NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, AUGUST 25, 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, August 25, 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 Any Item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.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. Discuss and take action to approve the Minutes of the April 28, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazizian, Director of Planning & Development Services)
2. Discuss and take action to approve the Minutes of the June 2, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazizian, Director of Planning & Development Services)
3. Discuss and take action to approve the Minutes of the July 14, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazizian, Director of Planning & Development Services)

AGENDA

1. Discuss and take action electing a Chairperson for the Planning and Zoning Commission. (Parviz Pourazizian, Director of Planning and Development

Services)

2. Planned Development 33 (PD-33): Conduct a Public Hearing, discuss and consider making recommendation to the city council of the city of Glenn Heights related to a proposed change in zoning from Single Family Residential 1 (SF-1) District to a Planned Development District-33 (PD-33) for approximately 46.32 acres of land located on the west side of South Westmoreland Road and the south city limits, and commonly known as 1957, 2011 and 2100 South Westmoreland Road, Glenn Heights, Dallas County, Texas for the purpose of a mixed-use development site, consisting of Single-Family Residential Patio Homes, Multi-Family and Commercial Districts. (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 South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Friday, August 22, 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

AGENDA SUMMARY SHEET
August 25, 2025

CONSENT AGENDA, ITEM 1

Discuss and take action to approve the Minutes of the April 28, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazizian, Director of Planning & Development Services)

Motion	
Second	
For	
Against	
Abstain	
Approve/ Deny/ Table	

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS, TEXAS

APRIL 28, 2025

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

On the 28th day of April 2025, the Planning and Zoning Commission of the City of Glenn Heights, Texas met in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

PLANNING AND ZONING COMMISSION:

Austin Kelley	*	Chair (Place 1)
Dr. Kelvin Stroy, Sr.	*	Co-Chair (Place 6)
April Stokes	*	Place 2
Arnold Lenoris Davis, Jr.	*	Place 3
Stevelyn Miller	*	Place 4
Brodrick K. Rhodes	*	Place 5

STAFF:

Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning and Development Services
Nicholas Williams	*	Fire Chief

CONSULTANT:
N/A

CALL TO ORDER
Chair Austin Kelley called the Planning and Zoning Commission Meeting to order at 6:30 P.M.

INVOCATION
Commissioner Kelvin Story, Sr. delivered the Invocation.

PLEDGE OF ALLEGIANCE
Commissioner Kelvin Story, Sr. delivered the Pledge of Allegiance

PUBLIC COMMENT
There were no Public Comments.

CONSENT AGENDA

1. Discussion and take action to approve the Minutes of the March 24, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazizian, Director of Planning & Development Services)

Commissioner Arnold Lenoris Davis, Jr. made a motion to approve Consent Agenda items 1. Commissioner Kelvin Stroy, Sr. made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

AGENDA

1. Replat Case RP-003-25: Discuss and take action to approve a replat request for an 4.26+/- acre tract of land situated in the Michael McDermont Survey, Abstract Number 743, in the City of Glenn Heights, Ellis County, Texas, being a portion of Lot 7 and Lot 9, Block K, Hollywood Addition Phase II, an addition to the City of Glenn Heights, Ellis County, Texas according to the Instrument thereof recorded in County Clerk Instrument Number 2224204 and Cabinet B, Page 27 of the Official Public Records, Ellis County, Texas to create three lots, Lots 7A-7C Block K from the existing tracts. (Parviz Pourazizian, Director of Planning & Development Services)

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and answered Council's questions related this replat.

Commissioner Arnold Lenoris Davis, Jr. made a motion to approve Agenda Item 1, A Replat Case RP-003-25: Discuss and take action to approve a replat request for an 4.26+/- acre tract of land situated in the Michael McDermont Survey, Abstract Number 743, in the City of Glenn Heights, Ellis County, Texas, being a portion of Lot 7 and Lot 9, Block K, Hollywood Addition Phase II, an addition to the City of Glenn Heights, Ellis County, Texas according to the Instrument thereof recorded in County Clerk Instrument Number 2224204 and Cabinet B, Page 27 of the Official Public Records, Ellis County, Texas to create three lots, Lots 7A-7C Block K from the existing tracts.
Commissioner Brodrick K. Rhodes made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

2. Replat Case RP-002-25: Discuss and take action to approve a replat request for an 15.599+/- acre tract of land situated in the W.P. Holman Survey, Abstract Number 619, in the City of Glenn Heights, Dallas County, Texas, being all of Lot 2A-1, Block B and Lot 1A Block B of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in County Clerk Instrument Number 201900112593 and 201800034087 of the Official Public Records, Dallas County, Texas, to create two lots "2A-1R", 1A-1R, 2B-1 and

2B-2 Block B from the existing tracts. (Parviz Pourazizian, Director of Planning & Development Services)

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and answered Council's questions related this replat. Mr. Pourazizian explained this is a replat that previously been approved by the city and the applicant decided to make a few items to previously approved replat and resubmit for approval.

Commissioner Kelvin Stroy, Sr. made a motion to approve Agenda Item 2, A Replat Case RP-002-25: Discuss and take action to approve a replat request for an 15.599+/- acre tract of land situated in the W.P. Holman Survey, Abstract Number 619, in the City of Glenn Heights, Dallas County, Texas, being all of Lot 2A-1, Block B and Lot 1A Block B of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in County Clerk Instrument Number 201900112593 and 201800034087 of the Official Public Records, Dallas County, Texas, to create two lots "2A-1R", 1A-1R,2B-1 and 2B-2 Block B from the existing tracts. Commissioner April Stokes made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

3. Planned Development PD-31: Public Hearing to receive testimony regarding change in zoning from Commercial (C) District to a Planned Development District (PD-31) for approximately 23 acres of land, located at North East Corner of East Bear Creek Road and Mourning Dove Lane, in Meadow Creek Estates, Tract A, by changing the zoning classification from Commercial (C) to Planned Development 31 (PD-31) for the purpose of a mixed-use development site, consisting of multi-family, commercial and neighborhood services. (Parviz Pourazizian, Director of Planning & Development Services)

Commissioner Kelvin Stroy, Sr. made a motion to open the public Hearing. Commissioner Arnold Lenoris Davis, Jr. made the second. Motion carried with following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

Chair Austin Kelley announced that the Public Hearing was opened.

PUBLIC COMMENT

- Karen Johnson, address on file: addressed their opposition
- Meadow Creek HOA (Shantrel Washington), address on file: addressed their opposition
- Paul Johnson, address on file: addressed their opposition
- Melvin Neail, address on file: Did not speak
- Ellis Miley Jr. , Address on file: addressed their opposition
- Patrick Rafferty, Address on file: addressed their opposition
- Kaci Nichole Miles, Address on file: addressed their opposition
- Kendra Miles, Address on file: addressed their opposition

- Bryce Meadors, Address on file: addressed their opposition
- Travis Mitchell, Address on file: addressed their opposition
- Nicole Macon, Address on file: addressed their opposition
- Kanecia Jones, Address on file: addressed their opposition

Commissioner Kelvin Stroy, Sr. made a motion to close the public Hearing. Commissioner Brodrick K. Rhodes made the second. Motion carried with following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

4. Planned Development PD-31: Discussion and making a recommendation to City Council of the City of Glenn Heights, Texas, as heretofore amended, by granting a change in zoning from Commercial (C) District to a Planned Development District (PD-31) for approximately 23 acres of land, located at North East Corner of East Bear Creek Road and Mourning Dove Lane, in Meadow Creek Estates, Tract A, by changing the zoning classification from Commercial (C) to Planned Development 31 (PD-31) for the purpose of a mixed-use development site, consisting of multi-family, commercial and neighborhood services. (Parviz Pourazizian, Director of Planning & Development Services)

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation. Mr. Pourazizian, Spencer Ellison with "JPI" answered Planning and Zoning Commissioner's questions related to open spaces, housing options, anticipated traffic, project timelines, possible partnership with HOA on the open space, and commercial areas.

Commissioner Kelvin Stroy, Sr. made a motion to making a recommendation to City Council of the City of Glenn Heights, Texas, as heretofore amended, by granting a change in zoning from Commercial (C) District to a Planned Development District (PD-31) for approximately 23 acres of land, located at North East Corner of East Bear Creek Road and Mourning Dove Lane, in Meadow Creek Estates, Tract A, by changing the zoning classification from Commercial (C) to Planned Development 31 (PD-31) for the purpose of a mixed-use development site, consisting of multi-family, commercial and neighborhood services. Commissioner Brodrick K. Rhodes made the second. Motion carried with following record vote:

VOTE 6 Nayes – Kelley, Stokes, Davis, Miller, Rhodes, Story

ADJOURNMENT

Commissioner Arnold Lenoris Davis, Jr. made a motion to adjourn. Commissioner Kelvin Stroy, Sr. made the second. Motion carried with following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Story

Chair Austin Kelley adjourned the Planning and Zoning Meeting at 7:35 P.M.

_____
Austin Kelley, Chairperson

Attest:

_____
Parviz Pourazizian, Director of Development Services

AGENDA SUMMARY SHEET
August 25, 2025

CONSENT AGENDA, ITEM 2

Discuss and take action to approve the Minutes of the June 2, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazizian, Director of Planning & Development Services)

Motion	
Second	
For	
Against	
Abstain	
Approve/ Deny/ Table	

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS, TEXAS

JUNE 2, 2025

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

On the 2nd day of June 2025, the Planning and Zoning Commission of the City of Glenn Heights, Texas met in the City Hall, City Council Chambers, located at 1938 South Hampton Road Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

PLANNING AND ZONING COMMISSION:

Austin Kelley	*	Chair (Place 1)
Dr. Kelvin Stroy, Sr.	*	Co-Chair (Place 6)
Arnold Lenoris Davis, Jr.	*	Place 3
Stevelyn Miller	*	Place 4
Brodrick K. Rhodes	*	Place 5

STAFF:

Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning and Development Services
Dr. Glynell Horn Jr	*	Chief of Police

CONSULTANT:

Michael Neary related to PD 32
Jim Dewey Related to PD 27A
Maxwell Fisher Related to The Meadows on Bear Creek

CALL TO ORDER

Chair Austin Kelley called the Planning and Zoning Commission Meeting to order at 6:30 P.M.

INVOCATION

Commissioner Kelvin Stroy, Sr. delivered the Invocation.

PLEDGE OF ALLEGIANCE

Commission delivered the Pledge of Allegiance

PUBLIC COMMENT

There were no Public Comments.

CONSENT AGENDA

No Consent agenda.

AGENDA

Chair Kelley rearrange the agenda and requested to have items 5 and 6 to go first.

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.

Commissioner Stroy made a motion to open the Public Hearing. Commissioner Davis made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Kelley, Davis, Miller, Rhodes, Stroy

Chair Austin Kelley announced that the Public Hearing was opened at 6:33 P.M.

PUBLIC COMMENT

- Karen Johnson, address on file: addressed their opposition
- Oscar Vasquez address on file: addressed their opposition
- Sharon Holland, address on file: addressed their opposition
- Mike Creech, address on file: addressed their opposition
- Delandro Payn , Address on file: addressed their opposition
- Jennifer Vazquez, Address on file: addressed their opposition
- Kristal Jones Address on file: addressed their opposition

Commissioner Kelvin Stroy, Sr. made a motion to close the public Hearing. Commissioner Brodrick K. Rhodes made the second. Motion carried with following record vote:

VOTE 5 Ayes – Kelley, Davis, Miller, Rhodes, Stroy

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)

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation. Mr. Micheal Neary answered Planning and Zoning Commissioner's questions. Mr. Pourazizian answered explained the drainage concerns, Improvement of the UHL RD.

Commissioner Kelvin Stroy, Sr. made a motion to approve Agenda Item 6. Commissioner Arnold Lenoris Davis made the second. The motion carried with the following record vote:

VOTE 3 Ayes – Kelley, , Davis, Miller, 2 **Nayes-** Rhodes, Stroy

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.

Commissioner Arnold Lenoris Davis made a motion to open the public Hearing. Commissioner Brodrick K. Rhodes. made the second. Motion carried with following record vote:

VOTE 5 Ayes – Kelley, Davis, Miller, Rhodes, Stroy

Chair Austin Kelley announced that the Public Hearing was opened.

PUBLIC COMMENT

- Michael White, address on file: addressed their opposition

Commissioner Kelvin Stroy, Sr. made a motion to Close the public Hearing. Commissioner Arnold Lenoris Davis made the second. Motion carried with following record vote:

VOTE 5 Ayes – Kelley, Davis, Miller, Rhodes, Stroy

Chair Austin Kelley announced that the Public Hearing was opened.

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)

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation. Mr. Pourazizian, Jim Dewey with “JDJR Engineering” answered Planning and Zoning Commissioner’s questions related to open spaces, housing options, anticipated traffic, project timelines, on the open space, and commercial areas.

Commissioner Arnold Lenoris Davis made a motion to making a recommendation to City Council of the City of Glenn Heights, Texas, for Agenda item Number 2. Commissioner Kelvin Stroy, Sr. made the second. Motion carried with following record vote:

VOTE 5 Nayes – Kelley, Davis, Miller, Rhodes, Stroy

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.

Commissioner Arnold Lenoris Davis made a motion to open the public Hearing. Commissioner Brodrick K. Rhodes. made the second. Motion carried with following record vote:

VOTE 5 Ayes – Kelley, Davis, Miller, Rhodes, Stroy

Chair Austin Kelley announced that the Public Hearing was opened.

PUBLIC COMMENT

- Jennifer Meyer (On Behalf of Paul Newcomer), address on file: addressed their opposition
- Jedidah Gill, address on file: addressed their opposition
- Kaburu Muraguri, address on file: He had a question about the Road and not directly about this project

Commissioner Kelvin Stroy, Sr. made a motion to Close the public Hearing. Commissioner Arnold Lenoris Davis made the second. Motion carried with following record vote:

VOTE 5 Ayes – Kelley, Davis, Miller, Rhodes, Stroy

Chair Austin Kelley announced that the Public Hearing was opened.

4. 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 Planning and Development Services, introduced this item and completed a presentation. Mr. Maxwell Fisher with “ZoneDev” answered Planning and Zoning Commissioner’s questions related to open spaces, housing options, anticipated traffic, project timelines and Drainage concerns.

Commissioner Kelvin Stroy, Sr. made a motion to making a recommendation to City Council of the City of Glenn Heights, Texas, for Agenda item Number 4. Commissioner Arnold Lenoris Davis made the second. Motion carried with following record vote:

VOTE 4 Ayes – Kelley, Davis, Miller, Rhodes, **1 Nay-** Stroy

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)

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation and answered questions.

Commissioner Arnold Lenoris Davis made a motion to making a recommendation to City Council of the City of Glenn Heights, Texas, for Agenda item Number 7. Commissioner Kelvin Stroy, Sr. made the second. Motion carried with following record vote:

VOTE 5 Ayes – Kelley, Davis, Miller, Rhodes, Stroy

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)

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation and answered questions.

Commissioner Kelvin Stroy, Sr. made a motion to making a recommendation to City Council of the City of Glenn Heights, Texas, for Agenda item Number 8. Commissioner Brodrick K. Rhodes made the second. Motion carried with following record vote:

VOTE 5 Ayes – Kelley, Davis, Miller, Rhodes, Stroy

ADJOURNMENT

Commissioner Kelvin Stroy, Sr. made a motion to adjourn. Commissioner . Arnold Lenoris Davis, Jr. made the second. Motion carried with following record vote:

VOTE 5 Ayes – Kelley, Davis, Miller, Rhodes, Story

Chair Austin Kelley adjourned the Planning and Zoning Meeting at 8:04 P.M.

_____
Austin Kelley, Chairperson

Attest:

_____
Parviz Pourazizian, Director of Development Services

AGENDA SUMMARY SHEET
August 25, 2025

CONSENT AGENDA, ITEM 3

Discuss and take action to approve the Minutes of the July 14, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazizian, Director of Planning & Development Services)

Motion	
Second	
For	
Against	
Abstain	
Approve/ Deny/ Table	

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF THE CITY OF GLENN HEIGHTS, TEXAS

JULY 14, 2025

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

On the 14th day of July 2025, the Planning and Zoning Commission 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:

PLANNING AND ZONING COMMISSION:

Austin Kelley	*	Chairperson, Place 1
Arnold Lenoris Davis, Jr.	*	Place 3
Stevelyn Miller	*	Place 4
Brodrick K. Rhodes	*	Place 5

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services

CALL TO ORDER

Chairperson Austin Kelley called the Planning and Zoning Commission Meeting to order at 6:34 P.M., with a quorum of the Board present.

INVOCATION

Chairperson Kelley delivered the Invocation.

PLEDGE OF ALLEGIANCE

Commission delivered the Pledge of Allegiance.

PUBLIC COMMENT

There were no Public Comments.

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. The1.1636- 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)

Parviz Pourazizian, Director of Development Services, presented the facts of the request. Pastor James McInnis, applicant, came forward to present his request. McInnis, in conjunction with Pourazizian, answered questions from the Commissioners concerning the fence details, roads near the site, the current status of an existing building for regular congregation, and the vehicular traffic through the site.

Commissioner Davis made a motion to recommend approval of the updated Site Plan for Holy House of Prayer Church, to include the 8 ft wooden fence. Commissioner Rhodes seconded the motion. The motion carried with the following record vote:

VOTE 4 Ayes – Kelley, Davis, Miller, Rhodes

1. 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 Pourazizian, Director of Planning and Development Services)

ADJOURNMENT

Commissioner Miller made a motion to adjourn. Commissioner Davis seconded the motion. The motion carried with the following record vote:

VOTE 4 Ayes – Kelley, Davis, Miller, Rhodes

The meeting was adjourned at 6:45 P.M.

_____
Austin Kelley,
Chairperson

Attest:

_____
Parviz Pourazizian,
Director of Planning and Development Services

AGENDA SUMMARY SHEET
August 25, 2025

AGENDA, ITEM 1

Discuss and take action electing a Chairperson for the Planning and Zoning Commission. (Parviz Pourazizian, Director of Planning and Development Services)

Motion	
Second	
For	
Against	
Abstain	
Approve/ Deny/ Table	

AGENDA SUMMARY SHEET
August 25, 2025

AGENDA, ITEM 2

Planned Development 33 (PD-33): Conduct a Public Hearing, discuss and consider making recommendation to the city council of the city of Glenn Heights related to a proposed change in zoning from Single Family Residential 1 (SF-1) District to a Planned Development District-33 (PD-33) for approximately 46.32 acres of land located on the west side of South Westmoreland Road and the south city limits, and commonly known as 1957, 2011 and 2100 South Westmoreland Road, Glenn Heights, Dallas County, Texas for the purpose of a mixed-use development site, consisting of Single-Family Residential Patio Homes, Multi-Family and Commercial Districts. (Parviz Pourazizian, Director of Planning and Development Services)

Motion	
Second	
For	
Against	
Abstain	
Approve/ Deny/ Table	

Planned Development: Westmoreland Estates (PD-33)

Parviz Pourazizian, Director of development services

August 25, 2025

REZONING REQUEST

Planned Development 33 (PD-33): Conduct a Public Hearing, discuss and consider making recommendation to the city council of the city of Glenn Heights related to a proposed change in zoning from Single Family Residential 1 (SF-1) District to a Planned Development District-33 (PD-33) for approximately 46.32 acres of land located on the west side of South Westmoreland Road and the south city limits, and commonly known as 2011 South Westmoreland Road, Glenn Heights, Dallas County, Texas for the purpose of a mixed-use development site, consisting of Single-Family Residential Patio Homes, Multi-Family and Commercial Districts.

REZONING REQUEST

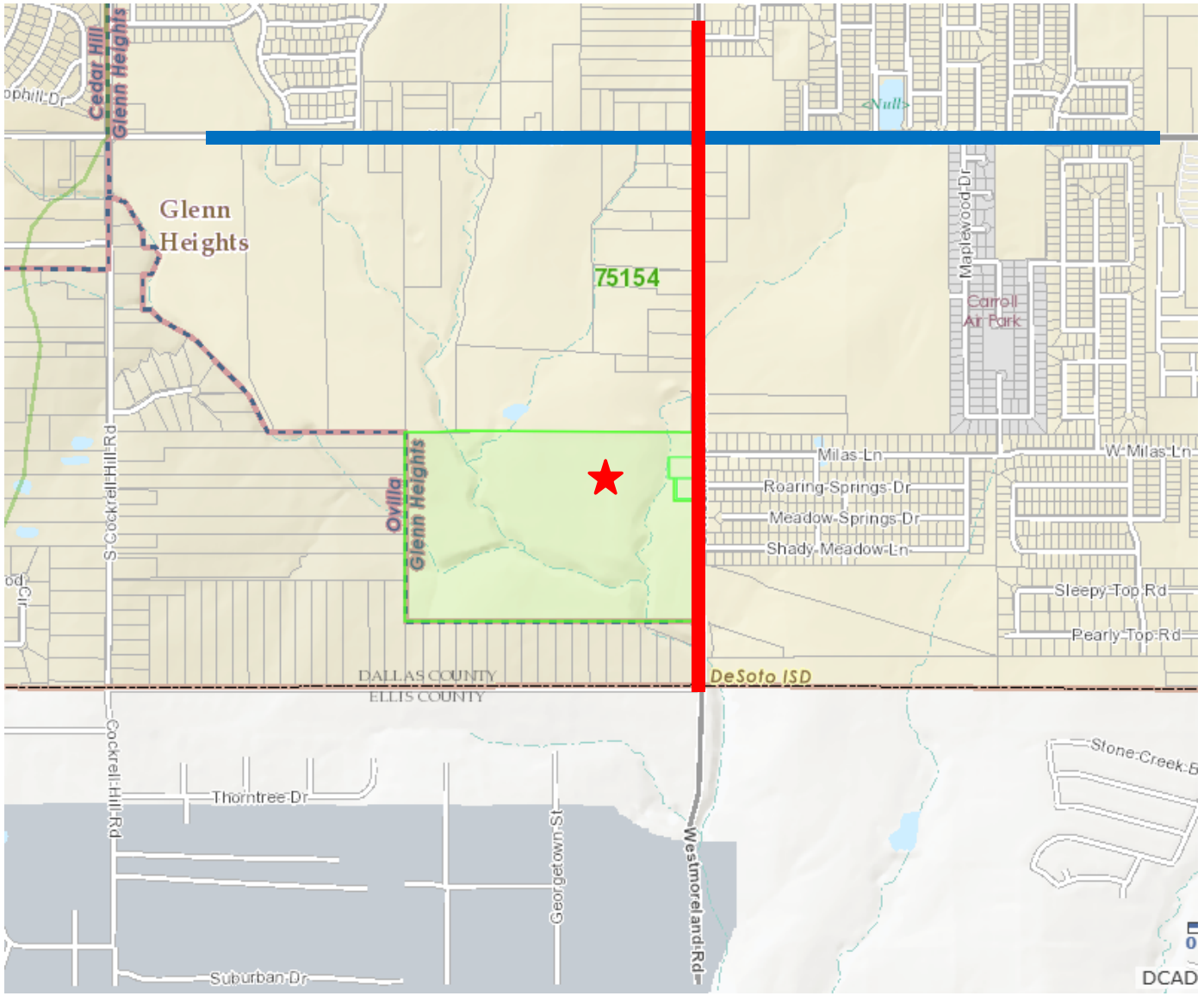
Applicant: Farrukh Azim and S.I. Abed

Location: West Side of S. Westmoreland Rd and North of the City's Southern City Limit, commonly known as 1957, 2011 and 2100 South Westmoreland Road

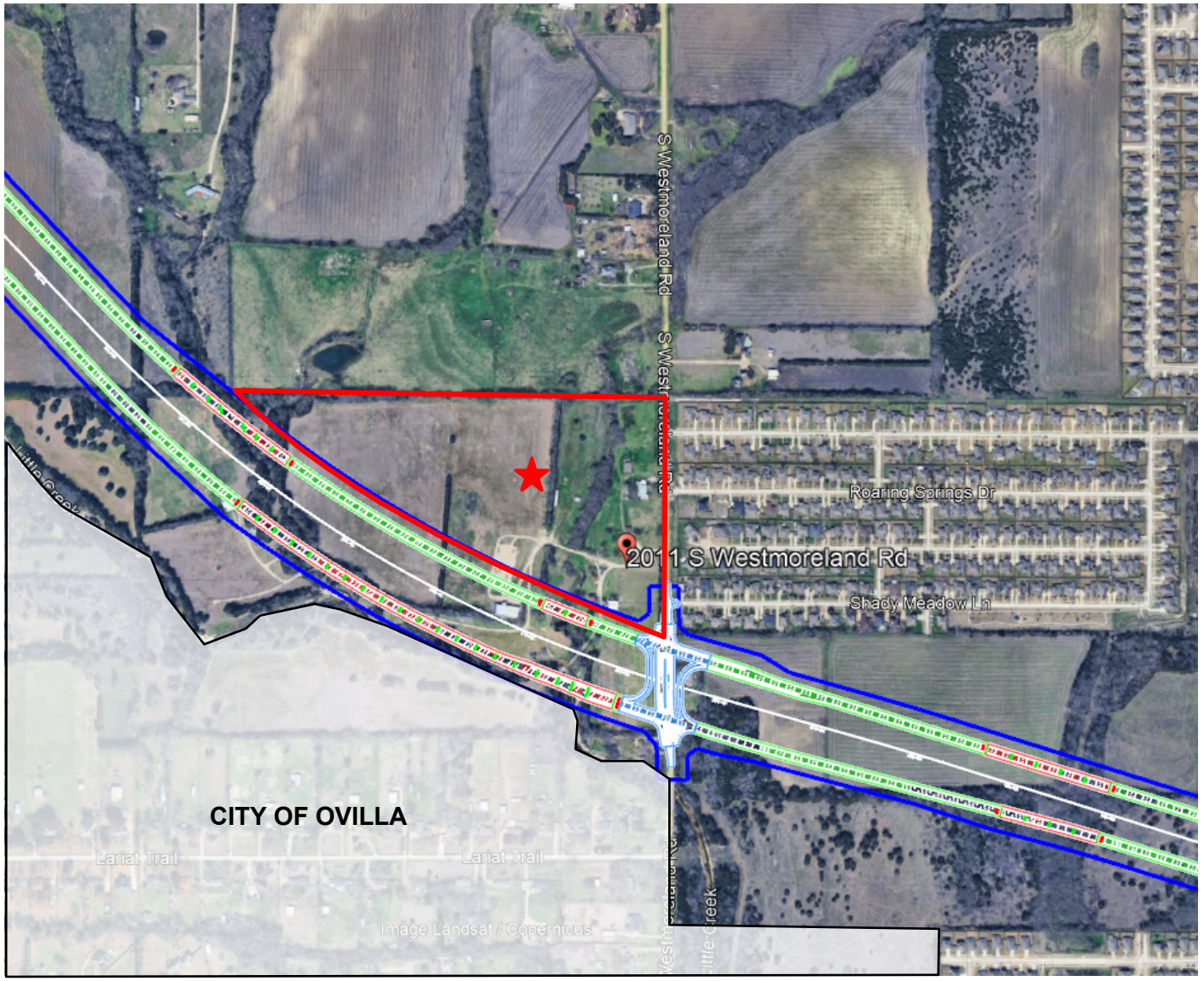
Request: Establish a Mixed-Use Planned Development site, consisting of Single-Family Residential Patio Homes (SF-PH), Multi-Family (MF), and Commercial (C) Districts

Current Status: Unplatted, Zoned Single-Family Residential 1 (SF-1)

LOCATION MAP



AERIAL MAP


S Westmoreland Rd
Roaring Springs Dr
2011 S Westmoreland Rd
Shady Meadow Ln
CITY OF OVILLA
Lariat Trail
Lariat Trail
Image Landsat / Copernicus

LOCATION MAP



View looking NW on S. Westmoreland Rd

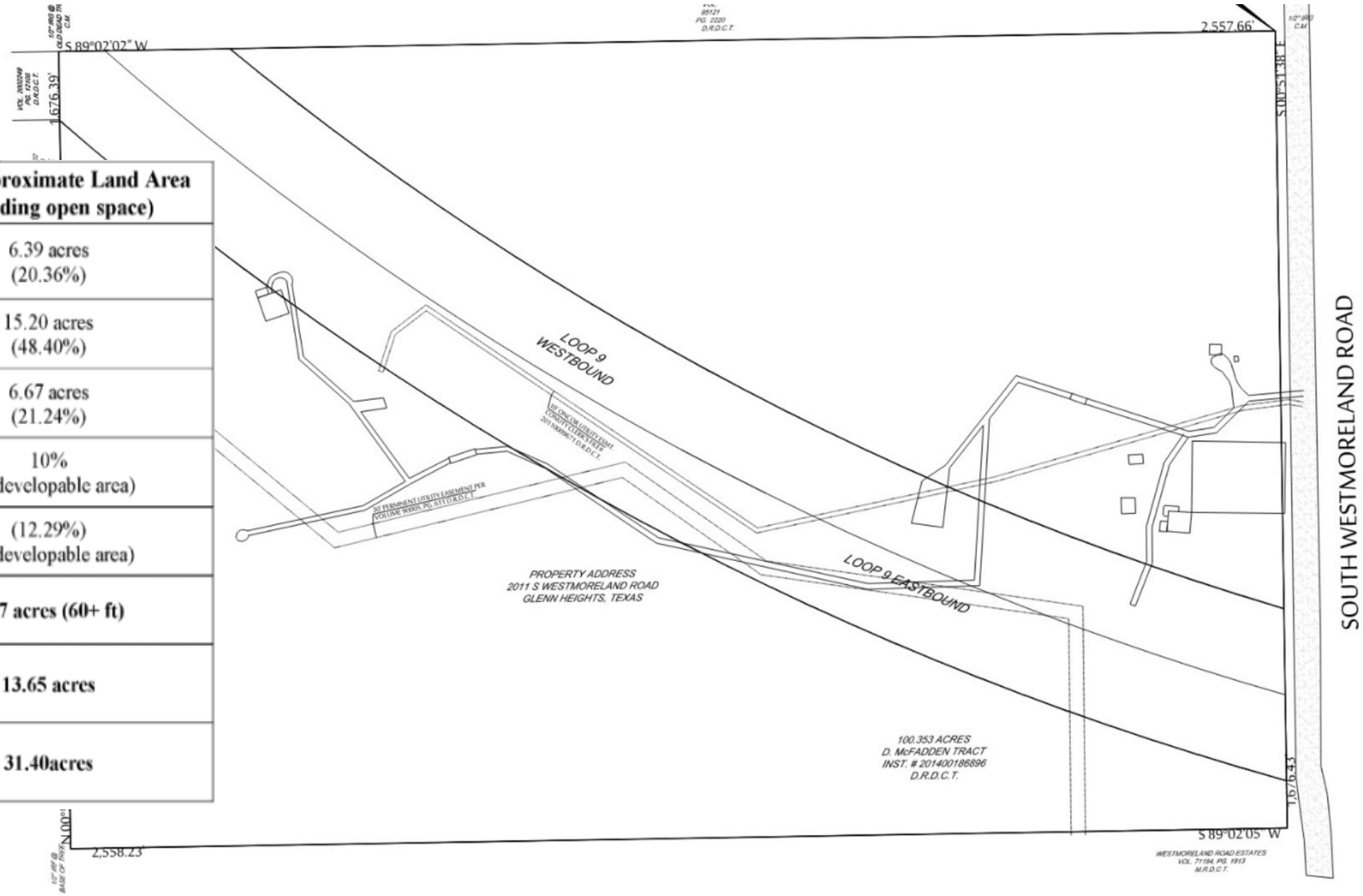
LOCATION MAP



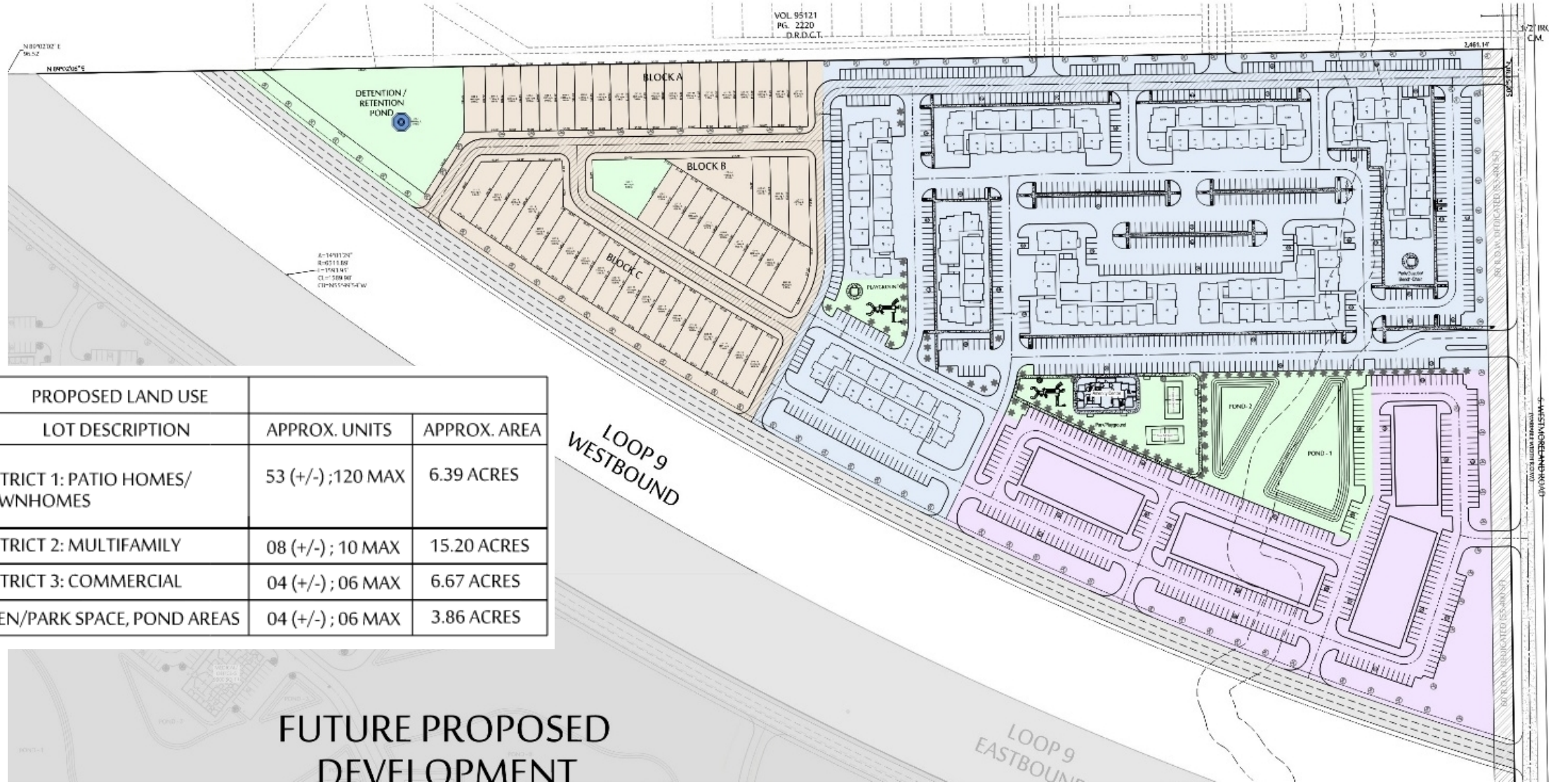
View looking SW on S. Westmoreland Rd

SURVEY AND LAND USE

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)
District-1 Single-Family Residential-Patio Homes/Townhomes	SF-PH/ Single-Family Residential-Patio Home	6.39 acres (20.36%)
District-2 Multifamily Residential District	MF/ Multifamily Residential	15.20 acres (48.40%)
District-3 Commercial District	C/ Commercial	6.67 acres (21.24%)
Open/Park Spaces, Recreational Ponds and Amenities (Min. Required)	N/A	10% (Of developable area)
Open/Park Spaces, Recreational Ponds and Amenities (Provided)	N/A	(12.29%) (Of developable area)
Approximate area dedicated for S. Westmoreland Road ROW	N/A	**1.27 acres (60+ ft)**
Approximate area dedicated for TXDOT Loop-9 ROW	N/A	**13.65 acres**
Approximate Developable area (Excluding future Loop-9 ROW)	N/A	**31.40acres**

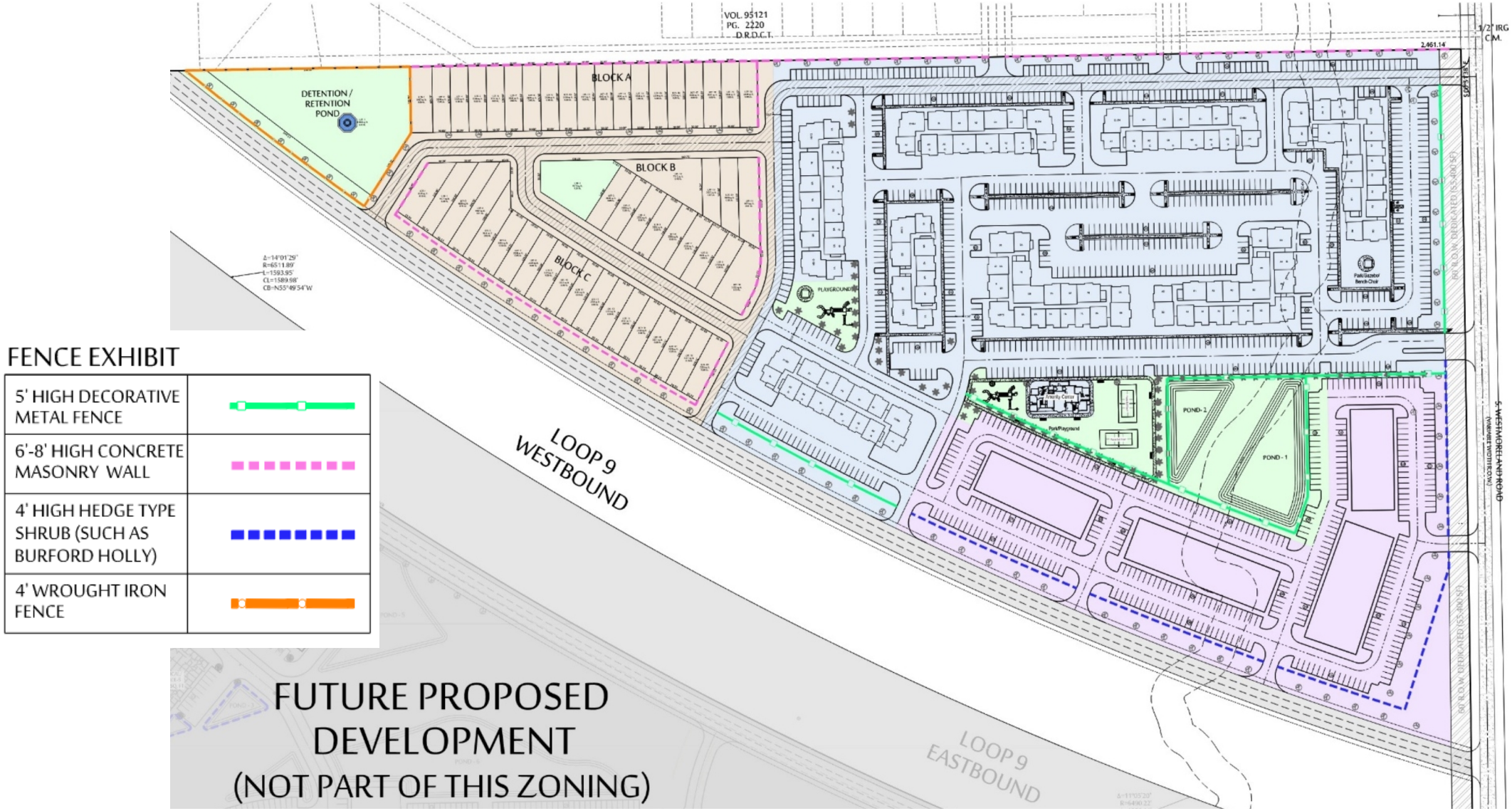


CONCEPT PLAN



	PROPOSED LAND USE		
COLOR	LOT DESCRIPTION	APPROX. UNITS	APPROX. AREA
	DISTRICT 1: PATIO HOMES/ TOWNHOMES	53 (+/-) ;120 MAX	6.39 ACRES
	DISTRICT 2: MULTIFAMILY	08 (+/-) ; 10 MAX	15.20 ACRES
	DISTRICT 3: COMMERCIAL	04 (+/-) ; 06 MAX	6.67 ACRES
	OPEN/PARK SPACE, POND AREAS	04 (+/-) ; 06 MAX	3.86 ACRES

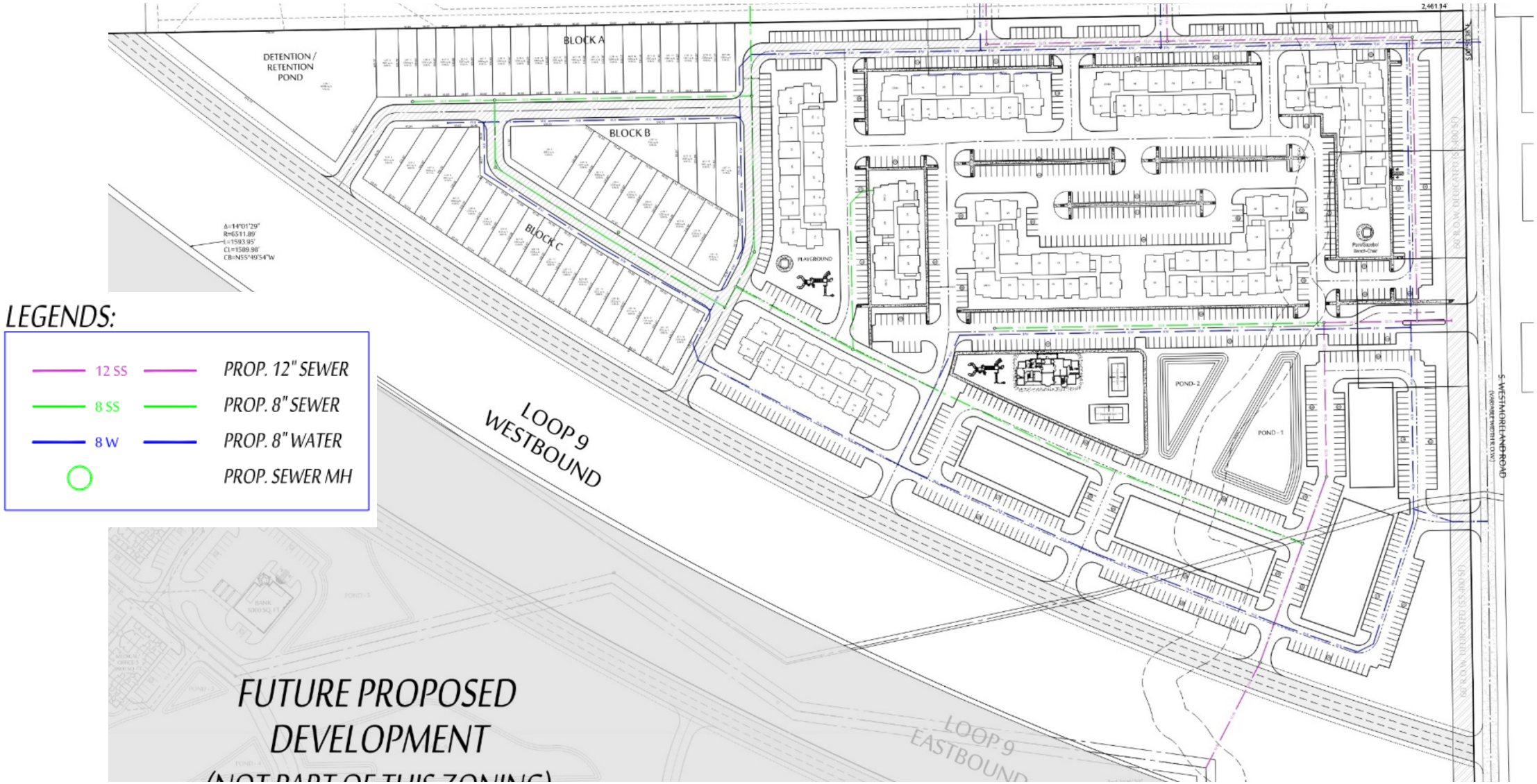
LANDSCAPE AND FENCE PLAN



FENCE EXHIBIT

5' HIGH DECORATIVE METAL FENCE	
6'-8' HIGH CONCRETE MASONRY WALL	
4' HIGH HEDGE TYPE SHRUB (SUCH AS BURFORD HOLLY)	
4' WROUGHT IRON FENCE	

UTILITY PLAN



DISTRICT 1: SINGLE-FAMILY PATIO HOMES (SF-PH)

Table 2 –Single-Family Residential-Patio Homes/Townhomes

Minimum Lot Requirements (Except in bend or cul-de-sac)	
Lot Area	3300 sf. (SF-1 Zoning 20,000 sq. ft)
Lot Width	30'(SF-1 Zoning 125 ft)
Lot Depth	100'(SF-1 Zoning 140 ft)
Minimum Dwelling Unit Requirements	
1 Bedroom Unit	1,100 sf. (SF-1 Zoning 2,700 sq. ft)
2 Bedroom Unit	1,200 sf. (SF-1 Zoning 2,700 sq. ft)
3 Bedroom Unit	1,300 sf. (SF-1 Zoning 2,700 sq. ft)
Minimum Setback Requirements	
Front Yard Setback	20' (SF-1 Zoning 35 ft)
Side Yard Setback	0 ft for Townhomes/ 5 ft between Patio Homes at one side and 0 ft on the other side (SF-1 Zoning 15 ft)
Side Yard Adjacent to Street	10' (SF-1 Zoning 25 ft)
Rear Yard Setback	15' (SF-1 Zoning 30 ft)
Lot Coverage for Main Structure	65% (SF-1 Zoning 35 %)
Maximum Building Requirements	
Main Structure Height	35' (SF-1 Zoning 35 ft)
Max. Density/ Acre	12
Minimum Landscaping Requirements	
Trees	One 3" caliper tree in front yard One 3" caliper tree in rear yard
Sod	Front, side, & rear yard

A. Special Conditions – in addition to the district development standards in Table 2, the development of this district shall be subject to the following special conditions:

i. The total land area of this district shall not exceed 15% of the total land area for this PD.
ii. If townhomes are built, all buildings within this district shall contain no more than 8 single-family attached units. For Single Family Patio Homes, a 5' setback is required from one side and zero setback from the other side.
iii. All units may be front entry.
iv. The number of lots within this district shall not exceed 60.
v. The residential density within this district shall not exceed 12 units per acre.
vi. At minimum, the park and open spaces within this district contain a gazebo, a Children's playground, two park benches, and a pedestrian sidewalk.
vii. A shaded storage smaller than 250 sf can be built with 5' offset from the fence line.

Deviations from Regulations

- Lot Area: 4,000 SF Vs. **3,300 SF**
- Lot Width: 45 FT Vs. **30 FT**
- Lot Depth: 80 FT Vs. **100 FT**
- Dwelling Unit Size: 1,500 SF Vs. **1,100 SF**
- Side Yard Setback: 10 FT Vs. **5 FT**
- Lot Coverage: Capped at 50% for the Main Structure Vs. **65%**
- All units may have front entry garages standard is 25 FT min. front yard Vs. **20 FT**
- For rear entry garages, 20 FT min. rear yard is required Vs. **15 FT**
- Shaded Storage: Accessory buildings 250 SF or less may be 10 FT from the fence line Vs. **5 FT**
- Masonry Wall: 8 FT Vs. **6 FT**

DISTRICT 2: MULTIFAMILY (MF)

Table 5 – Multifamily District Development Standards

Minimum Dwelling Unit Requirements	
Studio	500 sf.
1 Bedroom Unit	800 sf.
2 Bedroom Unit	950 sf.
3 Bedroom Unit	1,100 sf.
Minimum Building Setbacks	
From S. Westmoreland Ultimate ROW	Min. 40 feet
From subdivision to the north	70 feet
From Commercial lot	Min. 30 feet
From Patio Home district	Min. 40 feet
Maximum Building Requirements	
Main Structure Height	Up to three stories.
Accessory Structure Height	1 story (15 ft max.)
Building Separation	30' or IBC and IFC requirements

A. Special Conditions – in addition to the district development standards in Table 5, the development of this district shall be subject to the following special conditions:

i. The total land area of this district shall not exceed 20% of the total land area for this PD excluding park, green area, and pond under this zoning district.

ii. Each Building within this district shall contain no more than 60 residential dwelling units.

iii. The number of residential units within this district shall not exceed 360.

iv. The residential density within this district shall not exceed 25 units per acre.

v. The apartment area may be partially gated with controlled access from offsite commercial and residential development, but fully accessible by Emergency Vehicles.

Deviations from Regulations

- Screening Requirements: Full screening with security gates at each entrance/exit are required (Chapter 14A, Article IX, Section 3.3.H.16) Vs. **Partially Gated or Screened**

DISTRICT 3: COMMERCIAL (C)

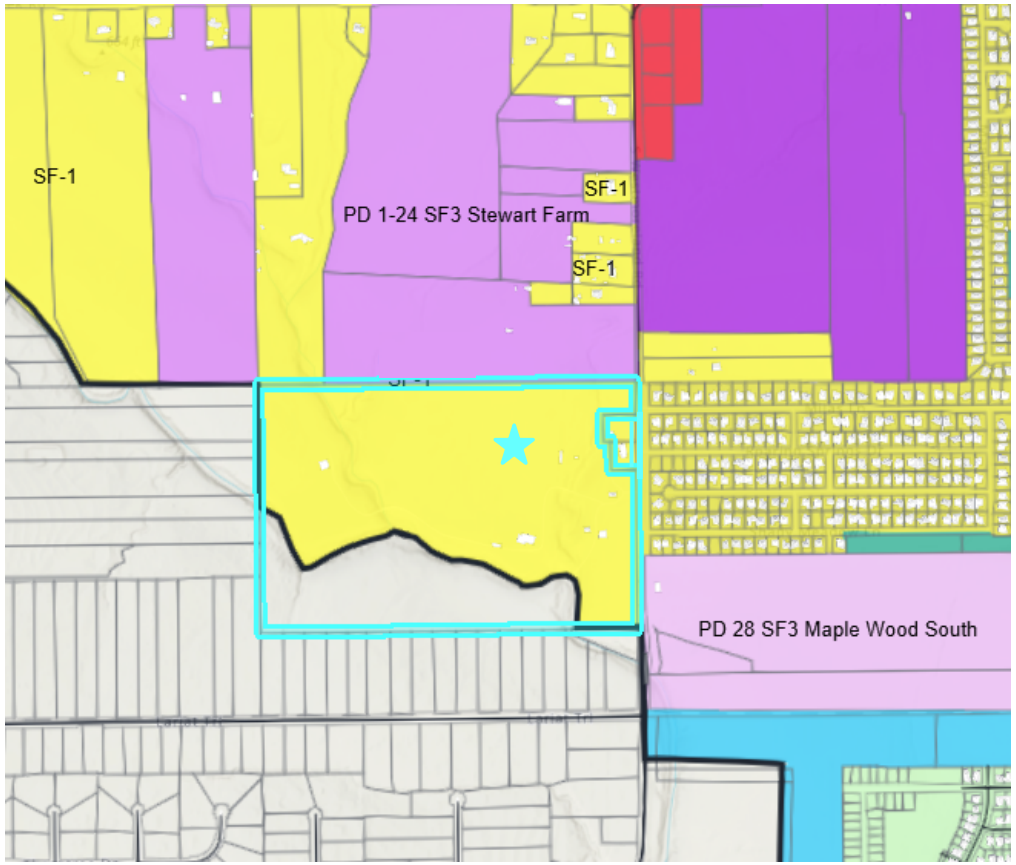
Permitted Uses

- General Retail
- Offices
- Restaurants with or without drive-through service
- Neighborhood Services Uses
- Urgent Care or Medical Offices
- Religious Institutions
- Civic or Municipal Uses
- Community Facilities
- Banks
- Hotels or Motels
- Convenience Store with Gasoline Sales At or Near an Intersection
- All other uses permitted by right in Commercial Zoning.

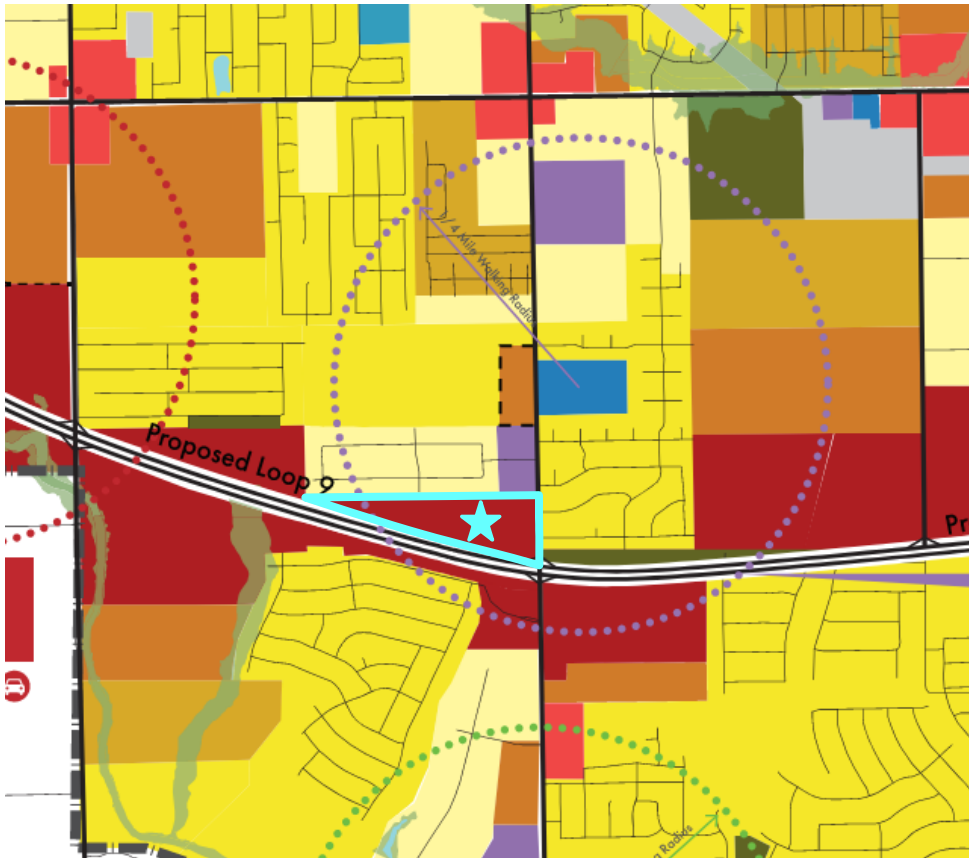
Prohibited Uses

- Industrial
- Outdoor Storage
- Pawnshops
- Sexually Oriented Businesses
- Jails
- Halfway Houses
- Automotive Repair or Sales
- Substance Abuse Treatment or Rehabs
- Telecommunications or Cellular Towers

CURRENT ZONING AND FUTURE LAND USE



ZONING: Single-Family Residential (SF-1)



FLUP: Regional Commercial, Inside the Neighborhood Village Cluster

RECOMMENDATION

- Approval of the Planned Development-33 with conditions:
  - Multifamily and Commercial Districts within the PD are not to be eligible for building permits for two (2) years after approval of the PD or when Loop 9 construction starts, whichever comes first.
  - Mutual Private Access Agreement/ Easement to be created for the Northern-most street. It is not to be a public street.
  - The Legend in the Concept Plan to be updated to match the maximum MF units for District 2, 360 units in total.
  - The addition of a required walking trail around the proposed detention pond.
  - The addition of a required Property Owner's Agreement for the maintenance of the streets, drainage, landscaping, and infrastructure if the Commercial District is owned by more than one (1) party.

QUESTIONS

COMMENTS

EXHIBIT A

BEING a tract of land located in the Newton C. Laughlin Survey, Dallas County Abstract No. 764, City of Glenn Heights, Dallas County, Texas, and being 46.32 acre tract of land described in Warranty Deed with Vendor's Lien to KGN Realty, LLC, recorded in Instrument No. 202100261547, Official Public Records of Dallas County, Texas (OPRDCT); being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the center of Westmoreland Road that is the northeast corner of the PRUITT TRACT and same being the northeast corner of said LAUHGLIN SURVEY and the southeast corner of the ELIAS R. PARKS SURVEY ABSTRACT NO. 1131;

THENCE south 00 degrees 51 minutes 38 seconds east along the center of Westmoreland Road and the east line of said LAUGHLIN SURVEY a distance of 1,676.43 feet to the southeast corner of this tract and same being the northeast corner of Westmoreland road estates to the City of Ovilla as recorded in volume 71184, page 1913, map records, Dallas county, Texas;

THENCE along a curve to the left departing the northwesterly right-of-way line of Westmoreland Road, having a radius of 6,490.22 feet, through a central angle of 11 degrees 05 minutes 20 seconds, for an arc length of 1,254.15 feet (chord bearing N 68°25'04" W, chord length 1,256.11 feet), to a point;

Thence northwesterly, continuing along a curve to the left, having a radius of 6,511.89 feet, through a central angle of 14 degrees 01 minutes 29 seconds, for an arc distance of 1,589.98 feet (chord bears N 55°49'54" W, 1,593.95 feet), to a point located 96.52 feet northwest of a dead tree used as a corner fence post in the north line of the LAUGHLIN SURVEY, same being the northwest corner of this tract and the northeast corner of a 7.5-acre tract conveyed to CURTIS E. PITTARD, by deed recorded in Volume 79042, Page 2162, Deed Records, Dallas County, Texas; Thence North 89 Degrees 02 minutes 05 seconds east along the north line of the LAUGHLIN SURVEY and passing a 1/2" iron rod found at 2480.51 feet and continuing a total distance of 2461.14 feet to the place of beginning and containing 46.32 acres of land, more or less.

EXHIBIT B

PLANNED DEVELOPMENT DISTRICT REGULATIONS

WESTMORELAND ESTATES

2011 S. WESTMORELAND ROAD

CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS

_____, 2025

By

DDC, INC.

S. I. Abed. PE. CFM.

214-868-9320 /abed.ddc@gmail.com

DEVELOPMENT REGULATIONS

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PART 2. ALLOCATION OF LAND USES

PART 3. DISTRICT DESIGN & DEVELOPMENT STANDARDS

PART 4. RELATIONSHIP TO CITY OF GLENN HEIGHTS COMPREHENSIVE ZONING ORDINANCE

PART 1. PURPOSE AND INTENT

1.01 General

This Planned Development district is meant to allow for a mixed-use development near the S. Westmoreland Road. The 46.32 acres property would be comprised of Single-Family Patio Homes District, Multifamily Residential District and Retail District with open spaces, parks, recreational ponds and amenities for the residents of the community.

The intent of the PD is to establish a zoning district that would meet the diverse demands of the current and future recommend zoning area maps to escalate controlled future desirable growth of the city.

The site is under SF-1, single family. However, because of the proposal for TXDOT Loop-9 extension through the development, future demand will be more for Commercial, Office and Densed Residential as planned in Future Development Zoning Map adopted by the City.

Additionally, the development shall include mixed use development and be connected through pedestrian sidewalks.

The location and orientation of parks and ponds and boundaries of different phases may alter if required to comply with City of Glenn Heights specifications, FEMA and USACE regulations and restrictions.

A minimum 4 ft. sidewalk will connect all parts within the area of an individual district or phases, whereas this sidewalk system will interconnect all individual phases of development and connect in-between all green space, detention/retention ponds and park areas.

Planned Development would consist of approximately 46.32 acres divided into three districts.

District 1, SF-PH/ Single-Family Residential- Patio Home District, would be comprised of approximately 6.39+/- acres with SF-PH/ Single-Family Residential- Patio Home base zoning, for the development of one to two-story single-family detached Patio Homes/Patio homes units. "Patio homes," this term refers to a subset of single-family attached homes characterized by smaller lot sizes, patios, and a focus on low-maintenance living.

District 2, the MF, Multifamily Residential District, with base zoning MF/ Multifamily Residential, would be comprised of approximately 15.20+/- acres with a Multifamily Residential base zoning for the development of up to four-story modern apartment buildings.

District 3, the Commercial District with base zoning the C/ Commercial, would be comprised of approximately 6.67+/- acres with a Retail base zoning for the development of one- and two-story, retail and neighborhood service pad sites. This district will span at the North side frontage of Loop-9.

The standards and conditions in PD shall be applicable to all districts. The permitted uses within these districts be consistent with the Conceptual Zoning Site plan “Exhibit B”. Detail Construction plan layout & Plat are subject to meet City design Criteria, State regulations, FEMA (Federal Emergency Management Agency), USACE (United State Army Corps of Engineers) and proposed PD condition. Based on market demand, areas of a certain district may alter and may add or subtract area from other districts.

Approximately 3.86+/- acres of land is dedicated to open area, park, retention pond, park amenities etc. The developer pledges to install sidewalks, bench and trash cans, USPS decorative

mailboxes on Residential district, fountains on retention ponds and hydro seed all parks and open areas.

Developer to install screen walls along property boundaries per City specifications and mentioned in this PD and wrought iron fences around ponds as shown in the Exhibit "K-3a". Builder to install cedar wood fences with steel posts at individual dwelling units in residential districts. Fences to be installed at the site are shown in the Exhibit "C". Wrought iron fence shall be installed around the detention/retention pond system as shown in the Exhibit "K-3a" and Exhibit C. Decorative metal fencing shall be provided along street frontages within the multifamily and commercial areas as shown in the Exhibit "K-2a" and Exhibit C.

Precast concrete stamped masonry wall to be preferred material of choice for boundary fence as shown in the Exhibit "K-1a" and Exhibit C.

1.02 Planned Development District

The Planned Development District, as defined under the City of Glenn Heights' Comprehensive Zoning Ordinance, is intended to accommodate single family, multifamily, Retail, open space, parks, and ponds. Except as set forth in these regulations, these zoning districts will be planned and developed in accordance with planned development provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance including, without limitation, and City's Subdivision Regulations contained in Chapter 10.

PART 2. ALLOCATION OF LAND USES

2.01 Table 1 – Approximate Land Use Allocation

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)
District-1 Single-Family Residential-Patio Homes/Townhomes	SF-PH/ Single-Family Residential-Patio Home	6.39 acres (20.36%)
District-2 Multifamily Residential District	MF/ Multifamily Residential	15.20 acres (48.40%)
District-3 Commercial District	C/ Commercial	6.67 acres (21.24%)
Open/Park Spaces, Recreational Ponds and Amenities (Min. Required)	N/A	10% (Of developable area)
Open/Park Spaces, Recreational Ponds and Amenities (Provided)	N/A	(12.29%) (Of developable area)
Approximate area dedicated for S. Westmoreland Road ROW	N/A	**1.27 acres (60+ ft) ***
Approximate area dedicated for TXDOT Loop-9 ROW	N/A	**13.65 acres**
Approximate Developable area (Excluding future Loop-9 ROW)	N/A	**31.40acres**

* S. Westmoreland ROW. to be dedicated by Plat

This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein. All regulations not specifically defined in this PD will be subject to the City of Glenn Heights Code of Ordinances.

PART 3. DISTRICT DESIGN & DEVELOPMENT STANDARDS

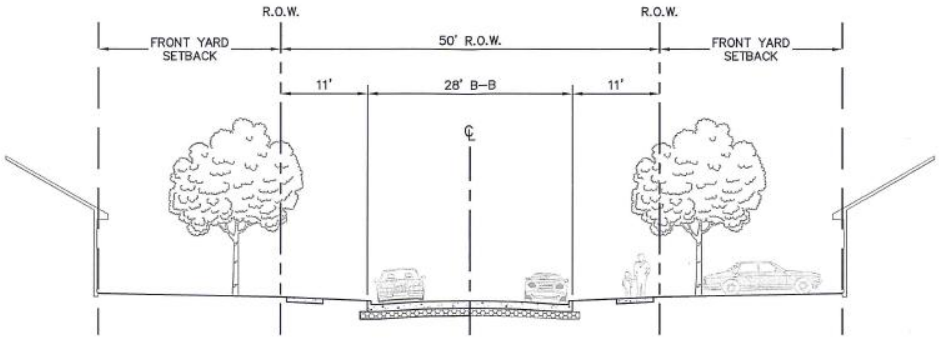
3.01 General Development Standards

A. Development Phasing & Building Finals – For all residential phases of this Planned Development, the developer must complete construction and installation of the community amenities and park space of the district prior to the issuance of no more than fifty percent (50%) certificate of occupancy.

B. City of Glenn Heights reserves the right not to issue any building permits for the Multi Family and Commercial developments up to two years from the Zoning approval date or until the start of Loop 9 construction; whichever comes first.

Developer anticipates Muti-family development to take place ahead of any commercial and residential development. Full development of Multifamily to take place over couple of years causing gradual increase in traffic flow. With current conditions, development will cause additional traffic on northbound S. Westmoreland Road. However, the traffic will completely reverse after loop 9 is completed and shifting the majority load of additional traffic.

C. Streets and Roadways – To promote a safe, sustainable, and walkable community, all public streets within the Planned Development shall be concrete and designed and constructed in accordance with the City Code and City of Glenn Heights' Comprehensive Zoning Ordinance in effect at the time of approval of the Final Plat by the City Council. Typical residential street section.



TYPICAL RESIDENTIAL STREET SECTION
NTS

D. Public Utilities – All public utilities in this Planned Development must be installed by the Developer in accordance with the City Code and City of Glenn Heights' Comprehensive Zoning Ordinance in effect at the time of approval of the Final Plat by the City Council.

3.02 District 1 –Single-Family Residential-Patio Home/Townhome District (Current Zoning: SF-1/ Single Family-1) (Proposed Base Zoning "SF-PH" Single-Family Residential-Patio Home/Townhome Zoning)

The Single-Family Residential-Patio Homes/Townhomes district shall provide for the development of one and two-story, single-family attached or detached units with zero-lot-line. The standards and conditions within this section shall be applicable to this district. The permitted uses within this district be consistent with the Concept Plan as well as the Design Standards herein described for this district. Detail Construction plan layout & Plat are subject to meet City design Criteria, State & Federal regulations, and proposed PD conditions.

Table 2 –Single-Family Residential-Patio Homes/Townhomes

Minimum Lot Requirements (Except in bend or cul-de-sac)	
Lot Area	3300 sf. (SF-1 Zoning 20,000 sq. ft)
Lot Width	30'(SF-1 Zoning 125 ft)
Lot Depth	100'(SF-1 Zoning 140 ft)
Minimum Dwelling Unit Requirements	
1 Bedroom Unit	1,100 sf. (SF-1 Zoning 2,700 sq. ft)
2 Bedroom Unit	1,200 sf. (SF-1 Zoning 2,700 sq. ft)
3 Bedroom Unit	1,300 sf. (SF-1 Zoning 2,700 sq. ft)
Minimum Setback Requirements	
Front Yard Setback	20' (SF-1 Zoning 35 ft)
Side Yard Setback	0 ft for Townhomes/ 5 ft between Patio Homes at one side and 0 ft on the other side (SF-1 Zoning 15 ft)
Side Yard Adjacent to Street	10' (SF-1 Zoning 25 ft)
Rear Yard Setback	15' (SF-1 Zoning 30 ft)
Lot Coverage for Main Structure	65% (SF-1 Zoning 35 %)
Maximum Building Requirements	
Main Structure Height	35' (SF-1 Zoning 35 ft)
Max. Density/ Acre	12
Minimum Landscaping Requirements	
Trees	One 3" caliper tree in front yard One 3" caliper tree in rear yard
Sod	Front, side, & rear yard

A. Special Conditions – in addition to the district development standards in Table 2, the development of this district shall be subject to the following special conditions:

i. The total land area of this district shall not exceed 15% of the total land area for this PD.
ii. If townhomes are built, all buildings within this district shall contain no more than 8 single-family attached units. For Single Family Patio Homes, a 5' setback is required from one side and zero setback from the other side.
iii. All units may be front entry.
iv. The number of lots within this district shall not exceed 60.
v. The residential density within this district shall not exceed 12 units per acre.
vi. At minimum, the park and open spaces within this district contain a gazebo, a Children's playground, two park benches, and a pedestrian sidewalk.
vii. A shaded storage smaller than 250 sf can be built with 5' offset from the fence line.

B. District Development Conditions – The desired land design requirements for this district are achieved in accordance with the attached "Exhibit B" and the following criteria:

i. The entry feature for this district shall contain a masonry monument sign designed to meet the City's Development Regulations. The final design and placement of the monument sign shall be agreed upon between the City and Developer prior to construction. (See Exhibit E)
ii. A continuous four (4') wide concrete pedestrian sidewalk shall be located on both sides of the street, in the right-of-way of every internal street within this district. Sidewalks meant to be adjacent to residential lots may be constructed by the builder.

C. Residential Design Standards – The desired architectural standards for this district are achieved in accordance with the following criteria:

i. To avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset by a minimum of 1 foot (1') either protruding from or recessed back from the remainder of the façade.
ii. Min. percentage of masonry on exterior should not be less than 60%.
iii. All Patio Homes/Townhomes units shall have a minimum roof pitch of 8:12 on primary pitches with articulation, dormers or a combination of hip and gable roofing.
iv. A minimum of two covered parking spaces shall be required for every residential unit within this district.
v. Garage doors may be located on the primary street elevation (front entry) of the single-family attached residential unit. Each garage shall be a minimum 18' wide and 20' deep.
vi. Example elevation: **See Exhibit D-1a for Conceptual Patio Homes plan. Detail design to be provided by the builder to satisfy minimum City specification.**

D. Landscaping and Screening – Each residential lot within this district shall comply with the following criteria:

i. Side and rear yard fences shall be permitted to a height of six feet (6') maximum and constructed of wood with metal posts and rails to the inside.
ii. Pressure treated wood is prohibited.
iii. Decorative iron fences, constructed around public retention/detention pond with a minimum of four feet (4') in height.
iv. Each residential lot shall have a sodded front, side, and rear yard with a minimum of one tree planted in the front yard and one tree planted in the rear yard. Each tree shall be a minimum of 3" caliper.
v. All landscaped areas must be kept in healthy and growing conditions. Any plant materials that die during a time of year when it is not feasible to replant shall be replaced within six months by the homeowner.
vi. Each residential lot shall have an automated, subsurface irrigation system.

vii. All residential structures must be designed such that no mechanical equipment (HVAC, etc.) except vents and stacks, are visible from the public right-of-way, whether the equipment is located on the ground, exterior walls, or the roof.

E. Maintenance of Parks, Open Spaces, & Common Areas – The developer shall establish a Homeowners' Association to carry out the following responsibilities within all parks, open spaces, and common areas:

i. Clean up and litter removal.
ii. Landscaping installation, care, and maintenance.
iii. Trimming, cleaning, and removal of unwanted vegetation.
iv. Maintain benches, concrete trails, entry features, and any other installed improvements.
v. The payment of electricity used for the lighting of any entry features and amenities.
vi. Pond, drainage channel and retaining walls maintenance.
vii. The HOA shall be perpetual, membership mandatory among all owners of lots in the district, and assessments shall be collectible via liens.

F. Developer Responsibility – During the development of this district, the developer shall be responsible for the following:

i. Serving as the City's point of contact for all concerns regarding the maintenance of the parks, open spaces, and common areas until at least all lots are occupied.
ii. Installation of irrigation systems, benches, concrete trails, entry features, subdivision screening wall, playground equipment, and any other improvements.
iii. Pond, drainage channel and retaining walls maintenance.

3.04 District 2 – Multifamily District (Current Zoning: SF-1/ Single Family-1) (Proposed Base Zoning "MF" Multifamily Residential Zoning

The Multifamily District shall provide for the development of up to Three stories multifamily buildings. The standards and conditions within this section are applicable to this district.

The permitted uses within this district be consistent with the Zoning "Exhibit B" as well as the Design Standards herein described for this district. Detail Construction plan layout, building layout & Plat are subject to meet City design Criteria, State & Federal regulations and proposed PD conditions.

Table 5 – Multifamily District Development Standards

Minimum Dwelling Unit Requirements	
Studio	500 sf.
1 Bedroom Unit	800 sf.
2 Bedroom Unit	950 sf.
3 Bedroom Unit	1,100 sf.
Minimum Building Setbacks	
From S. Westmoreland Ultimate ROW	Min. 40 feet
From subdivision to the north	70 feet
From Commercial lot	Min. 30 feet
From Patio Home district	Min. 40 feet
Maximum Building Requirements	
Main Structure Height	Up to three stories.
Accessory Structure Height	1 story (15 ft max.)
Building Separation	30' or IBC and IFC requirements

A. Special Conditions – in addition to the district development standards in Table 5, the development of this district shall be subject to the following special conditions:

i. The total land area of this district shall not exceed 20% of the total land area for this PD excluding park, green area, and pond under this zoning district.
ii. Each Building within this district shall contain no more than 60 residential dwelling units.
iii. The number of residential units within this district shall not exceed 360.
iv. The residential density within this district shall not exceed 25 units per acre.
v. The apartment area may be partially gated with controlled access from offsite commercial and residential development, but fully accessible by Emergency Vehicles.

B. District Development Conditions – The desired land design requirements for this district are achieved in accordance with Zoning "Exhibit B" and the following criteria:

i. Final Park layout/equipment to be agreed upon between City and Developer before final approval of the subdivision plat for the development. The developer commits to completing all the Onsite Park and amenities upon 50% occupancy reached including:
    a. Amenity Center Building w/rental Office
    b. Pickel Ball Court or equivalent.
    c. Kids Playground
    d. Benches and sidewalks.

ii. The entry feature for this district shall contain a masonry monument sign designed to meet the City's Development Regulations. The final design and placement of

the monument sign shall be agreed upon between the City and developer prior to construction.

C. Residential Design Standards – The desired architectural standards for this district are achieved in accordance with Builders' specifications but to match with minimum of following criteria:

i. To avoid large blank facades, variations in the elevation of the apartment building facades shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset by a minimum of 1 foot (1') either protruding from or recessed back from the remainder of the façade.
ii. Building material for Single Multifamily Façade to meet min. City Standard specification or 60% of Front facing façade must be constructed of brick, Fiber Cement, stucco, or stone veneer, whichever is greater.
iii. A detailed material listing with building elevations to be provided by the respective builders, that relates to their proposed building, along with his building permit submission to the City. The plans should satisfy the minimum City specification.
iv. The builder must provide detailed design, plan, elevations, and material list along with building permits when applying to the city.
v. The City of Glenn heights general development code to be followed for parking design.
vi. Example elevation: **See Exhibit D-2a & Exhibit D-2b Multifamily**
vii. The builder provides detailed design during site plan approval prior to development.
viii. Approximately 10% of total parking should have garage parking and another 15% of parking should have shaded parking.
ix. Total number of parking should follow City of Glenn Heights' specifications for Multifamily parking.

D. Landscaping and Screening – Each residential lot within this district shall comply with the following criteria:

a. Screen wall surrounding the property to match City specifications.
b. A combination of 10 ft Landscape buffer & evergreen Trees/Shrubs from City of Gleen Heights' list of plants under "Live Screen" category and decorative wrought iron fence are required to mitigate buffers between the Multifamily and Commercial districts.
c. A minimum 10 ft Landscape buffer along with Large Tree and minimum 6 feet tall Masonry Fence to be installed along the Northern boundary line between Residential and Multifamily Development.
d. Min. 20 ft Landscape Buffer are required along Westmoreland Road at the East and along Loop 9 frontage road at the South.

e. 10’ min. landscape buffers along with evergreen trees are required between the patio homes development across the road at West, with Masonry fence along patio homes property lines.
f. An irrigation system must be provided with all landscape plans. Irrigation plans shall comply with the design standards set forth by the City of Glenn Heights.
g. All landscaped areas must be kept in healthy and growing conditions. Any plant materials that die during a time of year when it is not feasible to replant shall be replaced as soon as possible by the homeowner or appropriate party.
h. All residential structures must be designed such that no mechanical equipment (HVAC, etc.) except vents and stacks, are visible from the public right-of-way, whether the equipment is located on the ground, exterior walls, or the roof.
i. The final landscape plan shall be reviewed by City Staff for approval and trees should be selected from the approved tree list by the City.

E. Dumpster Facilities – Dumpster facilities within this district shall meet the following criteria:

a. The Multifamily district shall have Dumpster containers located generally around the site for easy access from each residential building.
b. All trash/recycling receptacles must be screened on at least three sides with minimum 6 feet tall masonry walls and have gates.
c. Dumpsters are oriented such that the open side is not visible from the public right-of-way including S. Westmoreland and Loop 9.
d. No dumpster to be provided along the property line with Single Family at North and Patio Homes at West. A minimum of 20’ buffer to be maintained for dumpster from adjacent residential development.

F. Parks, Open Spaces, and Amenities – The Multifamily District shall have an amenity center that is to be operated and maintained by the Owner/Property Manager of the Apartment Complex. The amenity center shall include:

a. Amenity buildings are no smaller than 1,600 square feet.
b. Furnished fitness center.
c. Pedestrian sidewalks & walking trails.
d. Optional Swimming pool.
e. Indoor restrooms.
f. Children’s playground.
g. Community meeting room.
h. At minimum, the park and open spaces within this district shall contain kids’ playground, two park benches, 4 ft sidewalks and pedestrian walking trail. In addition, there are a minimum of 3 grills and a minimum of 3 picnic tables to be installed at the entire open spaces.
This area, being the center of all development to be accessible from all phases through sidewalks. (See detail Exhibit E to Exhibit J)

G. Maintenance of Parks, Open Spaces, & Common Areas – The developer shall establish a Homeowners' Association to carry out the following responsibilities within all parks, open spaces, and common areas:

i. Clean up and litter removal.
ii. Landscaping installation, care, and maintenance.
iii. Trimming, cleaning, and removal of unwanted vegetation.
iv. Maintain benches, concrete sidewalks, entry features, drainage channels, and any other installed improvements.
v. Pay electricity bill for the lighting of entry features and amenities.
vi. Pond, drainage channel and retaining walls maintenance.
vii. Absent the creation of the HOA, the primary owner of the multifamily buildings shall bear permanent and full responsibility for the above obligations, and this responsibility shall be a deed restriction running with the land.

H. Developer Responsibility – During the development of this district, the developer shall be responsible for the following:

i. Serving as the City's point of contact for all concerns regarding the maintenance of the parks, open spaces, and common areas until at least 50% of units are sold and occupied.
ii. Installation of irrigation systems, benches, concrete trails, entry features, subdivision screening wall, playground equipment, and any other improvements.
iii. Maintain benches, concrete sidewalks, entry features, drainage channels, pond, retaining walls, and any other installed improvements.

3.05 District 3 – Commercial District (Current Zoning: SF-1/ Single Family-1) (Proposed Base Zoning- C/Commercial)

The Commercial District shall provide for the development of one- and two-story nonresidential buildings. The standards and conditions within this section shall be applicable to this district. Development within this district shall conform to the lists below and follow the City's development regulations for those uses. Detail Construction plan layout, Building Layout & Plat are subject to meet City design Criteria, State & Federal regulations, and proposed PD condition.

A. Permitted Uses – In addition to the uses permitted within the Commercial zoning under the City's Zoning Ordinance, the following uses are permitted by right within this district:

i. General Retail
ii. Office
iii. Restaurant with or without drive thru
iv. Neighborhood Oriented Retail Business
v. Urgent Care or Medical Office
vi. Religious Institution
vii. Civic Use

viii. Community Facilities
ix. Bank
x. Hotel or Motel
xi. Convenience Store with Gasoline sales at or near intersection
xii. All other uses allowed in C-Commercial District.

B. Prohibited Uses – In addition to the uses not permitted within the Commercial zoning under the City's Zoning Ordinance, the following uses are prohibited within this district:

i. Industrial
ii. Outdoor Storage
iii. Pawnshop
iv. Sexually Oriented Business
v. Jail
vi. Halfway House
vii. Automotive Repair or Sales
viii. Substance Abuse Treatment Facility
ix. Telecommunications / Cellular Tower
x. Rehab Facility.

C. Example elevation:



PART 4. RELATIONSHIP TO CITY OF GLENN HEIGHTS COMPREHENSIVE ZONING ORDINANCE

In the event of a conflict or inconsistency between the written provisions of the enabling Ordinance of these Regulations and the provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance or Plan, the provisions and intent of the enabling Ordinance and these Regulations shall control. These Regulations, together with the applicable provisions of the enabling Ordinance and the applicable provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance and Subdivision Regulations, shall constitute all the development standards that are applicable to the Subdivision. The permitted uses within these districts be consistent with the Zoning "Exhibit B-Concept Plan" as well as the Design Standards herein described for this district. Detail Construction plan layout may vary based on final design layout, approved building layout & Plat which are subject to meet City design Criteria, State & Federal regulations, and proposed PD condition. More detailed design of buildings including material list required to be submitted with Building Permit application which to meet or exceed the city requirements. The final product design, material choices depend on the Builder and their standards which to exceed or match the city requirements.

These Development Standards may be amended administratively without the need or necessity of the approval of the City's governing body or formal procedures otherwise required for amendments to zoning classifications or regulations, if the amendment does not modify:

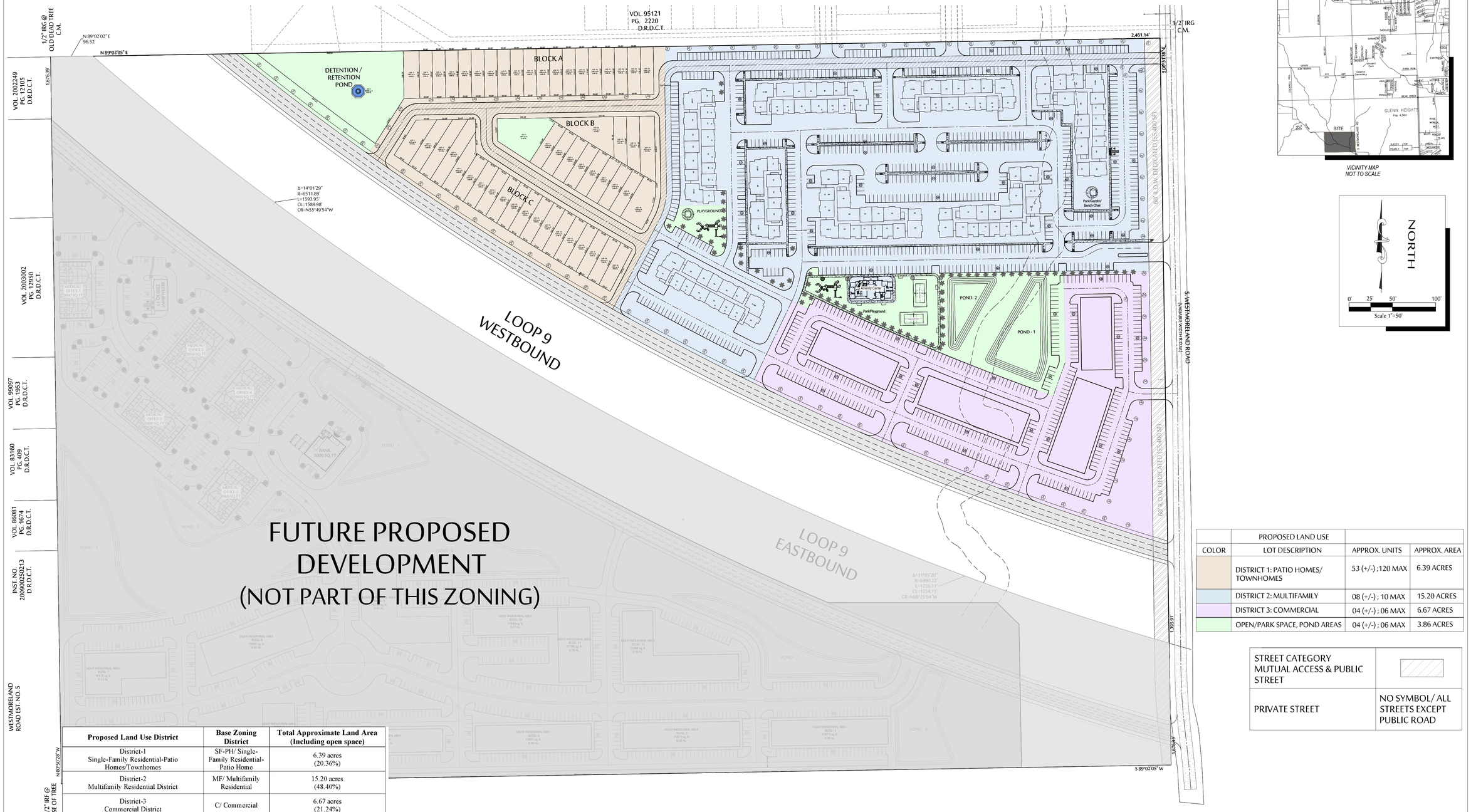
(1) the maximum number of residential units in District 1 or District 2;

(2) any standards set forth in Table 1-Approximate Land Use Allocation, Table 2-Single Family Residential-Patio Homes/Townhomes, or Table 5-Multifamily District Development Standards;

(3) the uses permitted or prohibited in District 3; or

(3) the land areas allocated to each District.

EXHIBIT B: CONCEPT PLAN



VICINITY MAP
NOT TO SCALE

	PROPOSED LAND USE		
COLOR	LOT DESCRIPTION	APPROX. UNITS	APPROX. AREA
	DISTRICT 1: PATIO HOMES/ TOWNHOMES	53 (+/-) ;120 MAX	6.39 ACRES
	DISTRICT 2: MULTIFAMILY	08 (+/-) ; 10 MAX	15.20 ACRES
	DISTRICT 3: COMMERCIAL	04 (+/-) ; 06 MAX	6.67 ACRES
	OPEN/PARK SPACE, POND AREAS	04 (+/-) ; 06 MAX	3.86 ACRES

STREET CATEGORY MUTUAL ACCESS & PUBLIC STREET	
PRIVATE STREET	NO SYMBOL/ ALL STREETS EXCEPT PUBLIC ROAD

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)
District-1 Single-Family Residential-Patio Homes/Townhomes	SF-PH/ Single-Family Residential-Patio Home	6.39 acres (20.36%)
District-2 Multifamily Residential District	MF/ Multifamily Residential	15.20 acres (48.40%)
District-3 Commercial District	C/ Commercial	6.67 acres (21.24%)
Open/Park Spaces, Recreational Ponds and Amenities (Min. Required)	N/A	10% (Of developable area)
Open/Park Spaces, Recreational Ponds and Amenities (Provided)	N/A	(12.29%) (Of developable area)
Approximate area dedicated for S. Westmoreland Road ROW	N/A	**1.27 acres (60+ ft)**
Approximate area dedicated for TXDOT Loop-9 ROW	N/A	**13.65 acres**
Approximate Developable area (Excluding future Loop-9 ROW)	N/A	**31.40acres**

Note:
1. Drainage/Flood study will be done during details engineering submittal
2. A traffic impact analysis will be provided based on proposed density during details engineering submittal

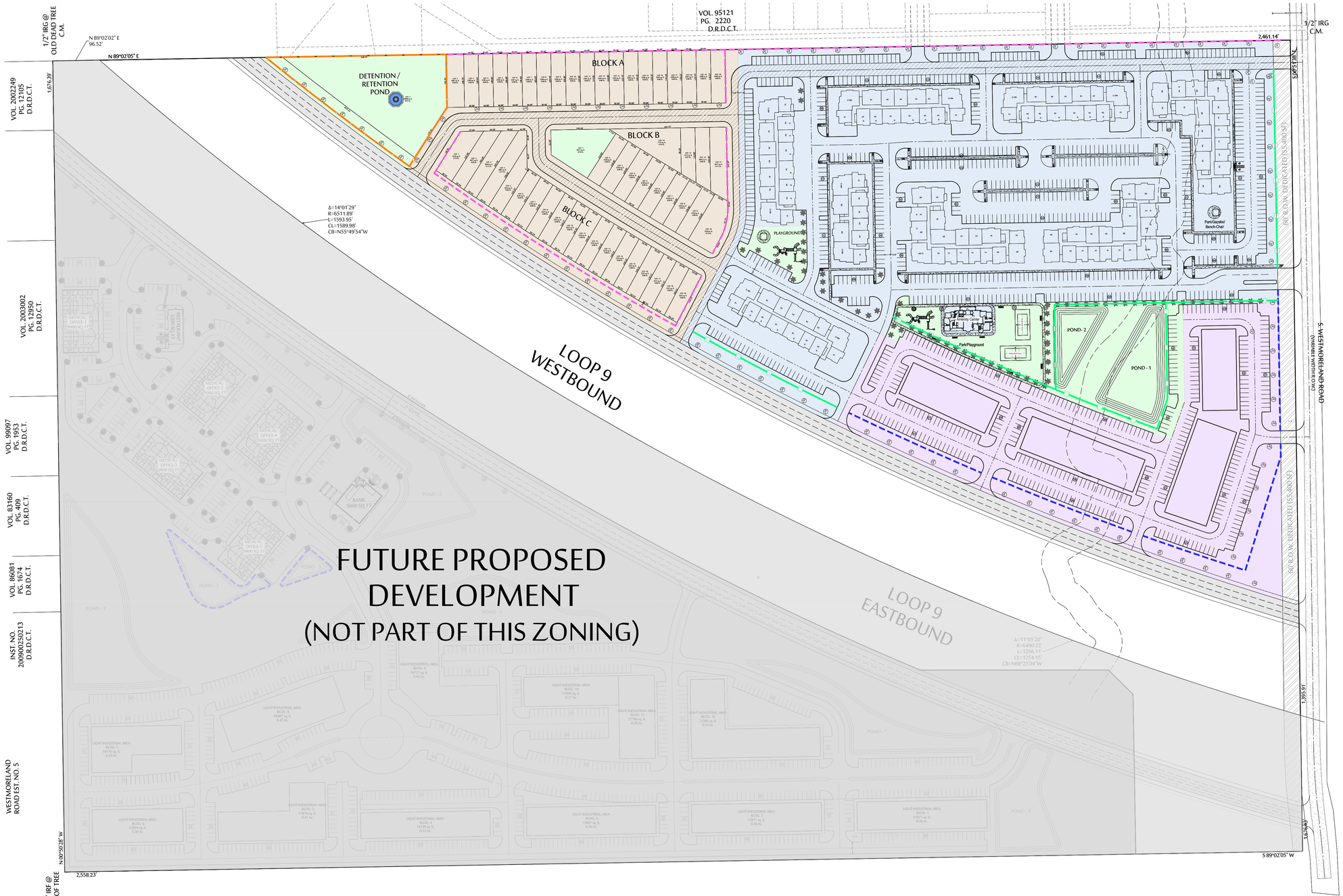
DESIGN DEVELOPMENT CONSULTANTS, INC.
CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT
FIRM REGISTRATION # 10970
400 CHISHOLM PLACE. SUITE 310. PLANO, TX 75075.
SITE OFFICE:4440 Lafite Ln,Colleyville, TX, 76034.
Tel: 214-868-9320
Email: abed.ddc@gmail.com

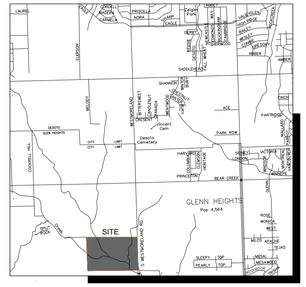
OWNER/DEVELOPER:
KGN REALTY LLC.
151 PLAYERS CIRCLE
SOUTHLAKE, TEXAS 76092
TEL: 817-715-3613
EMAIL: farrukh_azim@hotmail.com

ENGINEER:
S.I.ABED, P.E., C.F.M.
PRINCIPAL, DDC, INC.
TEXAS REGISTRATION NO. 97531
400 CHISHOLM PLACE, SUITE 310,
PLANO, TX, 75075
TEL: 214-868-9320;
EMAIL: abed.ddc@gmail.com
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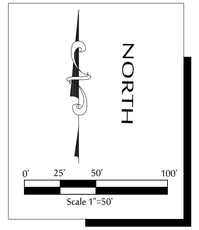
CHRIS HOWARD, RPLS, PLS (OK)
PRESIDENT , GEONAV, LLC
3410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TEXAS 75006
EMAIL: chris.howard@geo-nav.com
O: 972-243-2409
C: 281-701-3989
TBPLS FIRM NO. 10194205

EXHIBIT B
CONCEPT PLAN
WESTMORELAND ESTATES
2011 S WESTMORELAND ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.





VICINITY MAP
NOT TO SCALE



FENCE EXHIBIT

5' HIGH DECORATIVE METAL FENCE	
6'-8' HIGH CONCRETE MASONRY WALL	
4' HIGH HEDGE TYPE SHRUB (SUCH AS BURFORD HOLLY)	
4' WROUGHT IRON FENCE	

STREET CATEGORY MUTUAL ACCESS & PUBLIC STREET	
PRIVATE STREET	NO SYMBOL/ ALL STREETS EXCEPT PUBLIC ROAD

Description	Symbol	Example	Matured Height	Size	Height	Spacing	Standard
Live Screen Tree		Arizona Cypress Eastern Red Cedar Magnolia Little Gem Nellie Stevens Wax Myrtle	*Ave. 6'*	*7 gallon*	*6 feet*	*8' Spacing*	*6' high in two growing seasons*
Large Shade Tree		Burr Oak Live Oak Pecan Red Oak Chinkapin Oak	*Ave. 12'*	*3" caliper*	*12 feet*	*50' Spacing*	*40' crown at maturity*

(Following Ordinance O-08-13 adopted 5/7/13)

Note:
1. Drainage/Flood study will be done during details engineering submittal
2. A traffic impact analysis will be provided based on proposed density during details engineering submittal

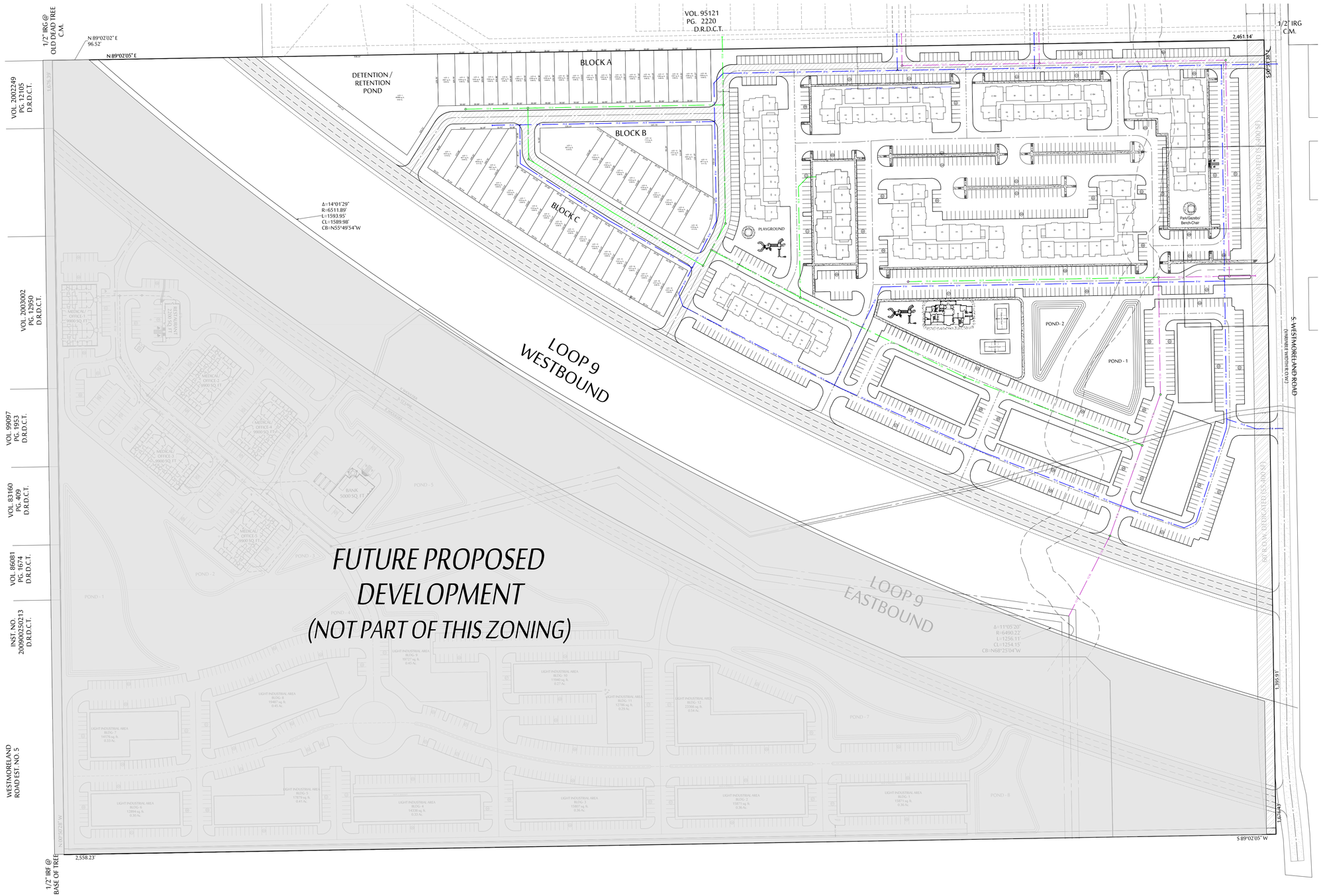
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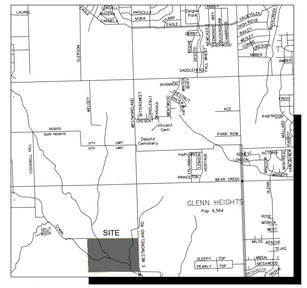
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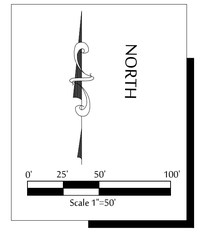
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C: 281-701-3989
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EXHIBIT C:
CONCEPT LANDSCAPE & FENCE PLAN
WESTMORELAND ESTATES
2011 S WESTMORELAND ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.





VICINITY MAP
NOT TO SCALE



LEGENDS:

12 SS	*PROP. 12" SEWER*
8 SS	*PROP. 8" SEWER*
8 W	*PROP. 8" WATER*
○	*PROP. SEWER MH*

STREET CATEGORY MUTUAL ACCESS & PUBLIC STREET	
PRIVATE STREET	*NO SYMBOL/ ALL STREETS EXCEPT PUBLIC ROAD*

Note:

1. *Drainage/Flood study will be done during details engineering submittal*
2. *A traffic impact analysis will be provided based on proposed density during details engineering submittal*

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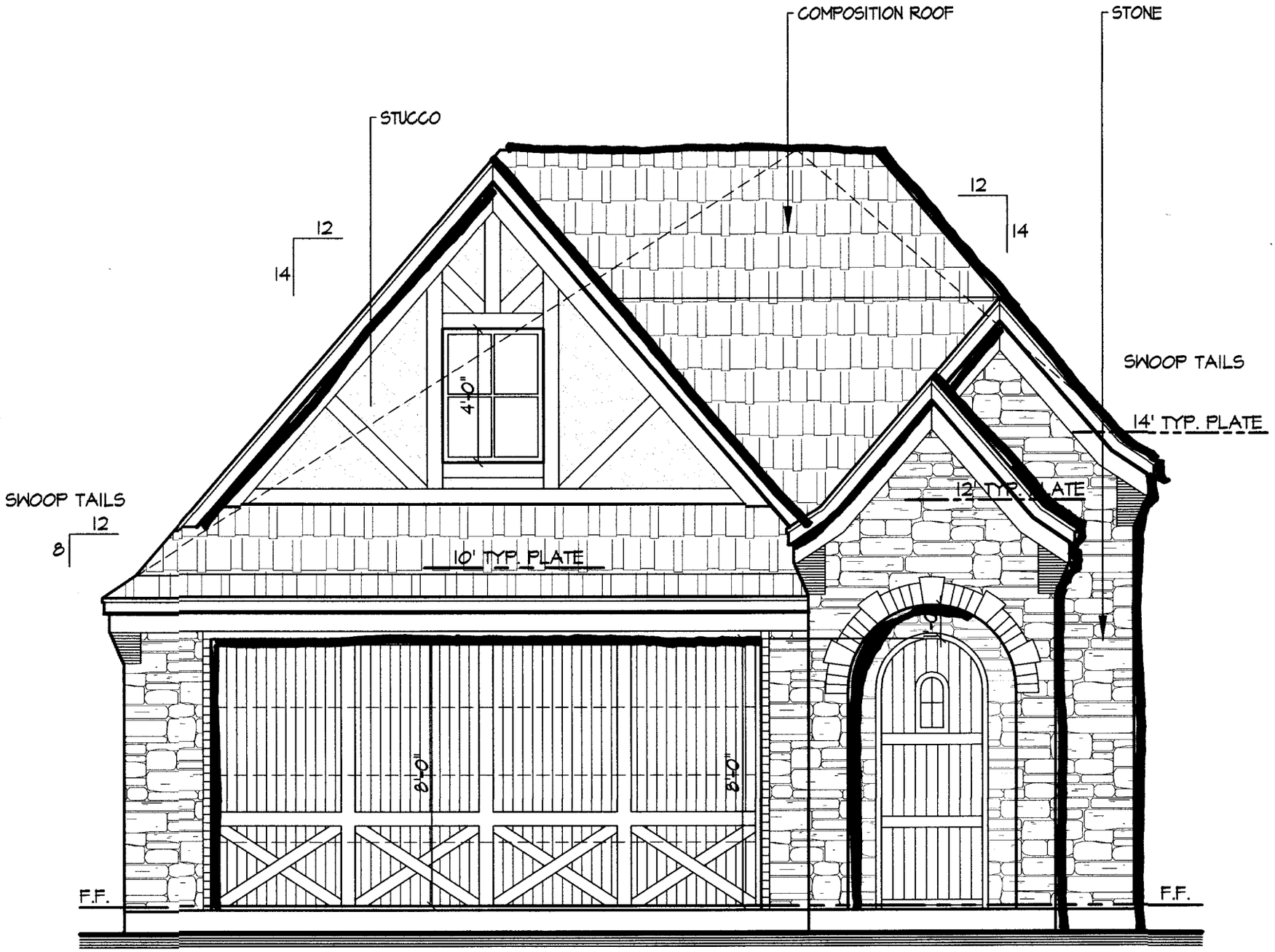
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FIRM REGISTRATION NO. 10970

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PRESIDENT , GEONAV, LLC
3410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TEXAS 75006
EMAIL: chris.howard@geo-nav.com
O: 972-243-2409
C: 281-701-3989
TBPLS FIRM NO. 10194205

EXHIBIT D
CONCEPT UTILITY PLAN
WESTMORELAND ESTATES
2011 S WESTMORELAND ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.

EXHIBIT D-1A: Patio Homes

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.



FRONT ELEVATION

SCALE: 1/4"=1'-0"

EXHIBIT D-2a: Multifamily

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.



3 BUILDING ELEVATION 3
1/8" = 1'-0"

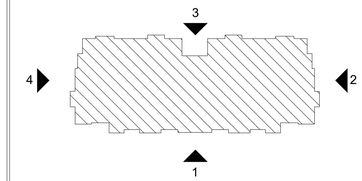
BUILDING MATERIALS PERCENTAGE			
CATEGORY A - MASONRY(BRICK, STONE)	1702 SQ. FT	51 %
CATEGORY B - FIBER CEMENT	1613 SQ. FT	49 %
TOTAL	3315 SQ. FT	100 %

MATERIALS KEY		
FACADE TREATMENT MATERIALS		
LPS	FIBER CEMENT LAP SIDING 10" EXPOSURE	
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE	
B&B	BOARD & BATTEN	
FCP	FIBER CEMENT PANEL	
ROOF	SHINGLES 30 YR COMP.(30 LB)	

LEGEND	
	ELECTRIC METER LOCATION
	WALL PACK
	EXT. SCONCE
BLDG. A	BLDG. SIGNAGE

T.O.H. = TOP OF HEEL
T.O.P. = TOP OF PLATE
T.O.D. = TOP OF DECKING
T.O.F. = TOP OF FOUNDATION

NOTES
- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PAKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/ FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS



KEY PLAN BUILDING A



4 BUILDING A ELEVATION 4
1/8" = 1'-0"

BUILDING MATERIALS PERCENTAGE			
CATEGORY A - MASONRY(BRICK, STONE)	778 SQ. FT	61 %
CATEGORY B - FIBER CEMENT	627 SQ. FT	39 %
TOTAL	1275 SQ. FT	100 %



2 BUILDING A ELEVATION 2
1/8" = 1'-0"

BUILDING MATERIALS PERCENTAGE			
CATEGORY A - MASONRY(BRICK, STONE)	778 SQ. FT	61 %
CATEGORY B - FIBER CEMENT	627 SQ. FT	39 %
TOTAL	1275 SQ. FT	100 %



1 BUILDING A ELEVATION 1
1/8" = 1'-0"

BUILDING MATERIALS PERCENTAGE			
CATEGORY A - MASONRY(BRICK, STONE)	1734 SQ. FT	53 %
CATEGORY B - FIBER CEMENT	1566 SQ. FT	47 %
TOTAL	3300 SQ. FT	100 %

EXHIBIT D-3: Multifamily

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.)

01/03/2024

REVISIONS

DHI ELEVON - MULTI-FAMILY

325 APARTMENT UNITS IN LAVON, TEXAS
DHI COMMUNITIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
01/03/2024

PROJECT
23128

SHEET NUMBER
A4-10

ELEVATION BLDG A

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EXHIBIT D-2b: Multifamily

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.



BUILDING MATERIALS PERCENTAGE		
CATEGORY A - MASONRY(BRICK, STONE)	1595 SQ. FT	52 %
CATEGORY B - FIBER CEMENT	1469 SQ. FT	48 %
TOTAL	3064 SQ. FT	100 %

3 BUILDING D ELEVATION
1/8" = 1'-0"



BUILDING MATERIALS PERCENTAGE		
CATEGORY A - MASONRY(BRICK, STONE)	694 SQ. FT	54 %
CATEGORY B - FIBER CEMENT	584 SQ. FT	46 %
TOTAL	1278 SQ. FT	100 %

2 BUILDING D ELEVATION
1/8" = 1'-0"



BUILDING MATERIALS PERCENTAGE		
CATEGORY A - MASONRY(BRICK, STONE)	2217 SQ. FT	50 %
CATEGORY B - FIBER CEMENT	2217 SQ. FT	50 %
TOTAL	4434 SQ. FT	100 %

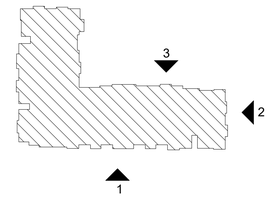
1 BUILDING D ELEVATION
1/8" = 1'-0"

MATERIALS KEY		
FACADE TREATMENT MATERIALS		
LPS	FIBER CEMENT LAP SIDING 10" EXPOSURE	
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE	
B&B	BOARD & BATTEN	
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ROOF	SHINGLES 30 YR COMP.(30 LB)	

LEGEND	
	ELECTRIC METER LOCATION
	WALL PACK
	EXT. SCONCE
BLDG. A	BLDG. SIGNAGE

T.O.H. = TOP OF HEEL
T.O.P. = TOP OF PLATE
T.O.D. = TOP OF DECKING
T.O.F. = TOP OF FOUNDATION

NOTES
- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PAKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/ FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS



KEY PLAN BUILDING D

EXHIBIT D-3: Multifamily

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.)

01/03/2024

REVISIONS

DHI ELEVON - MULTI-FAMILY

325 APARTMENT UNITS IN LAVON, TEXAS
DHI COMMUNITIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
01/03/2024

PROJECT
23128

SHEET NUMBER
A4-40

ELEVATION BLDG D

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EXHIBIT E: Monument Sign (Example of 8'x5' is Shown)



EXHIBIT F: Street Sign and Post (by Brandon Industries or Equivalent)

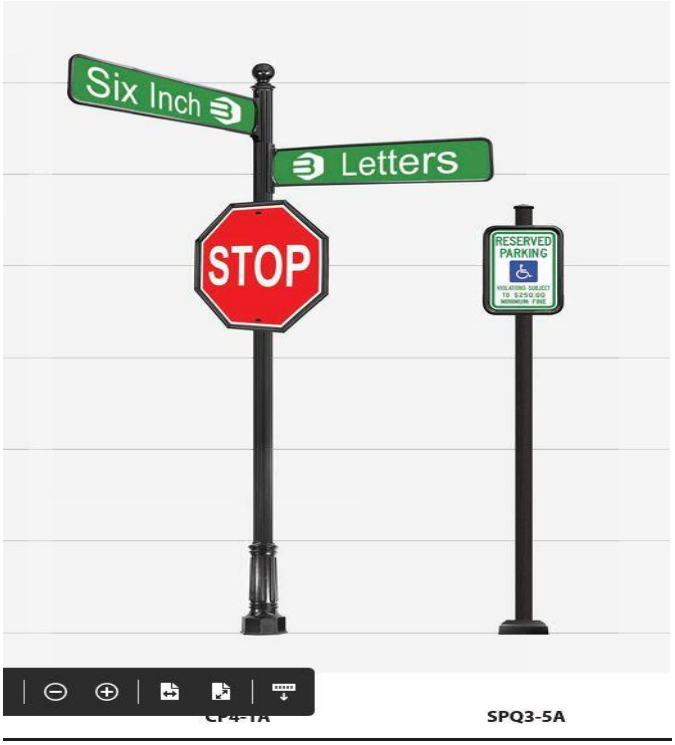


Exhibit G: Street Light

ONCOR Approved LED Street Light Fixture	Brandon Industries LED Street Light Fixture
	

Exhibit H: Decorative Mailboxes

(Example Picture shows Mail Box by Brandon Industries)

Post mounted Decorative Mailbox for Single-Family District	**Clustered Decorative Mailbox for Townhome and Multifamily District**
	

Clustered Decorative Mailbox under covered canopy (Patio Homes/Townhomes and Multifamily)



Exhibit I: Bench/Trash Can

Trash Container	Benches
	

Exhibit J: Kids' Playground



Exhibit K-1a: Masonry Wall



Exhibit K-2a: Decorative Fence

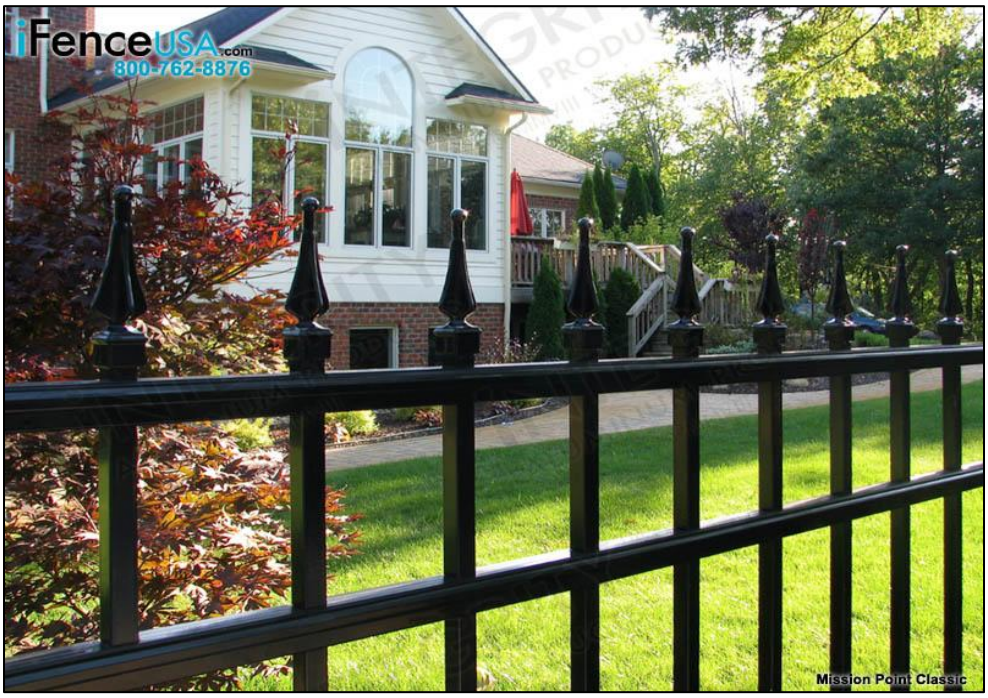




Exhibit K-3a: Wrought Iron Fence

