



**NOTICE AND AGENDA  
CITY OF GLENN HEIGHTS  
PLANNING AND ZONING COMMISSION  
MONDAY, APRIL 14, 2025, 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, April 14, 2025, 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 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 Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits Planning and Zoning Commission from discussing or taking action on issues not posted on the agenda; however, the Planning and Zoning Commission Chair, 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**

1. Discuss and take action to approve the meeting minutes of March 24, 2025.

**AGENDA**

1. **Replat Case RP-02-25:** Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, regarding a Replat Request for a tract of land situated in Lin Dell Estates Addition, an addition to the City of Glenn Heights, Ellis County, Texas, described as being lots 25 and 26, Block 6, of Lin Dell Estates, Addition, an addition to the City of Glenn Heights, Ellis County, Texas, and being commonly known as 130 Lakeshore Lane, Red Oak, Texas and 140 Lake Shore Lane, Red Oak, Texas. The request proposes to reorient these lots, creating two new residential lots that will face north toward R. Wood Dell Drive from the existing tract. (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](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 South Hampton Road, Bldg. C, Glenn Heights, Texas by 6:30 P.M. on Friday, April 11, 2025.

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.

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Brandi Brown, City Secretary



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

**MARCH 24, 2025**

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

On the 24<sup>th</sup> day of March 2025, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

**BOARD MEMBERS:**

Austin Kelley	*	Board Member, Place 1
April Stokes	*	Board Member, Place 2
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4

**STAFF:**

Parviz Pourazizian	*	Director of Planning & Development Services
Dr. LaSheyla Jones	*	City Planner

**CALL TO ORDER**

After establishing a quorum, Commissioner Davis called the Meeting of the Planning and Zoning Committee to order at 6:34 PM

**INVOCATION**

Commissioner Davis delivered the Invocation at 6:31 PM

**PLEDGE OF ALLEGIANCE**

Commissioner Kelley led the assembly in the 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 Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits Planning and Zoning Commission from discussing or taking action on issues not posted on the agenda; however, the Planning and Zoning Commission Chair, 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**

1. Discuss and take action to approve the meeting minutes of January 27, 2025.

**MOTION** by Commissioner Davis, **2<sup>nd</sup>** by Commissioner Stokes.

**VOTE** – Davis, Kelley, Miller, Stokes  
CARRIED (4-0)

**AGENDA**

1. **Replat Case RP-03-25:** Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, regarding a Replat Request for 9.091 acres tract of land, Lot 1R-1 Thru 1R-6, Block 1, being a replat of a portion of Lot 1, Block 1, Vista at Williams Farms, an addition to the City of Glenn Heights, Ellis County, Texas, being situated in the William C. Denton Survey, Abstract No. 295 City of Glenn Heights, Ellis County, Texas, also known as 604 S. Hampton Road, Glenn Heights, Ellis County, Texas. (Dr. LaSheyla Jones, City Planner)

**MOTION** by Commissioner Davis, **2<sup>nd</sup>** by Commissioner Stokes.

**VOTE** – Davis, Kelley, Miller, Stokes  
CARRIED (4-0)

2. **Site Plan SP-03-25:** Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, regarding a request concerning a Site Plan for Al-Nejmah Neighborhood Market/Grocery Store. The 1.25-acres property is 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 1714 S. Hampton Road, Glenn Heights, Dallas County, Texas. (Dr. LaSheyla Jones, City Planner)

**MOTION** by Commissioner Davis, **2<sup>nd</sup>** by Commissioner Stokes.

**VOTE** – Davis, Kelley, Miller, Stokes  
CARRIED (4-0)

**ADJOURNMENT**

Motion to Adjourn by Commissioner Davis, **2<sup>nd</sup>** by Commissioner Stokes

**VOTE** – Davis, Kelley, Miller, Stokes  
CARRIED (4-0)

Commissioner Davis adjourned the meeting at 6:52 PM

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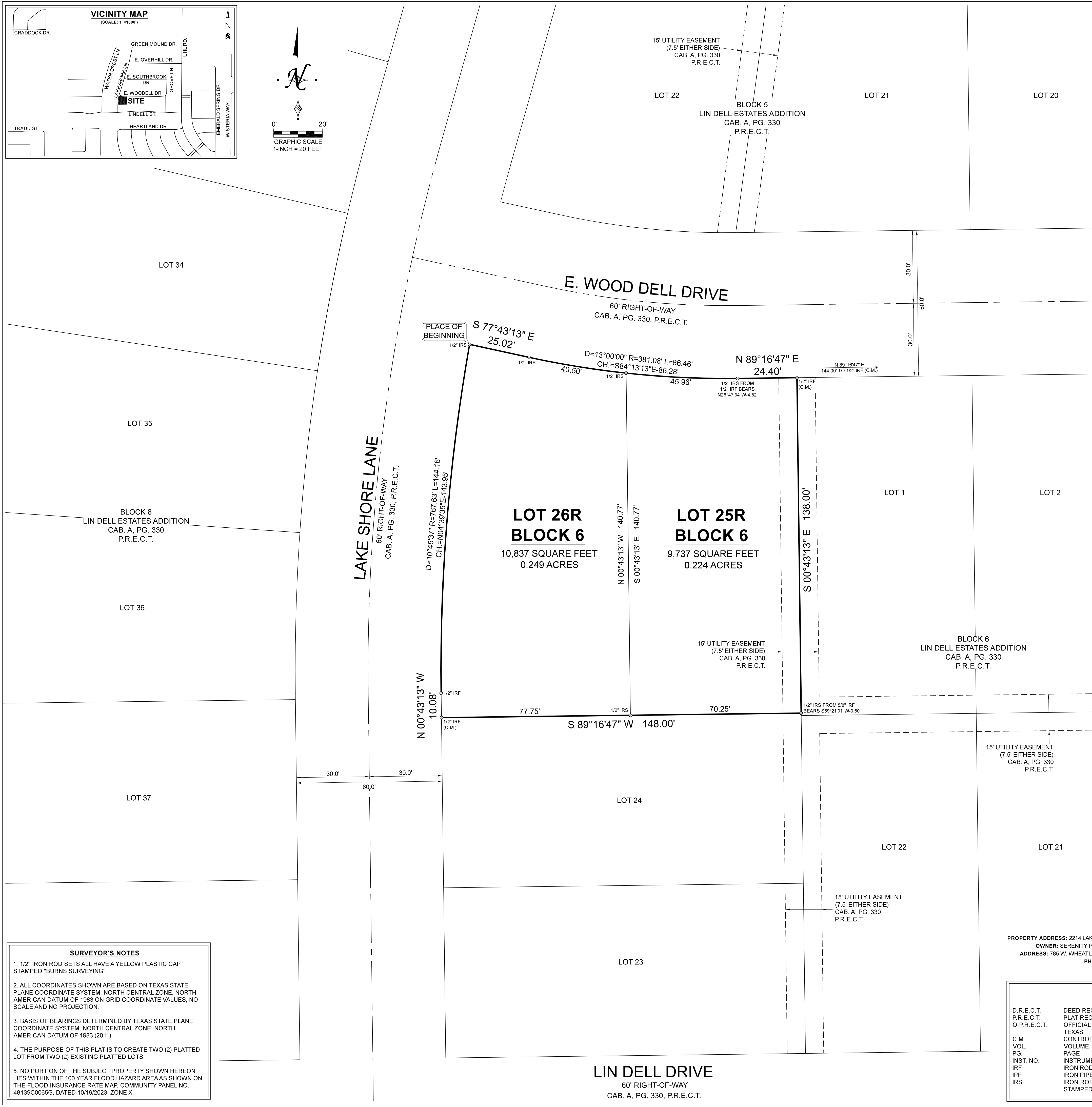
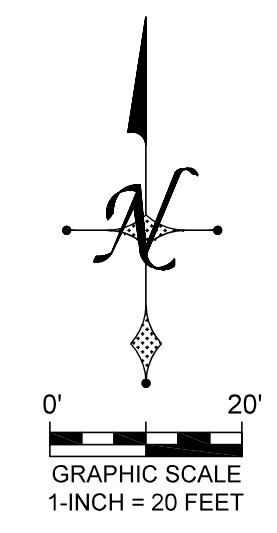
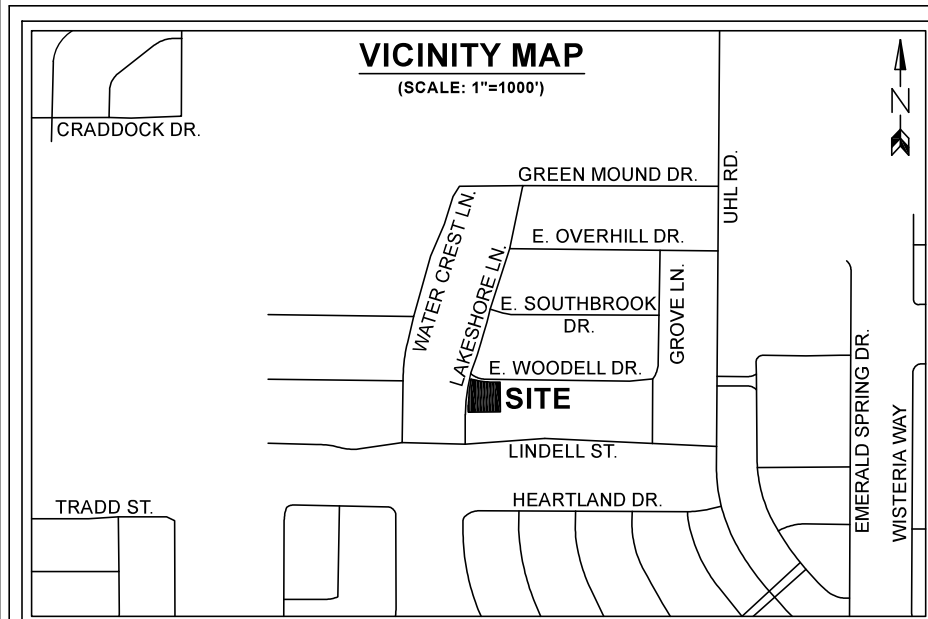
Arnold Davis, Jr, Chairperson

Attest:

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Dr. LaSheyla Jones, City Planner  
Passed and approved on the 24<sup>th</sup> day of March 2025





**OWNER'S CERTIFICATE**

**STATE OF TEXAS**  
**COUNTY OF ELLIS**  
 WHEREAS Serenity Properties and Investments LLC, is the sole owner of Lots 25 and 26, Block 6, of Lin Dell Estates Addition, an addition to the City of Glenn Heights, Ellis County, Texas, according to the map thereof recorded in Cabinet A, Page 330, Plat Records, Ellis County, Texas, and being the same tract of land described in Deed to Serenity Properties and Investments LLC, recorded in Instrument No.2024-2436853, Official Public Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the intersection of the South line of E. Wood Dell Drive, a 60 foot right-of-way, with the East line of Lake Shore Lane, a 60 foot right-of-way, and being at the Northwest corner of said Lot 26, Block 6;

THENCE South 77 deg. 43 min. 13 sec. East, with said South line, a distance of 25.02 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left, having a central angle of 13 deg. 00 min. 00 sec., a radius of 381.08 feet and a chord bearing and distance of South 84 deg. 13 min. 13 sec. East, 86.28 feet;

THENCE Southeasterly, with said South line and said curve to the left, an arc distance of 86.46 feet to a 1/2 inch with a yellow plastic cap stamped "Burns Surveying" set for corner;

THENCE North 89 deg. 16 min. 47 sec. East, with said South line, a distance of 24.40 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 1, of said Block 6, same being the Northeast corner of said Lot 26;

THENCE South 00 deg. 43 min. 13 sec. East, a distance of 138.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the West line of said Lot 1, at the Northeast corner of Lot 24, Block 6, same being the Southeast corner of said Lot 25;

THENCE South 89 deg. 16 min. 47 sec. West, a distance of 148.00 feet to a 1/2 inch iron rod found in the said East line of Lake Shore Lane, at the common Westerly corner of said Lots 24 and 25, Block 6;

THENCE North 00 deg. 43 min. 13 sec. West, with said East line, a distance of 10.08 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right, having a central angle of 10 deg. 45 min. 37 sec., a radius of 767.63 feet, and a chord bearing and distance of North 04 deg. 39 min. 35 sec. East, 143.95 feet;

THENCE Northeasterly, with said East line and said curve to the right, an arc distance of 144.16 feet to the PLACE OF BEGINNING and containing 20,574 square feet or 0.472 of an acre of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Glenn Heights, Texas.

WITNESS MY HAND AT \_\_\_\_\_ TEXAS this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Barry S. Rhodes  
 Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**CITY OF GLENN HEIGHTS STANDARD PLAT NOTES**

**WAIVER OF CLAIM FOR DAMAGES**  
 The Owner and the Developer release the City of Glenn Heights from any and all claims, damages, obligations, or liabilities by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform the grades established in this plat.

**COMMON AREAS**  
 All Common Area Tracts will be owned and maintained by the Homeowner's Association.

**PLANNED DEVELOPMENT**  
 Said Plat shall be subject to all requirements as established by Ordinance \_\_\_\_\_.

PROPERTY ADDRESS: 2214 LAKESHORE LANE, GLENN HEIGHTS, TEXAS 75154  
 OWNER: SERENITY PROPERTIES AND INVESTMENTS LLC  
 ADDRESS: 785 W. WHEATLAND RD. #308 DUNCANVILLE, TEXAS 75116  
 PHONE: 469-909-8022

LEGEND	
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Serenity Properties and Investments LLC, does hereby adopt this plat, designating the herein described property as: **LOTS 25R & 26R, BLOCK 6, LIN DELL ESTATES ADDITION**, an addition to the City of Glenn Heights, Dallas County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, right-of-ways, are hereby dedicated in fee simple to the City of Glenn Heights for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire, and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same.

All any public utility shall have the right to remove or keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Glenn Heights.

Witness my hand at \_\_\_\_\_ Texas, This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Name: \_\_\_\_\_  
 Title: Owner

**STATE OF TEXAS**  
**COUNTY OF ELLIS**  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand at \_\_\_\_\_ Texas, This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

"I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MORGAN HEIGHTS ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS"

Chairman, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

Recording Secretary \_\_\_\_\_ Date \_\_\_\_\_

"I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MORGAN HEIGHTS ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS"

Mayor \_\_\_\_\_ Date \_\_\_\_\_

Secretary \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S NOTES**

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOT FROM TWO (2) EXISTING PLATTED LOTS.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48139C0065G, DATED 10/19/2023, ZONE X.

**BURNS SURVEYING**  
**PROFESSIONAL LAND SURVEYORS**  
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082  
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
 FIRM NO. 10194366  
 WEBSITE: WWW.BURNSURVEY.COM  
 PHONE: (214) 328-1090  
 JOB NO.: 202500296 PREPARATION DATE: 02/24/2025 DRAWN BY: TD

**REPLAT**  
**LOTS 25R & 26R, BLOCK 6**  
**LIN DELL ESTATES ADDITION**  
 BEING LOTS 25 AND 26, BLOCK 6,  
 OF LIN DELL ESTATES ADDITION,  
 AN ADDITION TO THE CITY OF GLENN HEIGHTS,  
 ELLIS COUNTY, TEXAS