



**NOTICE AND AGENDA  
CITY OF GLENN HEIGHTS  
PLANNING AND ZONING COMMISSION  
MONDAY, FEBRUARY 8, 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, FEBRUARY 8, 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](mailto:miamauni.hines@glennheightstx.gov) no later than **5:30 P.M. on February 8, 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 January 11, 2021.

## AGENDA

1. Discuss and take action to appoint the Planning and Zoning Commission Vice-Chair.
2. **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, Glenn Heights, Ellis County, Texas and located at the southwest corner of Ovilla Road and Uhl Road.
3. **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, Glenn Heights, Ellis County, Texas and located at the southwest corner of Ovilla Road and Uhl Road.
4. **Zoning Case 21-002-SUP:** Public Hearing to receive testimony concerning a Specific Use Permit request by Glenn Thurman on behalf of First Texas Homes for a temporary concrete batch plant. The 19.696-acre property is zoned Planned Development 18C, Single Family-2, Single Family-3, & Single Family-4 (PD-3, SF-2/SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Villages at Charleston Phase III, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.
5. **Zoning Case 21-002-SUP:** Discuss and take action on a Specific Use Permit request by Glenn Thurman on behalf of First Texas Homes for a temporary concrete batch plant. The 19.696-acre property is zoned Planned Development 18C, Single Family-2, Single Family-3, & Single Family-4 (PD-3, SF-2/SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Villages at Charleston Phase III, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.
6. **Zoning Case 21-001-SUP:** Public Hearing to receive testimony concerning a Specific Use Permit request by Glenn Thurman on behalf of DR Horton for a temporary concrete batch plant. The 34.190-acre property is zoned Planned Development-3 for Single Family-3 & Single Family-4 (PD-3, SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Magnolia Meadows Phase IV, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.
7. **Zoning Case 21-001-SUP:** Discuss and take action on a Specific Use Permit request by Glenn Thurman on behalf of DR Horton for a temporary concrete batch plant. The 34.190-acre property is zoned Planned Development-3 for Single Family-3 & Single

Family-4 (PD-3, SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Magnolia Meadows Phase IV, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.

8. **Zoning Case 21-003-RZ:** Public hearing to receive testimony concerning a change of zoning request by Francisco Carrizales for the property located at 1705 Glenn Lane, Glenn Heights, Dallas County, Texas. The 1.336-acre parcel is more particularly described as Lot 14 of Glenn Cove Estates and the applicant proposes to change the zoning from Retail (R) to Single Family-3 (SF-3) for the replotting and subsequent development of four new single-family residential lots.
9. **Zoning Case 21-003-RZ:** Discuss and take action on a change of zoning request by Francisco Carrizales for the property located at 1705 Glenn Lane, Glenn Heights, Dallas County, Texas. The 1.336-acre parcel is more particularly described as Lot 14 of Glenn Cove Estates and the applicant proposes to change the zoning from Retail (R) to Single Family-3 (SF-3) for the replotting and subsequent development of four new single-family residential lots.

## **ADJOURNMENT**

I, Brandi Brown, City Secretary, do hereby certify that the Notice and Agenda was posted in a place convenient to the Public on February 5, 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.

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Brandi Brown, City Secretary