



NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, DECEMBER 22, 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, December 22, 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

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 the City staff prior to the beginning of the meeting. The Texas Open Meetings Act prohibits the Commission 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 Any Item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.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. Discuss and take action to approve the Minutes of the September 8, 2025, Planning and Zoning Commission Meeting. (Jailan Hadnot, City Planner)

AGENDA

1. Zoning Change and Residential Replat: Public Hearing to receive testimony, discuss and make a recommendation related to granting a change in zoning from Single-Family 1 (SF-1) to Single-Family 3 (SF-3) to allow for a replat and the building of a new home on a 4.935 +/- acre tract of land located at 221 W Bear Creek Rd, City of Glenn Heights, Dallas County, Texas, and being more particularly described as TR 7 ACS as an addition to the City of Glenn Heights. (Jailan Hadnot, City Planner)
2. Zoning Change and SUP: Public Hearing to receive testimony, discuss and make a recommendation related to granting a change in zoning from Commercial (C) to Industrial (I) and granting a special use permit (SUP) to allow use of gasoline storage on a 2.0087 +/- acre tract of land located at 1223 Willow Run Rd, City of Glenn Heights, Dallas County, Texas, and being more particularly described as Lot 10, Block A 16R, Block M of the ACS an addition to the city of Glenn Heights,

Dallas County, Texas. (Jailan Hadnot, City Planner)

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 5:00 P.M. on Tuesday, December 16, 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

SEPTEMBER 8, 2025

STATE OF TEXAS *
COUNTIES OF DALLAS AND ELLIS *
CITY OF GLENN HEIGHTS *

On the 8th day of September 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

Chair Austin Kelley called the Planning and Zoning Commission Meeting to order at 6:28 P.M. with a quorum of the Commission present.

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 August 25, 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 6:30 P.M. the motion carried with the following record vote:

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

AGENDA

1. Conduct a Public Hearing, 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, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

Chairperson Kelley opened the public hearing at 6:31 P.M.

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

The applicant, Nathan Koval, came forward to address the Commission and answer questions at 6:36 P.M. Mr. Koval and the Commission engaged in discussion.

Hearing no further testimony, Chairperson Kelley closed the Public Hearing.

Commissioner Davis made a motion to recommend approval of the SUP request at the location shown closer to Ovilla road, with the condition that the 10 foot landscape buffer be implemented to separate the nonresidential use from existing residential homes. Commissioner Kelvin Stroy made the second. The motion carried with the following record vote:

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

ADJOURNMENT

Chairperson Kelley adjourned the Planning and Zoning Commission Meeting at 6:56 P.M.

Austin Kelley, Chairperson

Attest:

Jailan Hadnot, City Planner

