These properties add up to 25%, 5% greater than the 20% opposition threshold. If a protest against this proposed zoning change is filed with the City Secretary, prior to the close of the public hearing before the City Council, duly signed and acknowledged by the owners of 20% or more, either of the area or lots or land included in the proposed change or the land immediately adjacent to the area thereof extending 200 feet therefrom or of those directly opposite thereto extending 200 feet from the street frontage of such opposite lots, the zoning change shall not become effective except by a favorable vote of 6 of 7 members of the City Council. The attached response map illustrates the opposition received at the time of this report.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Considering the residential zoning designation and development of surrounding

properties, Staff recommends *approval* of the proposed zoning change.

ATTACHMENTS

1. Property Survey & Legal Description
2. Preliminary Site Plan
3. Response Map

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Director of Planning and Development Services

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

SURVEY PLAT

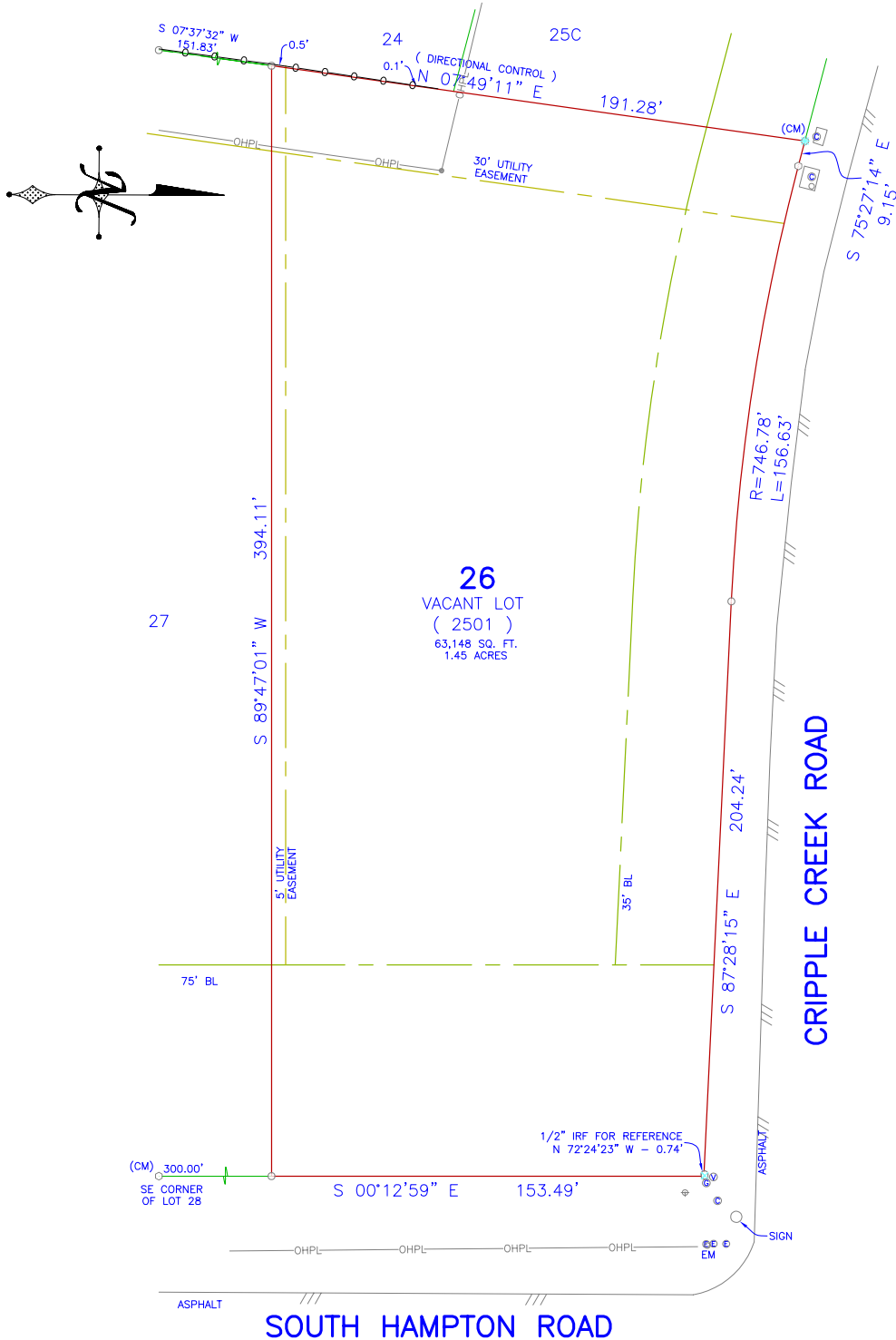


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2501 SOUTH HAMPTON ROAD, in the city of GLENN HEIGHTS, Texas.

Being Lot 26, Block 2, of Cinnamon Springs, an addition to the City of Glenn Heights, Ellis County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 74, of the Plat Records, of Ellis County, Texas.



THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY MIGUEL MOTTA

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'

Date: 01/27/2021

G. F. No.: N/A

Job no.: 202100578

Drawn by: M.A.N.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
MIGUEL MOTTA

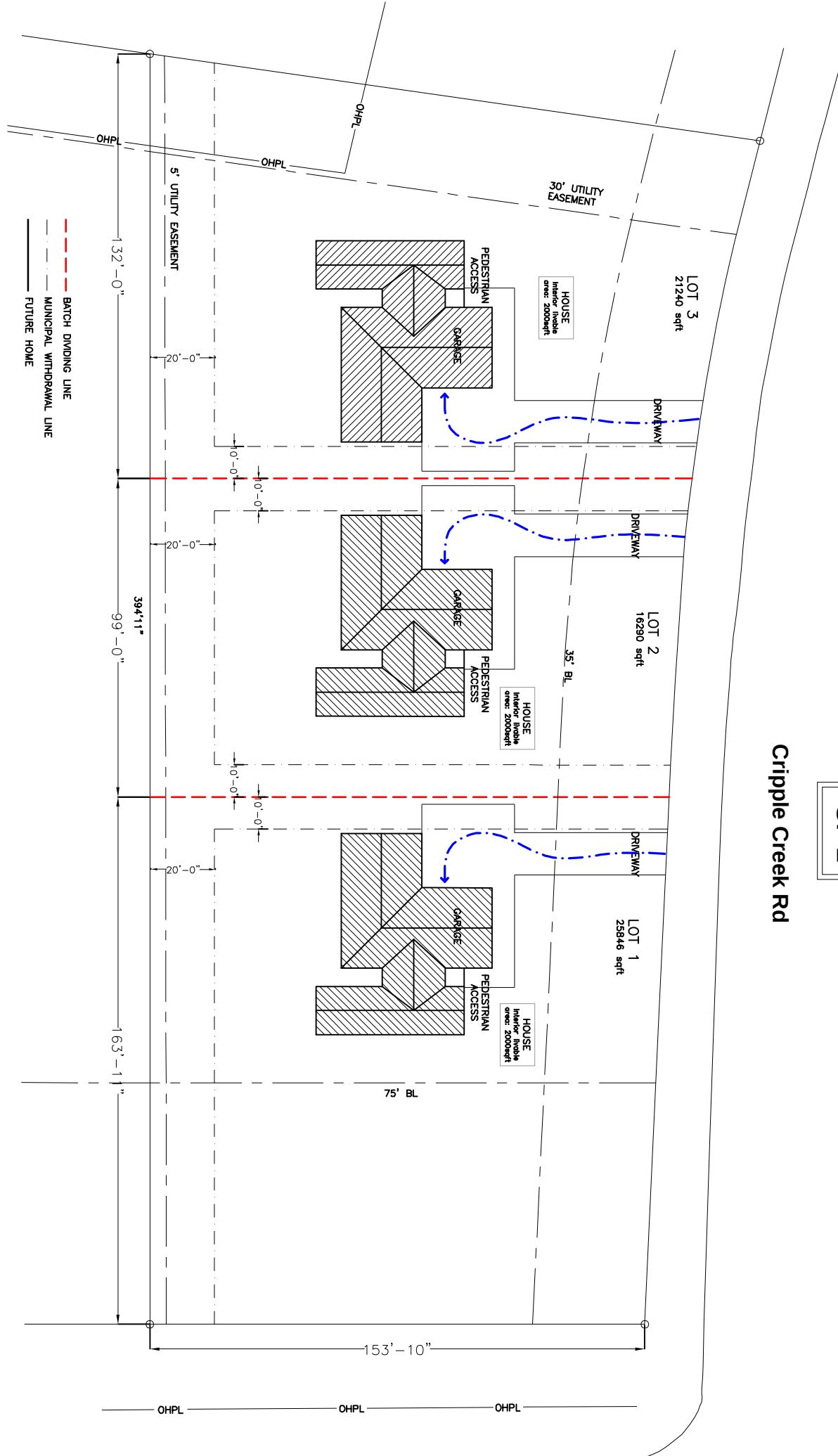


LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EXISTING SETBACK
CM	RESIDENCE
CM	CONTROLLING MONUMENT
MSD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
FOUND "X"	POINT FOR CORNER
1" IRON ROD FOUND	
3/4" IRON ROD FOUND	
CABLE	ELECTRIC
CLEAN OUT	PE - POOL EQUIP
GAS METER	PE - POWER POLE
FIRE HYDRANT	TD - TELEPHONE
LIGHT POLE	WM - WATER METER
MANHOLE	WM - WATER VALVE
(UNLESS OTHERWISE NOTED)	



SF-2

Cripple Creek Rd

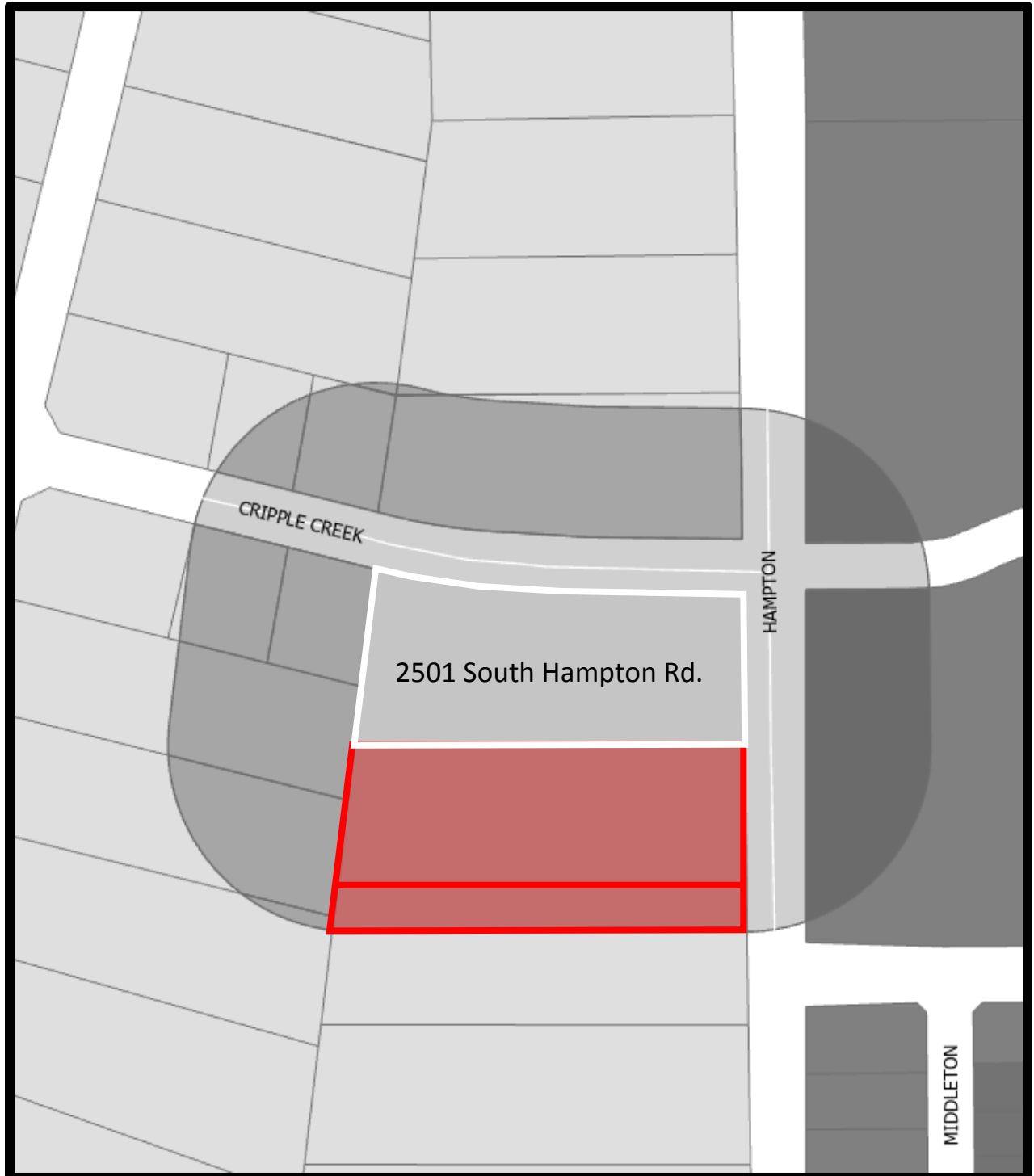


South Hampton Rd

Response Map

25% Opposing

0% In Favor



86,417/347,488 geo area in opposition