



**NOTICE AND AGENDA  
PLANNING & ZONING COMMISSION  
MONDAY, JULY 14, 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, July 14, 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. Discussion and making a recommendation to approve a Site Plan for Holy House of Prayer Church by Oscar Galan with Classic Design Group. The 1.1636-acre property is zoned Neighborhood Services "NS" in the Heritage Estates Block F. The property is located at the northwest corner of West Bear Creek and Heritage Boulevard, Glenn Heights, Dallas County, Texas. (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, July 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



# HOLY HOUSE OF PRAYER



PARVIZ POURAZIZIAN, DIR. DEVELOPMENT SERVICES

JULY 14, 2025

# SITE PLAN AMMENDMENT

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Discussion and Provide Recommendation to approve a Site Plan for Holy House Of Prayer Church by Oscar Galan with Classic Design Group. The 1.1636- acre property is zoned Neighborhood Services “NS” and is situated in the Heritage Estates Block F. The property is located at the northwest corner of West Bear Creek and Heritage BLVD, Glenn Heights, Dallas County, Texas also, know as 405 W Bear Creek RD.. The proposed use is Church.

# SITE PLAN

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**Applicant:** Oscar Galan, on behalf of the Holy House of Prayer

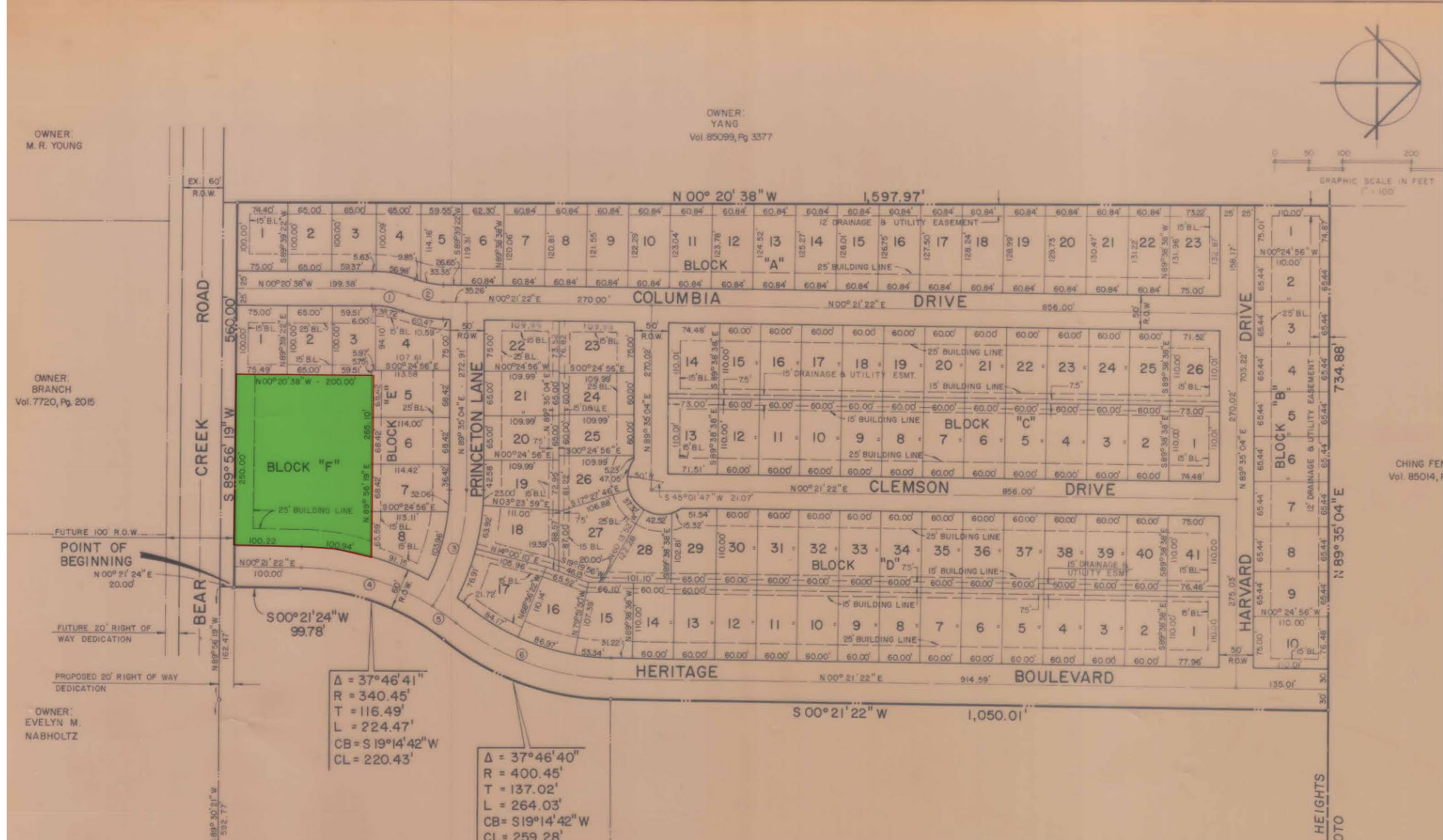
**Location:** North West Corner of W Bear Creek and Heritage Blvd

**Request:** Request for site plan approval

**Acres:** 1.163 Ac.

**Zoning:** Neighborhood Services (NS)

# PLAT

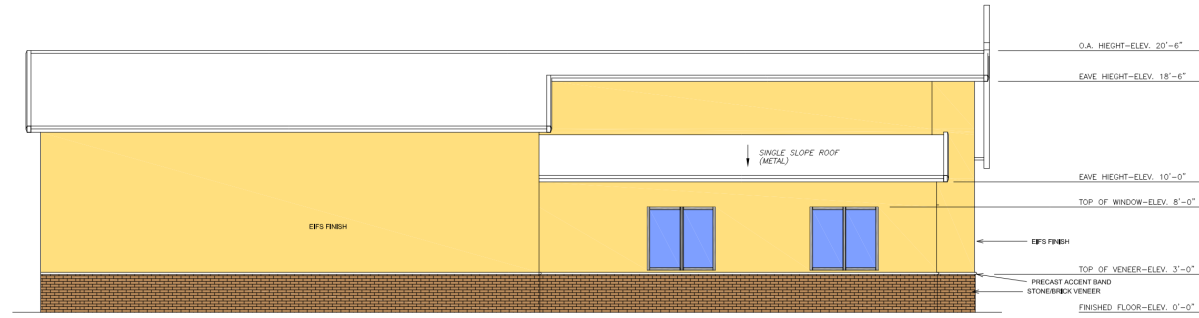




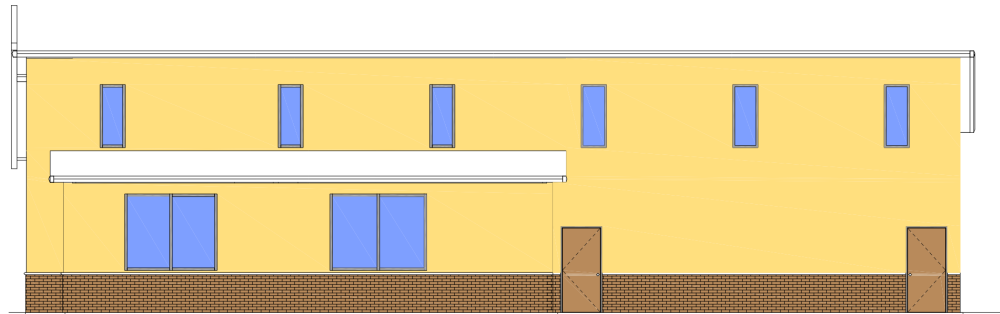




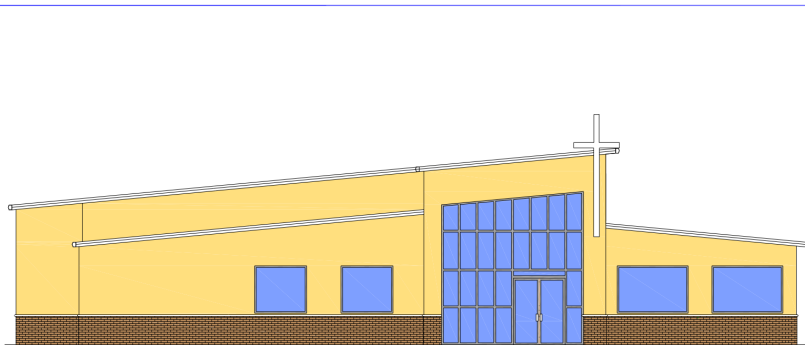
# ELEVATIONS



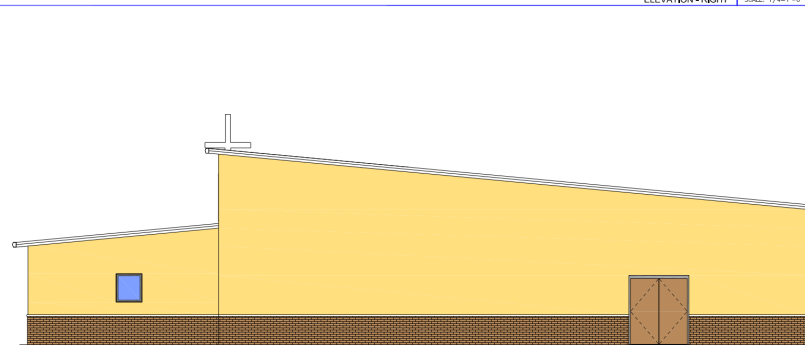
ELEVATION - LEFT | SCALE: 1/4"=1'-0" | 01



ELEVATION - RIGHT | SCALE: 1/4"=1'-0" | 02



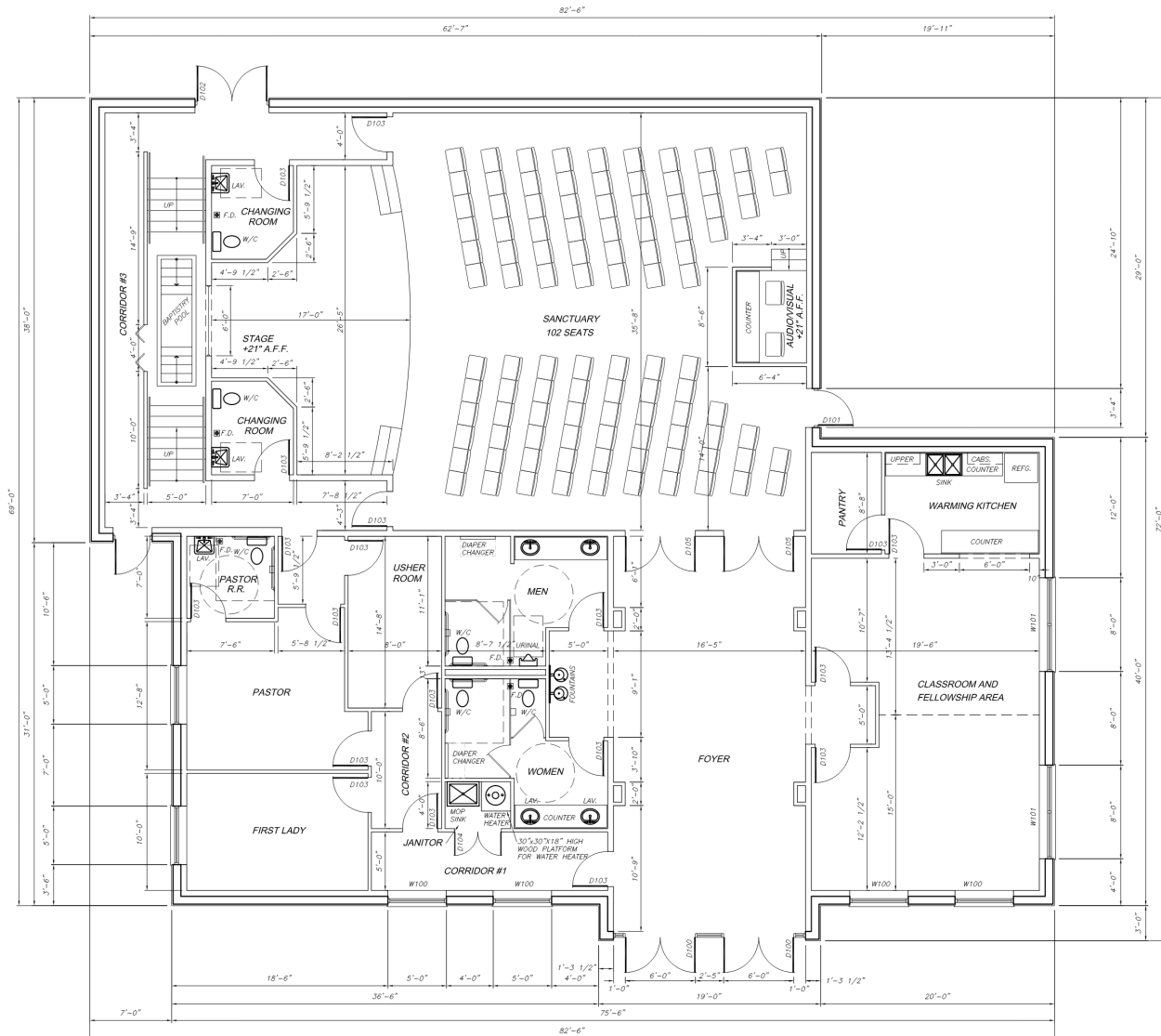
ELEVATION - FRONT | SCALE: 3/16"=1'-0" | 04



ELEVATION - REAR | SCALE: 3/16"=1'-0" | 03



# FLOOR PLAN



# RECOMMENDATION



- ❑ Staff recommends approval of the site plan the “Holy House of Prayer” Church located at the NW corner of W Bear Creek and Heritage BLVD with following recommendations:
  
- ❖ Increase the Landscape buffer to 25’ along W Bear Creek to consider future road expansion.
- ❖ W Bear Creek is a major road, so We recommend a “Right-in, Right-out” island with raised mountable median in that driveway. (Or Some refer to it as Pork Chop)
- ❖ Per Our ordinance, the Visibility Triangle is 25’ X 25’. Please ensure your site plan clearly shows it at the intersection and driveway, and your monument sign can not encroach on that. (Nor Parking spots.)

# QUESTIONS



# COMMENTS