



**NOTICE AND AGENDA  
ZONING BOARD OF ADJUSTMENTS  
MONDAY, AUGUST 11, 2025, 6:30 P.M.**

Notice is hereby given that the Zoning Board of Adjustments of Glenn Heights, Texas, will hold a Regular Meeting on Monday, August 11, 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 Any Item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.*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 Meeting Minutes of the May 9, 2025, Zoning Board of Adjustments Meeting.

**AGENDA**

1. Zoning Case 25-002-ZBA: Public Hearing to receive testimony regarding a Variance request by Pretty Home Solutions for the property located at 8 Barton Avenue, Glenn Heights, Dallas County, Texas. The parcels is legally described as Lot 8, Block 5 of the Dynasty Addition INST 2 and is Zoned Single-Family 4 (SF-4). According to Chapter 14A, Article IX, Section 3.1-D-2-c of the City of Glenn Heights Code of Ordinances, residential homes of this Zoning District are required to have 20 feet of Rear Setback. The applicant is seeking approval of a reduced Rear Yard Setback.
2. Zoning Case 25-002-ZBA: Discussion and take action to approve a Variance request by Pretty Home Solutions for the property located at 8 Barton Avenue,

Glenn Heights, Dallas County, Texas. The parcels is specifically described as Lot 8, Block 5 of the Dynasty Addition Instrument 2 and is Zoned Single-Family 4 (SF-4). According to Chapter 14A, Article IX, Section 3.1-D-2-c of the City of Glenn Heights Code of Ordinances, residential homes of this Zoning District are required to have 20 feet of Rear Setback. The applicant is seeking approval of a reduced Rear Yard Setback. (Parviz Pourazizian, Director of Planning and Development Services)

3. Zoning Case 25-004-ZBA: Public Hearing to receive testimony regarding a Variance request by Deziree Brent for the properties located at 111, 121, 131 and 141 Lakeshore Ln, Glenn Heights, Ellis County, Texas. The parcels are specifically described as Lots 35, 36, 37 and 38, Block 8 of the Lindell Estate Addition and are Zoned Single-Family 3 (SF-3). According to Chapter 14A, Article IX, Section 2.5-D-2-a of the City of Glenn Heights Code of Ordinances, residential homes of this Zoning District are required to have 30 feet of Front Yard Setback. The applicant is seeking approval to develop the parcels with a reduced Front Yard Setback.
4. Zoning Case 25-004-ZBA: Discussion and take action to approve a variance request by Deziree Brent for the properties located at 111, 121, 131 and 141 Lakeshore Ln, Glenn Heights, Ellis County, Texas. The parcels are specifically described as Lots 35, 36, 37 and 38, Block 8 of the Lindell Estate Addition and are Zoned Single-Family 3 (SF-3). According to Chapter 14A, Article IX, Section 2.5-D-2-a of the City of Glenn Heights Code of Ordinances, residential homes of this Zoning District are required to have 30 feet of Front Yard Setback. The applicant is seeking approval to develop the parcels with a reduced Front Yard Setback. (Parviz Pourazizian, Director of Planning and Development Services)
5. Zoning Case 25-003-ZBA: Public Hearing to receive testimony regarding a Variance request by Deziree Brent for the properties located at 111, 121, 131 and 141 Lakeshore Ln, Glenn Heights, Ellis County, Texas. Parcels are specifically described as Lots 35, 36, 37 and 38, Block 8 of the Lindell Estate Addition and are Zoned Single-Family 3 (SF-3). According to Chapter 15, Article 4, Section 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 the parcels with driveways and garage entries facing the street.
6. Zoning Case 25-003-ZBA: Discussion and take action to approve a variance request by Deziree Brent for the properties located at 111, 121, 131 and 141 Lakeshore Ln, Glenn Heights, Ellis County, Texas. Parcels are specifically described as Lots 35, 36, 37 and 38, Block 8 of the Lindell Estate Addition and are Zoned Single-Family 3 (SF-3). According to Chapter 15, Article 4, Section 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 the parcels with driveways and garage entries 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 South Hampton Road, Glenn Heights, Texas by 11:00 P.M. on Tuesday, August 5, 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



**MINUTES OF THE ZONING BOARD OF ADJUSTMENTS MEETING  
THE CITY OF GLENN HEIGHTS, TEXAS**

**MAY 9, 2025**

**STATE OF TEXAS** \*  
**COUNTIES OF DALLAS AND ELLIS** \*  
**CITY OF GLENN HEIGHTS** \*

On the 9<sup>th</sup> day of May 2025, the Zoning Board of Adjustments of the City of Glenn Heights, Texas, met in a Regular Meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

**ZONING BOARD OF ADJUSTMENTS:**

Donna Myles	*	Chairperson, Place 1
BranDee Hopgood	*	Vice Chairperson, Place 4
Ira Tate	*	Board Member, Place 2
Jacqueline Bullock	*	Board Member, Place 3
Chasiti McKissic	*	Board Member, Place 5

**STAFF:**

Parviz Pourazizian	*	Director of Planning & Development Services
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**CALL TO ORDER**

Director of Planning & Development Services Parviz Pourazizian called the City Council Meeting to order at 6:43 P.M., with a quorum of the Board present. Pourazizian invited the Board Members present to introduce themselves.

**AGENDA**

1. Inform the newly appointed Zoning Board of Adjustments Members of the purpose, powers, and regulations of the Board through an orientation. (Parviz Pourazizian, Director of Planning and Development Services)
2. Discuss and take action to select a Chairperson and Vice Chairperson to serve the Zoning Board of Adjustments. (Parviz Pourazizian, Director of Planning and Development Services)

Board Member Chasiti McKissic made a motion to elect Ira Tate as the Chairperson of the Zoning Board of Adjustments. Board Member Donna Myles seconded the motion. The motion carried with the following record vote:

**VOTE 5 Ayes** – Myles, Tate, Bullock, Hopgood, McKissic

Board Member Chasiti McKissic made a motion to elect BranDee Hopgood as the Vice Chairperson of the Zoning Board of Adjustments. Board Member Donna Myles seconded the motion. The motion carried with the following record vote:

**VOTE 5 Ayes – Myles, Tate, Bullock, Hopgood, McKissic**

3. Public Hearing to receive testimony regarding a variance request (25-001-ZBA) by Cyril Marion for the property located at 2218 Watercrest Lane, Glenn Heights, Ellis County, Texas. The 0.233 acre parcel is legally described as Lot 10, Block 8 of the Lindell Estate Addition and is zoned Single-Family 3 (SF-3). According to Chapter 15, Division 1, Section 004-B of the City of Glenn Heights Code of Ordinances, residential homes are prohibited from having front entry garage doors. The applicant seeks approval to develop this parcel with a driveway and garage facing the street. (Parviz Pourazian, Director of Planning and Development Services)

Board Member Donna Myles made a motion to open the Public Hearing. Board Member Chasiti McKissic seconded the motion. The motion carried with the following record vote:

**VOTE 5 Ayes – Myles, Tate, Bullock, Hopgood, McKissic**

Chairperson Donna Myles announced that the Public Hearing was opened at 6:54 P.M.

Hearing no testimony, Member Chasiti McKissic made a motion to close the Public Hearing. Donna Myles seconded the motion. The motion carried with the following record vote:

**VOTE 5 Ayes – Myles, Tate, Bullock, Hopgood, McKissic**

Parviz Pourazian announced that the Public Hearing was closed at 6:57 P.M.

4. Discuss and take action regarding a variance request (25-001-ZBA) by Cyril Marion for the property located at 2218 Watercrest Lane, Glenn Heights, Ellis County, Texas. The 0.233 acre parcel is legally described as Lot 10, Block 8 of the Lindell Estate Addition and is zoned Single-Family 3 (SF-3). According to Chapter 15, Division 1, Section 004-B of the City of Glenn Heights Code of Ordinances, residential homes are prohibited from having front entry garage doors. The applicant seeks approval to develop this parcel with a driveway and garage facing the street. (Parviz Pourazian, Director of Planning and Development Services)

Parviz Pourazian, Director of Development Services, presented the facts of the request. He answered the Board's questions related to the Ordinance's implementation date, the annexation of the parcel into city limits, the commonality of driveways facing each other, and traffic and/or access in and out of the subdivision.

Board Member Chasiti McKissic made a motion to approve the variance request 25-001-ZBA. Chairperson Donna Myles seconded the motion. The motion carried with the following record vote:

**VOTE 5 Ayes** – Myles, Tate, Bullock, Hopgood, McKissic

**ADJOURNMENT**

Board Member Chasiti McKissic made a motion to adjourn. Member Jacqueline Bullock seconded the motion. The motion carried with the following record vote:

**VOTE 5 Ayes** – Myles, Tate, Bullock, Hopgood, McKissic

The meeting was adjourned at 7:05 P.M.

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Donna Miles, Chairperson

Attest:

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Brandi Brown, City Secretary  
Passed and approved on the 11<sup>th</sup> day of August 2025







# **CITY OF GLENN HEIGHTS ZONING BOARD OF ADJUSTMENT REPORT**

**Date: August 11, 2025**

## **SUBJECT**

The Zoning Board of Adjustments will hear a variance request by Pretty Home Solutions to allow for the development of the property located at 8 Barton Avenue, Glenn Heights, Dallas County, Texas, providing consideration for the proposed Single-Family residential home to have a reduced Rear Setback of 15 feet from the required 20 feet.

## **DISCUSSION / BACKGROUND**

### **EXISTING POLICY**

According to Chapter 14A, Article IX, Section 3.1-D-2-c of the City of Glenn Heights Code of Ordinances, residential homes Zoned SF-4 are required to have 20 feet of Rear Yard space.

## **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 lot was created with an irregular shape within an approved plat for this subdivision, making the Rear Setback standard difficult to meet. The landowner is requesting to reduce the Rear Setback from the required 20 feet to 15 feet.

**PRIOR COUNCIL OR BOARD ACTION**

Not applicable.

**PUBLIC CONTACT**

Not applicable.

**FINANCIAL IMPACT**

Not applicable.

**RECOMMENDATION / ALTERNATIVES**

Staff acknowledges that a legitimate hardship exists in meeting the current regulation and therefore recommends approval of case 25-002-ZBA.

**ATTACHMENTS**

1. Presentation
2. Site Plan
3. Recorded Plat

**PREPARED BY**

Parviz Pourazizian, Director of Planning and Development Services

**REVIEWED BY**

Jailan Hadnot, City Planner

# REAR SETBACK VARIANCE: 8 BARTON AVENUE



PARVIZ R POURAZIZIAN, DIRECTOR OF PLANNING &  
DEVELOPMENT SERVICES

AUGUST 11, 2025

# VARIANCE

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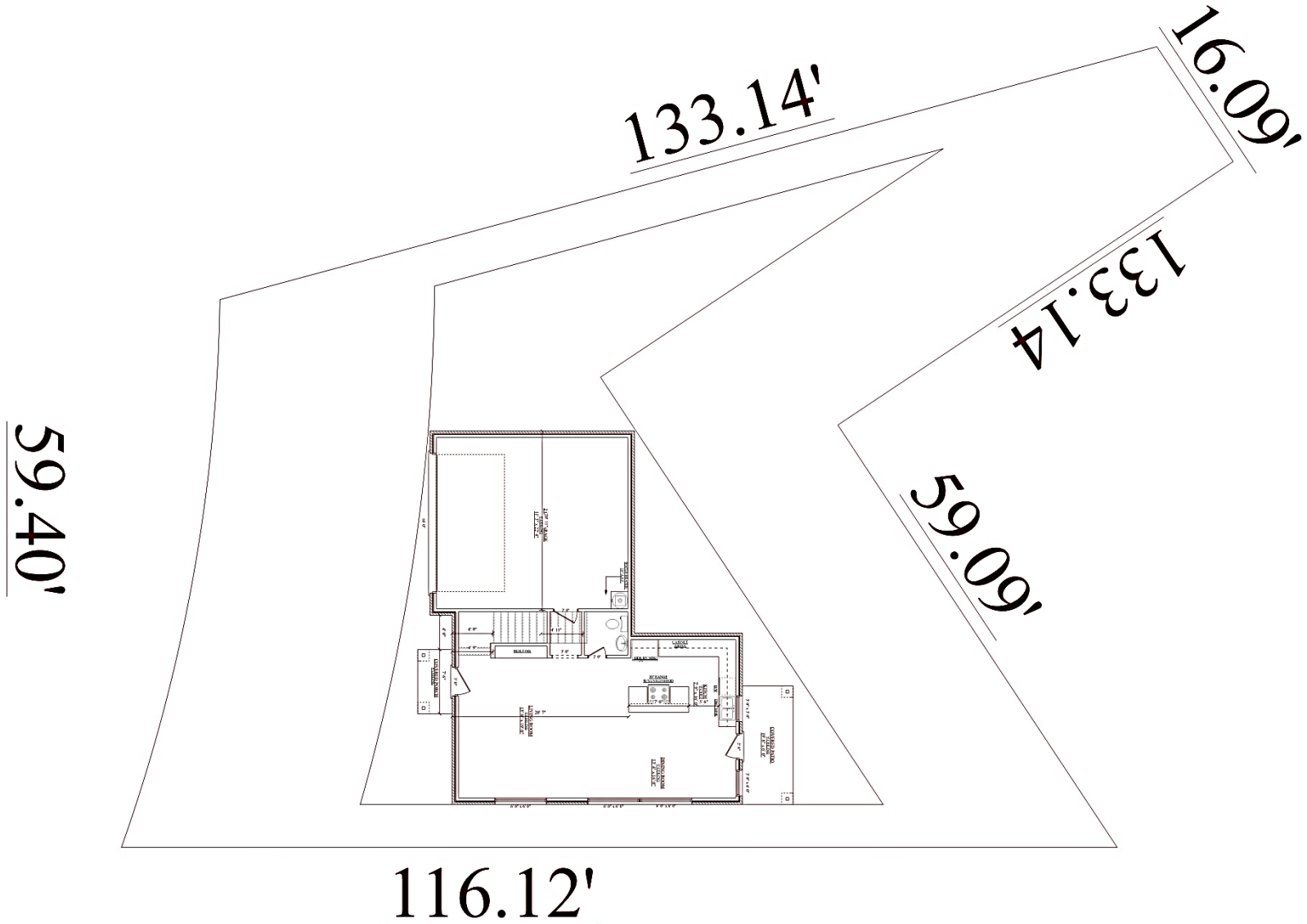
**Zoning Case 25-002-ZBA:** A public hearing will be held to receive testimony, to discuss, and to take action on a variance request by Pretty Home Solutions for the property located at 8 Barton Avenue, Glenn Heights, Dallas County, Texas. The parcel is specifically described as Lot 8, Block 5 of the Dynasty Addition INST 2 and is Zoned Single-Family 4 (SF-4). According to Chapter 14A, Article IX, Section 3.1-D-2-c of the City of Glenn Heights Code of Ordinances, residential homes of this Zoning District are required to have 20 feet of Rear Setback.

# AERIAL VIEW



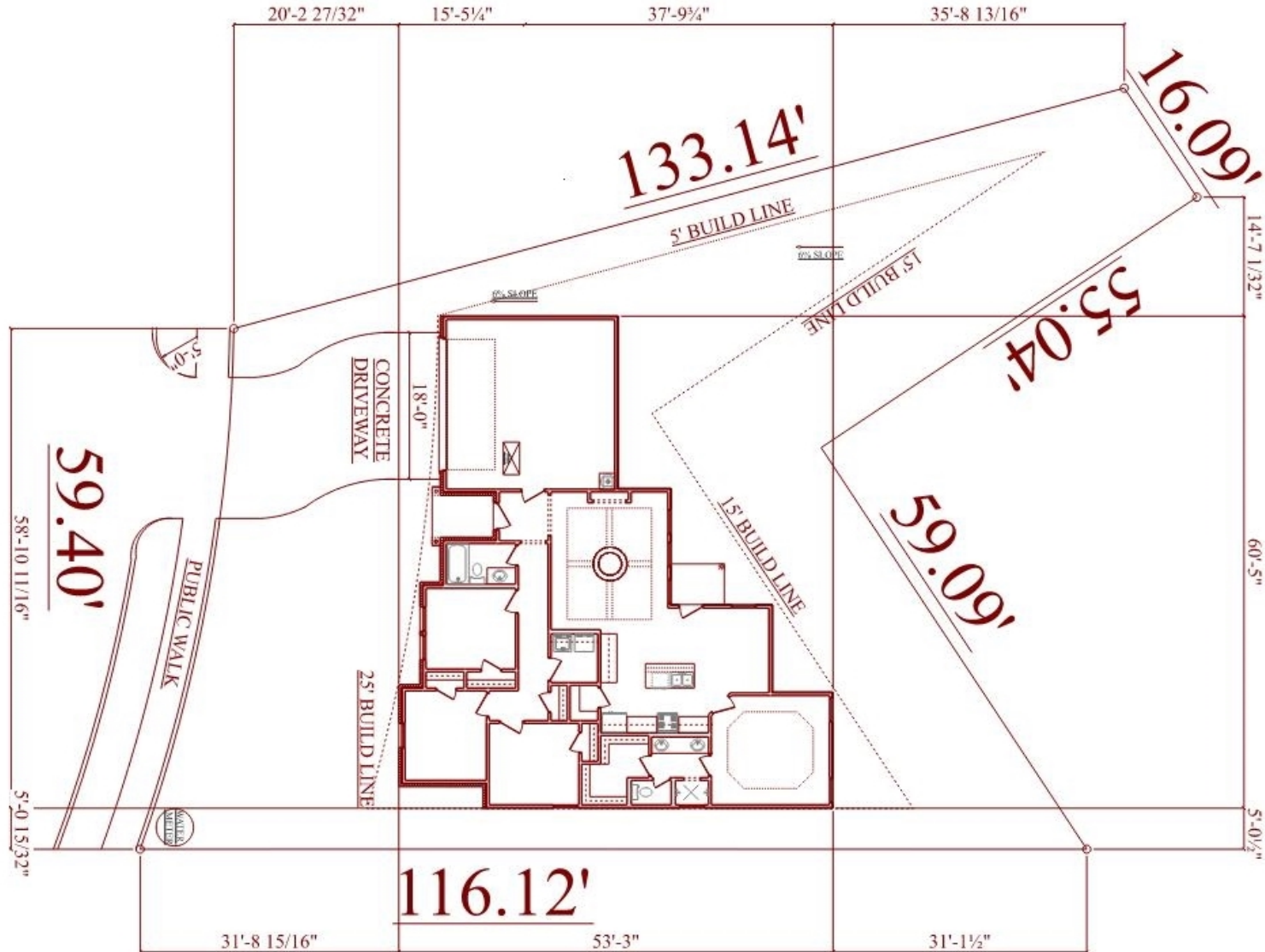


# HARDSHIP





# PROPOSED SITE PLAN





## Note

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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.



# Recommendation

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Staff does not have any objection to the requested variance as the geometry of this lot makes it difficult for the landowner to develop.

# QUESTIONS



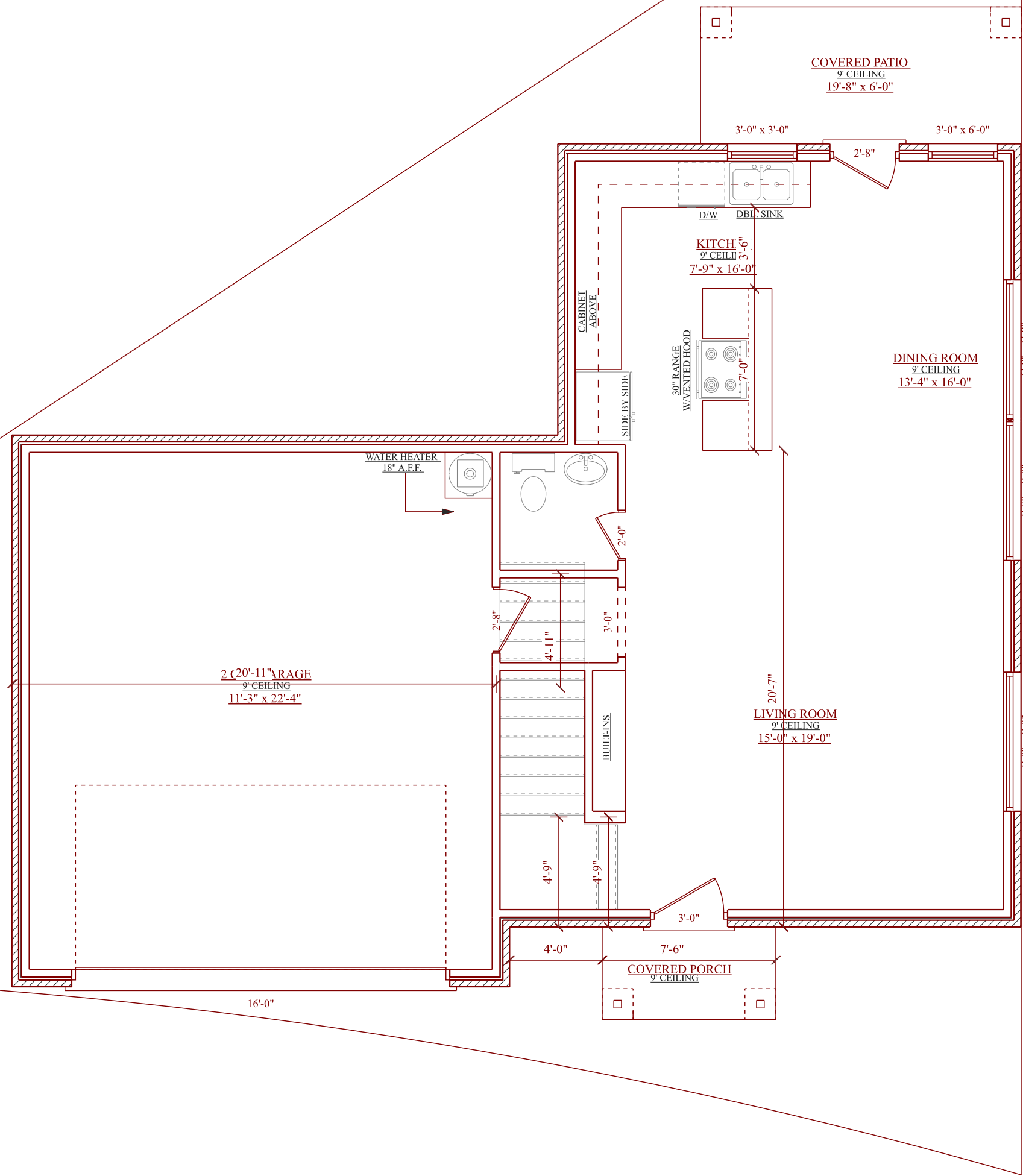
# COMMENTS

16.09'

133.14'

59.09'

133.14'



116.12'

59.40'









# **CITY OF GLENN HEIGHTS ZONING BOARD OF ADJUSTMENT REPORT**

**Date: August 11, 2025**

## **SUBJECT**

The Zoning Board of Adjustments will hear a variance request by Deziree Brent to allow for the development of the properties located at 111, 121, 131 and 141 Lakeshore Lane, providing consideration for the proposed Single-Family residential homes to have a reduced Front Setback of 20 feet from the required 30 feet.

## **DISCUSSION / BACKGROUND**

This subdivision was created prior to the annexation of the land into the city, with the management of and design for natural drainage not having been taken into account. The existing drainage channel that runs North to South along Lakeshore Lane reduces the developable land. To ensure the safety of the public, staff has reviewed the request and is in support of the request, taking into consideration that this street is a dead-end local road, not part of the current Thoroughfare Plan or to be expanded.

## **EXISTING POLICY**

According to Chapter 14A, Article IX, Section 2.5-D-2-a of the City of Glenn Heights Code of Ordinances, residential homes are required to have 30 feet of Front Yard Setback.

## **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.

### **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 July 18, 2025. A notice was also published in a local newspaper on July 18, 2025 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

### **FINANCIAL IMPACT**

Not applicable.

### **RECOMMENDATION / ALTERNATIVES**

Staff acknowledges that a legitimate hardship exists in meeting the current regulation and therefore recommends approval of case 25-004-ZBA.

### **ATTACHMENTS**

1. Presentation
2. Variance Request Combine

### **PREPARED BY**

Parviz Pourazizian, Director of Planning and Development Services

### **REVIEWED BY**

Jailan Hadnot, City Planner

# **SETBACK VARIANCE: 111-141 LAKESHORE LN**



PARVIZ R POURAZIZIAN, DIRECTOR OF PLANNING &  
DEVELOPMENT SERVICES

AUGUST 11, 2025

# VARIANCE

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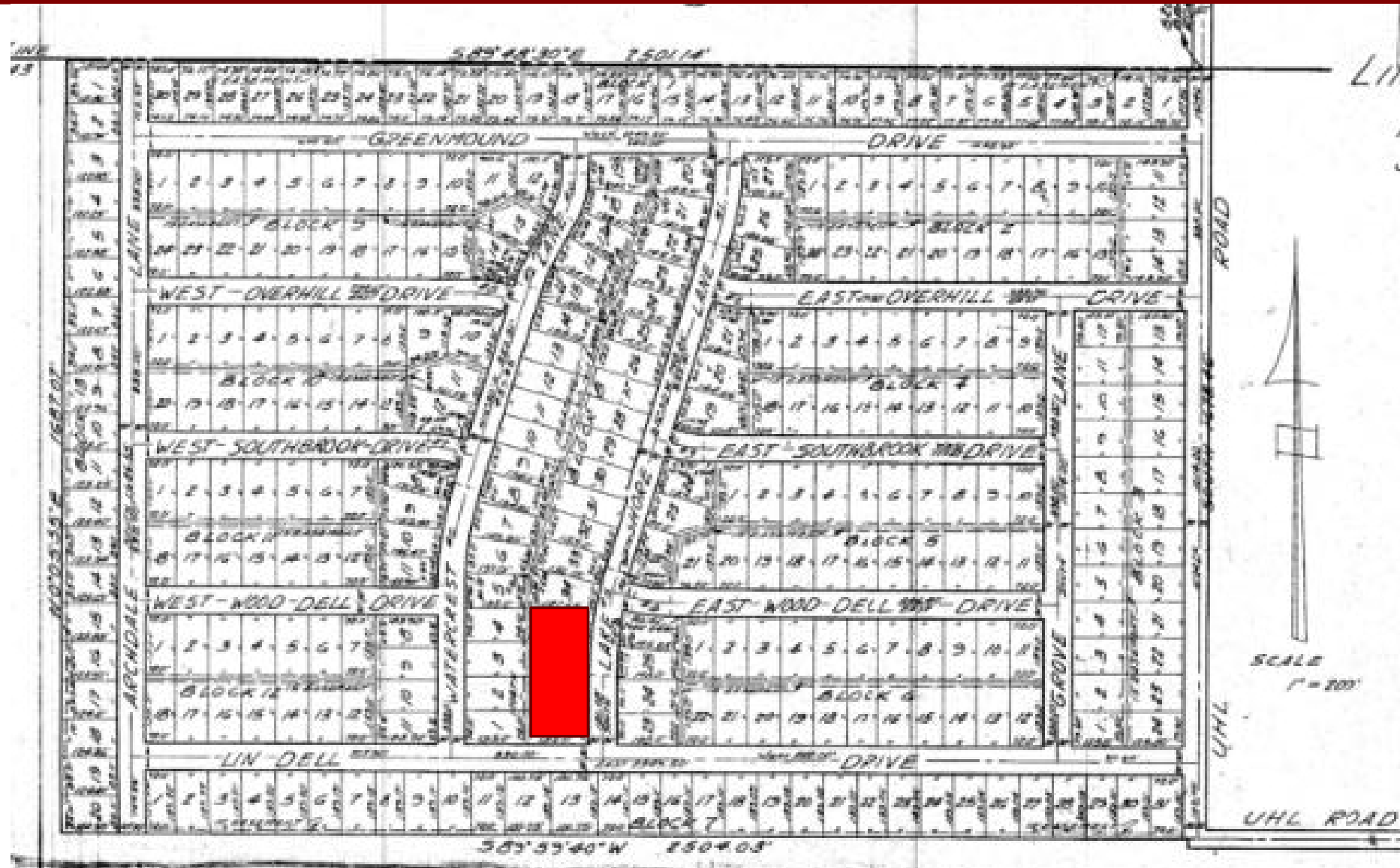
**Zoning Case 25-002-ZBA:** A public hearing will be held to receive testimony, Discussion and take action to approve regarding a variance request by Deziiree Brent for the property located at 111, 121, 131 and 141 Lakeshore Ln, Glenn Heights, Ellis County, Texas. Parcels are specifically described as Lots 35, 36, 37 and 38, Block 8 of the Lindell Estate Addition and is zoned Single Family 3 (SF-3). According to Chapter 14A, Article IX, Section 2.5-D-2-a of the City of Glenn Heights Code of Ordinances, residential homes are residential homes are required to have 30 feet of Front Yard Setback. The applicant is requesting to develop the land with a reduced Front Yard Setback of 20 feet.

# AERIAL VIEW



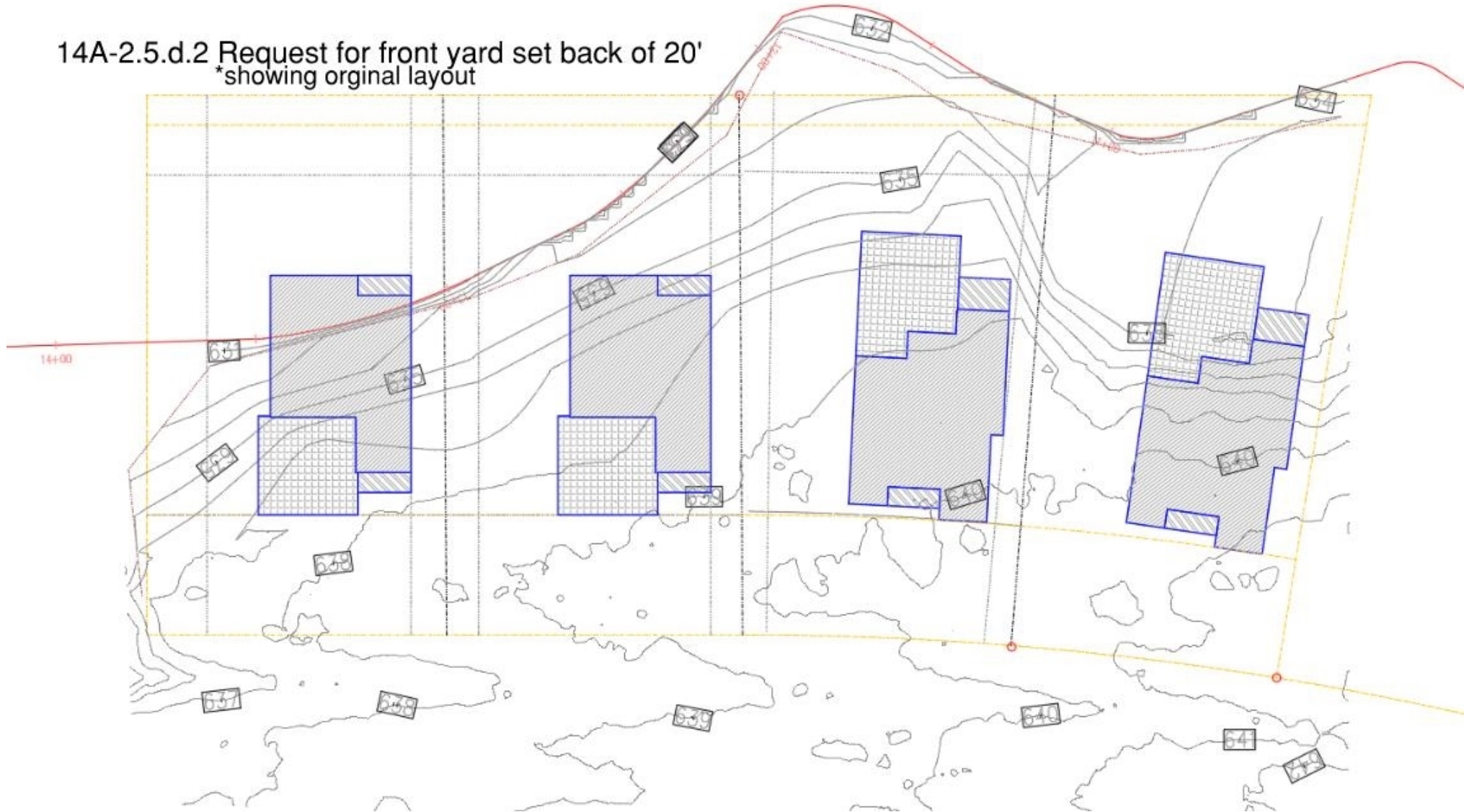


# PLAT



# HARDSHIP

14A-2.5.d.2 Request for front yard set back of 20'  
\*showing original layout

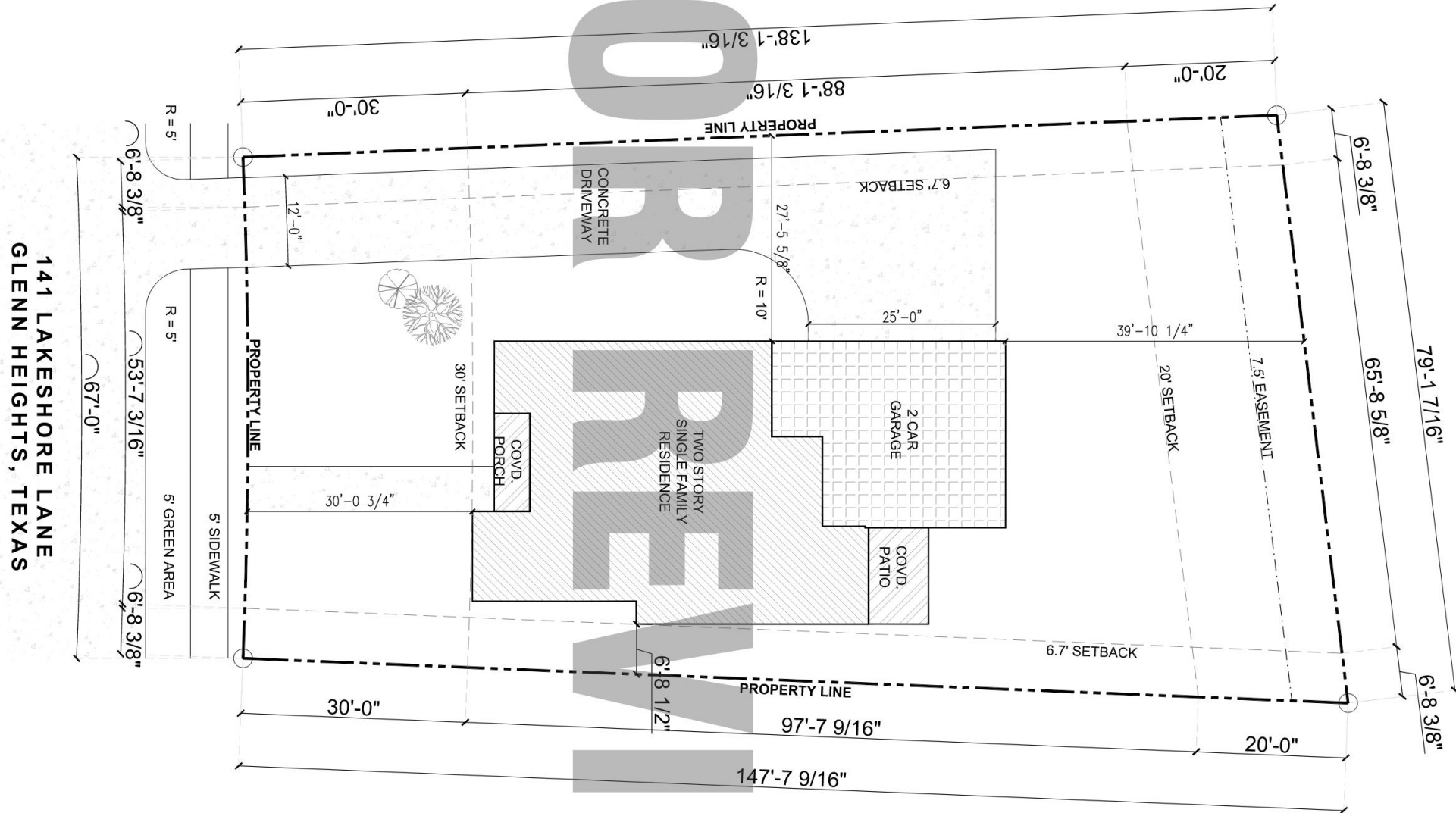








# HARDSHIP- 141 Lakeshore





# 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.



# APPLICANT'S REQUEST

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14A-IX-2.5.d.2: Request to adjust the minimum front yard to 20 feet.

The topography across all four lots varies significantly, with steep slopes and a creek running through each property. These natural features present design challenges and safety concerns under the current setback requirements.

- 111 Lakeshore - The creek bisects the lot, thus the need for pushing the home forward.

A front-facing garage and reduced front yard would allow for a safe, functional layout.

- 121 Lakeshore - The home is just 5 feet from the creek, putting the foundation at risk due to potential erosion or flooding. Reducing the front yard would allow for a safer foundation placement with additional distance from the creek.



# APPLICANT'S REQUEST

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- 131 Lakeshore - The current layout places the foundation on a slope. Moving the home forward would avoid this and improve backyard usability and safety.
- 141 Lakeshore - Regardless of the layout, fill will be needed on this lot. However, with current setbacks, the backyard would become steep and likely unusable. A reduced front yard setback would help preserve safe outdoor space and maintain adequate distance from the creek.

This would allow for the creation of well-designed, safe, and livable homes that enhance the Lincoln Heights community while respecting the natural terrain.

# Recommendation

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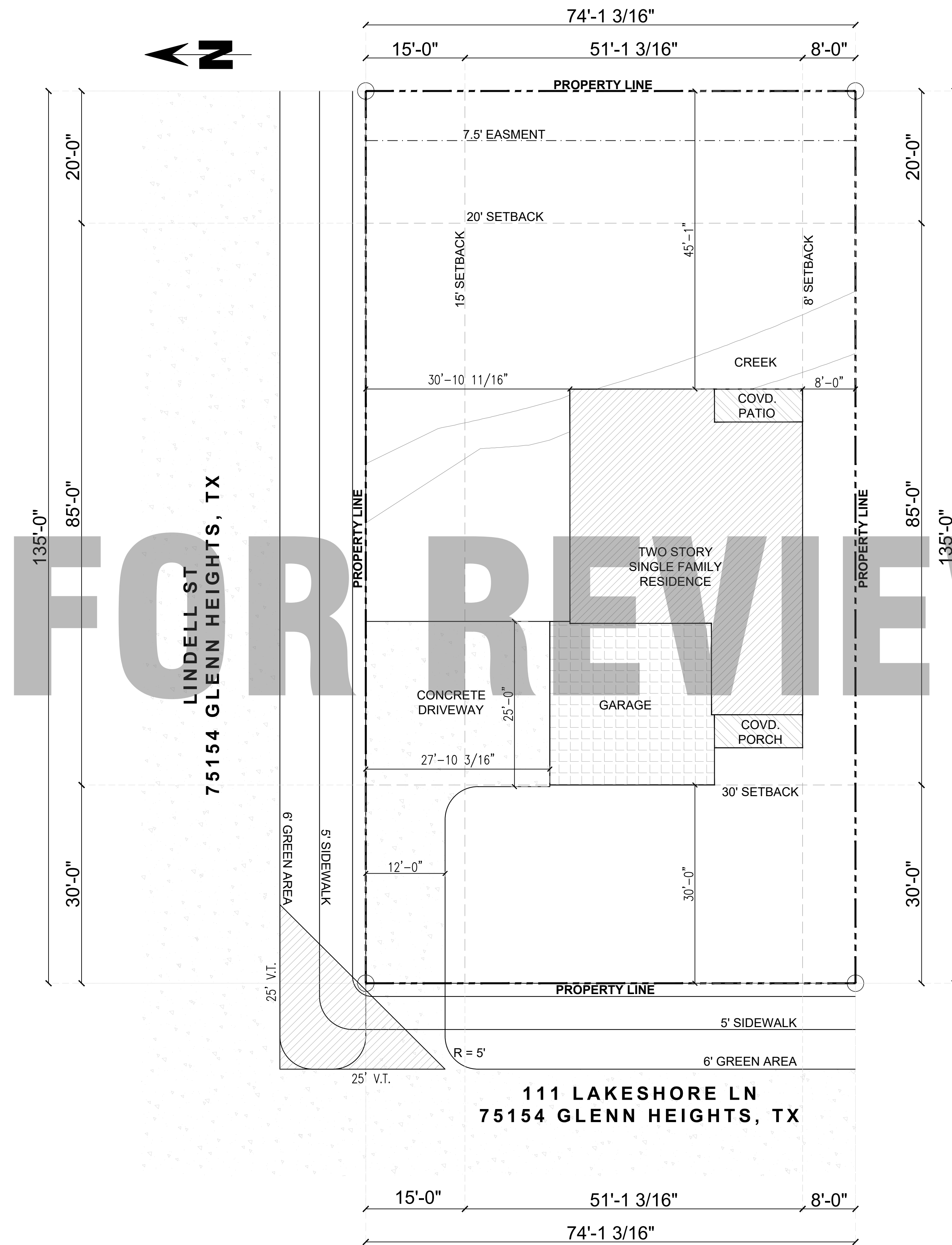


Staff does not have any objection to the requested variance as the geometric layout of this lot makes it difficult for the landowner to develop in accordance with the standards.

# QUESTIONS

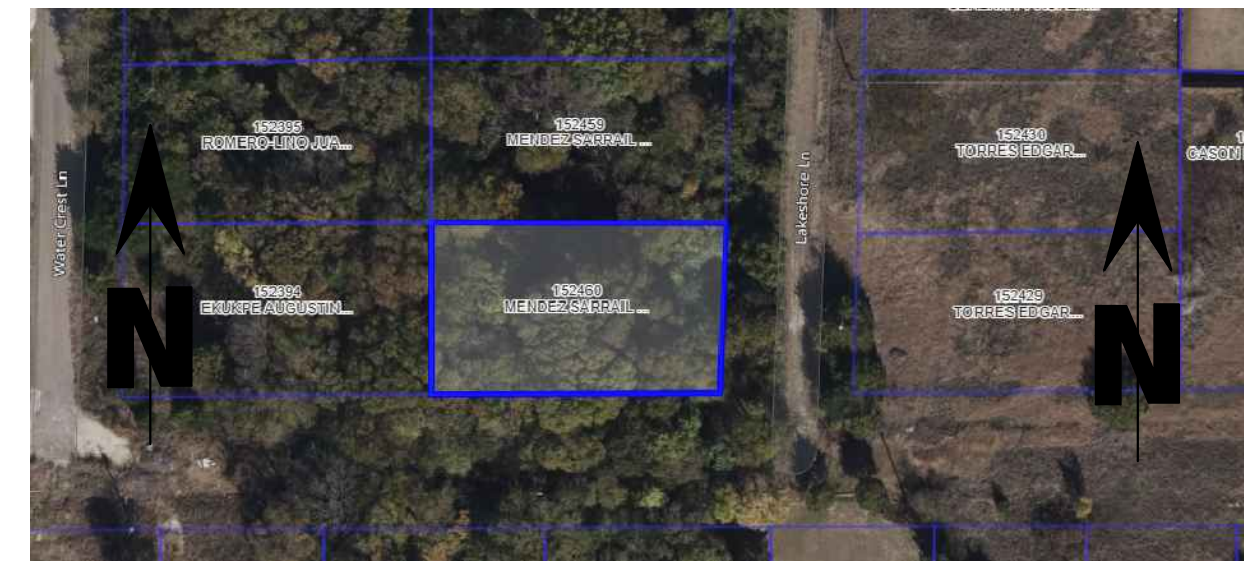


# COMMENTS



**1** SITE PLAN  
C2.01 1" = 10' - 0"

**LOT 38 BLK 8 LIN DELL STATES**



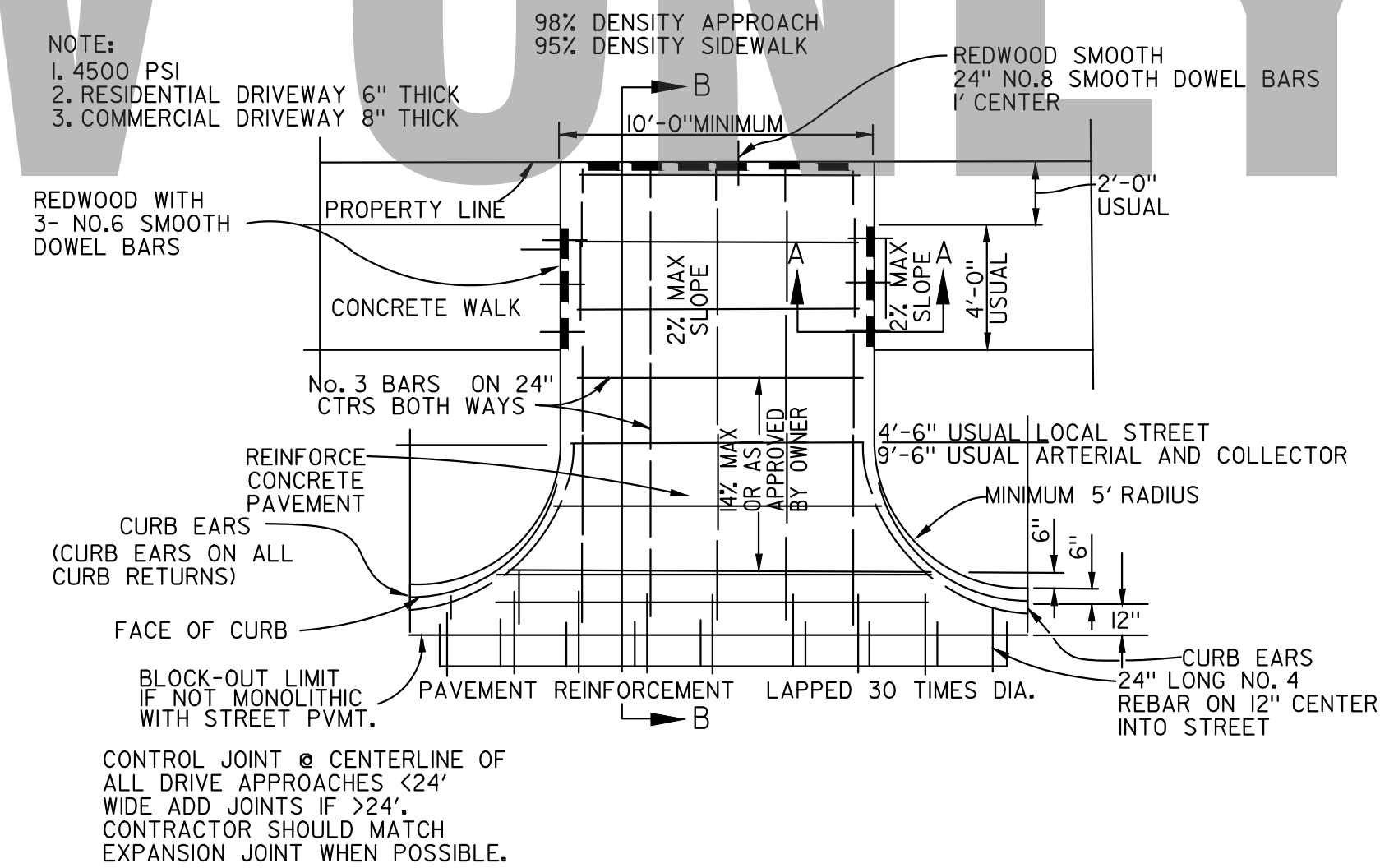
**2** VICINITY MAP  
C2.01 NTS

**SITE PLAN LEGEND**

- PROPERTY LINE
- - - SETBACK / BL
- ▭ BUILDING FOOTPRINT
- - - EASEMENT
- ⋯ LOT SUBDIVISION
- ⊕ WOOD FENCE
- ⊖ IRON FENCE
- LOT CORNER
- UTILITY POLE
- ELECTRIC POLE
- WATER METER
- MAN HOLE
- ▨ LIVING AREA
- ▩ GARAGE / CARPORT
- ▧ PORCH / PATIO
- ▭ PAVING

**PROJECT INFORMATION**

ZONING	SF-3
LEGAL DESCRIPTION	LOT 38 BLK 8 LIN DELL STATES
TYPE	V-(B)
CLIMATE ZONE	ZONE 2A (WARM HUMID)
PROJECT DESCRIPTION	TWO STORY SINGLE FAMILY RESIDENCE 4 BEDROOMS, 3.5 BATHROOMS TWO CAR ATTACHED GARAGE

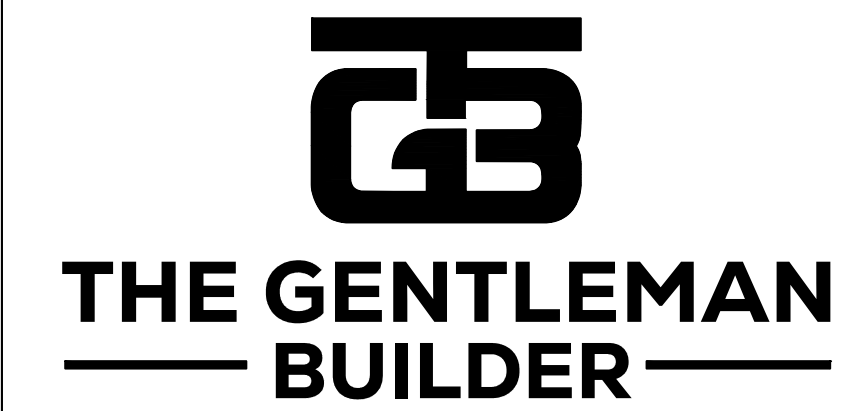


DRIVEWAY PAVING DETAILS

**PROJECT AREA CALCULATION**

CONDITION AREA (AC)	NON CONDITION AREA
FIRST FLOOR PLAN 1,359 S.F.	GARAGE 603 S.F.
SECOND FLOOR PLAN 1,029 S.F.	COVD. PORCH 66 S.F.
	COVD. PATIO 66 S.F.
CONDITION AREA (AC) 2,388 S.F.	<b>LOT AREA CALCULATION</b>
PERIMETER (AC) 196 F.	LOT AREA 9,975 S.F.
TOTAL UNDER ROOF 3,123 S.F.	NON ROOF AREA 7,881 S.F.
FOOTPRINT 2,094 S.F.	% OF LOT 20.99 %

SEAL



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JUST A CLICK AWAY

**Black Island Services**  
8330 Lyndon B Johnson Fwy  
Suite 270 Dallas, TX. 75243  
(972) 762-6779

**CONSTRUCTION CONCEPTS INC.**  
"Planning and Designing a Better Tomorrow"  
317 E. JEFFERSON BLVD.  
DALLAS, TX. 75203  
TEL. (214) 946-4300  
FAX. (214) 948-9544

PROJECT/PLAN ID  
**111 LAKESHORE LN**

DATE:  
**6/19/25**

DRAWN BY:  
**NC**

CHECKED BY:  
**ER**

DESCRIPTION:  
**TWO STORY SINGLE FAMILY RESIDENCE;  
4 BEDROOMS, 3.5 BATHROOMS  
TWO CAR ATTACHED GARAGE**

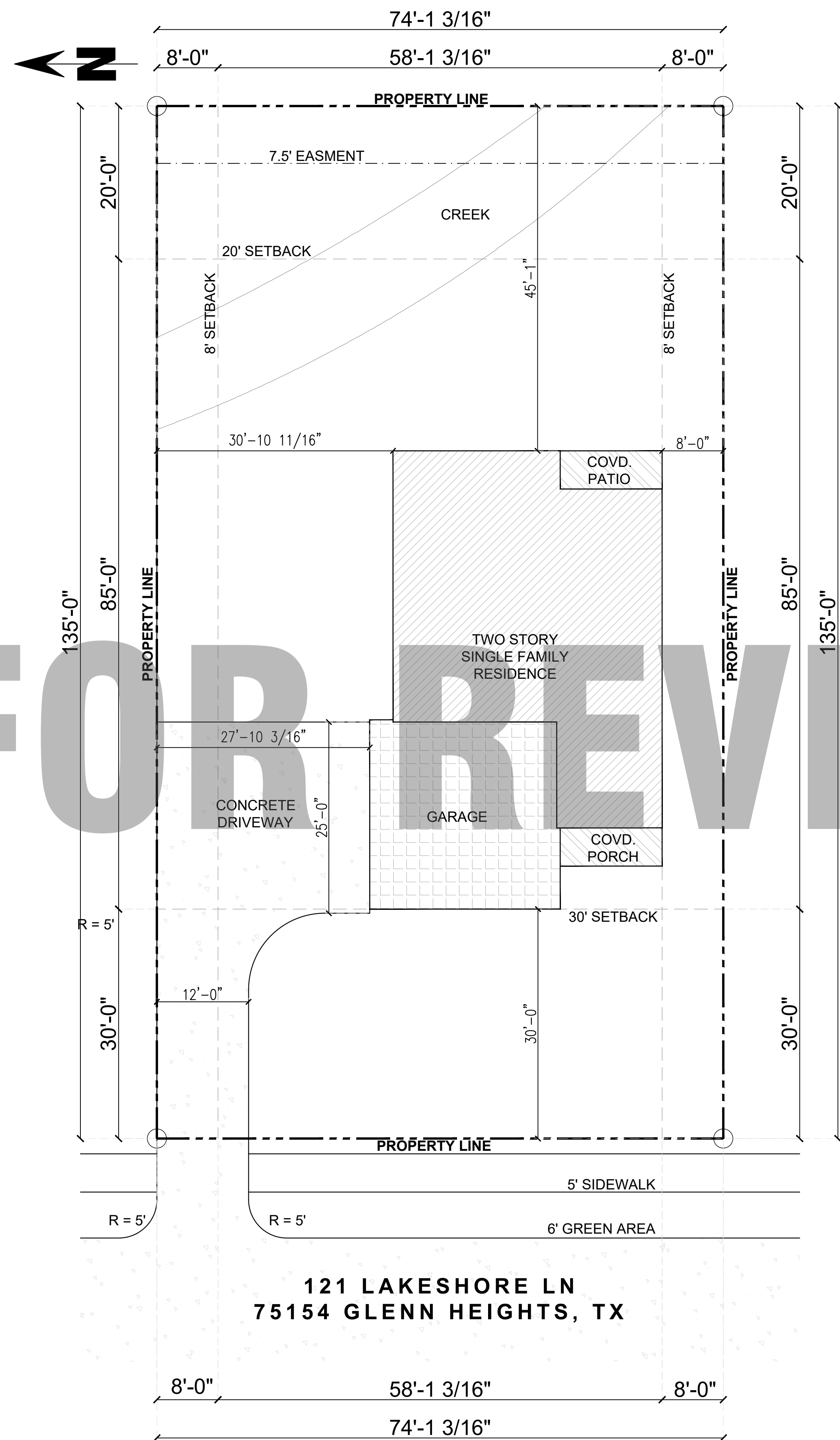
SCALE:  
**1" = 10' - 0"**

SHEET TITLE:  
**SITE PLAN**

SHEET #:  
**C2.01**

FILE NAME:  
**C2.01\_SITE PLAN**

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121 LAKESHORE LN  
75154 GLENN HEIGHTS, TX

LOT 37 BLK 8 LIN DELL ESTATES



2 VICINITY MAP  
C2.01 NTS

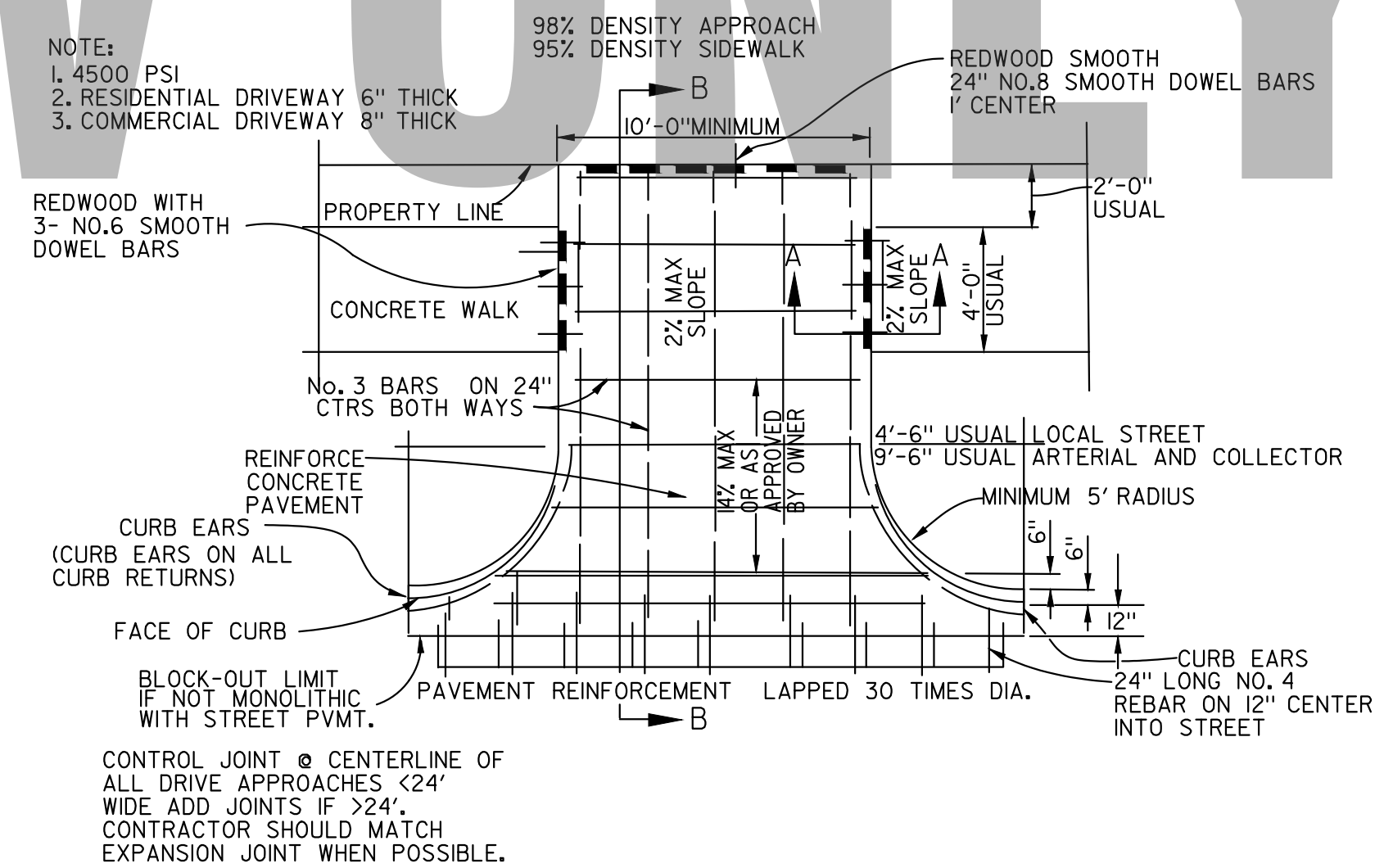
**SITE PLAN LEGEND**

- PROPERTY LINE
- SETBACK / BL
- BUILDING FOOTPRINT
- EASEMENT
- LOT SUBDIVISION
- WOOD FENCE
- IRON FENCE
- LOT CORNER
- UTILITY POLE
- ELECTRIC POLE
- WATER METER
- MAN HOLE
- LIVING AREA
- GARAGE / CARPORT
- PORCH / PATIO
- PAVING

**PROJECT INFORMATION**

ZONING	SF-3
LEGAL DESCRIPTION	LOT 37 BLK 8 LIN DELL ESTATES
TYPE	V-(B)
CLIMATE ZONE	ZONE 2A (WARM HUMID)
PROJECT DESCRIPTION	TWO STORY SINGLE FAMILY RESIDENCE 4 BEDROOMS, 3.5 BATHROOMS TWO CAR ATTACHED GARAGE

FOR REVIEW ONLY



**PROJECT AREA CALCULATION**

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	COVD. PATIO 66 S.F.
CONDITION AREA (AC) 2,388 S.F.	<b>LOT AREA CALCULATION</b>
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TOTAL UNDER ROOF 3,123 S.F.	NON ROOF AREA 7,881 S.F.
FOOTPRINT 2,094 S.F.	% OF LOT 20.99 %

SEAL



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DALLAS, TX. 75203  
TEL. (214) 946-4300  
FAX. (214) 948-9544

PROJECT/PLAN ID  
**121 LAKESHORE LN**

DATE:  
**6/19/25**

DRAWN BY:  
**NC**

CHECKED BY:  
**ER**

DESCRIPTION:  
**TWO STORY SINGLE FAMILY RESIDENCE;  
4 BEDROOMS, 3.5 BATHROOMS  
TWO CAR ATTACHED GARAGE**

SCALE:  
**1" = 10' - 0"**

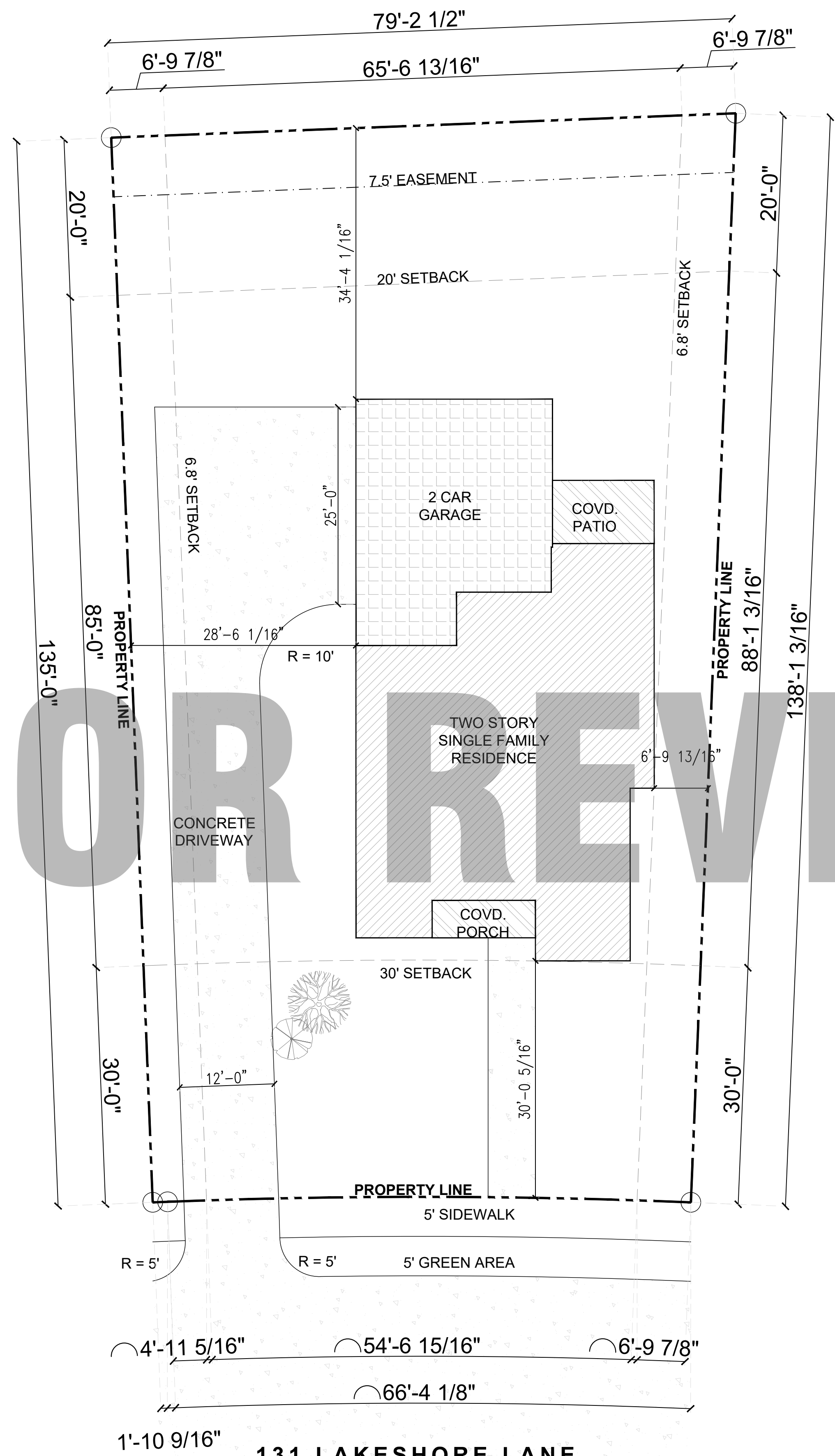
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**SITE PLAN**

SHEET #:  
**C2.01**

FILE NAME:  
**C2.01\_SITE PLAN**

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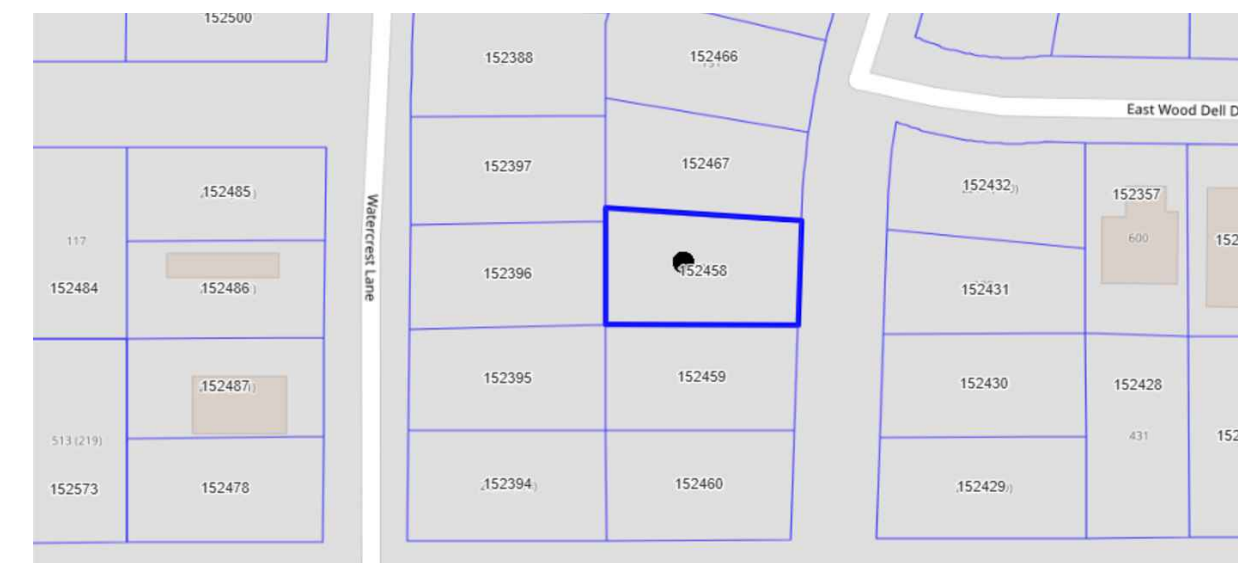
1 SITE PLAN  
C2.01 1" = 10' - 0"



131 LAKESHORE LANE  
GLENN HEIGHTS, TEXAS

**LOT 36 BLK 8  
LIN DELL ESTATES 0.226 AC**

**1 SITE PLAN**  
C2.01 1" = 10' - 0"



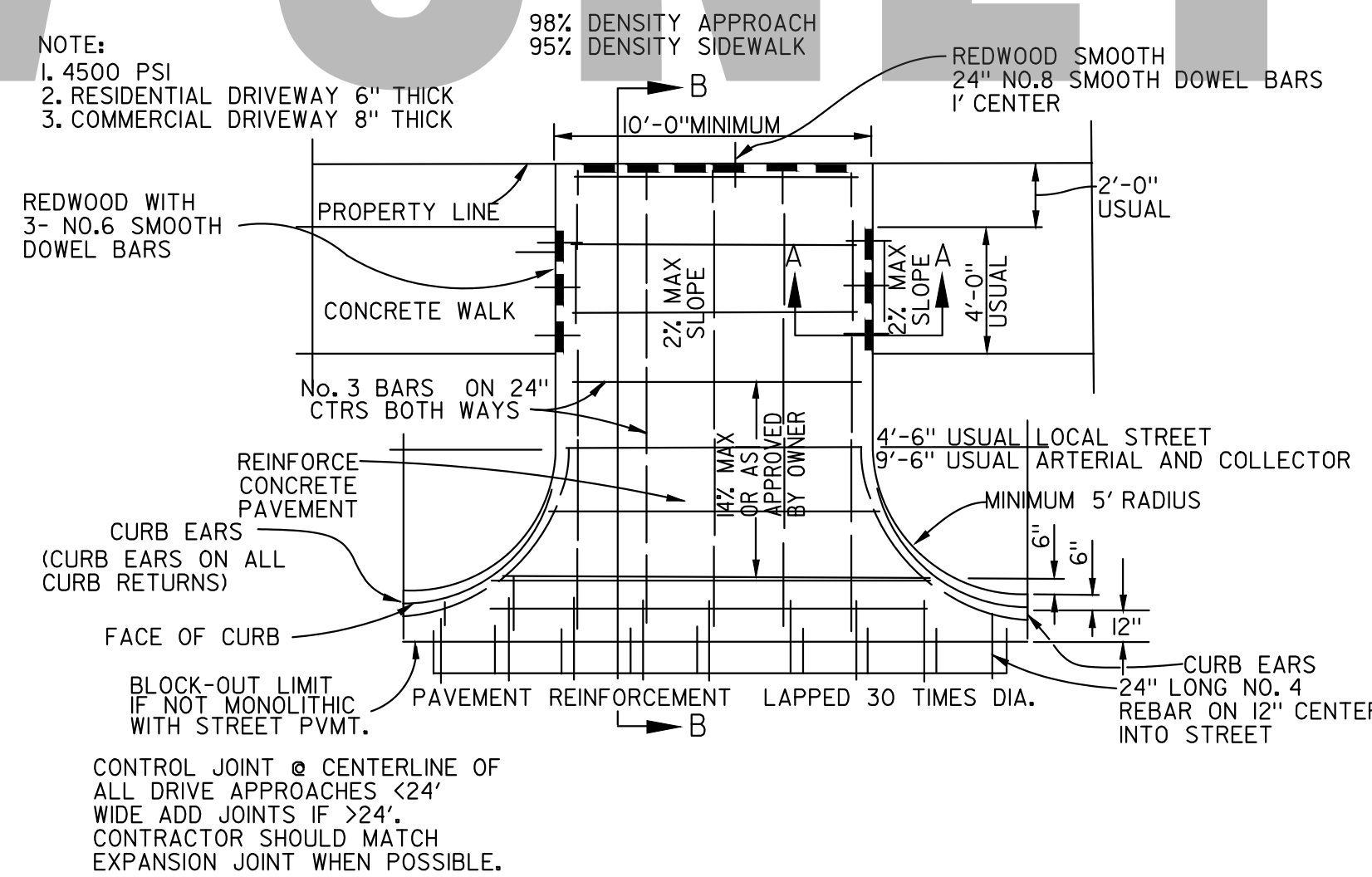
**2 VICINITY MAP**  
C2.01 NTS

**PROJECT INFORMATION**

<b>ZONING</b>	SF-3
<b>LEGAL DESCRIPTION</b>	LOT 36 BLK 8 LIN DELL ESTATES 0.226 AC
<b>TYPE</b>	V-(B)
<b>CLIMATE ZONE</b>	ZONE 2A (WARM HUMID)
<b>PROJECT DESCRIPTION</b>	TWO STORY SINGLE FAMILY RESIDENCE 4 BEDROOMS, 4 BATHROOMS TWO CAR ATTACHED GARAGE

**SITE PLAN LEGEND**

- PROPERTY LINE
- - - SETBACK / BL
- ▭ BUILDING FOOTPRINT
- - - EASEMENT
- ..... LOT SUBDIVISION
- WOOD FENCE
- IRON FENCE
- LOT CORNER
- UTILITY POLE
- ELECTRIC POLE
- WATER METER
- MAN HOLE
- ▨ LIVING AREA
- ▨ GARAGE / CARPORT
- ▨ PORCH / PATIO
- ▨ PAVING

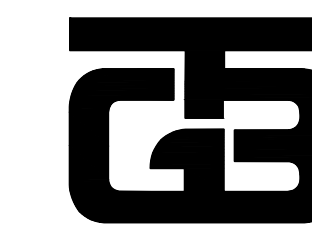


DRIVEWAY PAVING DETAILS

**PROJECT AREA CALCULATION**

CONDITION AREA (AC)	NON CONDITION AREA
FIRST FLOOR PLAN 1,565 S.F.	GARAGE 694 S.F.
SECOND FLOOR PLAN 861 S.F.	COVD. PORCH 62 S.F.
	COVD. PATIO 103 S.F.
<b>CONDITION AREA (AC) 2,426 S.F.</b>	<b>LOT AREA CALCULATION</b>
PERIMETER (AC) 191 F.	LOT AREA 9,864 S.F.
TOTAL UNDER ROOF 3,285 S.F.	NON ROOF AREA 7,440 S.F.
FOOTPRINT 2,424 S.F.	% OF LOT 24.57 %

SEAL



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BUILDER

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317 E. JEFFERSON BLVD.  
DALLAS, TX. 75203  
TEL. (214) 946-4300  
FAX. (214) 948-9544

PROJECT/PLAN ID  
**131 LAKESHORE LN**

DATE:  
**6/20/25**

DRAWN BY:  
**IR / KR**

CHECKED BY:  
**ER**

DESCRIPTION:  
**TWO STORY  
SINGLE FAMILY RESIDENCE;  
4 BEDROOMS, 4 BATHROOMS  
TWO CAR ATTACHED GARAGE**

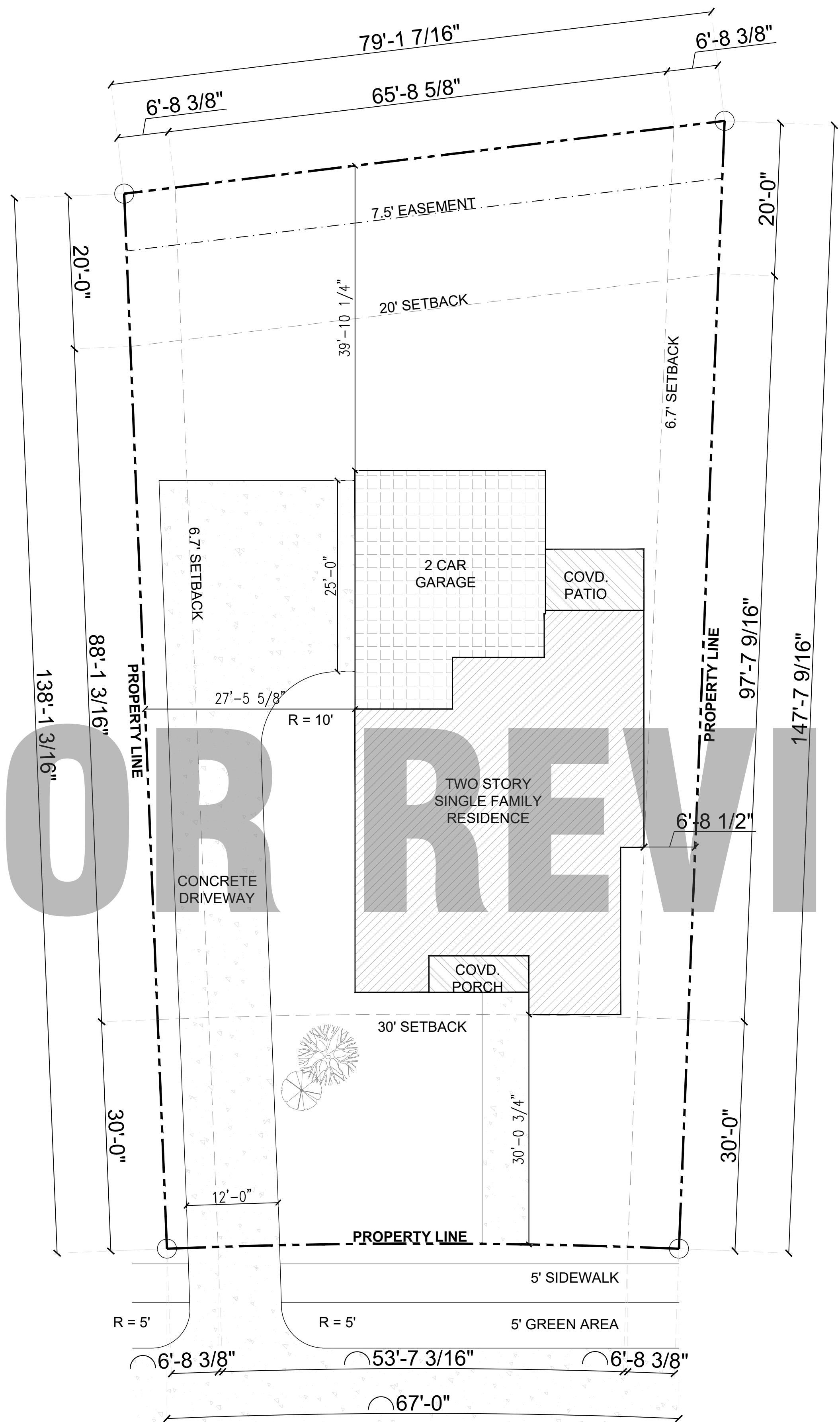
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**1" = 10' - 0"**

SHEET TITLE:  
**SITE PLAN**

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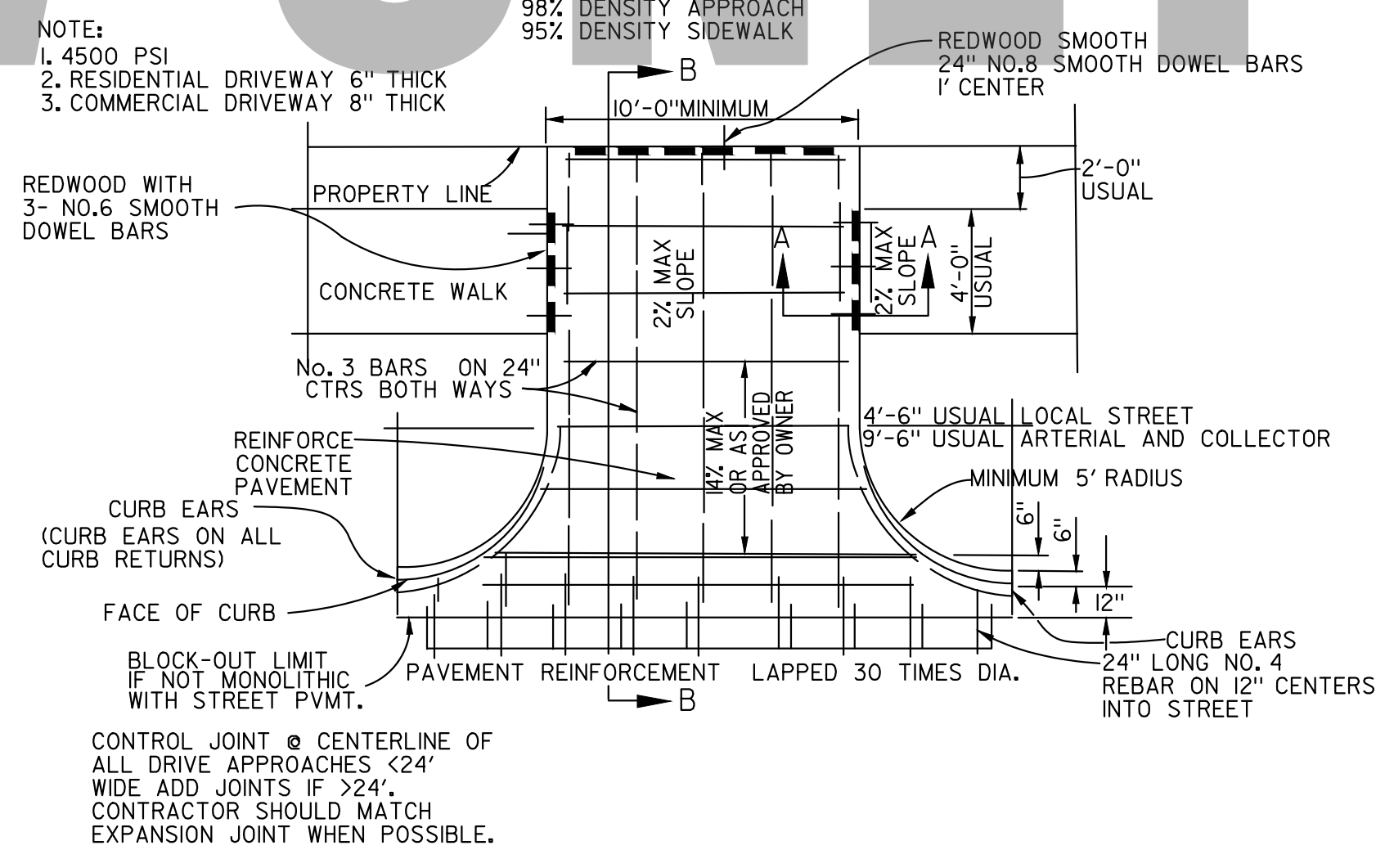
**2 VICINITY MAP**  
C2.01 NTS

**PROJECT INFORMATION**

<b>ZONING</b>	SF-3
<b>LEGAL DESCRIPTION</b>	LOT 35 BLK 8 LIN DELL ESTATES 0.228 AC
<b>TYPE</b>	V-(B)
<b>CLIMATE ZONE</b>	ZONE 2A (WARM HUMID)
<b>PROJECT DESCRIPTION</b>	TWO STORY SINGLE FAMILY RESIDENCE 4 BEDROOMS, 4 BATHROOMS TWO CAR ATTACHED GARAGE

**SITE PLAN LEGEND**

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- IRON FENCE
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- WATER METER
- MAN HOLE
- ▨ LIVING AREA
- ▨ GARAGE / CARPORT
- ▨ PORCH / PATIO
- ▨ PAVING



DRIVEWAY PAVING DETAILS

**PROJECT AREA CALCULATION**

CONDITION AREA (AC)		NON CONDITION AREA	
FIRST FLOOR PLAN	1,565 S.F.	GARAGE	694 S.F.
SECOND FLOOR PLAN	861 S.F.	COVD. PORCH	62 S.F.
		COVD. PATIO	103 S.F.
<b>CONDITION AREA (AC)</b>	<b>2,426 S.F.</b>	<b>LOT AREA CALCULATION</b>	
PERIMETER (AC)	191 F.	LOT AREA	9,940 S.F.
TOTAL UNDER ROOF	3,285 S.F.	NON ROOF AREA	7,516 S.F.
FOOTPRINT	2,424 S.F.	% OF LOT	24.39 %

FOR REVIEW ONLY

**1 SITE PLAN**  
C2.01 1" = 10' - 0"

**141 LAKESHORE LANE  
GLENN HEIGHTS, TEXAS**

**LOT 35 BLK 8  
LIN DELL ESTATES 0.228 AC**

SEAL

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BUILDER**

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FAX. (214) 948-9544

PROJECT/PLAN ID  
**141 LAKESHORE LN**

DATE:  
**6/20/25**

DRAWN BY:  
**IR / KR**

CHECKED BY:  
**ER**

DESCRIPTION:  
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4 BEDROOMS, 4 BATHROOMS  
TWO CAR ATTACHED GARAGE**

SCALE:  
**1" = 10' - 0"**

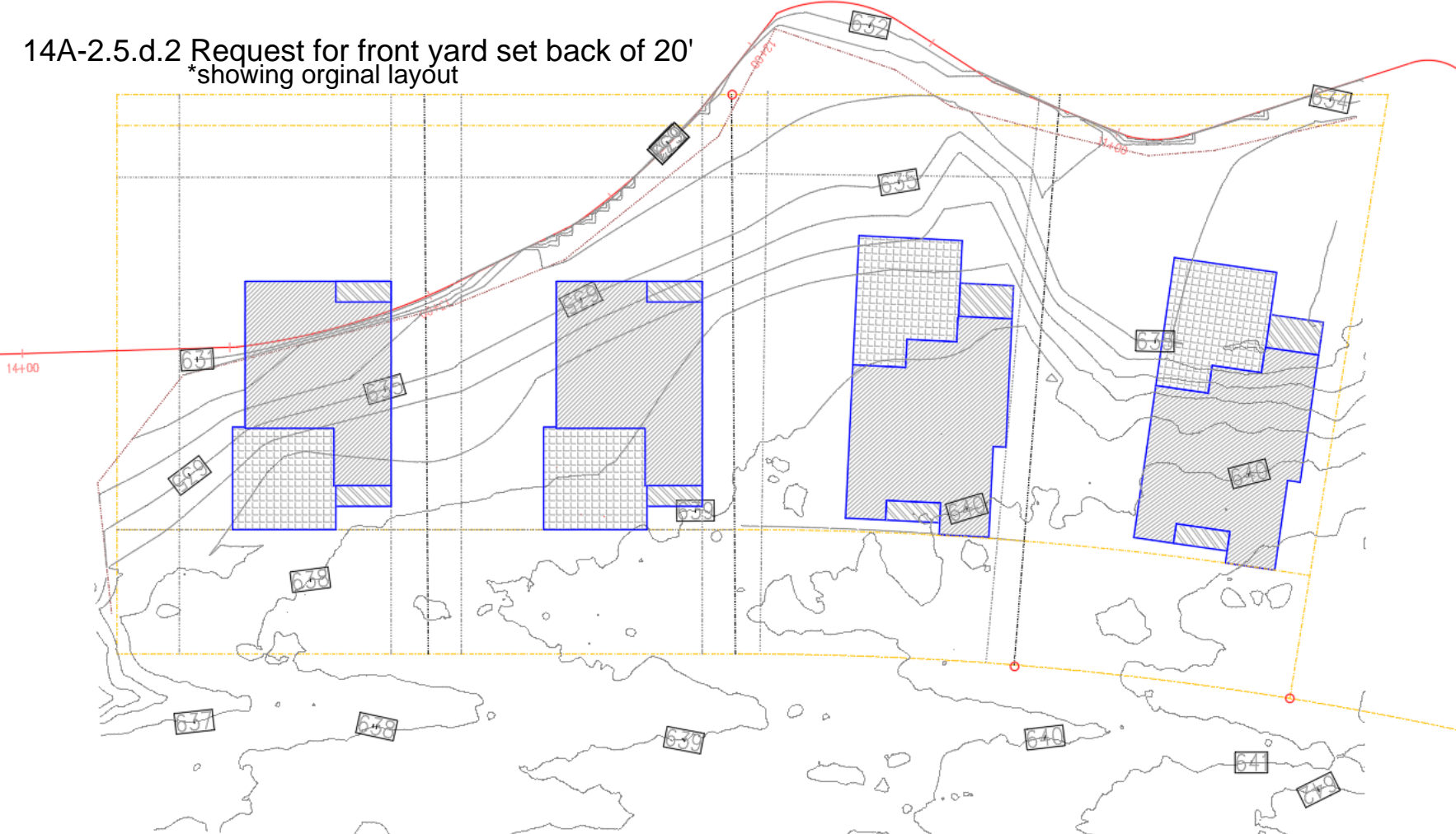
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14A-2.5.d.2 Request for front yard set back of 20'  
\*showing original layout









# **CITY OF GLENN HEIGHTS ZONING BOARD OF ADJUSTMENT REPORT**

**Date: August 11, 2025**

## **SUBJECT**

The Zoning Board of Adjustments will hear a variance request by Deziree Brent to allow for the development of the properties located at 111, 121, 131 and 141 Lakeshore Lane, providing consideration for the proposed Single-Family residential homes to have front entry garages.

## **DISCUSSION / BACKGROUND**

This subdivision was created prior to the annexation of the land into the city, with lot standards that vary from the current Zoning Regulations. Thus, the requirement of a side entry garage on lots without sufficient width creates a challenge for interested developers.

## **EXISTING POLICY**

According to Chapter 15, Article 4, Section 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.

#### **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 July 18, 2025. A notice was also published in a local newspaper on July 18, 2025, as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

#### **FINANCIAL IMPACT**

Not applicable.

#### **RECOMMENDATION / ALTERNATIVES**

Staff acknowledge that a legitimate hardship exists in meeting the current regulation and therefore recommends approval of case 25-003-ZBA.

#### **ATTACHMENTS**

1. Presentation
2. Variance Request

#### **PREPARED BY**

Parviz Pourazizian, Director of Planning and Development Services

#### **REVIEWED BY**

Jailan Hadnot, City Planner

# FRONT ENTRY GARAGE VARIANCE: 111 -141 LAKESHORE LN



PARVIZ R POURAZIZIAN, DIRECTOR OF PLANNING &  
DEVELOPMENT SERVICES

AUGUST 11, 2025

# VARIANCE

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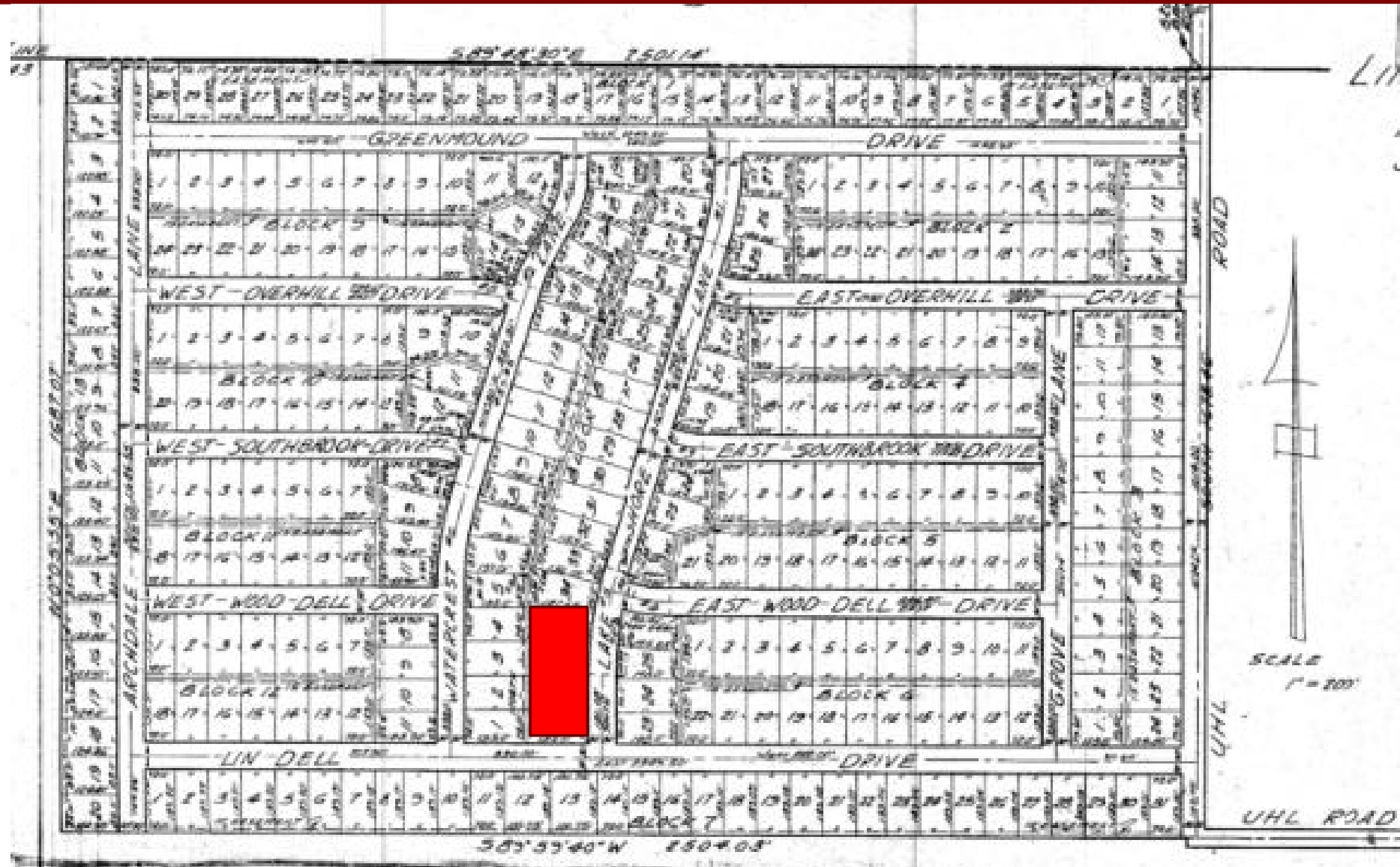
**Zoning Case 25-003-ZBA:** A public hearing will be held to receive testimony, to discussion, and to take action on a variance request by Deziree Brent for the properties located at 111, 121, 131 and 141 Lakeshore Ln, Glenn Heights, Ellis County, Texas. Parcels are specifically described as Lots 35, 36, 37 and 38, Block 8 of the Lindell Estate Addition and are Zoned Single Family 3 (SF-3). According to Chapter 15, Article 4, Section 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 these parcels with driveways and garage entries facing the street.

# AERIAL VIEW





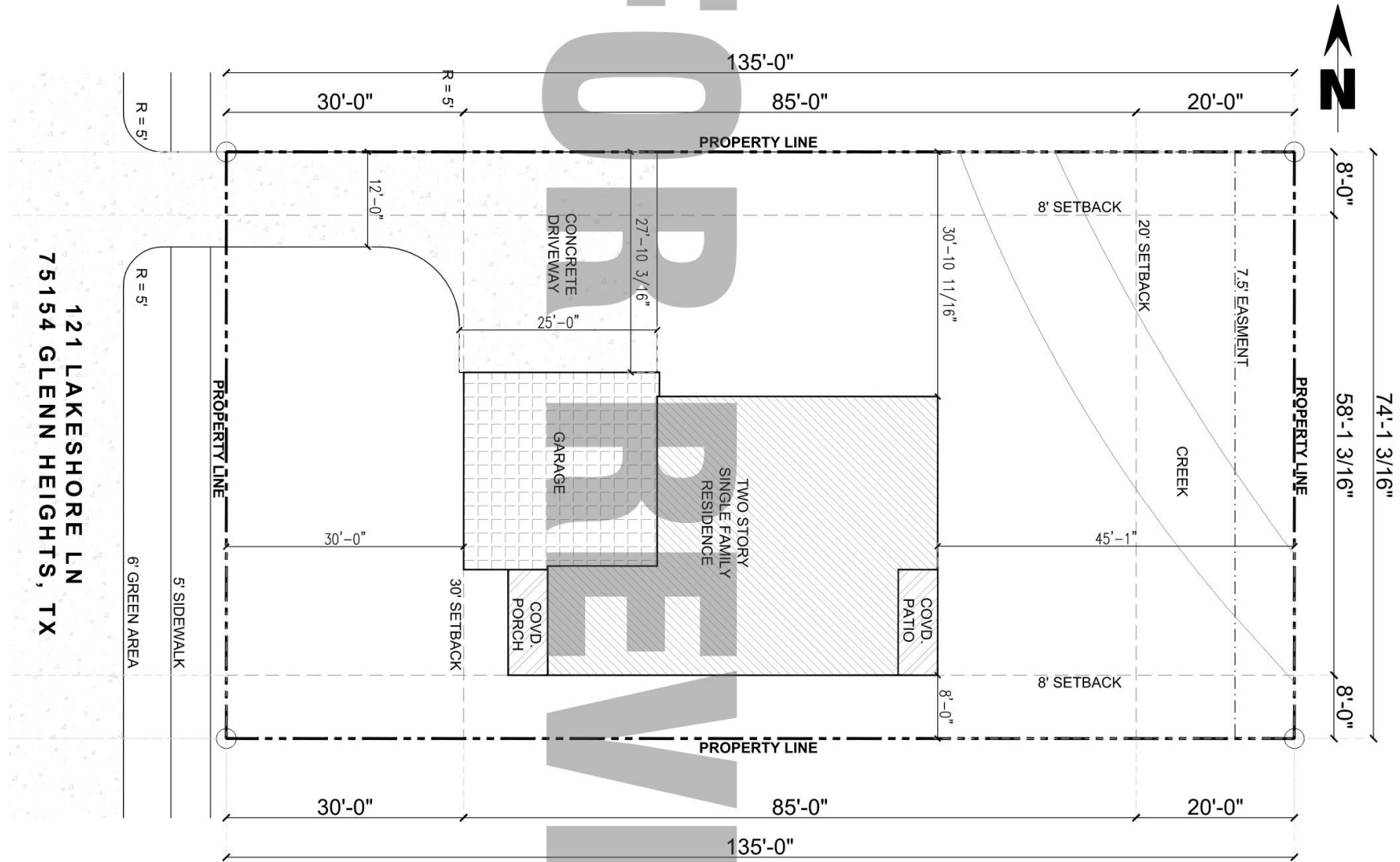
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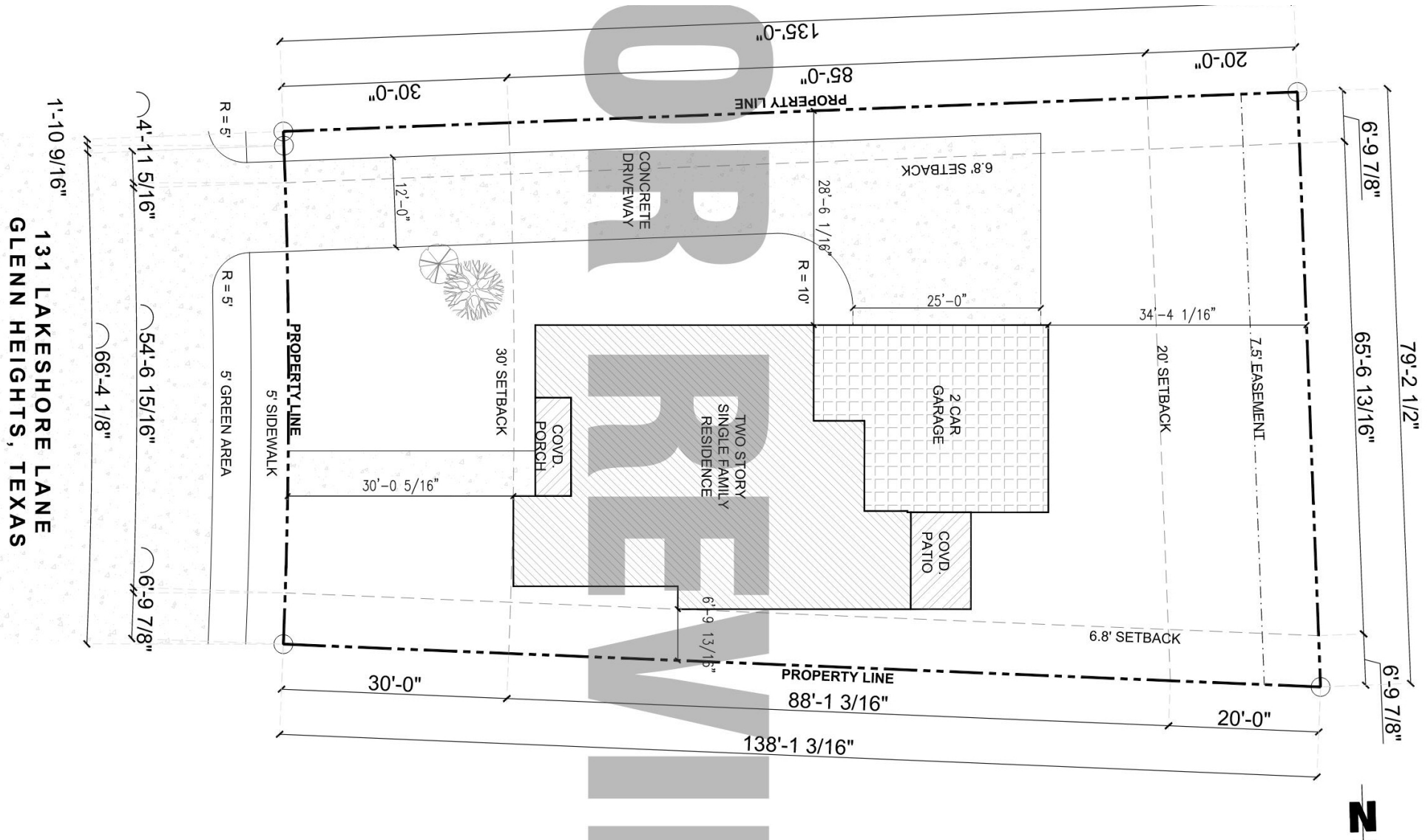


# HARDSHIP- 121 Lakeshore

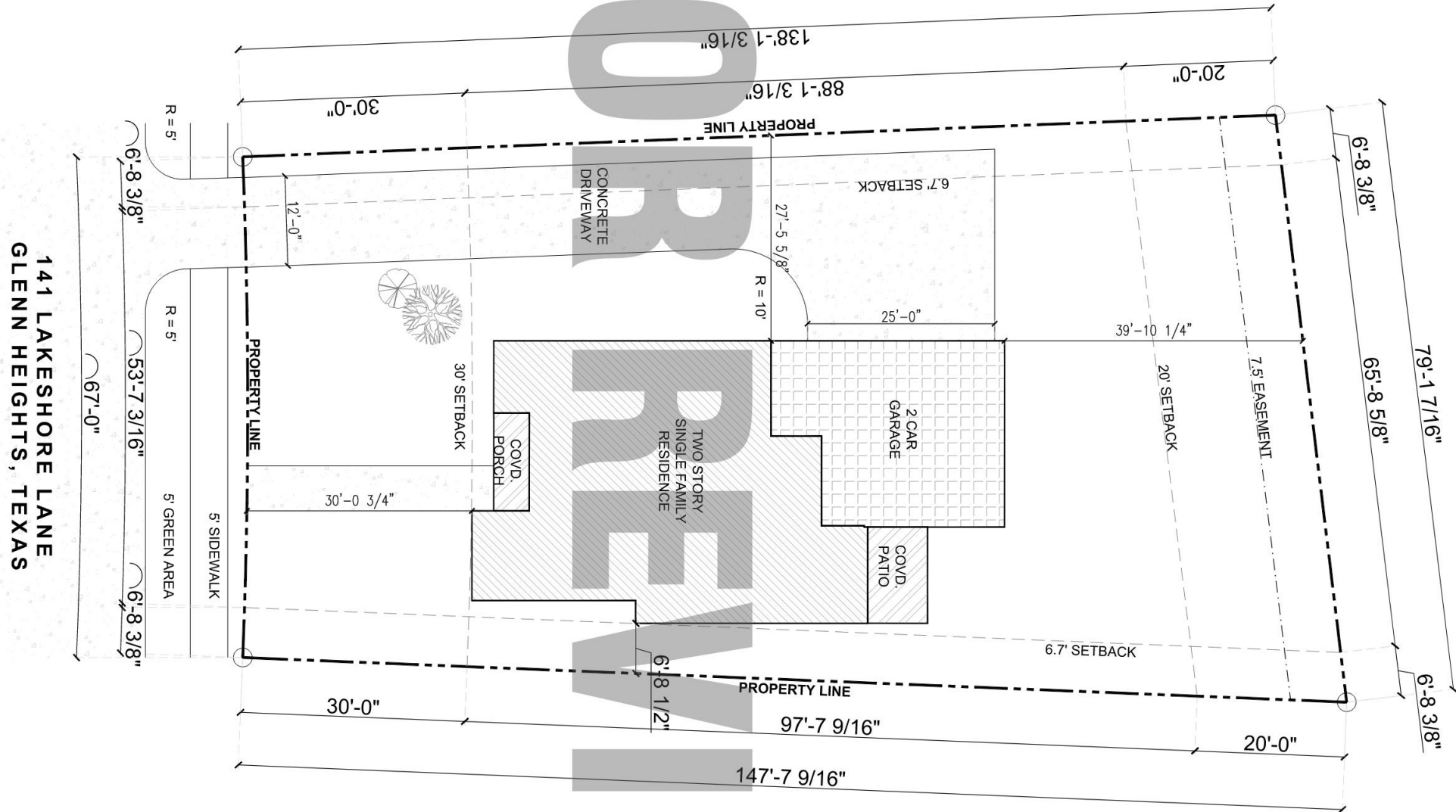




# HARDSHIP- 131 Lakeshore



# HARDSHIP- 141 Lakeshore





# 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.



# APPLICANT'S REQUEST

---

15.04.004.b: Request to have a front facing garage.

Requesting approval for a front-facing garage to ensure safe and practical access for future homeowners. The current side-entry design creates a tight turning radius, making it difficult to enter and exit the garage safely. A front-facing garage will reduce these risks and improve day-to-day usability.

# Recommendation

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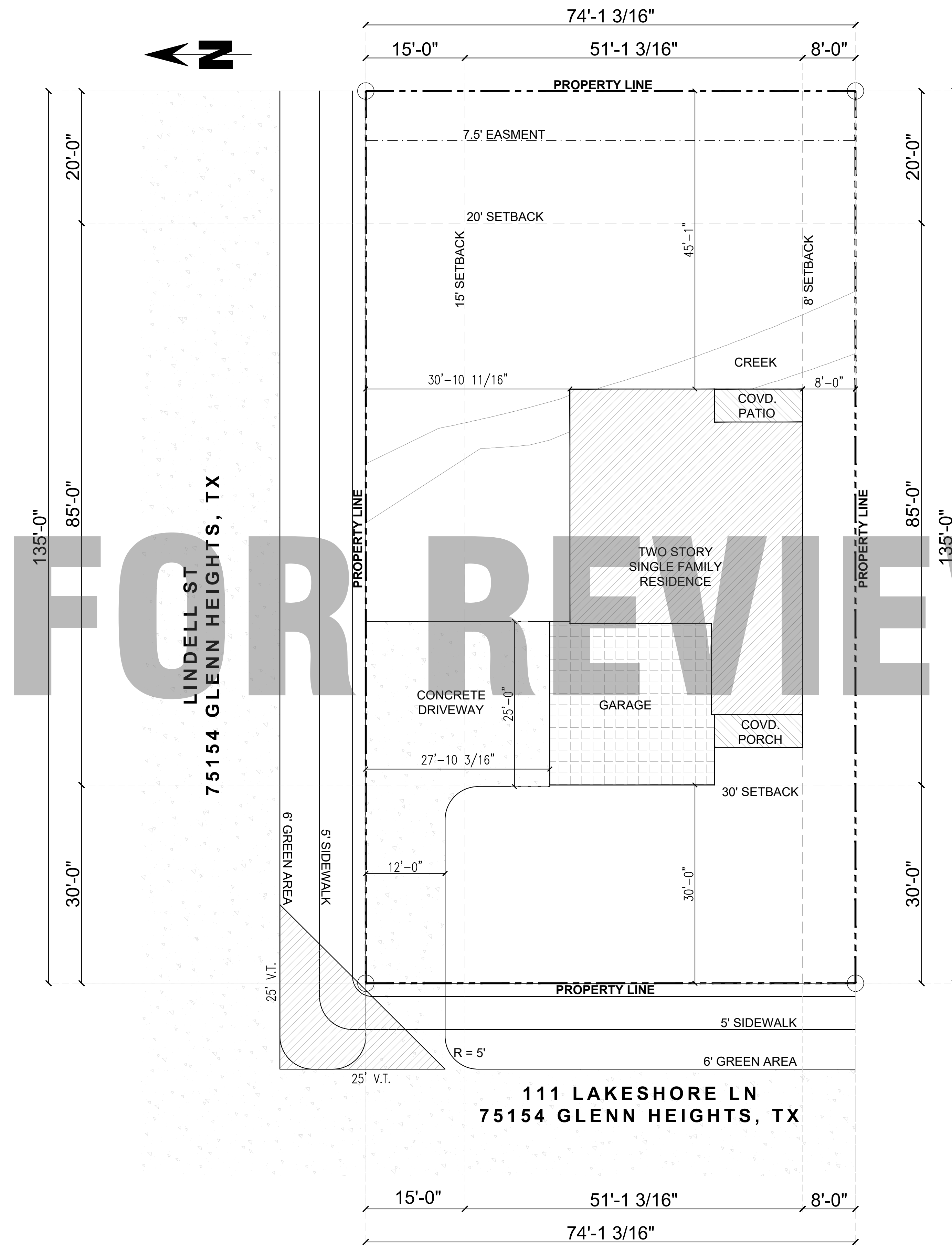


Staff does not have any objection to the requested variance as the geometry of this lot makes it difficult for the landowner to develop.

# QUESTIONS

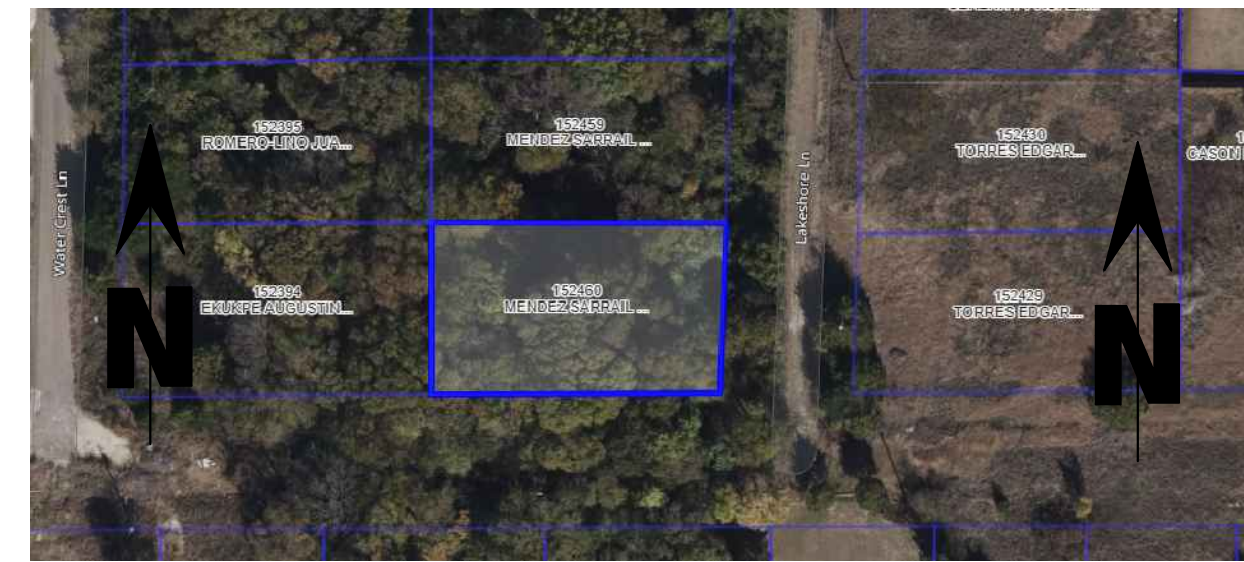


# COMMENTS



**1** SITE PLAN  
C2.01 1" = 10' - 0"

**LOT 38 BLK 8 LIN DELL STATES**



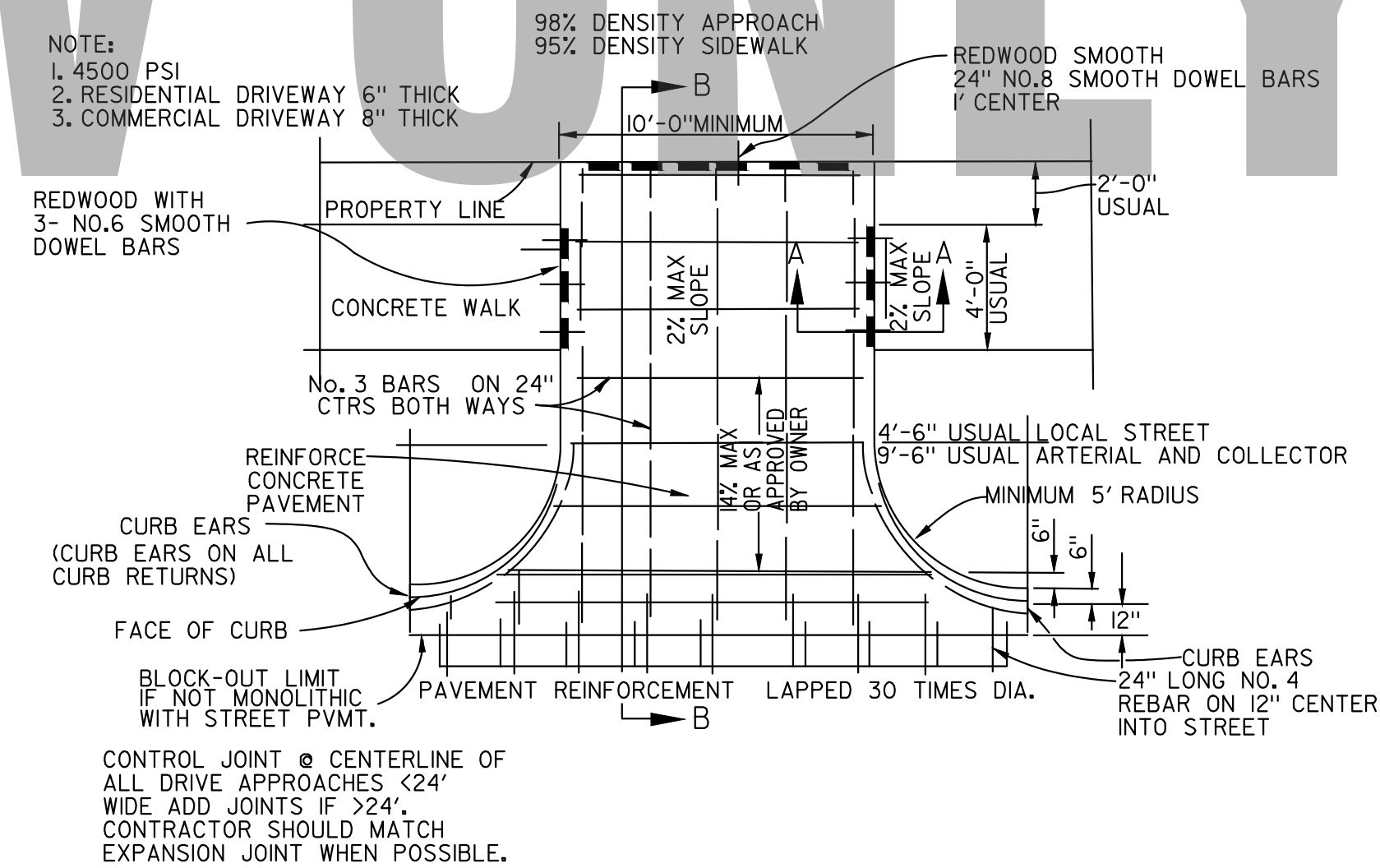
**2** VICINITY MAP  
C2.01 NTS

**SITE PLAN LEGEND**

- PROPERTY LINE
- - - SETBACK / BL
- ▭ BUILDING FOOTPRINT
- - - EASEMENT
- ⋯ LOT SUBDIVISION
- ⊕ WOOD FENCE
- ⊖ IRON FENCE
- LOT CORNER
- UTILITY POLE
- ELECTRIC POLE
- WATER METER
- MAN HOLE
- ▨ LIVING AREA
- ▩ GARAGE / CARPORT
- ▧ PORCH / PATIO
- ▭ PAVING

**PROJECT INFORMATION**

ZONING	SF-3
LEGAL DESCRIPTION	LOT 38 BLK 8 LIN DELL STATES
TYPE	V-(B)
CLIMATE ZONE	ZONE 2A (WARM HUMID)
PROJECT DESCRIPTION	TWO STORY SINGLE FAMILY RESIDENCE 4 BEDROOMS, 3.5 BATHROOMS TWO CAR ATTACHED GARAGE

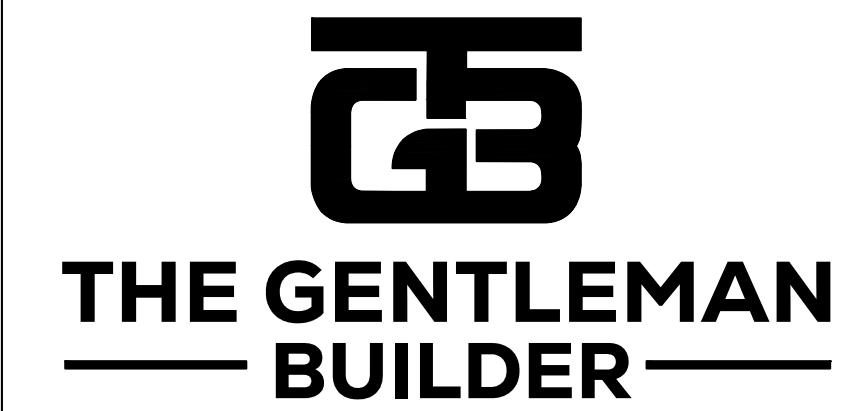


DRIVEWAY PAVING DETAILS

**PROJECT AREA CALCULATION**

CONDITION AREA (AC)	NON CONDITION AREA
FIRST FLOOR PLAN 1,359 S.F.	GARAGE 603 S.F.
SECOND FLOOR PLAN 1,029 S.F.	COVD. PORCH 66 S.F.
	COVD. PATIO 66 S.F.
CONDITION AREA (AC) 2,388 S.F.	<b>LOT AREA CALCULATION</b>
PERIMETER (AC) 196 F.	LOT AREA 9,975 S.F.
TOTAL UNDER ROOF 3,123 S.F.	NON ROOF AREA 7,881 S.F.
FOOTPRINT 2,094 S.F.	% OF LOT 20.99 %

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FAX. (214) 948-9544

PROJECT/PLAN ID  
**111 LAKESHORE LN**

DATE:  
**6/19/25**

DRAWN BY:  
**NC**

CHECKED BY:  
**ER**

DESCRIPTION:  
TWO STORY SINGLE FAMILY RESIDENCE;  
4 BEDROOMS, 3.5 BATHROOMS  
TWO CAR ATTACHED GARAGE

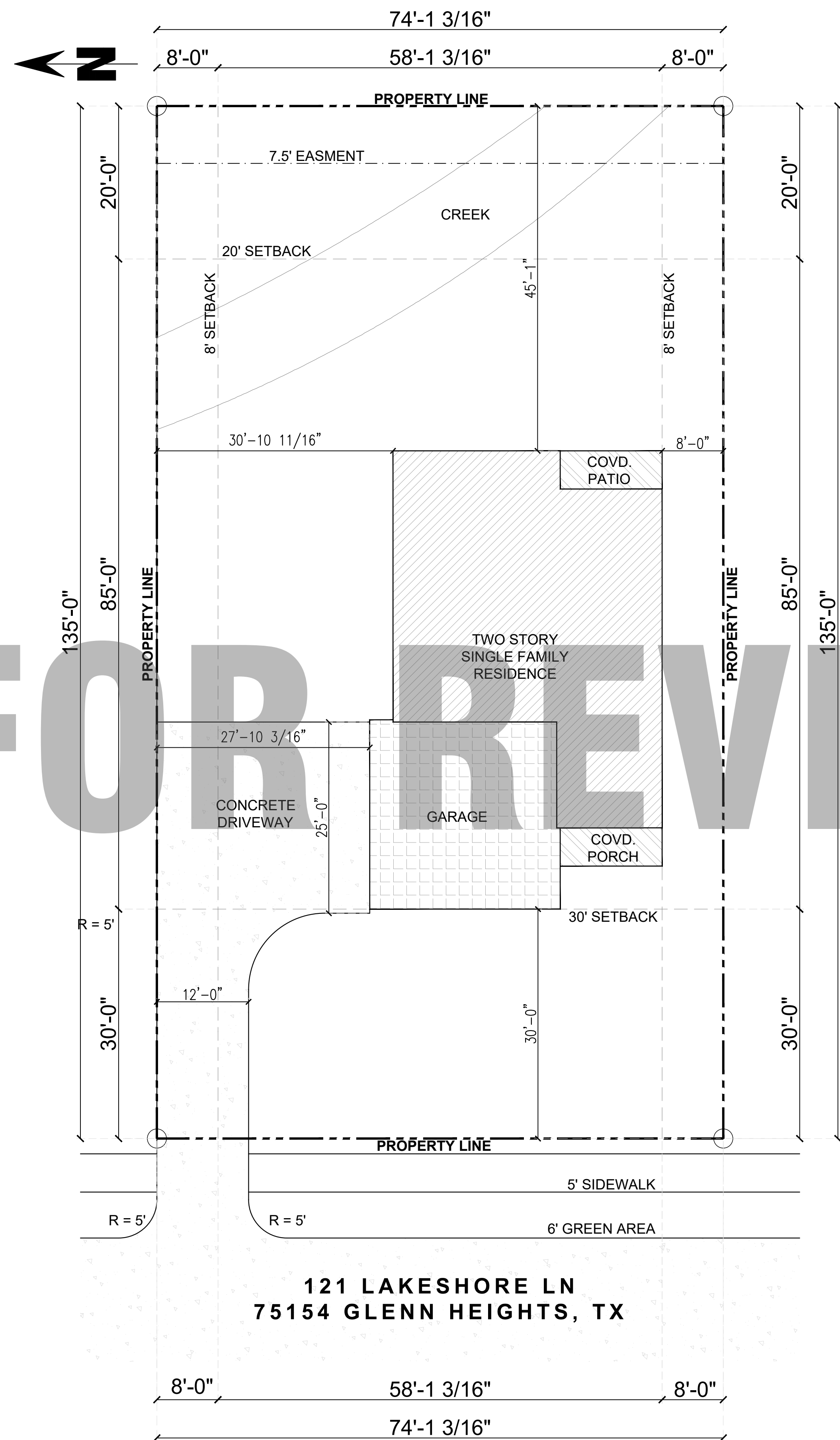
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SHEET TITLE:  
**SITE PLAN**

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**2 VICINITY MAP**  
C2.01 NTS

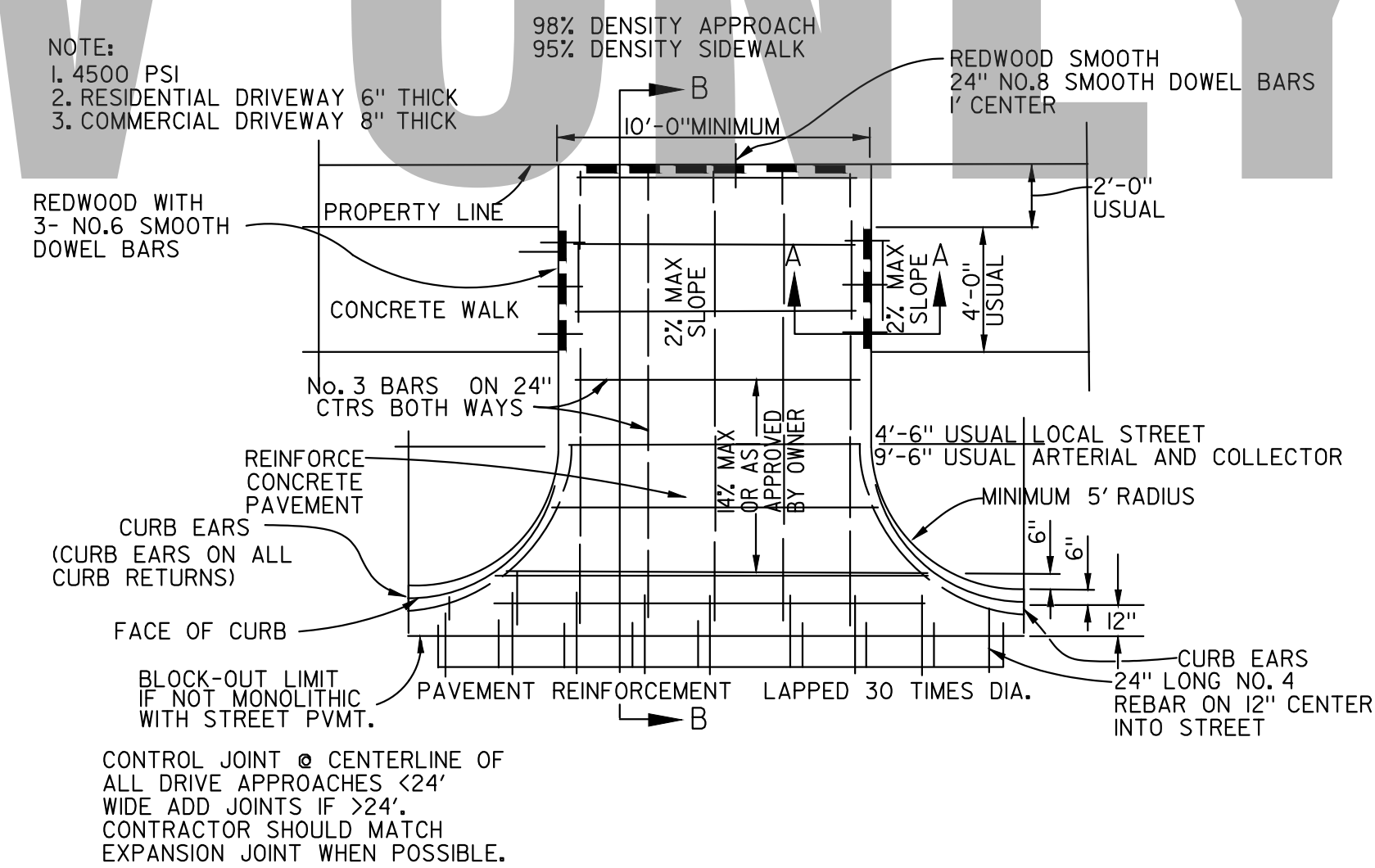
**SITE PLAN LEGEND**

- PROPERTY LINE
- SETBACK / BL
- BUILDING FOOTPRINT
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**PROJECT INFORMATION**

ZONING	SF-3
LEGAL DESCRIPTION	LOT 37 BLK 8 LIN DELL ESTATES
TYPE	V-(B)
CLIMATE ZONE	ZONE 2A (WARM HUMID)
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FOR REVIEW ONLY



DRIVEWAY PAVING DETAILS

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TOTAL UNDER ROOF 3,123 S.F.	NON ROOF AREA 7,881 S.F.
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PROJECT/PLAN ID  
**121 LAKESHORE LN**

DATE:  
**6/19/25**

DRAWN BY:  
**NC**

CHECKED BY:  
**ER**

DESCRIPTION:  
**TWO STORY SINGLE FAMILY RESIDENCE;  
4 BEDROOMS, 3.5 BATHROOMS  
TWO CAR ATTACHED GARAGE**

SCALE:  
**1" = 10' - 0"**

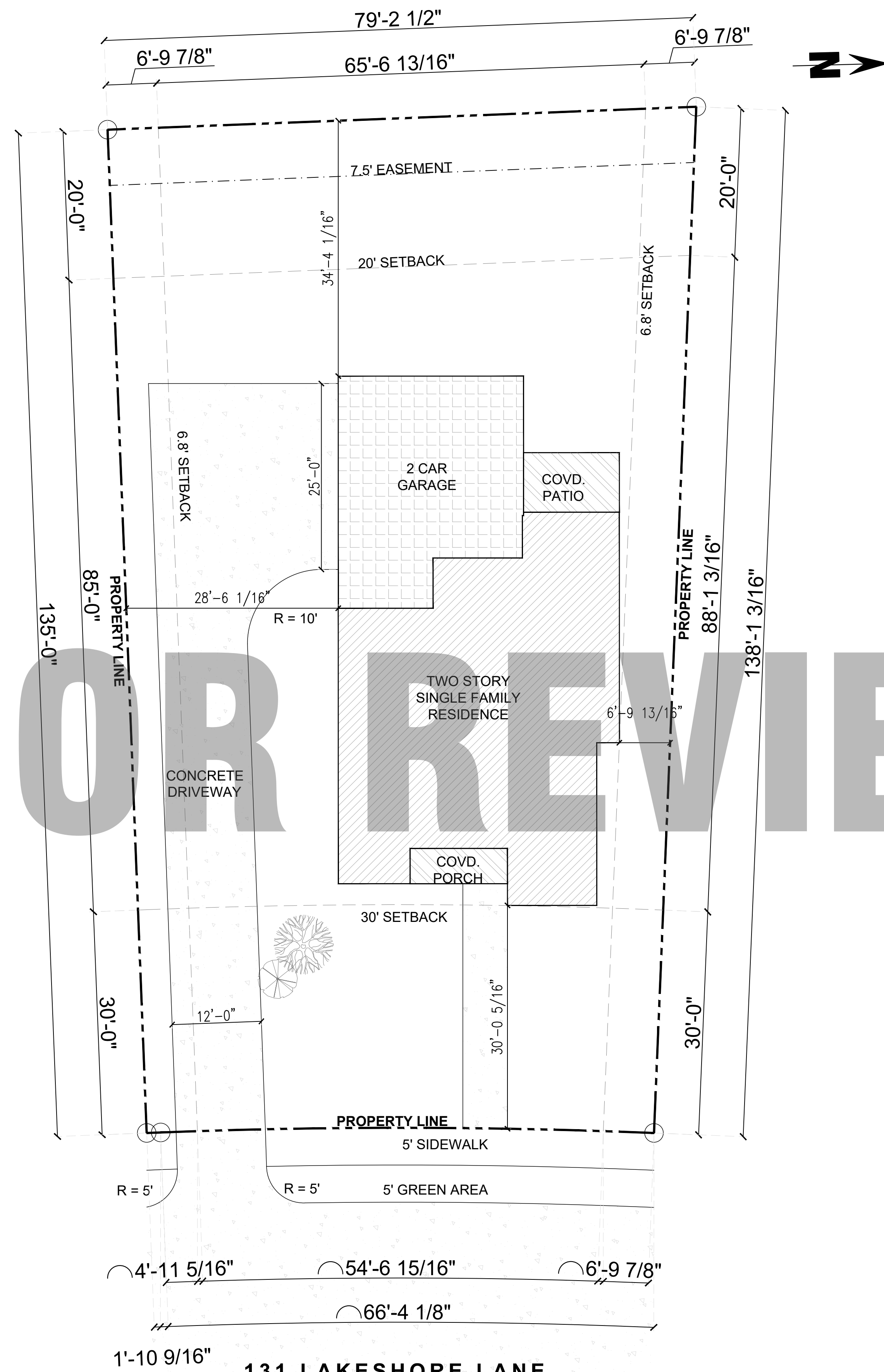
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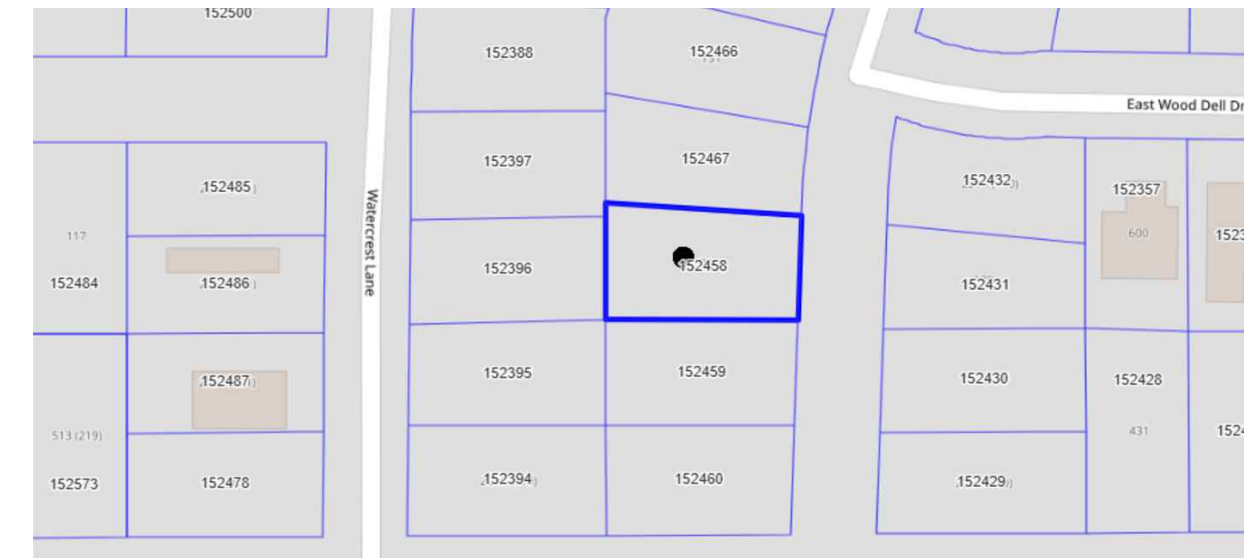
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131 LAKESHORE LANE  
GLENN HEIGHTS, TEXAS

**LOT 36 BLK 8  
LIN DELL ESTATES 0.226 AC**

**1 SITE PLAN**  
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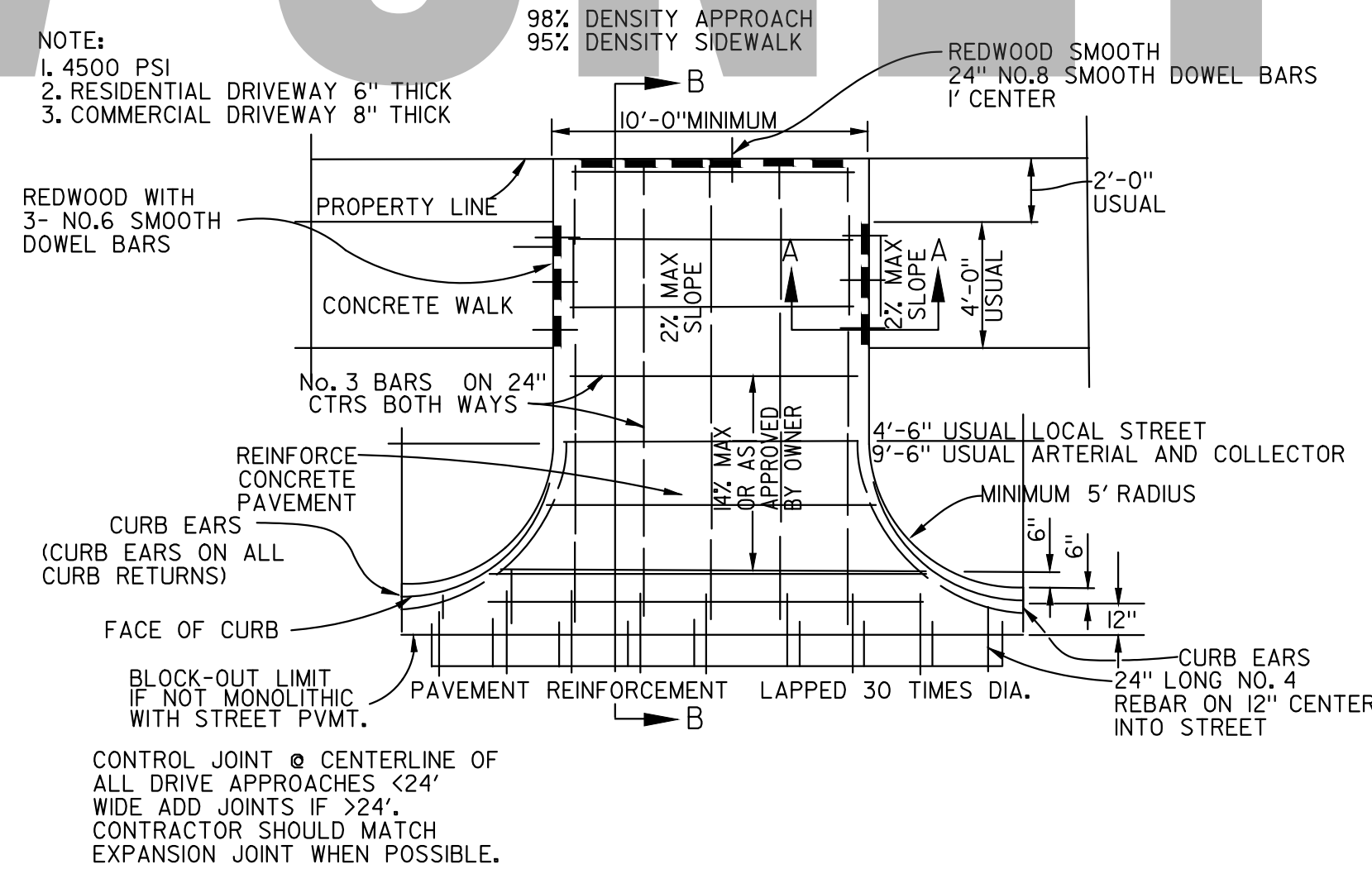
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	PAVING

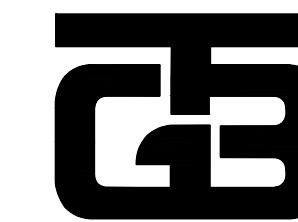


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PROJECT/PLAN ID  
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DATE:  
**6/20/25**

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**IR / KR**

CHECKED BY:  
**ER**

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TWO CAR ATTACHED GARAGE**

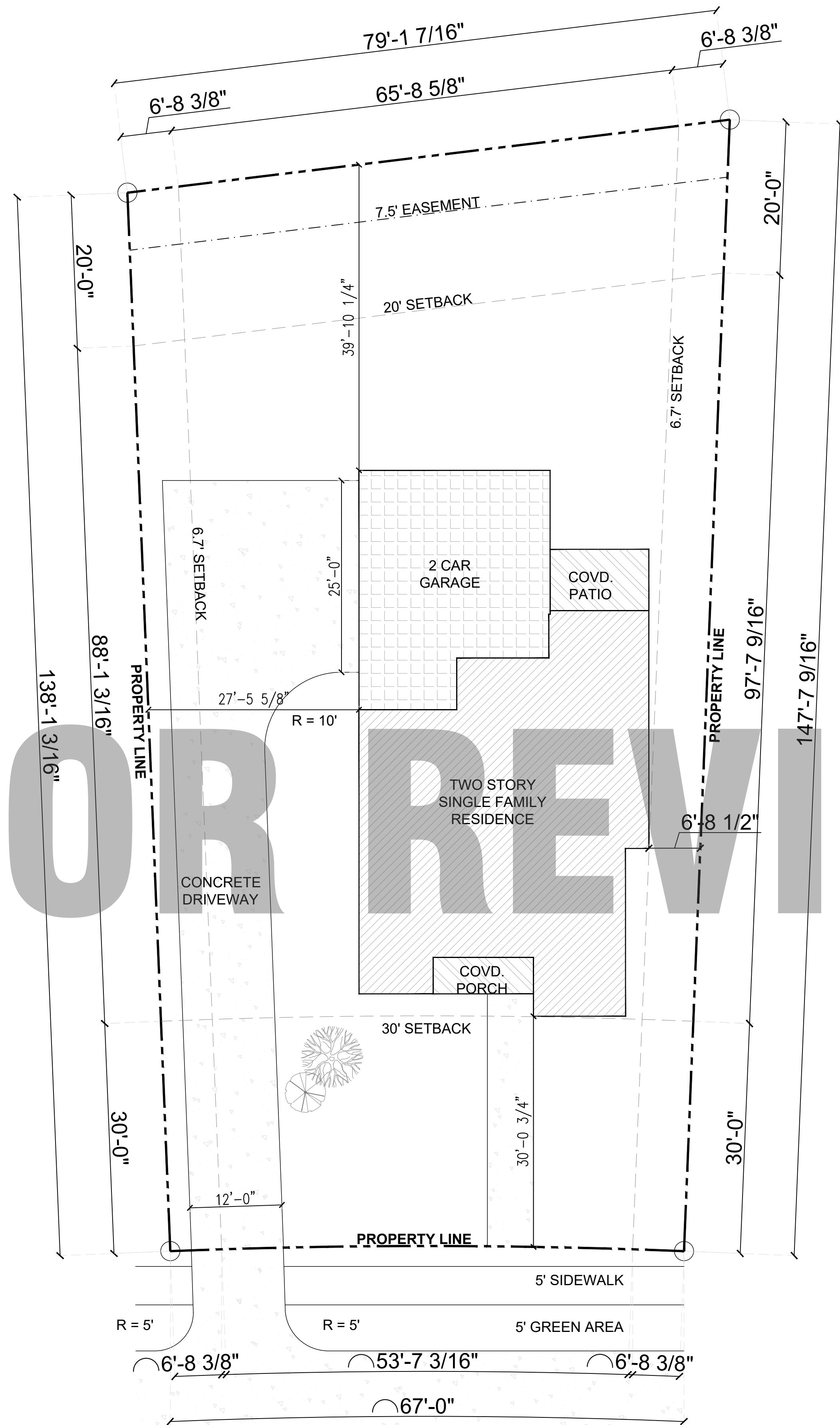
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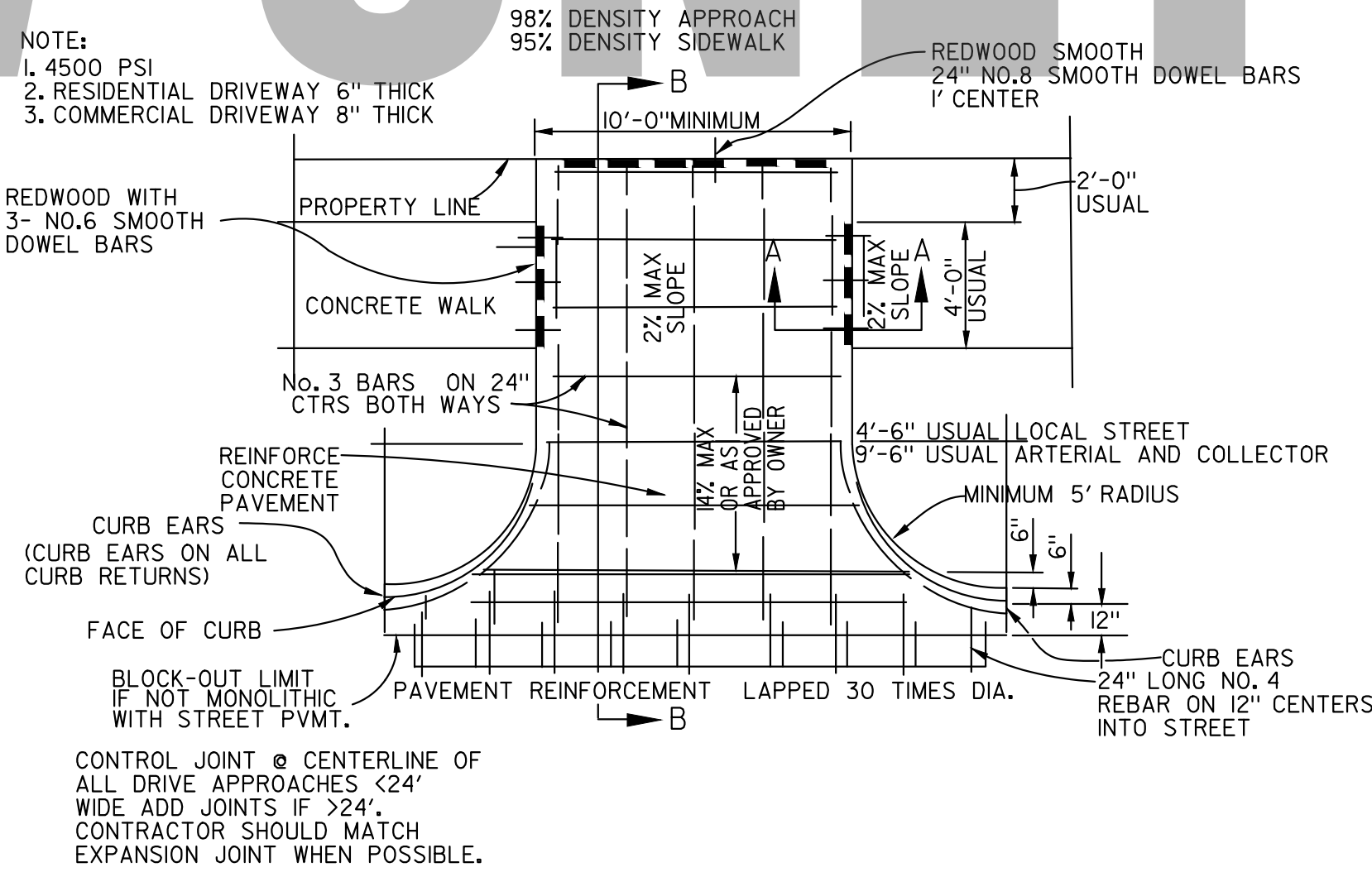
**2 VICINITY MAP**  
C2.01 NTS

**PROJECT INFORMATION**

<b>ZONING</b>	SF-3
<b>LEGAL DESCRIPTION</b>	LOT 35 BLK 8 LIN DELL ESTATES 0.228 AC
<b>TYPE</b>	V-(B)
<b>CLIMATE ZONE</b>	ZONE 2A (WARM HUMID)
<b>PROJECT DESCRIPTION</b>	TWO STORY SINGLE FAMILY RESIDENCE 4 BEDROOMS, 4 BATHROOMS TWO CAR ATTACHED GARAGE

**SITE PLAN LEGEND**

- PROPERTY LINE
- - - SETBACK / BL
- ▭ BUILDING FOOTPRINT
- - - EASEMENT
- ..... LOT SUBDIVISION
- WOOD FENCE
- IRON FENCE
- LOT CORNER
- UTILITY POLE
- ELECTRIC POLE
- WATER METER
- MAN HOLE
- ▨ LIVING AREA
- ▨ GARAGE / CARPORT
- ▨ PORCH / PATIO
- ▨ PAVING



DRIVEWAY PAVING DETAILS

**PROJECT AREA CALCULATION**

CONDITION AREA (AC)		NON CONDITION AREA	
FIRST FLOOR PLAN	1,565 S.F.	GARAGE	694 S.F.
SECOND FLOOR PLAN	861 S.F.	COVD. PORCH	62 S.F.
		COVD. PATIO	103 S.F.
<b>CONDITION AREA (AC)</b>	<b>2,426 S.F.</b>	<b>LOT AREA CALCULATION</b>	
PERIMETER (AC)	191 F.	LOT AREA	9,940 S.F.
TOTAL UNDER ROOF	3,285 S.F.	NON ROOF AREA	7,516 S.F.
FOOTPRINT	2,424 S.F.	% OF LOT	24.39 %

141 LAKESHORE LANE  
GLENN HEIGHTS, TEXAS

**LOT 35 BLK 8**  
**LIN DELL ESTATES 0.228 AC**

**1 SITE PLAN**  
C2.01 1" = 10' - 0"

SEAL



THE GENTLEMAN  
BUILDER

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DALLAS, TX. 75203  
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FAX. (214) 948-9544

PROJECT/PLAN ID  
**141 LAKESHORE LN**

DATE:  
**6/20/25**

DRAWN BY:  
**IR / KR**

CHECKED BY:  
**ER**

DESCRIPTION:  
**TWO STORY  
SINGLE FAMILY RESIDENCE;  
4 BEDROOMS, 4 BATHROOMS  
TWO CAR ATTACHED GARAGE**

SCALE:  
**1" = 10' - 0"**

SHEET TITLE:  
**SITE PLAN**

SHEET #:  
**C2.01**

FILE NAME:  
**C2.01\_SITE PLAN**

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