



## **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.
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](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, 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.

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Brandi Brown, City Secretary