

**AGENDA
ZONING BOARD OF ADJUSTMENTS MEETING
WEDNESDAY, OCTOBER 5, 2011**

NOTICE IS HEREBY GIVEN THAT THE GLENN HEIGHTS ZONING BOARD OF ADJUSTMENTS WILL HOLD A MEETING ON WEDNESDAY, OCTOBER 5, 2011 BEGINNING AT 6:30 P.M. IN THE CITY HALL COUNCIL CHAMBERS, LOCATED AT 1938 S. HAMPTON ROAD, GLENN HEIGHTS, TEXAS 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.

CALL THE MEETING TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE

AGENDA

1. Election of Chairperson.
2. Consider and approve the minutes of July 11, 2011 meeting.
3. Workshop and Public Hearing to receive testimony relative to a request for variance from the City's Zoning Ordinance, Ordinance No. O-03-09, specifically from **Article XVII Minimum Zoning Design Criteria, Section 5 walls, buffer-yards and screening requirements** for a dumpster or refuse container at Mike's Mini Market located at 101 W. Ovilla Road, Glenn Heights, Ellis County, Texas. The variance is to allow a dumpster location on the west side of the property facing Ovilla Road that does not meet the location standards as specified in Article XVII.5.3.H of the Zoning Ordinance.
4. Consider approving Resolution ZBA-02-11 authorizing a variance from the City's Zoning Ordinance, Ordinance No. O-03-09, specifically from **Article XVII Minimum Zoning Design Criteria, Section 5 walls, buffer-yards and screening requirements** for a dumpster or refuse container at Mike's Mini Market located at 101 W. Ovilla Road, Glenn Heights, Ellis County, Texas. The variance is to allow a dumpster location on the west side of the property facing Ovilla Road that does not meet the location standards as specified in Article XVII.5.3.H of the Zoning Ordinance.
5. Workshop and Public Hearing to receive testimony relative to a request for variance from the City's Zoning Ordinance, Ordinance No. O-03-09, specifically from **Article XIV.1.1 Driveway Spacing** for a currently closed driveway on

Brookside Drive for Spirit's Depot located at 1551 S. IH 35E Service Road, Glenn Heights, Dallas County, Texas. The variance is to allow the driveway to be open as an exit only driveway. The current driveway does not meet the following standards as specified in Article XIV 1.1

- C. Local Street – One driveway per fifty (50) linear feet of frontage, unless a platted lot's frontage is less than fifty feet (50') but is in conformance with the minimum lot frontage, in which case one driveway shall be allowed per platted lot.
- D. Minimum distance from driveway to street corner – Two hundred (200) linear feet for arterial or collector streets or seventy-five (75) linear feet local/residential streets as measured from the street corner radius point of tangency.

6. Consider approving Resolution ZBA-03-11 authorizing a variance from the City's Zoning Ordinance, Ordinance No. O-03-09, specifically from **Article XIV.1.1 Driveway Spacing** for a currently closed driveway on Brookside Drive for Spirit's Depot located at 1551 S. IH 35E Service Road, Glenn Heights, Dallas County, Texas. The variance is to allow the driveway to be open as an exit only driveway. The current driveway does not meet the following standards as specified in Article XIV 1.1

- C. Local Street – One driveway per fifty (50) linear feet of frontage, unless a platted lot's frontage is less than fifty feet (50') but is in conformance with the minimum lot frontage, in which case one driveway shall be allowed per platted lot.
- D. Minimum distance from driveway to street corner – Two hundred (200) linear feet for arterial or collector streets or seventy-five (75) linear feet local/residential streets as measured from the street corner radius point of tangency.

7. Adjournment.

I, Othel Murphree, City Secretary, do hereby certify that the Agenda was posted convenient to the Public at Glenn Heights City Hall, 1938 South Hampton Road, Glenn Heights, by 5:00 P.M. on Friday, September 30, 2011. Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.


OTHEL MURPHREE, CITY SECRETARY