



NOTICE AND AGENDA ZONING BOARD OF ADJUSTMENT MONDAY, JUNE 9, 2025, 6:30 P.M.

Notice is hereby given that the Zoning Board of Adjustments of the City of Glenn Heights, Texas, will hold a Regular Meeting on Monday, June 9, 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. Zoning Board of Adjustments (ZBA) Orientation. (Parviz Pourazizian, Director of Planning and Development Services)
2. Discussion and take action selecting a Chairperson and Vice Chairperson among the Zoning Board of Adjustments (ZBA) members. (Parviz Pourazizian, Director of Planning and Development Services)
3. Zoning Case 25-001-ZBA: Public Hearing to receive testimony regarding a variance request by Cyril Marion for the property located at 2218 Watercrest Lane, Glenn Heights, Ellis County, Texas. The 0.2330-acre parcel is specifically described as Lot 10, Block 8 of the Lin Dell Estate Addition and is zoned Single Family 3 (SF-3). According to Section 15.04.004-B of the City of Glenn Heights Code of Ordinances, residential homes are prohibited from having front entry garage doors. The applicant is seeking approval to develop this parcel with a driveway facing the street. (Parviz Pourazizian, Director of Planning and Development Services)
4. Zoning Case 25-001-ZBA: Discussion and take action to approve regarding a variance request by Cyril Marion for the property located at 2218 Watercrest Lane, Glenn Heights, Ellis County, Texas. The 0.2330-acre parcel is specifically described as Lot 10, Block 8 of the Lin Dell Estate Addition and is zoned Single

Family 3 (SF-3). According to Section 15.04.004-B of the City of Glenn Heights Code of Ordinances, residential homes are prohibited from having front entry garage doors. The applicant is seeking approval to develop this parcel with a driveway facing the street. (Parviz Pourazizian, Director of Planning and 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-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Friday, June 6, 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



CITY OF GLENN HEIGHTS ZONING BOARD OF ADJUSTMENT REPORT

Date: June 9, 2025

SUBJECT

The Zoning Board of Adjustments will consider a variance request submitted by Cyril Marion for the property located at 2218 Watercrest Lane. The request seeks approval to construct a single-family residence with a front-entry garage.

DISCUSSION / BACKGROUND

EXISTING POLICY

Section 15.04.004-B of the City of Glenn Heights Code of Ordinances, residential homes are prohibited from having front entry garage doors.

VARIANCE REQUESTS

In order to make a finding of undue hardship and to grant a variance, the Board must determine that:

1. The requested variance does not violate the intent of the Ordinance or its amendments.
2. Special conditions of restricted area, shape, topography, or physical features exist that are peculiar to the subject parcel of land and are not applicable to other parcels of land in the same zoning district.
3. The hardship is in no way the result of the applicant's own actions (not self-imposed) and does not generally affect all or most properties in the same zoning district.
4. The interpretation of the provisions in this Ordinance and all amending ordinances would deprive the applicant of rights commonly enjoyed by other properties, in the same zoning district, that comply with the same provisions.

This subdivision was established before it was annexed into the city. As a result, enforcing the requirement for side-entry garages on lots with insufficient width has posed significant challenges for developers.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property on or before May 22, 2025. A notice was also published in a local newspaper on May 22, 2025, as required by State Law and the City of Glenn Heights Comprehensive Zoning Ordinance.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recognizes that a valid hardship exists in complying with the current regulation and therefore recommends approval of the requested variance.

ATTACHMENTS

1. Presentation - Zoning Board of Adjustments
2. PID - 284849 - Site Plan

PREPARED BY

Parviz Pourazizian, Director of Planning and Development Services

REVIEWED BY

Brandi Brown, City Secretary

2218 WATERCREST LN GARAGE VARIANCE



PARVIZ R POURAZIZIAN
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

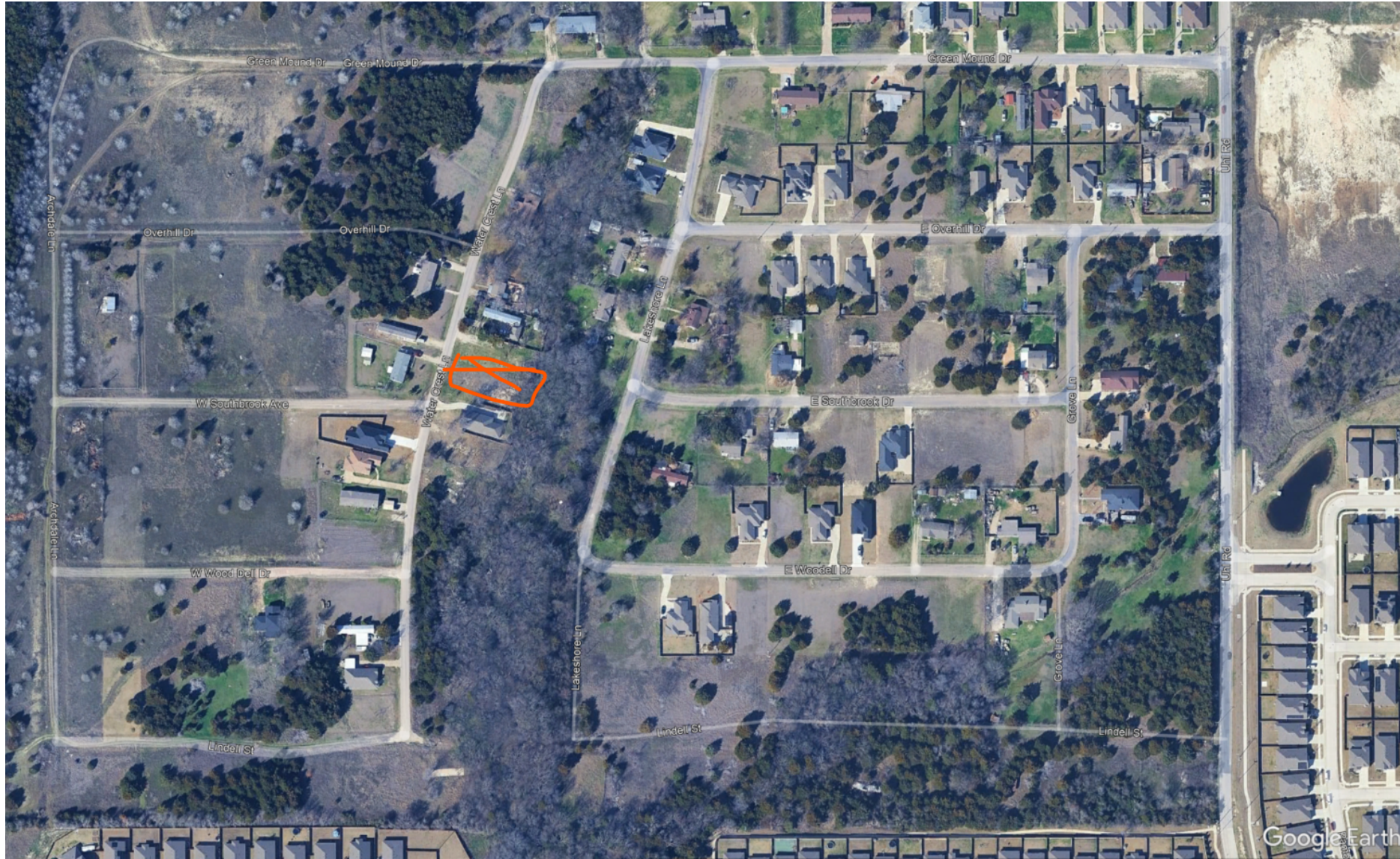
JUNE 9, 2025

VARIANCE



Zoning Case 25-001-ZBA: A public hearing will be held to receive testimony regarding a variance request by Cyril Marion for the property located at 2218 Watercrest Lane, Glenn Heights, Ellis County, Texas. The 0.2330-acre parcel is specifically described as Lot 10, Block 8 of the Lin Dell Estate Addition and is zoned Single Family 3 (SF-3). According to Section 15.04.004-B of the City of Glenn Heights Code of Ordinances, residential homes are prohibited from having front entry garage doors. The applicant is seeking approval to develop this parcel with a driveway facing the street.

AERIAL VIEW





Note

In order to make a finding of undue hardship and to grant a variance, the Board must determine that:

- The requested variance does not violate the intent of the Ordinance or its amendments.
- Special conditions of restricted area, shape, topography, or physical features exist that are peculiar to the subject parcel of land and are not applicable to other parcels of land in the same zoning district.
- The hardship is in no way the result of the applicant's own actions (not self-imposed) and does not generally affect all or most properties in the same zoning district.
- The interpretation of the provisions in this Ordinance and all amending ordinances would deprive the applicant of rights commonly enjoyed by other properties, in the same zoning district, that comply with the same provisions.



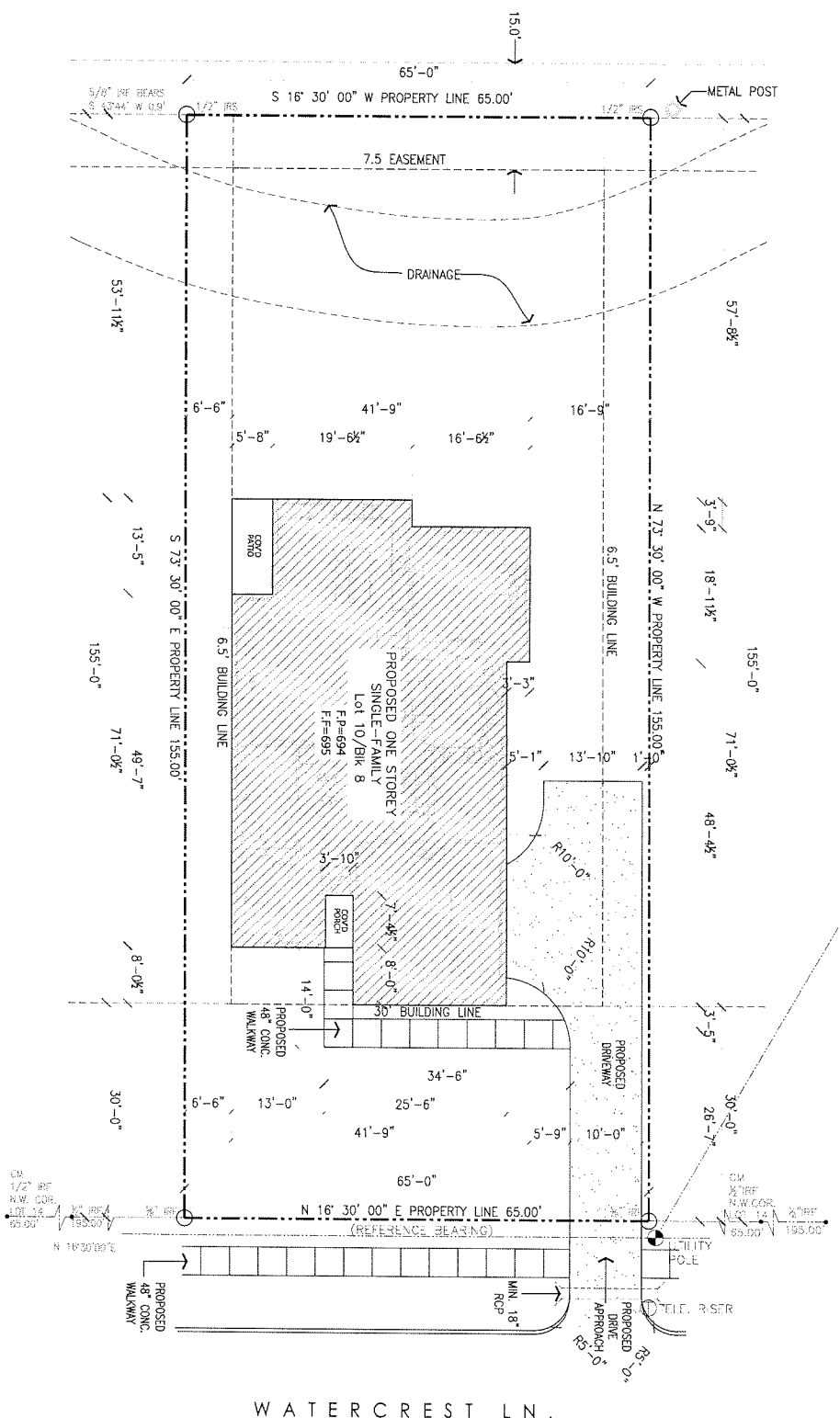
Note

- Staff Do not have any objection to the requested variance.

QUESTIONS



COMMENTS



ZONING SF-3
LEGAL DESCRIPTION LOT 10, BLK 8, LINDELL ESTATES 0.233 AC



SITE PLAN W/
1 SIDE ENTRY GARAGE
C1.02 SCALE: 1/16"=1'-0"

SEAL

AO-DESIGN GROUP
 ARCHITECT • INTERIOR • COMMERCIAL

TEL: (214) 294-5979

NO.	DESCRIPTION	DATE

ADDRESS
 2218 WATERCREST LN.
 DALLAS, TX
 75154

DATE
 05/29/25

DRAWN BY
 JFF

CHECKED BY

DESCRIPTION
 PRELIMINARY

SCALE
 1/16"=1'-0"

SHEET TITLE

SITE PLAN

SHEET #
C1.02

