



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENTS
MONDAY, AUGUST 11, 2025, 6:30 P.M.**

Notice is hereby given that the Zoning Board of Adjustments of Glenn Heights, Texas, will hold a Regular Meeting on Monday, August 11, 2025, 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

The public is invited to address City Council on any topic. Speakers should complete a Public Comment form and submit it to the City Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits City Council from discussing or taking action on issues not posted on the agenda; however, the Mayor, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

CONSENT AGENDA

Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any Item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.

1. Discussion and take action to approve the Meeting Minutes of the May 9, 2025, Zoning Board of Adjustments Meeting.

AGENDA

1. Zoning Case 25-002-ZBA: Public Hearing to receive testimony regarding a Variance request by Pretty Home Solutions for the property located at 8 Barton Avenue, Glenn Heights, Dallas County, Texas. The parcels is legally described as Lot 8, Block 5 of the Dynasty Addition INST 2 and is Zoned Single-Family 4 (SF-4). According to Chapter 14A, Article IX, Section 3.1-D-2-c of the City of Glenn Heights Code of Ordinances, residential homes of this Zoning District are required to have 20 feet of Rear Setback. The applicant is seeking approval of a reduced Rear Yard Setback.
2. Zoning Case 25-002-ZBA: Discussion and take action to approve a Variance request by Pretty Home Solutions for the property located at 8 Barton Avenue,

Glenn Heights, Dallas County, Texas. The parcels is specifically described as Lot 8, Block 5 of the Dynasty Addition Instrument 2 and is Zoned Single-Family 4 (SF-4). According to Chapter 14A, Article IX, Section 3.1-D-2-c of the City of Glenn Heights Code of Ordinances, residential homes of this Zoning District are required to have 20 feet of Rear Setback. The applicant is seeking approval of a reduced Rear Yard Setback. (Parviz Pourazizian, Director of Planning and Development Services)

3. Zoning Case 25-004-ZBA: Public Hearing to receive testimony regarding a Variance request by Deziree Brent for the properties located at 111, 121, 131 and 141 Lakeshore Ln, Glenn Heights, Ellis County, Texas. The parcels are specifically described as Lots 35, 36, 37 and 38, Block 8 of the Lindell Estate Addition and are Zoned Single-Family 3 (SF-3). According to Chapter 14A, Article IX, Section 2.5-D-2-a of the City of Glenn Heights Code of Ordinances, residential homes of this Zoning District are required to have 30 feet of Front Yard Setback. The applicant is seeking approval to develop the parcels with a reduced Front Yard Setback.
4. Zoning Case 25-004-ZBA: Discussion and take action to approve a variance request by Deziree Brent for the properties located at 111, 121, 131 and 141 Lakeshore Ln, Glenn Heights, Ellis County, Texas. The parcels are specifically described as Lots 35, 36, 37 and 38, Block 8 of the Lindell Estate Addition and are Zoned Single-Family 3 (SF-3). According to Chapter 14A, Article IX, Section 2.5-D-2-a of the City of Glenn Heights Code of Ordinances, residential homes of this Zoning District are required to have 30 feet of Front Yard Setback. The applicant is seeking approval to develop the parcels with a reduced Front Yard Setback. (Parviz Pourazizian, Director of Planning and Development Services)
5. Zoning Case 25-003-ZBA: Public Hearing to receive testimony regarding a Variance request by Deziree Brent for the properties located at 111, 121, 131 and 141 Lakeshore Ln, Glenn Heights, Ellis County, Texas. Parcels are specifically described as Lots 35, 36, 37 and 38, Block 8 of the Lindell Estate Addition and are Zoned Single-Family 3 (SF-3). According to Chapter 15, Article 4, Section 004-B of the City of Glenn Heights Code of Ordinances, residential homes are prohibited from having front entry garage doors. The applicant is seeking approval to develop the parcels with driveways and garage entries facing the street.
6. Zoning Case 25-003-ZBA: Discussion and take action to approve a variance request by Deziree Brent for the properties located at 111, 121, 131 and 141 Lakeshore Ln, Glenn Heights, Ellis County, Texas. Parcels are specifically described as Lots 35, 36, 37 and 38, Block 8 of the Lindell Estate Addition and are Zoned Single-Family 3 (SF-3). According to Chapter 15, Article 4, Section 004-B of the City of Glenn Heights Code of Ordinances, residential homes are prohibited from having front entry garage doors. The applicant is seeking approval to develop the parcels with driveways and garage entries facing the street. (Parviz Pourazizian, Director of Planning and Development Services)

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 11:00 P.M. on Tuesday, August 5, 2025.

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