



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 16, 2024, 6:30 P.M.**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Planning and Zoning Commission Meeting on Monday, December 16, 2024, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, 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 Planning and Zoning Commission will recess temporarily.

**GLENN HEIGHTS CAPITAL IMPROVEMENT ADVISORY COMMITTEE
COMMISSION MEETING**

1. Consideration and action on providing written comments to City Council on proposed water, wastewater, and roadway impact fees.

Adjourn. The Capital Improvement Advisory Committee will adjourn its meeting.

The Planning and Zoning Commission will reconvene into its Regular Called Meeting.

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of November 18, 2024.

AGENDA

1. **Site Plan SP-01-25:** Discuss and receive testimony to consider making a recommendation to City Council of the City of Glenn Heights, Texas, regarding a request concerning a Site Plan for Popeyes Louisiana Kitchen by David Swan with RUAR Popeyes Properties. The 1.499-acre property

situated in the Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas, described as Lot 2B, Block B, and being commonly known as 1709 S. Beckley Road, Glenn Heights, Dallas County, Texas (Parviz Pourazizian, Director of Development Services).

2. **Specific Use Permit SUP-01-25:** Public hearing to receive testimony regarding SUP request by Mohammad Allan for the purpose of a Neighborhood Market/Grocery Store, for approximately, 1.25 acres tract of land situated in Lot 2, in Block A of Lots 1 and 2 in Block A of Family Dollar Addition, an Addition, being commonly known as 1710 S. Hampton Road, Glenn Heights, Dallas County, Texas (Parviz Pourazizian, Director of Development Services).
3. **Specific Use Permit SUP-01-25:** Discuss taking action to consider providing a recommendation to City Council of the City of Glenn Heights, Texas, regarding granting a Specific Use Permit (SUP) for the purpose of a Neighborhood Market/Grocery Store, for approximately, 1.25 acres tract of land situated in Lot 2, in Block A of Lots 1 and 2 in Block A of Family Dollar Addition, an Addition, being commonly known as 1710 S. Hampton Road, Glenn Heights, Dallas County, Texas (Parviz Pourazizian, Director of 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 South Hampton Road, Bldg. C, Glenn Heights, Texas by 6:30 P.M. on Friday, December 13, 2024.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission 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