



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 11, 2021**

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, JANUARY 11, 2021 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 January 11, 2021**. 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 November 9, 2020.

AGENDA

1. **Zoning Case 20-009-FP:** Discuss and take action on a Final Plat request by Eagle Surveying on behalf of Cool Days, Inc. for the Cool Days Addition. The 1.746-acre property is zoned Retail and is situated in the John F Porter Survey, Abstract No. 1118, located at 310 E Bear Creek Road, Glenn Heights, Dallas County, Texas. The property is currently undeveloped but proposed for retail.
2. **Zoning Case 20-011-SUP:** Public hearing to receive testimony concerning a Specific Use Permit request by Kim Xiong on behalf of US Scripts RX, LLC for a pharmacy. The 2.158-acre parcel is further described as Lot 2, Block 1 of Glenn Heights Plaza, located at 133 West Ovilla Road, Glenn Heights, Ellis County, Texas.
3. **Zoning Case 20-011-SUP:** Discuss and take action on a Specific Use Permit request by Kim Xiong on behalf of US Scripts RX, LLC for a pharmacy. The 2.158-acre parcel is further described as Lot 2, Block 1 of Glenn Heights Plaza, located at 133 West Ovilla Road, Glenn Heights, Ellis County, Texas.
4. **Zoning Case 20-010-SUP:** Public Hearing to receive testimony concerning a Specific Use Permit request by Matthew Smith on behalf of Vaquero Ventures for the construction and use of a gas station and convenience store. The 5.499-acre parcel is situated in the JP Woolsey Survey, Abstract No. 1135, located at the southwest corner of Ovilla Road and Uhl Road, Glenn Heights, Ellis County, Texas.
5. **Zoning Case 20-010-SUP:** Discuss and take action on a Specific Use Permit request by Matthew Smith on behalf of Vaquero Ventures for the construction and use of a gas station and convenience store. The 5.499-acre parcel is situated in the JP Woolsey Survey, Abstract No. 1135, located at the southwest corner of Ovilla Road and Uhl Road, Glenn Heights, Ellis County, Texas.
6. **Zoning Case 20-009-RZ:** Public Hearing to receive testimony concerning a zoning change request by Brett Hess on behalf of Hachie Properties, LLC. The 20.702-acre parcel is situated in the James Porter Survey, Abstract No. 1129, located at 1215 east Bear Creek Road, Glenn Heights, Dallas County, Texas. The applicant proposes to change the zoning of this parcel from Single Family-1 (SF-1) to Planned Development-26, for Multifamily and Commercial ("PD-26/MF, C") designating approximately 15.200 acres of land for the development of multifamily residential units and approximately 5.502 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 resort style swimming pool, fitness center, business center, community room, outdoor grill area, children's playground, and a pedestrian walking trail.
7. **Zoning Case 20-009-RZ:** Discuss and take action on a zoning change request by Brett Hess on behalf of Hachie Properties, LLC. The 20.702-acre parcel is situated in the James Porter Survey, Abstract No. 1129, located at 1215 east Bear Creek Road, Glenn Heights, Dallas County, Texas. The applicant proposes to change the zoning of this parcel from Single Family-1 (SF-1) to Planned Development-26, for Multifamily and Commercial ("PD-26/MF, C") designating approximately 15.200 acres of land for

the development of multifamily residential units and approximately 5.502 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 resort style swimming pool, fitness center, business center, community room, outdoor grill area, children's playground, and a pedestrian trail.

ADJOURNMENT

I, Brandi Brown, City Secretary, do hereby certify that the Notice and Agenda was posted in a place convenient to the Public on January 8, 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 and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary