



**NOTICE AND AGENDA  
PLANNING & ZONING COMMISSION  
MONDAY, APRIL 28, 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, April 28, 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**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

*The public is invited to address City Council 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 City Council 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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.*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. Discussion and take action to approve the Minutes of the March 24, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazian, Director of Planning & Development Services)

**AGENDA**

1. Replat Case RP-003-25: Discuss and take action to approve a replat request for an 4.26+/- acre tract of land situated in the Michael McDermont Survey, Abstract Number 743, in the City of Glenn Heights, Ellis County, Texas, being a portion of Lot 7 and Lot 9, Block K, Hollywood Addition Phase II, an addition to the City of Glenn Heights, Ellis County, Texas according to the Instrument thereof recorded in County Clerk Instrument Number 2224204 and Cabinet B, Page 27 of the Official Public Records, Ellis County, Texas to create three lots, Lots 7A-7C Block K from the existing tracts. (Parviz Pourazian, Director of Planning & Development Services)

2. Replat Case RP-002-25: Discuss and take action to approve a replat request for an 15.599+/- acre tract of land situated in the W.P. Holman Survey, Abstract Number 619, in the City of Glenn Heights, Dallas County, Texas, being all of Lot 2A-1, Block B and Lot 1A Block B of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in County Clerk Instrument Number 201900112593 and 201800034087 of the Official Public Records, Dallas County, Texas, to create two lots "2A-1R", 1A-1R, 2B-1 and 2B-2 Block B from the existing tracts. (Parviz Pourazizian, Director of Planning & Development Services)
3. Planned Development PD-31: Public Hearing to receive testimony regarding change in zoning from Commercial (C) District to a Planned Development District (PD-31) for approximately 23 acres of land, located at North East Corner of East Bear Creek Road and Mourning Dove Lane, in Meadow Creek Estates, Tract A, by changing the zoning classification from Commercial (C) to Planned Development 31 (PD-31) for the purpose of a mixed-use development site, consisting of multi-family, commercial and neighborhood services. (Parviz Pourazizian, Director of Planning & Development Services)
4. Planned Development PD-31: Discussion and making a recommendation to City Council of the City of Glenn Heights, Texas, as heretofore amended, by granting a change in zoning from Commercial (C) District to a Planned Development District (PD-31) for approximately 23 acres of land, located at North East Corner of East Bear Creek Road and Mourning Dove Lane, in Meadow Creek Estates, Tract A, by changing the zoning classification from Commercial (C) to Planned Development 31 (PD-31) for the purpose of a mixed-use development site, consisting of multi-family, commercial and neighborhood services. (Parviz Pourazizian, Director of Planning & 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-C South Hampton Road, Glenn Heights, Texas, by 5:00 P.M. on Friday, April 25, 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