



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, SEPTEMBER 8, 2025, 6:30 P.M.
PLANNING & ZONING COMMISSION MEETING**

Notice is hereby given that the Planning and Zoning Commission of the City of Glenn Heights, Texas, will hold a Regular Meeting on Monday, September 8, 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 the Planning and Zoning Commission on any topic. Speakers should complete a Public Comment form and submit it to City Staff prior to the beginning of the meeting. The Texas Open Meetings Act prohibits Planning and Zoning Commission from discussing or taking action on issues not posted on the agenda; however, the Chairperson, City Staff, 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 Any Item requiring additional discussion may be withdrawn from the Consent Agenda by the Chairperson or Commissioner, and acted upon separately.

1. Discuss and take action to approve the Minutes of the August 25, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazizian, Director of Planning & Development Services)

AGENDA

1. SUP-03-25: Conduct a Public Hearing, discuss and consider making a recommendation to the City Council of the City of Glenn Heights related to a Specific Use Permit to allow the operation of a limited restaurant for snow cone sales with Drive-Up service on approximately 0.434 acres of land located on the Northeastern corner of Sunset Strip Drive and Ovilla Rd, and commonly known as 2800 Sunset Strip Drive, Glenn Heights, Dallas County, Texas. (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-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Thursday, September 4, 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

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

AUGUST 25, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 25th day of August 2025, the Planning and Zoning Commission of the City of Glenn Heights, Texas met in the City Hall, City Council Chambers, located at 1938 South Hampton Road Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

PLANNING AND ZONING COMMISSION:

Austin Kelley	*	Chair (Place 1)
Dr. Kelvin Stroy, Sr.	*	Vice Chair (Place 6)
Arnold Lenoris Davis, Jr.	*	Place 3
Stevelyn Miller	*	Place 4
Brodrick K. Rhodes	*	Place 5
Enrique Salazar	*	Place 7

STAFF:

Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning and Development Services
Jailan Hadnot	*	City Planner

CALL TO ORDER

Vice Chair Kelvin Stroy called the Planning and Zoning Commission Meeting to order at 6:30 P.M. with a quorum of the Commission present.

INVOCATION

Chairperson Austin Kelley delivered the Invocation.

PLEDGE OF ALLEGIANCE

Commission delivered the Pledge of Allegiance.

PUBLIC COMMENT

There were no Public Comments.

CONSENT AGENDA

1. Discuss and take action to approve the Minutes of the April 28, 2025, June 2, 2025, and July 14, 2025 Planning and Zoning Commission Meetings. (Parviz Pourazizian, Director of Planning & Development Services)

Commissioner Arnold Davis, Jr. made a motion to approve the items on the Consent Agenda. Commissioner Brodrick Rhodes made the second. At 6:32 P.M. the motion carried with the following record vote:

VOTE 6 Ayes – Kelley, Davis, Miller, Rhodes, Stroy, Salazar

AGENDA

1. Discuss and take action to elect the Chairperson to serve the Planning and Zoning Commission. (Parviz Pourazizian, Director of Planning and Development Services)

Commissioner Stroy made a motion to elect Commissioner Kelley to serve as the Chairperson of the Planning and Zoning Commission. Commissioner Davis made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Kelley, Davis, Miller, Rhodes, Stroy, Salazar

2. Conduct a Public Hearing, discuss and consider making recommendation to the city council of the city of Glenn Heights related to a proposed change in zoning from Single Family Residential 1 (SF-1) District to a Planned Development District-33 (PD-33) for approximately 46.32 acres of land located on the west side of South Westmoreland Road and the south city limits, and commonly known as 1957, 2011 and 2100 South Westmoreland Road, Glenn Heights, Dallas County, Texas for the purpose of a mixed-use development site, consisting of Single-Family Residential Patio Homes, Multi-Family and Commercial Districts. (Parviz Pourazizian, Director of Planning and Development Services)

Chairperson Kelley opened the public hearing.

Parviz Pourazizian, Director of Development Services, presented the facts of the request.

At 6:53 P.M. Farrukh Azim, applicant, in conjunction with Mr. Pourazizian, came to address concerns from the Commissioners concerning the screening details of the Single-Family and Multi-family units, land uses within the proposed Planned Development, road capacity within and adjacent to the site, vehicular traffic through the site, the maintenance of roads within the proposed PD, the construction details and timeline related to the planned Loop 9, limitations on building height within the proposed PD, and the site layout of the proposed PD.

Hearing no testimony, Chairperson Kelley closed the Public Hearing.

The Commission, Mr. Farrukh, and Mr. Pourazizian engaged in discussion.

Commissioner Stroy made a motion to recommend approval the proposed Planned Development, known as Westmoreland Estates, with the following conditions: (1) pharmacy use to be allowed by right, (2) hotels, motels, and vape shops to be prohibited uses, and (3) 8 FT regarding the height to be constructed where Exhibit B's Fence Concept lists a concrete

masonry wall along the Northern boundary and the Single-Family units. Commissioner Davis made the second. At 7:14 P.M., the motion carried with the following record vote:

VOTE 5 Ayes – Kelley, Davis, Miller, Rhodes, Stroy

ADJOURNMENT

Chairperson Kelley adjourned the Planning and Zoning Commission Meeting at 7:15 P.M.

Austin Kelley, Chairperson

Attest:

Parviz Pourazizian, Director of Development Services

SPECIFIC USE PERMIT: DRIVE UP SNOW CONES



PARVIZ POURAZIZIAN, DIRECTOR OF DEVELOPMENT
SERVICES

SEPTEMBER 8, 2025

SPECIFIC USE PERMIT



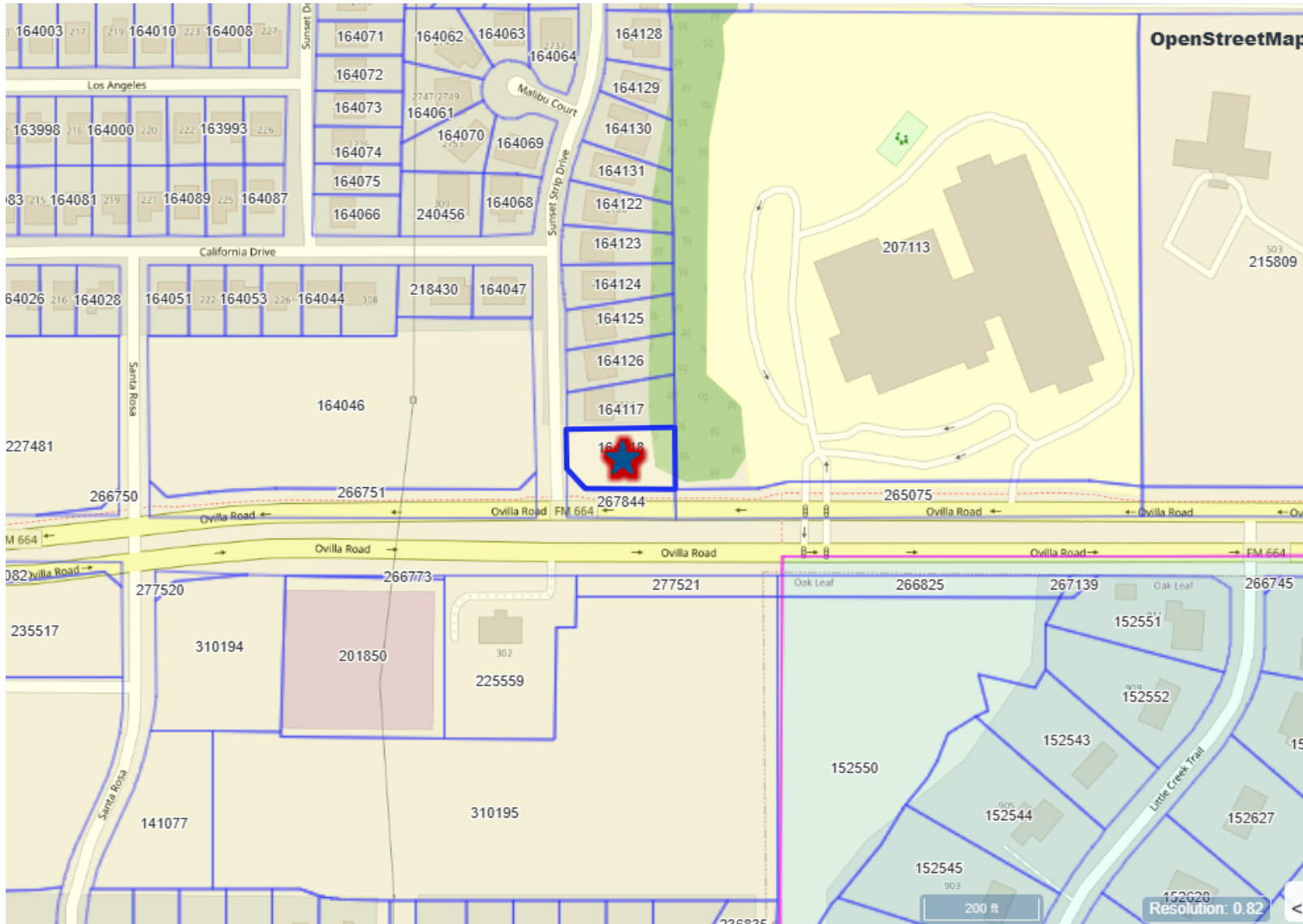
SUP-03-25: Public Hearing to discuss and consider making recommendation to the city council of the city of Glenn Heights related to a Specific Use Permit to allow the operation of a limited restaurant for snow cone sales with Drive-Up service on approximately 0.434 acres of land located on the Northeastern corner of Sunset Strip Drive and Ovilla Rd, and commonly known as 2800 Sunset Strip Drive, Glenn Heights, Dallas County, Texas.

SPECIFIC USE PERMIT



- Applicant:** Nathan Koval and Kimberly B.
- Location:** Northeast Corner of Sunset Strip Drive and Ovilla Road
- Request:** Specific Use Permit to allow the operation of a limited restaurant for snow cone sales with Drive-Up service
- Current Status:** 0.434 acres, Zoned Retail (R), Vacant

LOCATION MAP



Ovilla Rd

A blue L-shaped arrow pointing from the text "Ovilla Rd" to the corresponding road on the map.

AERIAL MAP



Ovilla Rd

A blue L-shaped arrow pointing from the text "Ovilla Rd" to the highlighted road on the map.

LOCATION MAP



View looking Northeast on Ovilla Rd

LOCATION MAP



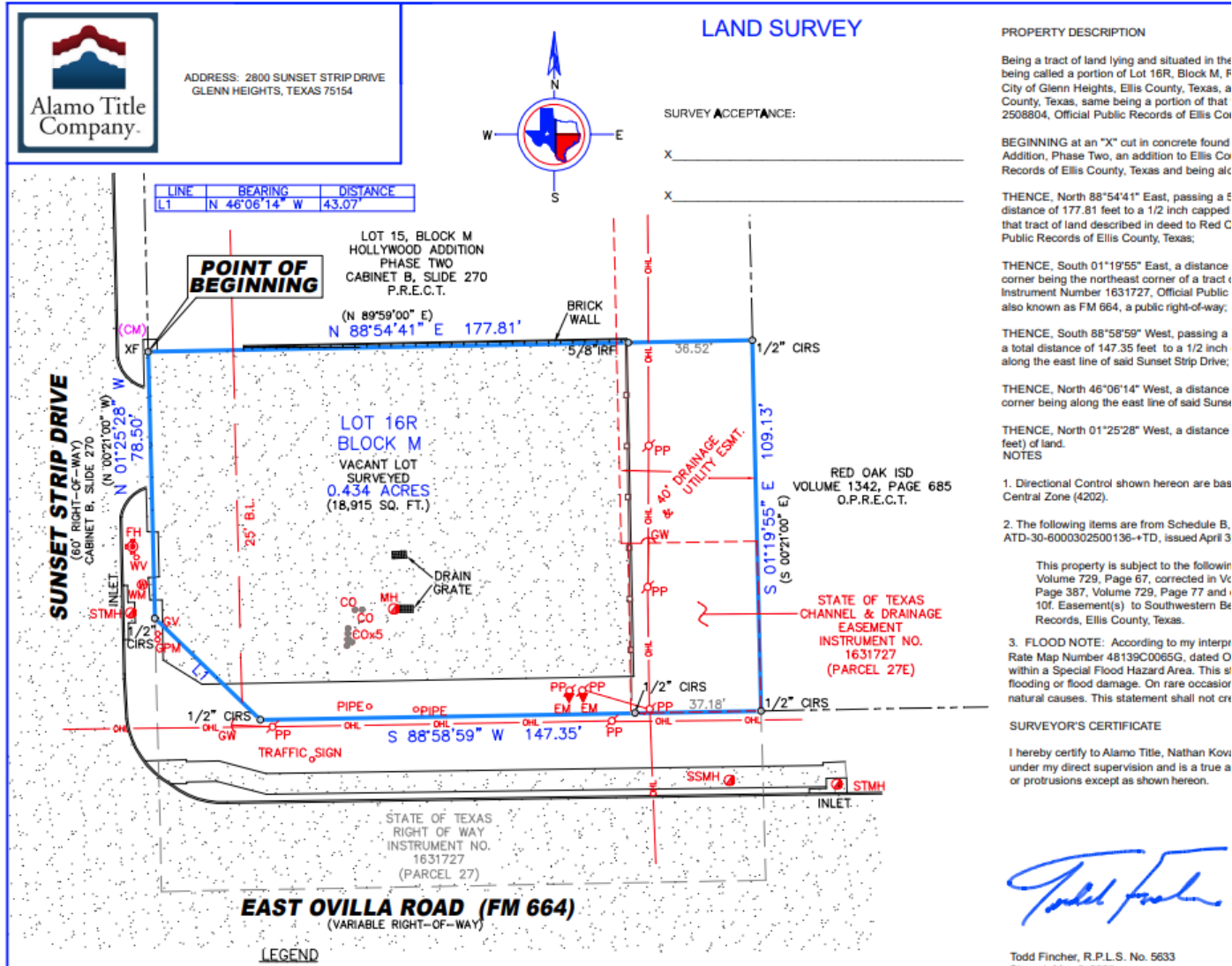
View looking North on Ovilla Rd

LOCATION MAP

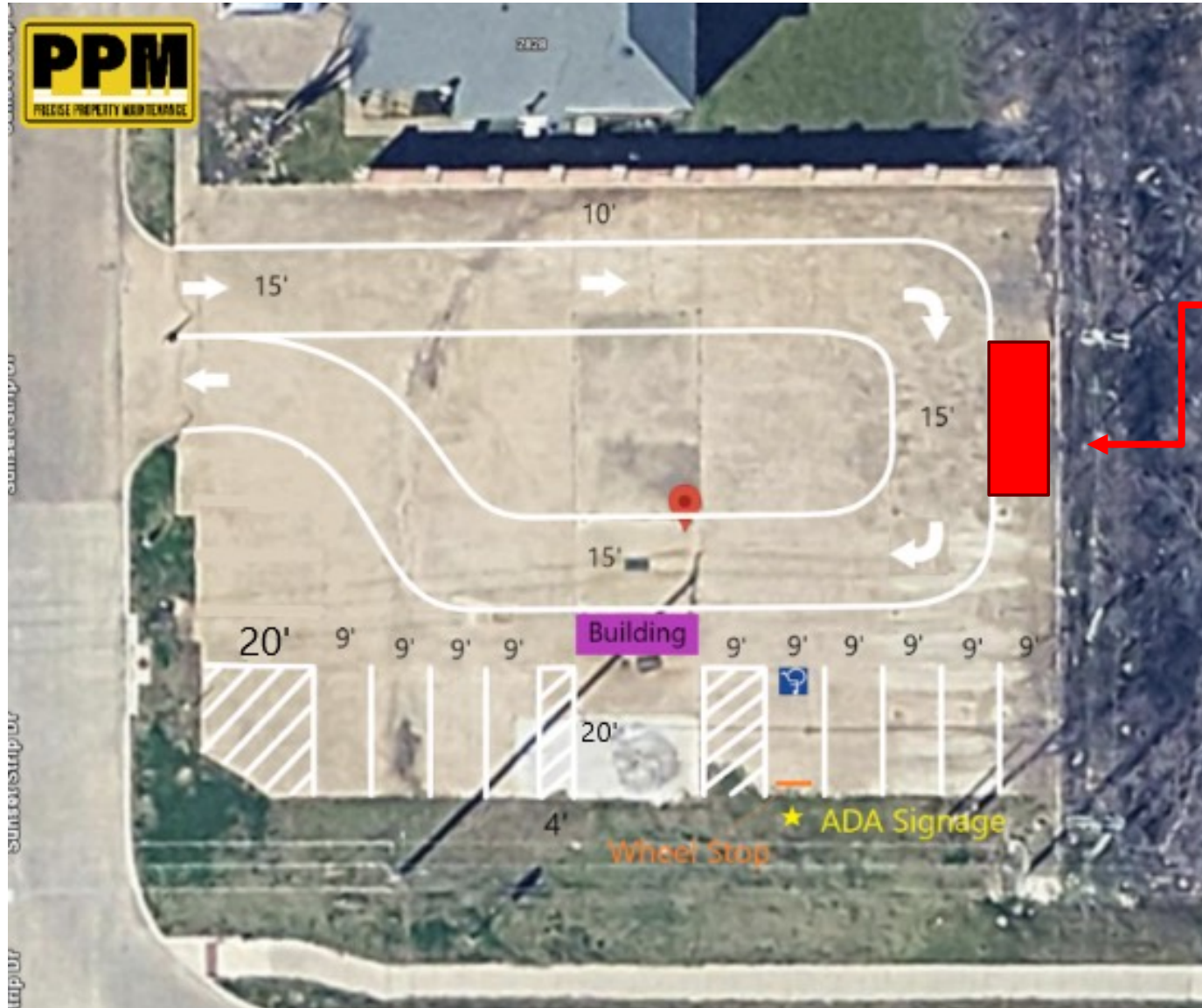


View looking East on Sunset Strip Dr

SURVEY



SITE PLAN



Staff
Recommended
Location

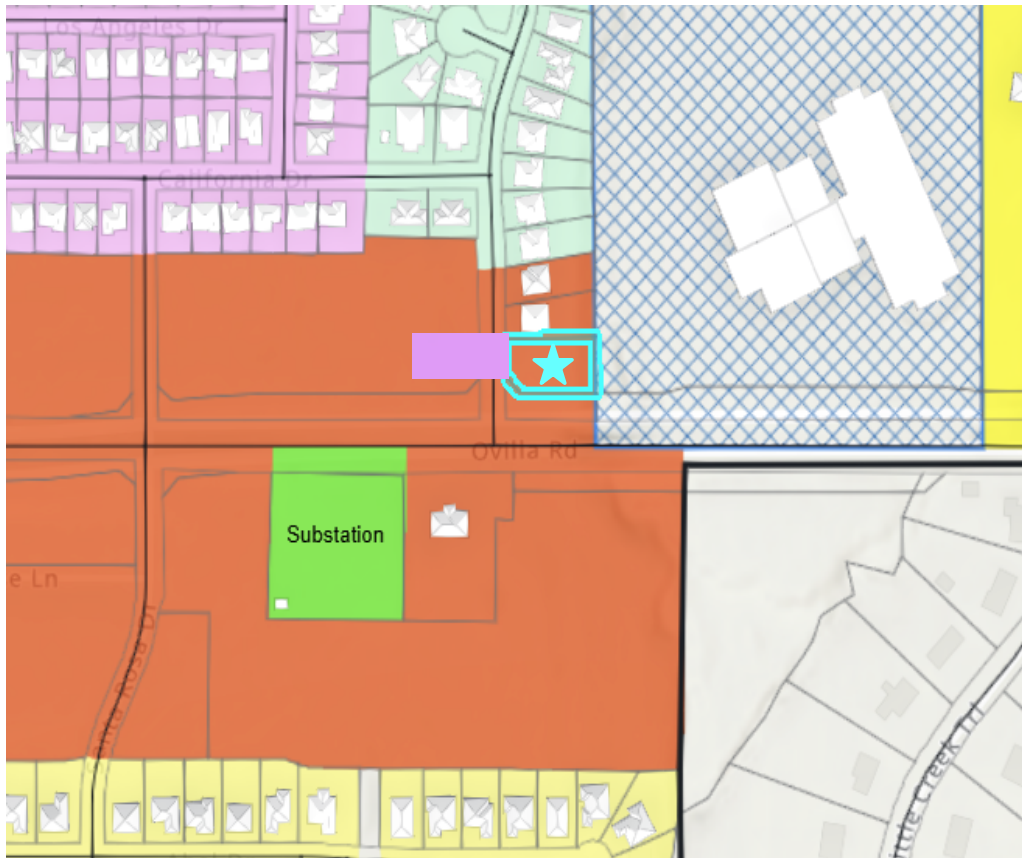
BACKGROUND



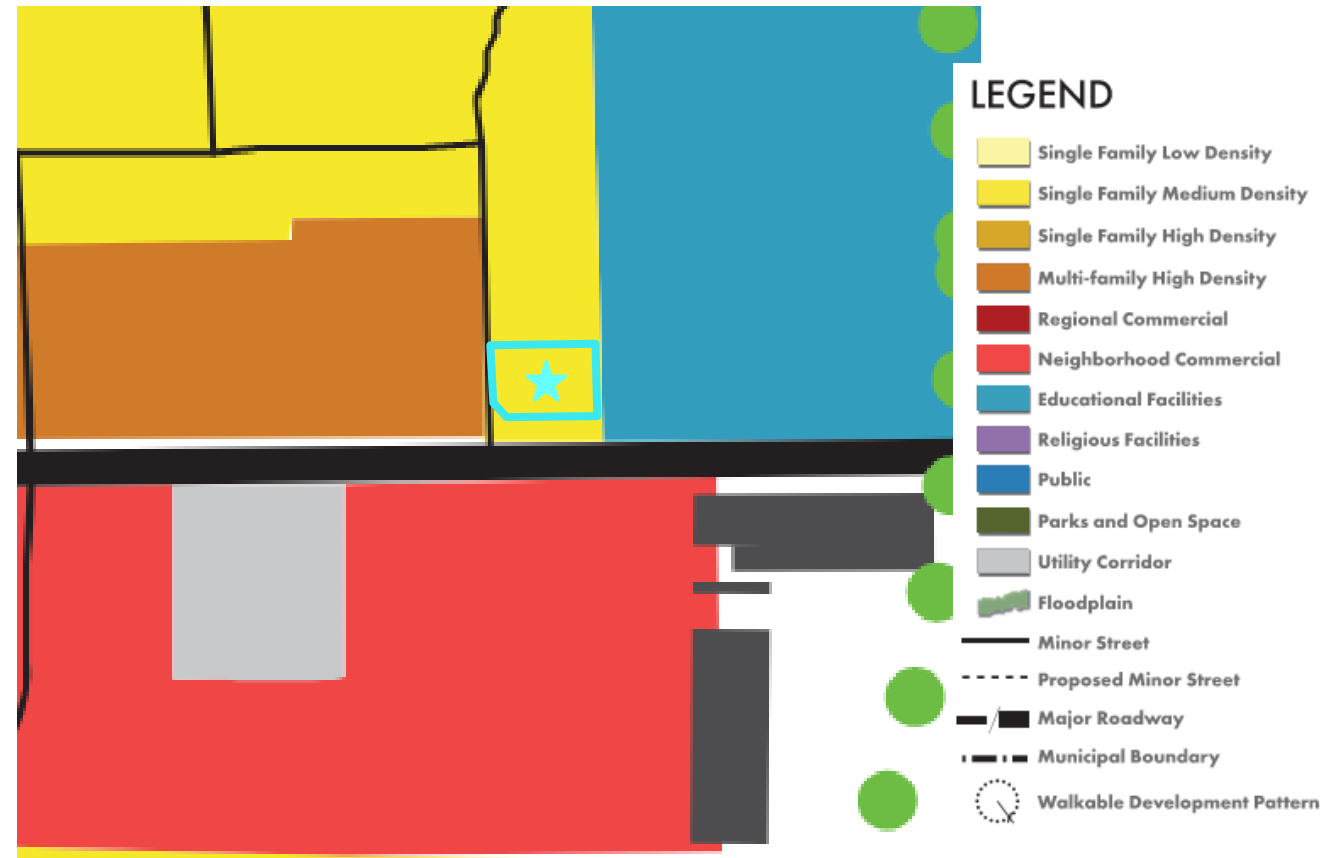
In Glenn Heights, according to the Table of Permitted Uses, drive-through restaurants must obtain a Specific Use Permit.

The lot is currently vacant and zoned Retail.

CURRENT ZONING AND FUTURE LAND USE



ZONING: Retail (R)



FLUP: Single-Family Medium Density,
Inside the Neighborhood Village
Cluster

RECOMMENDATION



- ❑ Staff recommends approval of SUP-02-25 with conditions:
 - ❑ The structure from which the business is operated, and the configuration of structures and pavement markings, shall be in accordance with the suggestions in the conceptual site plan.
 - ❑ The lot adhere to the 10 FT landscape buffer required to separate Non-residential uses from the Single-Family Residential homes to the North.

QUESTIONS



COMMENTS