



**NOTICE AND AGENDA  
PLANNING & ZONING COMMISSION  
MONDAY, FEBRUARY 23, 2026, 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, February 23, 2026, 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 Chairperson, 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 Any Item requiring additional discussion may be withdrawn from the Consent Agenda by the a Commissioner or the City Manager, and acted upon separately.*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 an approximate 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 an approximate 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)

3. SUP Amendment: Public Hearing to receive testimony, discuss and make a recommendation related to an amendment to Ordinance O-21-25 for the additional operation of an unmanned ice vending machine on an approximate 0.434 acre tract of land located at 2800 Sunset Strip, City of Glenn Heights, Ellis County, Texas, and being more particularly described as lot 16R, Block M of the Hollywood Addition, Phase Two. (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](mailto: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, January 22, 2026.

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.

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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 8<sup>th</sup> 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.

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Austin Kelley, Chairperson

Attest:

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Jailan Hadnot, City Planner



# PLANNING AND ZONING COMMISSION STAFF REPORT

Date: February 23, 2026

## SUBJECT

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 an approximate 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.

## DISCUSSION / BACKGROUND

The purpose of this request from the property owner, Stevelyn Miller, is to split the lot in half to meet the dimensions required of the Single Family 3 zoning district in addition to the request the lot be replat showing separate lots. The property owner is requesting this to be able to build a new single family home directly to the East of the current home at 221 W Bear Creek Rd. The property owner has not yet secured a replat exhibit created by a land surveyor for signing, reviewing, or approval as the replat item is dependent upon the rezoning approval.

## PLAT STATUS

The property exists as TR 7 ACS 0.75 which appears to not have been plat and filed with Dallas County to date.

## SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	SF-1 (Single-Family)	Single Family Low Density	Residential
WEST	SF-4 (Single-Family), Institutional	Single Family Medium Density, Educational Facilities	Residential and Educational Facilities

SOUTH	MH (Mobile Home)	Single Family High Density	Residential
EAST	SF-1 (Single-Family)	Single Family Low Density	Residential

**FUTURE LAND USE PLAN**

This area is designated on the Land Use Plan as Single Family Low Density. This land use category provides sites for larger lots and/or gentleman ranching and generally range between 1 dwelling units (DU) to 4 DU per acre.

**FINANCIAL IMPACT**

The applicant will be responsible for all utilities and infrastructure necessary for development of the property.

**PLANNING AND ZONING COMMISSION**

The City Council will consider this request at the February 23, 2026 meeting.

**PUBLIC INFORMATION CONSIDERATIONS**

Required mailed notifications were sent out to property owners within 200 feet of the lot on February 6, 2026 and the news notification was published on February 5, 2026. Staff has not received any letters of support or opposition to the request.

**RECOMMENDATION / ALTERNATIVES**

Staff recommends approval of the rezoning and residential replat request known as ZC-01-26 and RP-01-26.

**ATTACHMENTS**

1. Conceptual exhibit

**PREPARED BY**

Jailan Hadnot, City Planner

**REVIEWED BY**

Bester Munyaradzi, Director of Planning and Development

1. CONCEPTUAL EXHIBIT







# PLANNING AND ZONING COMMISSION STAFF REPORT

Date: February 23, 2026

## SUBJECT

SUP Amendment: Public Hearing to receive testimony, discuss and make a recommendation related to an amendment to Ordinance O-21-25 for the additional operation of an unmanned ice vending machine on an approximate 0.434 acre tract of land located at 2800 Sunset Strip, City of Glenn Heights, Ellis County, Texas, and being more particularly described as lot 16R, Block M of the Hollywood Addition, Phase Two.

## DISCUSSION / BACKGROUND

The purpose of this request from the property owner, Nathan Koval, is to allow the operation of an unmanned ice vending machine in addition to his snow cone business on the lot. The property owner is requesting this to assist with the operation of his business which was approved for a Special Use Permit (SUP) through ordinance O-21-25 granted by City Council on October 21, 2025. The property owner has not yet started operating his business and has not removed the landscaping as recommended by the Planning and Zoning Commission on September 8, 2025.

## PLAT STATUS

The property exists as LOT PT 16R HOLLYWOOD ADDN #2 per Ellis County records.

## SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	DUP (Duplex)	Single Family Medium Density	Residential
WEST	R (Retail)	Neighborhood Commercial	Retail
SOUTH	R (Retail)	Neighborhood Commercial	Retail
EAST	Intuitional	Educational Facilities	Educational Facility

## **FUTURE LAND USE PLAN**

This area is designated on the Land Use Plan as Single Family Medium Density. This land use category provides sites for residential detached developments that typically follow a more suburban pattern of curvilinear streets and generally range between 4 dwelling units (DU) to 9 DU per acre.

## **FINANCIAL IMPACT**

The applicant will be responsible for all utilities and infrastructure necessary for development of the property, to include the removal of concrete as required by the ordinance and recommended by the Planning and Zoning Commission on September 8, 2025.

## **PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission will consider this request at the February 23, 2026 meeting.

## **PUBLIC INFORMATION CONSIDERATIONS**

Required mailed notifications were sent out to property owners within 200 feet of the lot on February 6, 2026 and the news notification was published on February 5, 2026. Staff has not received any letters of support or opposition to the request.

## **RECOMMENDATION / ALTERNATIVES**

Staff recommends consideration of the special use permit amendment request known as SUP-02-26 with the conditions that a timeline is given for removal of concrete, clarity given to structure consumers will be served out of, and the site is built in accordance with the conceptual plan provided.

## **ATTACHMENTS**

1. Conceptual exhibit

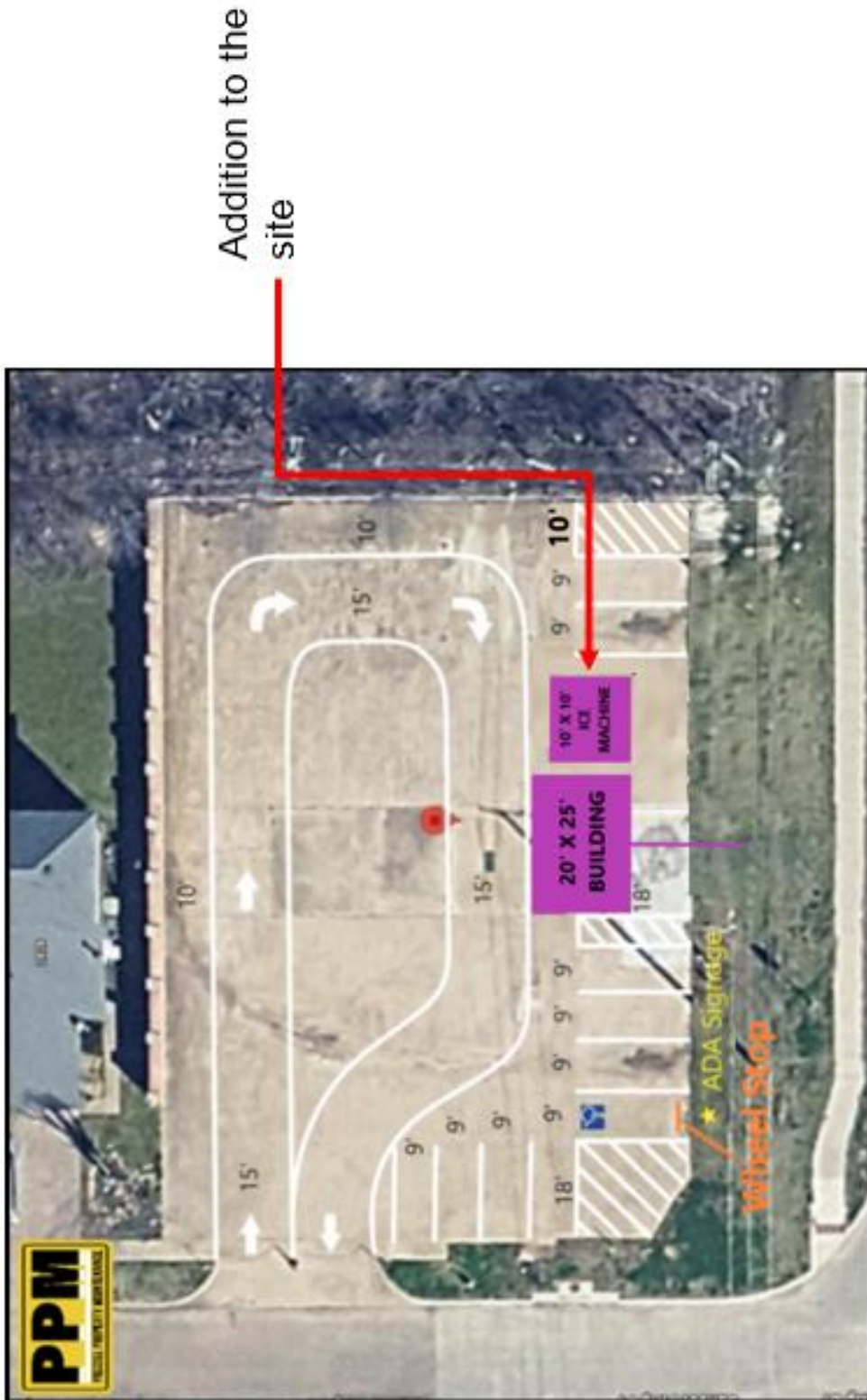
## **PREPARED BY**

Jailan Hadnot, City Planner

## **REVIEWED BY**

Bester Munyaradzi, Director of Planning and Development

1. CONCEPTUAL EXHIBIT







# PLANNING AND ZONING COMMISSION STAFF REPORT

Date: February 23, 2026

## SUBJECT

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.

## DISCUSSION / BACKGROUND

The purpose of this request from the property owner, Samuel Fowler, is to allow the permitting of an above-ground 1,000 gallon fuel tank and accompanying to assist with the operation of the transportation-oriented business in existence at this location since July 2025. The property owner has provided a project narrative letter for clear explanation and scope. There is a mandated TCEQ registration related to this type of request for tanks over 1,100 gallons.

## PLAT STATUS

The property exists as BLK A LT 10 ACS 2.0087 per Dallas County records.

## SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	City of Desoto	Not in Jurisdiction	
WEST	C (Commercial)	Regional Commercial	Religious Facility
SOUTH	C (Commercial)	Regional Commercial	Residential
EAST	C (Commercial)	Regional Commercial	Residential

## **FUTURE LAND USE PLAN**

This area is designated on the Land Use Plan as Regional Commercial. This land use category is often times located adjacent to a regional highway or major arterial. It typically serves big-box stores and corporate branded retailers.

## **FINANCIAL IMPACT**

The applicant will be responsible for all utilities, infrastructure, and clearances necessary for development of the property.

## **PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission will consider this request at the February 23, 2026 meeting.

## **PUBLIC INFORMATION CONSIDERATIONS**

Required mailed notifications were sent out to property owners within 200 feet of the lot on February 6, 2026 and the news notification was published on February 5, 2026. Staff has received 1 letter in opposition to the request from one of the properties within 200 feet.

## **RECOMMENDATION / ALTERNATIVES**

Staff recommends withdrawal of the items known as ZC-01-26 and SUP-01-26.

## **ATTACHMENTS**

1. Conceptual Site Plan
2. Project Narrative Letter
3. Ordinance 843-07
4. Opposition Letter

## **PREPARED BY**

Jailan Hadnot, City Planner

## **REVIEWED BY**

Bester Munyaradzi, Director of Planning and Development



Date: November 13, 2025

To: The City of Glenn Heights;

Re: Project Narrative

From: GTT Holdings, LLC 1223 Willow Run Road Glenn Heights, TX

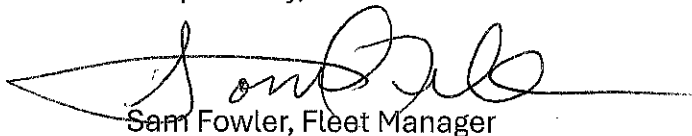
I am writing this letter as requested to provide information on our request to change our zoning from Commercial to Industrial to allow for an above ground double wall fuel tank. The reason for this request is that we Game Time Transportation located at 1223 Willow Run Road Glenn Heights, Texas operates 8 buses from this location. We have been at this location since July 2025. We operate buses all over Texas, Arkansas, Oklahoma, Louisiana, New Mexico, Georgia and Florida just to name a few. Currently we fuel off site at Pilot, Loves or Racetrac all bus-friendly locations, however this has caused us to spend considerable amounts of time driving each bus to the fuel stations weekly wasting gas and paying extremely high prices for the diesel fuel and very time consuming.

We request that we are allowed to install a 1,000 gallon above ground diesel tank at our location to fuel our buses weekly. This tank will be topped off as needed probably every other week. This will ease the cost of diesel fuel for our business significantly as we will get bulk diesel discounts. Currently we spend 10 hours a week driving back and forth to fuel, which is approximately 18-mile trip for each bus, so 144 miles a week which is wasteful and bad for the environment, street and roads. This will save us money and time.

In closing we would greatly appreciate that this request is approved as we feel that we are part of the City of Glenn Heights and want to be here for the long term.

I have attached a site plan to depict the location of the aboveground fuel tank and specification sheets for the tank from our vendor Great Lakes Petroleum.

Respectfully,

A handwritten signature in black ink, appearing to read "Sam Fowler", written over a horizontal line.

Sam Fowler, Fleet Manager

Game Time Transportation

1223 Willow Run Road

Glenn Heights, Texas 75154

**CITY OF GLENN HEIGHTS**

**ORDINANCE NO. 843-07**

**AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS FOR THE CITY COUNCIL, AMENDING ITS ZONING MAP AS SET IN THE UNIFIED DEVELOPMENT CODE, AS ESTABLISHED BY ORDINANCE 555-95, AS HERETOFORE, AMENDED BY APPROVING A REZONING FOR WILLOW RUN ADDITION OF ABOUT 104 ACRES SUCH THAT IF DIVIDED IN HALF VERTICALLY THE EASTERN HALF WOULD BE "BP-C" (BUSINESS PARK COMMERCIAL) ONCE THE EXISTING PARCELS ZONED "SF-1" (SINGLE-FAMILY 20,000 SQUARE FOOT LOT SIZE MINIMUM) AND "C" (COMMERCIAL) IS CHANGED. THE WESTERN HALF WILL BE "C" (COMMERCIAL) ONCE THE EXISTING "SF-1" (SINGLE-FAMILY 20,000 SQUARE FOOT LOT SIZE MINIMUM) IS REZONED; PROVIDING FOR A CONFORMANCE TO THE COMPREHENSIVE PLAN AND A REPEAL OF ALL ORDINANCES IN CONFLICT; THIS ORDINANCE IS PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Glenn Heights, Texas has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Glenn Heights, Texas to adopt this ordinance rezoning Willow Run Addition to "C" on the western half from "SF-1" and "BP-C" on the eastern half from "SF-1" and "C" to conform with the Comprehensive Plan of Glenn Heights, Texas; and

**WHEREAS**, the City Council of the City of Glenn Heights, Texas, has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens of the City that the Code of Ordinances provisions relative to the regulation of commercial standards, be established as hereinafter stated.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:**

**SECTION 1** That all of the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety (EXHIBIT 1-Dallas County Appraisal -Parcels)

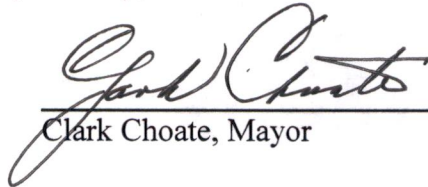
**SECTION 2** The amendment of the Zoning Map Designation as set in the Unified Development Code of the City of Glenn Heights, Texas, Ordinance 555-95, is hereby amended (EXHIBIT 2- Zoning definitions and criteria)

**SECTION 3** Any person, firm or corporation violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Article XXII of Glenn Heights Unified Development Code No 555-95, as amended.

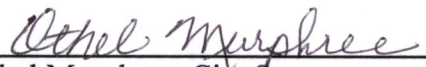
**SECTION 4** If any section, article, paragraph, sentence, clause, phrase or word in this ordinance or application thereto any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance despite such validity, which remaining portions shall remain in full force and effect.

**SECTION 5** This ordinance shall become effective from after the date of its passage in accordance with Article 2, Section 2.13, of the City Glenn Heights Charter, and it is accordingly so ordained.

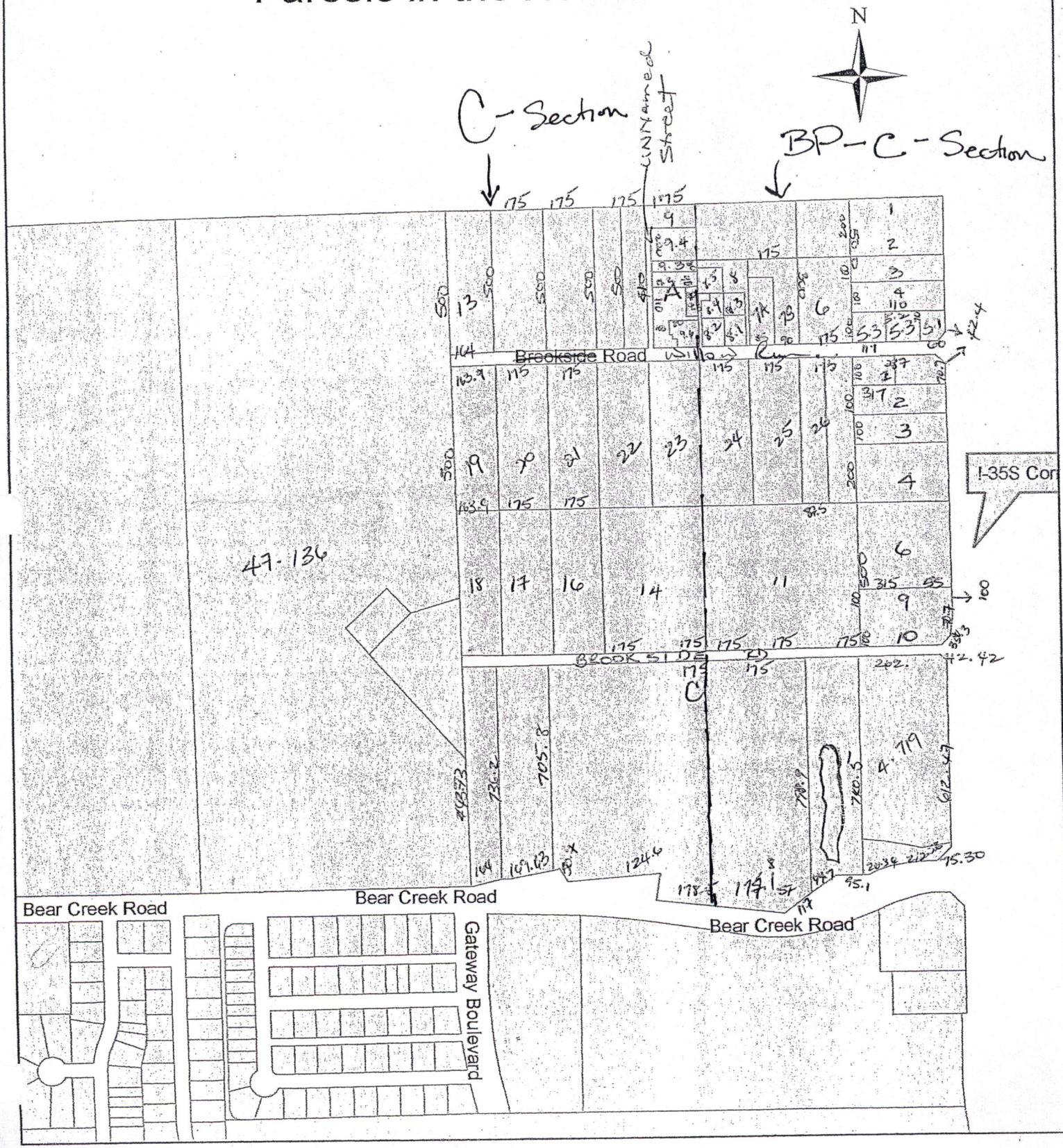
PASSED AND APPROVED on the 7<sup>th</sup> day of May, 2007

  
\_\_\_\_\_  
Clark Choate, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Othel Murphree, City Secretary

# Parcels in the NW Corridors



C-Section

BP-C-Section



UNNamed Street

Brookside Road

BROOKSIDE LANE

Bear Creek Road

Bear Creek Road

Bear Creek Road

Gateway Boulevard

I-35S Corridor

47.136

4.719

## Commercial zoning will indicate defined uses:

**“O”- OFFICE SERVICE:** Office for a doctor, dentist, attorney, architect, CPA, engineer, psychologist, chiropractor, podiatrist; general business office not offering on-premise sale, rental, or repair of goods; veterinarian clinic; mortgage banking company; optometrist office; day care center; church; bed and breakfast inn; public/private school; and customarily incidental uses. Store size 5,000 square ft minimum (interior-wall to wall) or lot size minimum 10, 000 square foot lot if stand alone to include parking spaces and landscaping unless in a “strip center” Screening and building standards inline with Commercial Standards.

**“R/NS”- NEIGHBORHOOD SERVICE-** All uses permitted in "O" plus: beauty shop, dry cleaning and laundry services; rental store, health studio, drugstore, florist, nursing home, restaurant with drive-through service but no consumption of alcoholic beverages beyond the restaurant area; private vocational schools; pet shop - indoor only; and auto parts accessory sales and service (10, 000 sq foot lot size minimum to include parking and landscaping ); Screening and building standards shall be inline with the *Commercial Standards*.

## “C” –Commercial

**Commercial-** All uses permitted in "NS" plus: all Drive-through and on-site restaurants, bed and breakfast inn; motel; car wash; oil lube services; bank; savings and loan; custom craft work; building, landscape materials, and lumber sales; wholesale supply business; teen club; hospital; garment cleaners; garden shop; greenhouse or nursery; restaurant with drive-in/pick-up service with consumption of alcoholic beverages; theater; hotel or motel; indoor retail sales; inside recreation uses; Specific Use Permit required for nightclubs and scientific research labs; The following uses will not be allowed- *minor and major car repair, new residential housing , multifamily, duplexes, senior housing, commercial parking lot, television of broadcasting entity without a tower, (Lot size 15,000 square foot minimum, preferable “strip center” setting for stand alone and shared access easements and parking )* Screening and building standards shall be inline with the *Commercial Standards and used for “ TC” Town-Center District\*.*)

## “BP-C”- Business Park Overlay-Commercial uses (TRANSITIONAL OVERLAY between “C” and “HC”)

**Business Park Overlay-Commercial Uses:** -Special use and development standards are applied in this district to promote high-quality, high-intensity, if it's mixed-use, it should be development in close proximity to controlled access freeways and other appropriate roads throughout the City. Allowing shops such as antiques, hand-crafts, painting-galleries, vintage-clothing and furniture sales in a *strip* setting. No pad shall sit on less than an acre and anchors (25,000 sq feet or greater interior shall be in place prior to stand -alone units of lesser size); Convenience store, and supermarket are allowed;

**All uses permitted, except** - new single family, or duplex building, bed and breakfast, outside pet sales, kiosk outside sales, miniwarehouse storage, no stand-alone on less than an acre without a main anchor, this statement includes drive-thru; No- welding, collision or dismantling of machines, minor auto repairs, kennels, manufacturing of wood, paper, plastic, paint, tire, textile, oils, pharmaceutical, cosmetics or food processing plant, no canning, tire repair, cars repair, boats or bikes repair, airplane or foundry sales, no portable sales of trailer/ building sales; no salvage or reclamation product-except computers(lap/desktop), no farm/construction equipment sales, especially those of 1 ton or greater, no open plant nursery store, apartments with more than 18 units/acre and any less or at MF-18 shall be part of a mixed use concept-with the retail sector built prior to the apartment unit construction; no freestanding cell/non-emergency tower

Minimum Depth 200-feet , with a 40 foot set back from I-35E service ROW(right-of-way). Screening and building standards inline with HC (Highway Commercial). Existing businesses are exempt until destroyed \* “TC” uses inline with Comprehensive Plan, Board to evaluate proposals case by case basis



# *Decisions on Willow Run and other parcels with houses - to be rezoned to Retail/Commercial*

## *Stipulations*

*Landowners will be able to renovate, expand and rebuilt under the following conditions*

- 1. The householder (present owner as of the time the ordinance was approved- only) can expand the structure. However, if the property owner converts to retail uses, he/she shall not revert to residential zoning again*
- 2. When the property owner sells, dies or transfers the title/deed, the property will be considered solely for retail/commercial uses*
- 3. Additionally, the existing property owners at the time of the rezoning -shall have a year to rebuild if the structure /property is destroyed. Nevertheless, beyond the year (12 months) if no attempt to rebuild has occurred, the owner shall petition for an extension via proving to City Council (or existing ZBA) that a hardship was incurred in the rebuilding process*
- 4. The rebuilding of a house shall be non-conforming with the previous vested rights. The retail/commercial criteria will not be considered if this is done within 12 months ; however, rebuilding beyond a year shall be with City Council/ZBA approval granted.*
- 5. These rules apply only to these parcels with houses, that the City rezoned in 2007, to be compatible with the Comprehensive Plan. All other non-conforming rules remain in effect for other privately zoned sections prior to /on or during this period.*

02/17/2026

Jailan Hadnot, City Planner  
City of Glenn Heights  
1938 S. Hampton Rd.  
Glenn Heights, Tx 75154  
jhadnot@glennheightstx.gov

RE: Case ZC-26-02  
Case SUP -26-01

Jailan Hadnot and Members of the Planning and Commission,

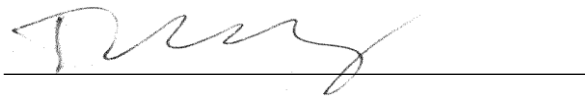
This letter is to express my concerns on the environmental impact and potential dangers and gasoline storage in our community.

First, gasoline is a highly flammable substance, and improper storage or accidental leak poses significant risk to public safety. This includes fire hazards and explosions.

Last, gasoline can contaminate soil and groundwater, leading to long-term environmental damage that threatens our local ecosystems and public health.

**It is for the above reasons that I vote “Against” this proposal.**

I appreciate your consideration and your response.

A handwritten signature in black ink, appearing to read 'Joanna', is written over a horizontal line.

Joanna McMurray  
President, White Orchid Holding Co.  
Owner of 1248 WILLOW RUN RD.  
16970 Dallas Parkway #701  
Dallas, Tx 75248  
joanna\_mcmurray@yahoo.com





# PLANNING AND ZONING COMMISSION STAFF REPORT

Date: February 23, 2026

## SUBJECT

SUP Amendment: Public Hearing to receive testimony, discuss and make a recommendation related to an amendment to Ordinance O-21-25 for the additional operation of an unmanned ice vending machine on an approximate 0.434 acre tract of land located at 2800 Sunset Strip, City of Glenn Heights, Ellis County, Texas, and being more particularly described as lot 16R, Block M of the Hollywood Addition, Phase Two.

## DISCUSSION / BACKGROUND

The purpose of this request from the property owner, Nathan Koval, is to allow the operation of an unmanned ice vending machine in addition to his snow cone business on the lot. The property owner is requesting this to assist with the operation of his business which was approved for a Special Use Permit (SUP) through ordinance O-21-25 granted by City Council on October 21, 2025. The property owner has not yet started operating his business and has not removed the landscaping as recommended by the Planning and Zoning Commission on September 8, 2025. As part of SUP requests, the Planning and Zoning Commission and City Council may require certain property improvements as a condition of SUP approval. These improvements are intended to address nonconforming features of properties and provide suggested enhancements that would help bring the property closer to compliance with current development standards.

## PLAT STATUS

The property exists as LOT PT 16R HOLLYWOOD ADDN #2 per Ellis County records.

## SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	DUP (Duplex)	Single Family Medium Density	Residential
WEST	R (Retail)	Neighborhood Commercial	Retail

SOUTH	R (Retail)	Neighborhood Commercial	Retail
EAST	Intuitional	Educational Facilities	Educational Facility

**FUTURE LAND USE PLAN**

This area is designated on the Land Use Plan as Single Family Medium Density. This land use category provides sites for residential detached developments that typically follow a more suburban pattern of curvilinear streets and generally range between 4 dwelling units (DU) to 9 DU per acre.

**FINANCIAL IMPACT**

The applicant will be responsible for all utilities and infrastructure necessary for development of the property, to include the removal of concrete as required by the ordinance and recommended by the Planning and Zoning Commission on September 8, 2025.

**PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission will consider this request at the February 23, 2026 meeting.

**PUBLIC INFORMATION CONSIDERATIONS**

Required mailed notifications were sent out to property owners within 200 feet of the lot on February 6, 2026 and the news notification was published on February 5, 2026. Staff has not received any letters of support or opposition to the request.

**RECOMMENDATION / ALTERNATIVES**

Staff recommends consideration of the special use permit amendment request known as SUP-02-26 with the conditions that a timeline is given for removal of concrete, the implementation of landscaping, clarity given to structure consumers will be served out of, and the site is built in accordance with the conceptual plan provided.

**ATTACHMENTS**

1. Conceptual exhibit

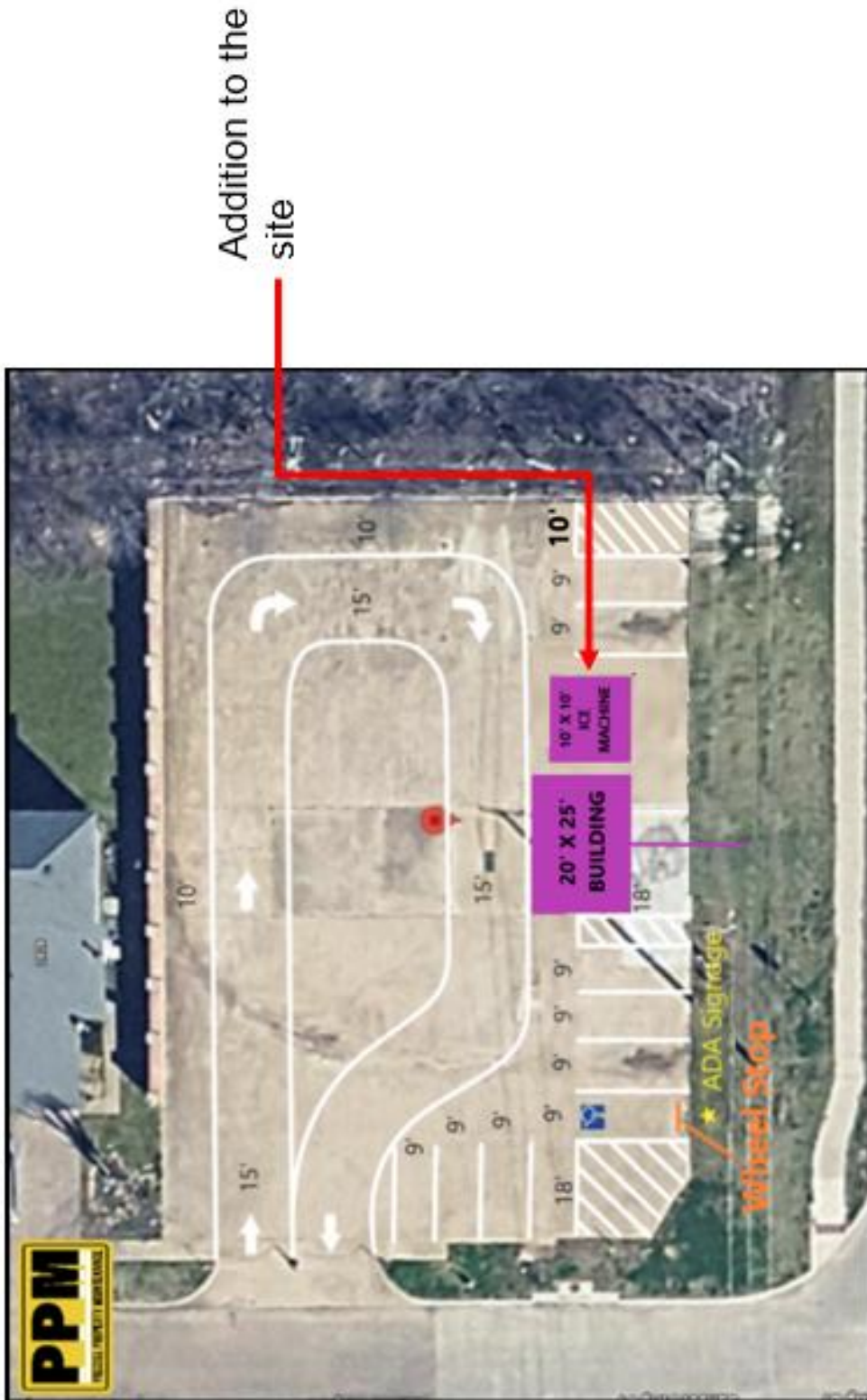
**PREPARED BY**

Jailan Hadnot, City Planner

**REVIEWED BY**

Bester Munyaradzi, Director of Planning and Development

1. CONCEPTUAL EXHIBIT



Addition to the site