



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION MEETING
MONDAY, JUNE 2, 2025, 6:30 P.M.**

Notice is hereby given that the Planning and Zoning Commission of the City of Glenn Heights, Texas, will hold a Regular Meeting on Monday, June 2, 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.

AGENDA

1. Planned Development 27A: Public Hearing to receive testimony regarding the Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of approximately 111.606 acre tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, the tract being generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, by changing the zoning classification from Planned Development-27 (PD-27) for mixed use single-family residential (base zoning Single-Family Residential-3), townhome and multi-family to Planned Development-27A (PD-27A) for single-family residential (base Single-Family Residential-3) and Multi-Family residential uses.
2. Planned Development 27A: Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, regarding the Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of approximately 111.606 acre tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, the tract

being generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, by changing the zoning classification from Planned Development-27 (PD-27) for mixed use single-family residential (base zoning Single-Family Residential-3), townhome and multi-family to Planned Development-27A (PD-27A) for single-family residential (base Single-Family Residential-3) and Multi-Family residential uses. (Parviz Pourazizian, Director of Development Services)

3. Public Hearing to receive testimony related to granting a change in zoning from Single-Family Residential-1 (SF-1) to Single-Family Residential-3 (SF-3) for approximately 15.52+/- acres of land situated in the John F. Porter survey, Abstract No. 1118, City of Glenn Heights, Dallas County, Texas (tract I), and lots 1 through 5 of block 1, lots 1 through 10 of block 2, and lots 1 through 7 of block 3, Phase One of the Meadows on Bear Creek, an Addition to the City of Glenn Heights, Dallas, Texas (tract II), also commonly known as 928 East Bear Creek Road, Glenn Heights, Dallas County, Texas.
4. Zone Change 25-01: Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, related to granting a change in zoning from Single-Family Residential-1 (SF-1) to Single-Family Residential-3 (SF-3) for approximately 15.52+/- acres of land situated in the John F. Porter survey, Abstract No. 1118, City of Glenn Heights, Dallas County, Texas (tract I), and lots 1 through 5 of block 1, lots 1 through 10 of block 2, and lots 1 through 7 of block 3, Phase One of the Meadows on Bear Creek, an Addition to the City of Glenn Heights, Dallas, Texas (tract II), also commonly known as 928 East Bear Creek Road, Glenn Heights, Dallas County, Texas. (Parviz Pourazizian, Director of Development Services)
5. Planned Development 32 (PD-32): Public Hearing to receive testimony related to granting a change in zoning from Retail (R) District to a Planned Development District-32 (PD-32) for approximately 33.3559 acres of land located at the North West Corner of Ovilla Road and South Uhl Road, being a tract of land situated in the M Crasp Survey, Abstract Number 264, and the M. McDermott Survey, Abstract Number 743, City of Glenn Heights, Ellis County, Texas and being a portion of that tract of land described as Sixth Tract in the deed to Joe Michael McGeath, recorded in Volume 621, Page 839, of the official public record of Ellis County, Texas (OPRECT), also commonly known as 605 Ovilla Road, Glenn Heights, Texas by changing the zoning classification from Retail (R) to Planned Development-32 (PD-32) for the purpose of a mixed-use development site, consisting of Multi-Family and Commercial.
6. Planned Development 32 (PD-32): Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, related to granting a change in zoning from Retail (R) District to a Planned Development District-32 (PD-32) for approximately 33.3559 acres of land located at the North West Corner of Ovilla Road and South Uhl Road, being a tract of land situated in the M Crasp Survey, Abstract Number 264, and the M. McDermott Survey, Abstract Number 743, City of Glenn Heights, Ellis County, Texas and being a portion of that tract of land described as Sixth Tract in the deed to Joe Michael McGeath, recorded in Volume 621, Page 839, of the official public record of Ellis County, Texas (OPRECT), also commonly known as 605 Ovilla Road, Glenn

Heights, Texas by changing the zoning classification from Retail (R) to Planned Development-32 (PD-32) for the purpose of a mixed-use development site, consisting of Multi-Family and Commercial. (Parviz Pourazizian, Director of Development Services)

7. Preliminary Plat PP-2025-02: Discuss and consider making a recommendation on a Preliminary Plat Request by Michael Neary, on behalf of Mark Buster, for Uhl Crossing, for a 33.359-acre tract of land being generally located at the Northwest corner of the intersection of Ovilla Road and South Uhl Road in the City of Glenn Heights, Ellis County, Texas, situated in the M. Crasp Survey, Abstract No. 264, and the M. McDermott Survey, Abstract No. 743, city of Glenn Heights, Ellis County, Texas and being a portion of that tract of land described in a deed to William C. Buster, Trustee of the Buster Family Trust, recorded in instrument No. 2213571, of the official public records of Ellis county, Texas (OPRECT). (Parviz Pourazizian, Director of Development Services)
8. Final Plat FP-2025-02: Discuss and consider making a recommendation on a Final Plat Request by Michael Neary, on behalf of Mark Buster, for Uhl Crossing, for a 33.359-acre tract of land being generally located at the Northwest corner of the intersection of Ovilla Road and South Uhl Road in the City of Glenn Heights, Ellis County, Texas, situated in the M. Crasp Survey, Abstract No. 264, and the M. McDermott Survey, Abstract No. 743, city of Glenn Heights, Ellis County, Texas and being a portion of that tract of land described in a deed to William C. Buster, Trustee of the Buster Family Trust, recorded in instrument No. 2213571, of the official public records of Ellis county, Texas (OPRECT). (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, Glenn Heights, Texas by 5:00 P.M. on Friday, May 30, 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