

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

JUNE 2, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 2nd day of June 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.	*	Co-Chair (Place 6)
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
Dr. Glynell Horn Jr	*	Chief of Police

CONSULTANT:

Michael Neary related to PD 32
Jim Dewey Related to PD 27A
Maxwell Fisher Related to The Meadows on Bear Creek

CALL TO ORDER

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

INVOCATION

Commissioner Kelvin Stroy, Sr. delivered the Invocation.

PLEDGE OF ALLEGIANCE

Commission delivered the Pledge of Allegiance

PUBLIC COMMENT

There were no Public Comments.

CONSENT AGENDA

No Consent agenda.

AGENDA

Chair Kelley rearrange the agenda and requested to have items 5 and 6 to go first.

5. Planned Development 32 (PD-32): Public Hearing to receive testimony related to granting a change in zoning from Retail (R) District to a Planned Development District-32 (PD-32) for approximately 33.3559 acres of land located at the North West Corner of Ovilla Road and South Uhl Road, being a tract of land situated in the M Crasp Survey, Abstract Number 264, and the M. McDermott Survey, Abstract Number 743, City of Glenn Heights, Ellis County, Texas and being a portion of that tract of land described as Sixth Tract in the deed to Joe Michael McGeath, recorded in Volume 621, Page 839, of the official public record of Ellis County, Texas (OPRECT), also commonly known as 605 Ovilla Road, Glenn Heights, Texas by changing the zoning classification from Retail (R) to Planned Development-32 (PD-32) for the purpose of a mixed-use development site, consisting of Multi-Family and Commercial.

Commissioner Stroy made a motion to open the Public Hearing. Commissioner Davis made the second. The motion carried with the following record vote:

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

Chair Austin Kelley announced that the Public Hearing was opened at 6:33 P.M.

PUBLIC COMMENT

- Karen Johnson, address on file: addressed their opposition
- Oscar Vasquez address on file: addressed their opposition
- Sharon Holland, address on file: addressed their opposition
- Mike Creech, address on file: addressed their opposition
- Delandro Payn , Address on file: addressed their opposition
- Jennifer Vazquez, Address on file: addressed their opposition
- Kristal 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 5 Ayes – Kelley, Davis, Miller, Rhodes, Stroy

6. Planned Development 32 (PD-32): Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, related to granting a change in zoning from Retail (R) District to a Planned Development District-32 (PD-32) for approximately 33.3559 acres of land located at the North West Corner of Ovilla Road and South Uhl Road, being a tract of land situated in the M Crasp Survey, Abstract Number 264, and the M. McDermott Survey, Abstract Number 743, City of Glenn Heights, Ellis County, Texas and being a portion of that tract of land described as Sixth Tract in the deed to Joe Michael McGeath, recorded in Volume 621, Page 839, of the official public record of Ellis County, Texas (OPRECT), also commonly known as 605 Ovilla Road, Glenn Heights, Texas by changing the zoning Classification from Retail (R) to Planned Development-32 (PD-32) for the purpose of a mixed-use development site, consisting of Multi-Family and Commercial. (Parviz Pourazizian, Director of Development Services)

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation. Mr. Micheal Neary answered Planning and Zoning Commissioner's questions. Mr. Pourazizian answered explained the drainage concerns, Improvement of the UHL RD.

Commissioner Kelvin Stroy, Sr. made a motion to approve Agenda Item 6. Commissioner Arnold Lenoris Davis made the second. The motion carried with the following record vote:

VOTE 3 Ayes – Kelley, , Davis, Miller, 2 **Nayes-** Rhodes, Stroy

1. Planned Development 27A: Public Hearing to receive testimony regarding the Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of approximately 111.606 acre tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, the tract being generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, by changing the zoning classification from Planned Development-27 (PD-27) for mixed use single-family residential (base zoning Single-Family Residential-3), townhome and multi-family to Planned Development-27A (PD-27A) for single-family residential (base Single- Family Residential-3) and Multi-Family residential uses.

Commissioner Arnold Lenoris Davis made a motion to open the public Hearing. Commissioner Brodrick K. Rhodes. made the second. Motion carried with following record vote:

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

Chair Austin Kelley announced that the Public Hearing was opened.

PUBLIC COMMENT

- Michael White, address on file: addressed their opposition

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

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

Chair Austin Kelley announced that the Public Hearing was opened.

2. Planned Development 27A: Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, regarding the Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of approximately 111.606 acre tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, the tract being generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, by changing the zoning classification from Planned Development- 27 (PD-27) for mixed use single-family residential (base zoning Single-Family Residential-3), townhome and multi-family to Planned Development-27A (PD- 27A) for single-family residential (base Single-Family Residential-3) and Multi- Family residential uses. (Parviz Pourazizian, Director of Development Services)

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation. Mr. Pourazizian, Jim Dewey with "JDJR Engineering" answered Planning and Zoning Commissioner's questions related to open spaces, housing options, anticipated traffic, project timelines, on the open space, and commercial areas.

Commissioner Arnold Lenoris Davis made a motion to making a recommendation to City Council of the City of Glenn Heights, Texas, for Agenda item Number 2. Commissioner Kelvin Stroy, Sr. made the second. Motion carried with following record vote:

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

3. Public Hearing to receive testimony related to granting a change in zoning from Single-Family Residential-1 (SF-1) to Single-Family Residential-3 (SF-3) for approximately 15.52+/- acres of land situated in the John F. Porter survey, Abstract No. 1118, City of Glenn Heights, Dallas County, Texas (tract I), and lots 1 through 5 of block 1, lots 1 through 10 of block 2, and lots 1 through 7 of block 3, Phase One of the Meadows on Bear Creek, an Addition to the City of Glenn Heights, Dallas, Texas (tract II), also commonly known as 928 East Bear Creek Road, Glenn Heights, Dallas County, Texas.

Commissioner Arnold Lenoris Davis made a motion to open the public Hearing. Commissioner Brodrick K. Rhodes. made the second. Motion carried with following record vote:

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

Chair Austin Kelley announced that the Public Hearing was opened.

PUBLIC COMMENT

- Jennifer Meyer (On Behalf of Paul Newcomer), address on file: addressed their opposition
- Jedidah Gill, address on file: addressed their opposition
- Kaburu Muraguri, address on file: He had a question about the Road and not directly about this project

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

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

Chair Austin Kelley announced that the Public Hearing was opened.

4. Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, related to granting a change in zoning from Single-Family Residential-1 (SF-1) to Single-Family Residential-3 (SF-3) for approximately 15.52+/- acres of land situated in the John F. Porter survey, Abstract No. 1118, City of Glenn Heights, Dallas County, Texas (tract I), and lots 1 through 5 of block 1, lots 1 through 10 of block 2, and lots 1 through 7 of block 3, Phase One of the Meadows on Bear Creek, an Addition to the City of Glenn Heights, Dallas, Texas (tract II), also commonly known as 928 East Bear Creek Road, Glenn Heights, Dallas County, Texas.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation. Mr. Maxwell Fisher with "ZoneDev" answered Planning and Zoning Commissioner's questions related to open spaces, housing options, anticipated traffic, project timelines and Drainage concerns.

Commissioner Kelvin Stroy, Sr. made a motion to making a recommendation to City Council of the City of Glenn Heights, Texas, for Agenda item Number 4. Commissioner Arnold Lenoris Davis made the second. Motion carried with following record vote:

VOTE 4 Ayes – Kelley, Davis, Miller, Rhodes, **1 Nay-** Stroy

7. Preliminary Plat PP-2025-02: Discuss and consider making a recommendation on a Preliminary Plat Request by Michael Neary, on behalf of Mark Buster, for Uhl Crossing, for a 33.359-acre tract of land being generally located at the Northwest corner of the intersection of Ovilla Road and South Uhl Road in the City of Glenn Heights, Ellis County, Texas, situated in the M. Crasp Survey, Abstract No. 264, and the M. McDermott Survey, Abstract No. 743, city of Glenn Heights, Ellis County, Texas and being a portion of that tract of land described in a deed to William C. Buster, Trustee of the Buster Family Trust, recorded in instrument No. 2213571, of the official public records of Ellis county, Texas (OPRECT). (Parviz Pourazizian, Director of Development Services)

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation and answered questions.

Commissioner Arnold Lenoris Davis made a motion to making a recommendation to City Council of the City of Glenn Heights, Texas, for Agenda item Number 7. Commissioner Kelvin Stroy, Sr. made the second. Motion carried with following record vote:

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

8. Final Plat FP-2025-02: Discuss and consider making a recommendation on a Final Plat Request by Michael Neary, on behalf of Mark Buster, for Uhl Crossing, for a 33.359-acre tract of land being generally located at the Northwest corner of the intersection of Ovilla Road and South Uhl Road in the City of Glenn Heights, Ellis County, Texas, situated in the M. Crasp Survey, Abstract No. 264, and the M. McDermott Survey, Abstract No. 743, city of Glenn Heights, Ellis County, Texas and being a portion of that tract of land described in a deed to William C. Buster, Trustee of the Buster Family Trust, recorded in instrument No. 2213571, of the official public records of Ellis county, Texas (OPRECT). (Parviz Pourazizian, Director of Development Services)

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation and answered questions.

Commissioner Kelvin Stroy, Sr. made a motion to making a recommendation to City Council of the City of Glenn Heights, Texas, for Agenda item Number 8. Commissioner Brodrick K. Rhodes made the second. Motion carried with following record vote:

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

ADJOURNMENT

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

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

Chair Austin Kelley adjourned the Planning and Zoning Meeting at 8:04 P.M.


Austin Kelley, Chairperson

Attest:


Parviz Pourazizian, Director of Development Services