

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

APRIL 28, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 28th day of April 2025, the Planning and Zoning Commission of the City of Glenn Heights, Texas met in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

PLANNING AND ZONING COMMISSION:

Austin Kelley	*	Chair (Place 1)
Dr. Kelvin Stroy, Sr.	*	Co-Chair (Place 6)
April Stokes	*	Place 2
Arnold Lenoris Davis, Jr.	*	Place 3
Stevelyn Miller	*	Place 4
Brodrick K. Rhodes	*	Place 5

STAFF:

Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning and Development Services
Nicholas Williams	*	Fire Chief

CONSULTANT:

N/A

CALL TO ORDER

Chair Austin Kelley called the Planning and Zoning Commission Meeting to order at 6:30 P.M.

INVOCATION

Commissioner Kelvin Story, Sr. delivered the Invocation.

PLEDGE OF ALLEGIANCE

Commissioner Kelvin Story, Sr. delivered the Pledge of Allegiance

PUBLIC COMMENT

There were no Public Comments.

CONSENT AGENDA

1. Discussion and take action to approve the Minutes of the March 24, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazizian, Director of Planning & Development Services)

Commissioner Arnold Lenoris Davis, Jr. made a motion to approve Consent Agenda items 1. Commissioner Kelvin Stroy, Sr. made the second. The motion carried with the following record vote:

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

AGENDA

1. Replat Case RP-003-25: Discuss and take action to approve a replat request for an 4.26+/- acre tract of land situated in the Michael McDermont Survey, Abstract Number 743, in the City of Glenn Heights, Ellis County, Texas, being a portion of Lot 7 and Lot 9, Block K, Hollywood Addition Phase II, an addition to the City of Glenn Heights, Ellis County, Texas according to the Instrument thereof recorded in County Clerk Instrument Number 2224204 and Cabinet B, Page 27 of the Official Public Records, Ellis County, Texas to create three lots, Lots 7A-7C Block K from the existing tracts. (Parviz Pourazizian, Director of Planning & Development Services)

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and answered Council's questions related this replat.

Commissioner Arnold Lenoris Davis, Jr. made a motion to approve Agenda Item 1, A Replat Case RP-003-25: Discuss and take action to approve a replat request for an 4.26+/- acre tract of land situated in the Michael McDermont Survey, Abstract Number 743, in the City of Glenn Heights, Ellis County, Texas, being a portion of Lot 7 and Lot 9, Block K, Hollywood Addition Phase II, an addition to the City of Glenn Heights, Ellis County, Texas according to the Instrument thereof recorded in County Clerk Instrument Number 2224204 and Cabinet B, Page 27 of the Official Public Records, Ellis County, Texas to create three lots, Lots 7A-7C Block K from the existing tracts.

Commissioner Brodrick K. Rhodes made the second. The motion carried with the following record vote:

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

2. Replat Case RP-002-25: Discuss and take action to approve a replat request for an 15.599+/- acre tract of land situated in the W.P. Holman Survey, Abstract Number 619, in the City of Glenn Heights, Dallas County, Texas, being all of Lot 2A-1, Block B and Lot 1A Block B of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in County Clerk Instrument Number 201900112593 and 201800034087 of the Official Public Records, Dallas County, Texas, to create two lots "2A-1R", 1A-1R, 2B-1 and

2B-2 Block B from the existing tracts. (Parviz Pourazizian, Director of Planning & Development Services)

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and answered Council's questions related this replat. Mr. Pourazizian explained this is a replat that previously been approved by the city and the applicant decided to make a few items to previously approved replat and resubmit for approval.

Commissioner Kelvin Stroy, Sr. made a motion to approve Agenda Item 2, A Replat Case RP-002-25: Discuss and take action to approve a replat request for an 15.599+/- acre tract of land situated in the W.P. Holman Survey, Abstract Number 619, in the City of Glenn Heights, Dallas County, Texas, being all of Lot 2A-1, Block B and Lot 1A Block B of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in County Clerk Instrument Number 201900112593 and 201800034087 of the Official Public Records, Dallas County, Texas, to create two lots "2A-1R", 1A-1R, 2B-1 and 2B-2 Block B from the existing tracts. Commissioner April Stokes made the second. The motion carried with the following record vote:

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

3. Planned Development PD-31: Public Hearing to receive testimony regarding change in zoning from Commercial (C) District to a Planned Development District (PD-31) for approximately 23 acres of land, located at North East Corner of East Bear Creek Road and Mourning Dove Lane, in Meadow Creek Estates, Tract A, by changing the zoning classification from Commercial (C) to Planned Development 31 (PD-31) for the purpose of a mixed-use development site, consisting of multi-family, commercial and neighborhood services. (Parviz Pourazizian, Director of Planning & Development Services)

Commissioner Kelvin Stroy, Sr. made a motion to open the public Hearing. Commissioner Arnold Lenoris Davis, Jr. made the second. Motion carried with following record vote:

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

Chair Austin Kelley announced that the Public Hearing was opened.

PUBLIC COMMENT

- Karen Johnson, address on file: addressed their opposition
- Meadow Creek HOA (Shantrel Washington), address on file: addressed their opposition
- Paul Johnson, address on file: addressed their opposition
- Melvin Neail, address on file: Did not speak
- Ellis Miley Jr. , Address on file: addressed their opposition
- Patrick Rafferty, Address on file: addressed their opposition
- Kaci Nichole Miles, Address on file: addressed their opposition
- Kendra Miles, Address on file: addressed their opposition

- Bryce Meadors, Address on file: addressed their opposition
- Travis Mitchell, Address on file: addressed their opposition
- Nicole Macon, Address on file: addressed their opposition
- Kanecia Jones, Address on file: addressed their opposition

Commissioner Kelvin Stroy, Sr. made a motion to close the public Hearing. Commissioner Brodrick K. Rhodes made the second. Motion carried with following record vote:

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

4. Planned Development PD-31: Discussion and making a recommendation to City Council of the City of Glenn Heights, Texas, as heretofore amended, by granting a change in zoning from Commercial (C) District to a Planned Development District (PD-31) for approximately 23 acres of land, located at North East Corner of East Bear Creek Road and Mourning Dove Lane, in Meadow Creek Estates, Tract A, by changing the zoning classification from Commercial (C) to Planned Development 31 (PD-31) for the purpose of a mixed-use development site, consisting of multi-family, commercial and neighborhood services. (Parviz Pourazizian, Director of Planning & Development Services)

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation. Mr. Pourazizian, Spencer Ellison with “JPI” answered Planning and Zoning Commissioner’s questions related to open spaces, housing options, anticipated traffic, project timelines, possible partnership with HOA on the open space, and commercial areas.

Commissioner Kelvin Stroy, Sr. made a motion to making a recommendation to City Council of the City of Glenn Heights, Texas, as heretofore amended, by granting a change in zoning from Commercial (C) District to a Planned Development District (PD-31) for approximately 23 acres of land, located at North East Corner of East Bear Creek Road and Mourning Dove Lane, in Meadow Creek Estates, Tract A, by changing the zoning classification from Commercial (C) to Planned Development 31 (PD-31) for the purpose of a mixed-use development site, consisting of multi-family, commercial and neighborhood services. Commissioner Brodrick K. Rhodes made the second. Motion carried with following record vote:

VOTE 6 Naves – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

ADJOURNMENT

Commissioner Arnold Lenoris Davis, Jr. made a motion to adjourn. Commissioner Kelvin Stroy, Sr. made the second. Motion carried with following record vote:

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

Chair Austin Kelley adjourned the Planning and Zoning Meeting at 7:35 P.M.


Austin Kelley, Chairperson

Attest:


Parviz Pourazizian, Director of Development Services