



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, DECEMBER 13, 2021 6:30 PM
PLANNING & ZONING COMMISSION MEETING**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Regular Planning and Zoning Commission Meeting on Monday, December 13, 2021, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possible 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

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of October 11, 2021.

AGENDA

1. **Zoning Case 21-006-FP**: Discuss and take action on a Final Plat request by Goodwin & Marshall on behalf of Starlight Homes for Stone Creek IIID. The 24.290-acre property is zoned PD-10A and is situated in the James J Clayton Survey, Abstract No. 211, Glenn Heights, Ellis County, Texas. this phase is proposed for a total of 42 residential lot and 3 HOA owned and maintained lots. The property is currently undeveloped but proposed for single-family residential.
2. **Zoning Case 21-007-FP**: Discuss and take action on a Final Plat request by Goodwin & Marshall on behalf of Starlight Homes for Stone Creek IIIE. The 7.464-acre property is zoned PD-10A and is situated in the James J Clayton Survey, Abstract No. 211, Glenn Heights, Ellis County, Texas. this phase is proposed for a total of 24 residential lot and 1 HOA owned and maintained lots. The property is currently undeveloped but proposed for single-family residential.
3. **Zoning Case 21-009-RZ**: Public hearing to receive testimony concerning a zoning change request by Westfall Engineering on behalf of Dillmon

Investments, LLC. the 23.067-acre parcel is more particularly described as Tract A of Meadow Creek Estates and located at the northeast corner of East Bear Creek Road and Mourning Dove Drive, Glenn Heights, Dallas County, Texas. The applicant proposes to change the zoning of this parcel from Commercial (C) to Planner Development-27, for Multifamily and Commercial ("PD-27, MF, C") designating approximately 18.390 acres of land for the development of multifamily residential units and approximately 5.250 acres of land for the mixed-use development of both commercial and multifamily residential units with a density not to exceed 18 units per acre. The applicant also proposes to include amenities such as a swimming pool, fitness center, business center, community room, outdoor grill area, children's playground, dog park, and a pedestrian walking trail.

4. **Zoning Case 21-009-RZ:** Discuss and take action on a zoning change request by Westfall Engineering on behalf of Dillmon Investments, LLC. The 23.067-acre parcel is more particularly described as Tract A of Meadow Creek Estates and located at the northeast corner of East Bear Creek Road and Mourning Dove Drive, Glenn Heights, Dallas County, Texas. The applicant proposes to change the zoning of this parcel from Commercial (C) to Planner Development-27, for Multifamily and Commercial ("PD-27, MF, C") designating approximately 18.390 acres of land for the development of multifamily residential units and approximately 5.250 acres of land for the mixed-use development of both commercial and multifamily residential units with a density not to exceed 18 units per acre. The applicant also proposes to include amenities such as a swimming pool, fitness center, business center, community room, outdoor grill area, children's playground, dog park, and a pedestrian walking trail.
5. **Zoning Case 21-010-RZ:** Public hearing to receive testimony concerning a change of zoning request by Adieb Isa, Director of Kimsey Developments, Inc. for the property located at 825 E Bear Creek Road, Glenn Heights, Dallas County, Texas. The 3.173-acre parcel is situated in the James Porter Survey, abstract 1129 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Retail (R) for the development and retail use of a retail shopping and service center.
6. **Zoning Case 21-010-RZ:** Discuss and take action on a change of zoning request by Adieb Isa, Director of Kimsey Developments, Inc. for the property located at 825 E Bear Creek Road, Glenn Heights, Dallas County, Texas. The 3.173-acre parcel is situated in the James Porter Survey, abstract 1129 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Retail (R) for the development and retail use of a retail shopping and service center.

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 6:30 P.M. on Friday, December 10, 2021.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

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

MONDAY, OCTOBER 11, 2021

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 11th day of October 2021, the Planning and Zoning Commission of the City of Glenn Heights, Texas convened in a regular meeting at the City Hall Council Chambers at 1938 South Hampton Road, Glenn Heights, Texas to consider the following items, with these members in attendance:

BOARD MEMBERS

Austin Kelley	*	Chair
Paul Alley	*	Vice-Chair
April Stokes	*	Board Member
Kelvin Stroy	*	Board Member
Arnold Davis, Jr.	*	Board Member
Francisco Alvarez	*	Board Member

ABSENT

Tabatha Gamble	*	Board Member
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STAFF

Michael Rogers	*	Deputy City Manager
Marlon Goff	*	Director of Planning and Development Services
Chief Keith Moore	*	Director of Public Safety
Miamauni Hines	*	City Planner

Call to Order Commissioner Kelley called the meeting to order at 6:30 p.m.

Invocation Commissioner Stroy

Pledge of Allegiance

Consent Agenda

1. Discuss and take action to approve the meeting minutes of September 13, 2021.

Motion by Commissioner Alley to approve the minutes with an amendment Agenda Item #3. Commissioner Davis made the second. The motion carried by the following vote:

Votes: (6-0) Aye – Kelley, Alley, Stokes, Stroy, Alvarez, and Davis

Agenda

1. **Zoning Case 21-005-PP:** Discuss and take action on a Preliminary Plat request by JPH Land Survey on behalf of Ledbetter Real Estate, Ltd. & Mariposa Crossing, LLC for Mariposa Crossing. The 5.868-acre is situated in the JP Wolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas. The subject property is zoned Retail. The applicant proposed to subdivide this tract into three lots.

Miamauni Hines, City Planner

Ms. Hines presented the information related to the proposed preliminary plat and stated staff's recommendation of approval subject to lot line adjustments for Lot 3, Block A to make that lot at least one acre in size.

Commissioner Alley asked for clarification on the subject property.

Ms. Hines clarified the location of the subject property.

Commissioner Davis asked what adjustments would have to be made for Lot 3 to be in compliance.

Ms. Hines explained that the southern property line could be moved further south to allow this lot to be at least one acre.

Motion by Commissioner Davis to approve the proposed preliminary plat per Staff's recommendation. Commissioner Stroy made the second. The motion carried by the following vote:

Votes: (6-0) Aye – Kelley, Alley, Stokes, Stroy, Alvarez, and Davis

Adjournment

Motion by Commissioner Stroy to adjourn the meeting of the Planning and Zoning Commission at 6:39 p.m. Commissioner Stokes made the second. The motion carried by the following vote:

Votes: (6-0) Aye – Kelley, Alley, Stokes, Stroy, Alvarez, and Davis

Austin Kelley, Chair

Attest:

Mamauni Hines, City Planner

Passed and approved on the _____th day of _____, 2021.



CITY OF GLENN HEIGHTS PLANNING & ZONING COMMISSION REPORT

Date: December 13, 2021

SUBJECT

The Planning and Zoning Commission will hear a Final Plat request by Goodwin & Marshall on behalf of Starlight Homes for Stone Creek IIID. The applicant is proposing the subdivision of a 7.464-acre parcel into a total of 24 lots.

DISCUSSION / BACKGROUND

The preliminary plat and concept plan for the Stone Creek subdivision was approved via Ordinance O-810-06. Subsequently, Starlight Homes has developed each phase of this residential development accordingly. Currently, the developer seeks to begin the construction and development of Phase IIID of the Stone Creek Subdivision. Acceptance of this plat would permit them to move forward with the necessary public improvements and county filing of this phase.

PRIOR COUNCIL OR BOARD ACTION

The site plan for this development was approved by City council on February 6, 2006 via Ordinance O-810-06.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Section 212.010 of the Texas Local Government Code states that the municipal authority responsible for approving plats shall approve a plat if:

1. It conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;
2. It conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;
3. A bond required under Section 212.0106, if applicable, is filed with the municipality; and
4. It conforms to any rules adopted under Section 212.002.

Upon review of the final plat submittal, the Development Review Committee Staff recommends approval of the final plat as presented.

ATTACHMENTS

1. Stone Creek IIID Final Plat
2. Final Plat Checklist

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Director of Planning and Development Services

SURVEY CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have plotted the above lots from an actual on the ground survey, and that all lot corners, angle points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the _____ day of _____, 20____.

John Nicholas Rogers
Registered Professional Land Surveyor #6372
Goodwin & Marshall, Inc.,
2405 Mustang Drive
Grapevine, TX 76051
(817) 329-4373

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in said County and State, on this day appeared personally, John Nicholas Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires: _____

PRELIMINARY. this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 10/28/2021 9:45 AM

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF ELLIS:

That STARLIGHT HOMES TEXAS L.L.C., a Delaware limited liability company, acting by and through its duly authorized officers, do hereby adopt this plat designating the herein above described real property as: STONE CREEK PHASE 3D ADDITION, an addition to the City of Glenn Heights, Ellis County, Texas and does hereby dedicate to the public use forever, the streets and easements shown thereon for the mutual use and accommodation of all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and any public utility shall, at all times, have the right of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems.

STARLIGHT HOMES TEXAS L.L.C., a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS:

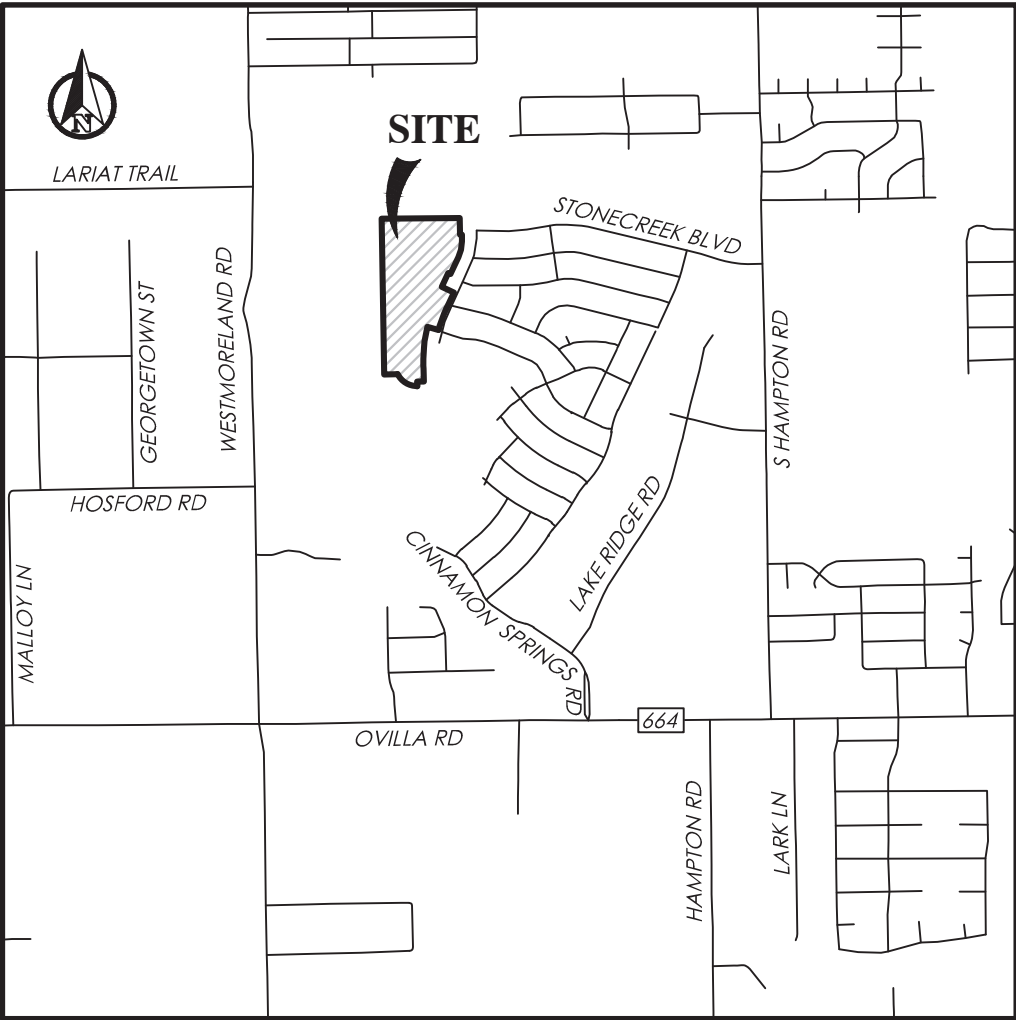
COUNTY OF TARRANT:

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public, State of Texas

My commission expires: _____



VICINITY MAP
N.T.S.

NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.99988487. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- According to the Flood Insurance Rate Map (FIRM) panel 48139C0075F, effective June 3, 2013, and LOMR 16-06-3253P, effective September 28, 2017. This survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain; Zone "A" (shaded), being defined as no base flood elevations determined and Zone "AE", being defined as areas with Base Flood Elevations determined.
- All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
- Notice: Selling a portion of and lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
- This development is in the vicinity of the proposed Loop 9 alignment and this tract may be subject to future changes to the plat, if and when approved, may require an amendment/replat.
- Tracts will be owned and maintained by the HOA.
- The City of Glenn Heights is not responsible for maintenance of the Private Drainage Easements.
- The Stone Creek Phase IIID shall be subject to all zoning and development regulations as established by Ordinance O-810-06, Planned Development 10A.

NOTE:

PER CITY OF GLENN HEIGHTS U.D.C. (UNITED DEVELOPMENT CODE) ARTICLE XI, SECTION 6.1 A 20'X20' SIGHT VISIBILITY TRIANGLE SHALL BE PLACED AT THE CORNER OF EACH LOT WHERE TWO PUBLIC STREETS INTERSECT.

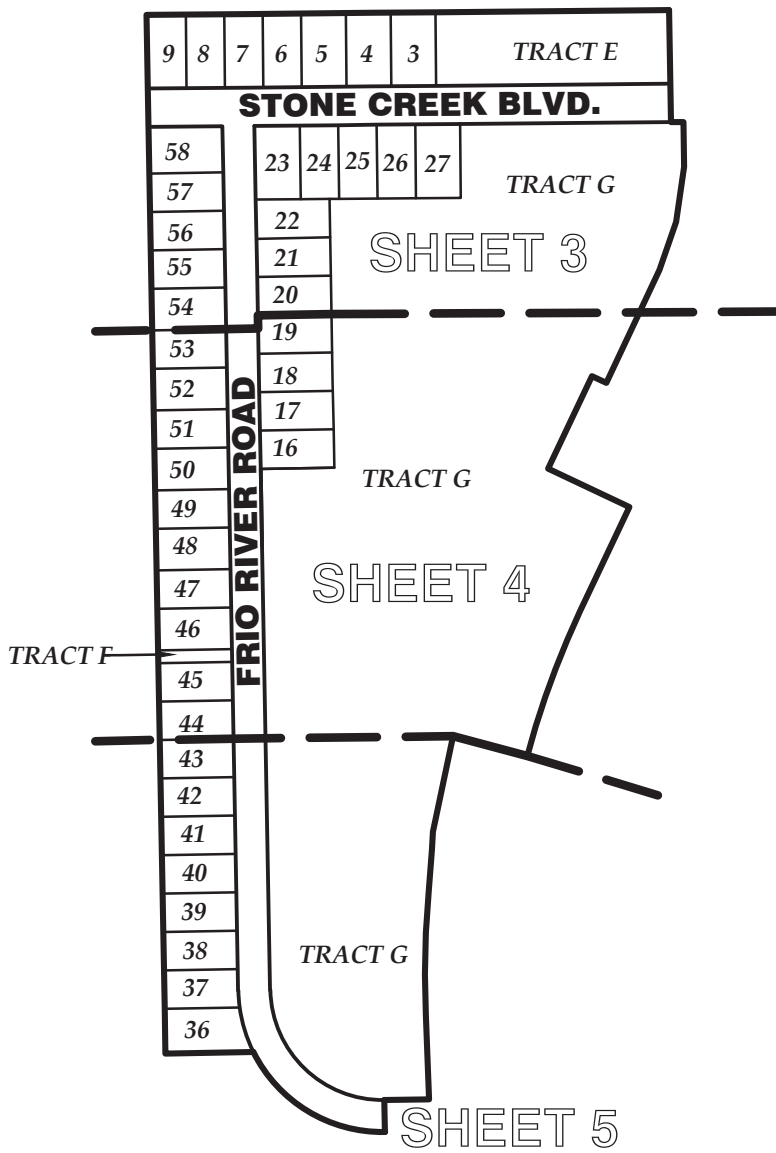
FINAL PLAT
OF
STONE CREEK PHASE 3D
BEING
24.290 ACRES
SITUATED IN THE

JAMES J. CLAYTON SURVEY, ABSTRACT No. 211
CITY OF GLENN HEIGHTS, ELLIS COUNTY,
TEXAS

42 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Done: October 2021

SHEET 1 of 5

KEY MAP
N.T.S.



I DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF STONE CREEK PHASE 3D TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS.

CHAIRMAN, _____ DATE _____
PLANNING COMMISSION

SECRETARY _____ DATE _____

The Developer/Owner identified herein, for the purpose of binding itself and its legal representatives, successors and assigns, forever, IRREVOCABLY, AND UNCONDITIONALLY RELEASES, WAIVES, ACQUITS AND FOREVER DISCHARGES, to the maximum extent permitted under applicable law and this Release, the City, and all of its agents, attorneys, and representatives, successors in interest and necessary attorneys fees, anticipated or unanticipated, known or unknown, accrued or unaccrued, which the Developer/Owner may have or had, contingent or otherwise, whether at law or in equity, regarding any acts, omissions or any other event that occurred as a result, or arising out of, the establishment or grades or the alteration of the surface of any portion of the existing streets and alleys to conform to the grades established in the subdivision.

SITE DATA						
DESCRIPTION	ACRES	6,600 SQ. FT. LOTS	7,500 SQ. FT. LOTS	10,500 SQ. FT. LOTS	12,000 SQ. FT. LOTS	TOTAL LOTS
GROSS AREA	24.290					
RESIDENTIAL LOTS	6,945	35	7	0	0	42
NON-RESIDENTIAL LOTS	14,309					3
RIGHT-OF-WAY	3,035					

ELLIS COUNTY RECORDING:

PLAT RECORDED AS INSTRUMENT NO. _____

DRAWER _____ AND SLIDE _____

DATE _____, 20____

OWNER/DEVELOPER:

STARLIGHT

1800 Valley View Lane, Suite 100
Farmers Branch, Texas 75234
Phone: (972) 428-5404

PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBLS # 10021700

Email: nrorgers@gmccivil.com (Surveyor)
Email: wrussell@gmccivil.com (Engineer)

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the James J. Clayton Survey, Abstract No. 211, City of Glenn Heights, Ellis County, Texas, being part of that certain called 175.034 acre tract described in a deed to Starlight Homes Texas L.L.C. recorded in Instrument No. 1913456 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "YPASSOCIATES" for the most northerly Northeast corner of said 175.034 acre tract and the most westerly Northwest corner of the Re-plot of Stone Creek Phase II recorded in Instrument No. 1814009 of the Plat Records of Ellis County, Texas (PRECT);

THENCE in a southerly direction along the East line of said 175.034 acre tract and the West line of said Re-plot of Stone Creek Phase II the following thirteen (13) courses:

South 01 deg. 02 min. 38 sec. East, a distance of 175.01 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" hereinafter referred as 1/2" capped iron rod found;

North 89 deg. 28 min. 24 sec., East, a distance of 19.54 feet to a 1/2" capped iron rod found;

South 00 deg. 31 min. 36 sec. East, a distance of 70.00 feet to a 1/2" capped iron rod found;

South 08 deg. 02 min. 03 sec., West, a distance of 86.83 feet to a 1/2" capped iron rod found;

South 18 deg. 58 min. 47 sec., West, a distance of 79.59 feet to a 1/2" capped iron rod found;

South 25 deg. 13 min. 58 sec., West, a distance of 195.00 feet to a 1/2" capped iron rod found;

North 64 deg. 46 min. 02 sec., West, a distance of 25.00 feet to a 1/2" capped iron rod found;

South 25 deg. 13 min. 58 sec., West, a distance of 160.00 feet to a 1/2" capped iron rod found;

South 64 deg. 46 min. 02 sec., East, a distance of 140.00 feet to a 1/2" capped iron rod found;

South 25 deg. 13 min. 58 sec., West, a distance of 181.03 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the left, having a radius of 1,330.00 feet, a central angle of 10 deg. 21 min. 02 sec., and being subtended by a chord which bears South 20 deg. 03 min. 27 sec., West - 239.94 feet;

Continue in a southerly direction along said curve to the left, a distance of 240.27 feet to a 1/2" capped iron rod found;

North 75 deg. 07 min. 04 sec., West non-tangent to said curve, a distance of 120.00 feet to a 1/2" capped iron rod found;

South 11 deg. 51 min. 58 sec., West, a distance of 152.59 feet to a 1/2" capped iron rod found for the Southwest corner of said Re-plot of Stone Creek Phase II and an ell corner of said 175.034 acre tract;

THENCE in a Southwesterly direction along the West line of Stone Creek Phase 3C.2 recorded in Instrument No. _____ (PRECT) the following ten (10) courses:

South 03 deg. 09 min. 22 sec., West, a distance of 27.34 feet to a 1/2" capped iron rod found;

South 04 deg. 14 min. 57 sec., West, a distance of 65.30 feet to a 1/2" capped iron rod found;

South 03 deg. 53 min. 43 sec., West, a distance of 65.19 feet to a 1/2" capped iron rod found;

South 01 deg. 18 min. 37 sec., West, a distance of 65.19 feet to a 1/2" capped iron rod found;

South 01 deg. 14 min. 30 sec., East, a distance of 64.50 feet to a 1/2" capped iron rod found;

South 02 deg. 13 min. 37 sec., East, a distance of 130.78 feet to a 1/2" capped iron rod found;

South 88 deg. 57 min. 22 sec., West, a distance of 70.20 feet to a 1/2" capped iron rod found;

South 01 deg. 02 min. 38 sec., East, a distance of 50.00 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 225.00 feet, a central angle of 64 deg. 43 min. 59 sec., and being subtended by a chord which bears North 58 deg. 40 min. 38 sec., West - 240.90 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 254.21 feet to a 1/2" capped iron rod found;

South 88 deg. 56 min. 59 sec., West non-tangent to said curve, a distance of 136.83 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" in the West line of said 175.034 acre tract;

THENCE North 01 deg. 03 min. 01 sec., West along the West line of said 175.034 acre tract, a distance of 1,622.96 feet to a 1/2" iron rod found for the Northwest corner of said 175.034 acre tract;

THENCE North 89 deg. 28 min. 24 sec., East along the North line of said 175.034 acre tract, a distance of 816.22 feet to the **POINT OF BEGINNING**, containing 1,058,063 square feet or 24.290 acres of land, more or less.

OWNER/DEVELOPER:

STARLIGHT

1800 Valley View Lane, Suite 100
Farmers Branch, Texas 75234
Phone: (972) 428-5404

PREPARED BY:

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051

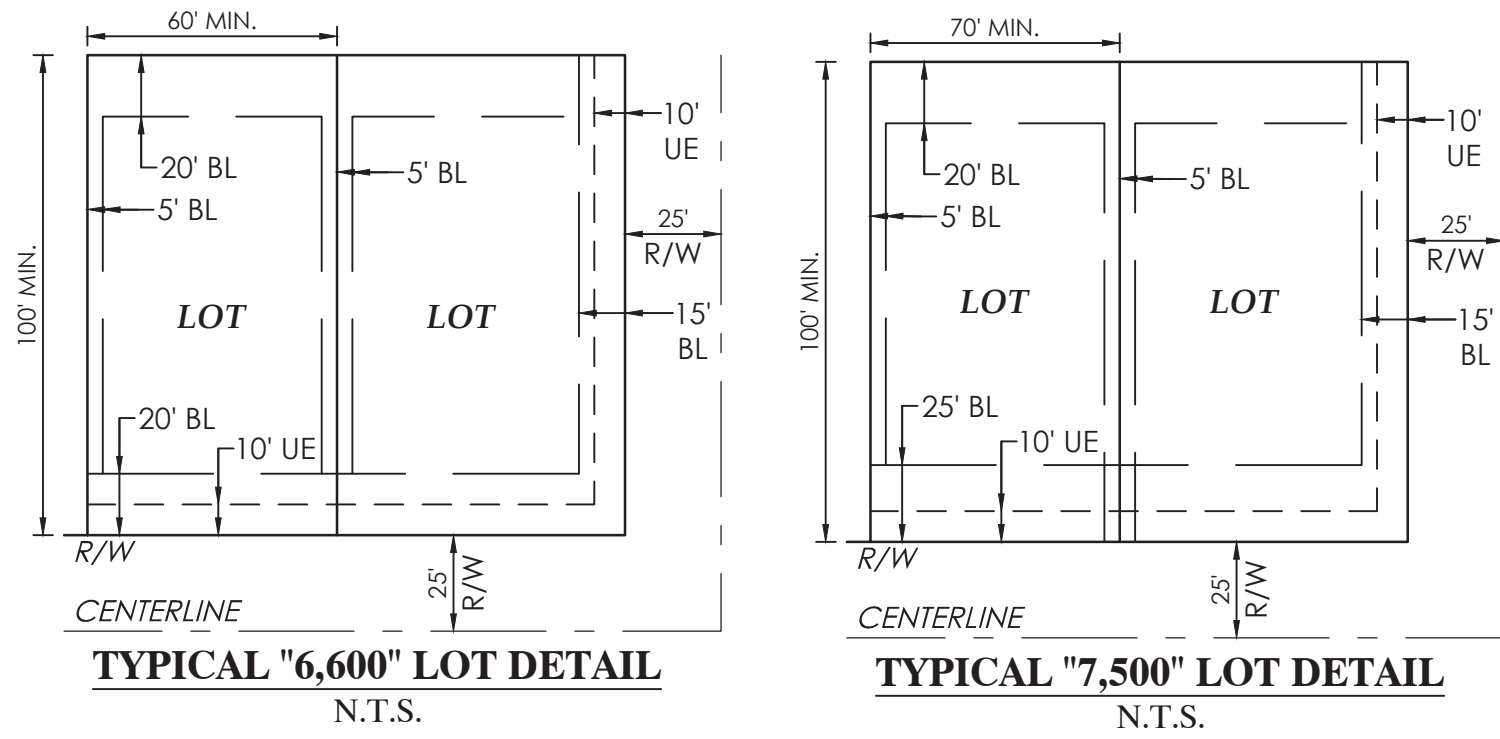
(817) 329 - 4373

TBPE REGISTRATION # F-2944

TLS # 110021700

Email: nrogers@gmccivil.com (Surveyor)

Email: wrussell@gmccivil.com (Engineer)



LEGEND	
○	BOUNDARY CORNER NOTED AS 1/2" CAPPED IRON ROD FOUND STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
S.E.	SEWER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
—	BOUNDARY LINE
— — — —	ADJOINER LINE
— — — —	ABSTRACT LINE
— — — —	EASEMENT LINE
.....	FLOODPLAIN LINE

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 10/28/2021 9:45 AM

FINAL PLAT
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24.290 ACRES
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TEXAS

42 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS

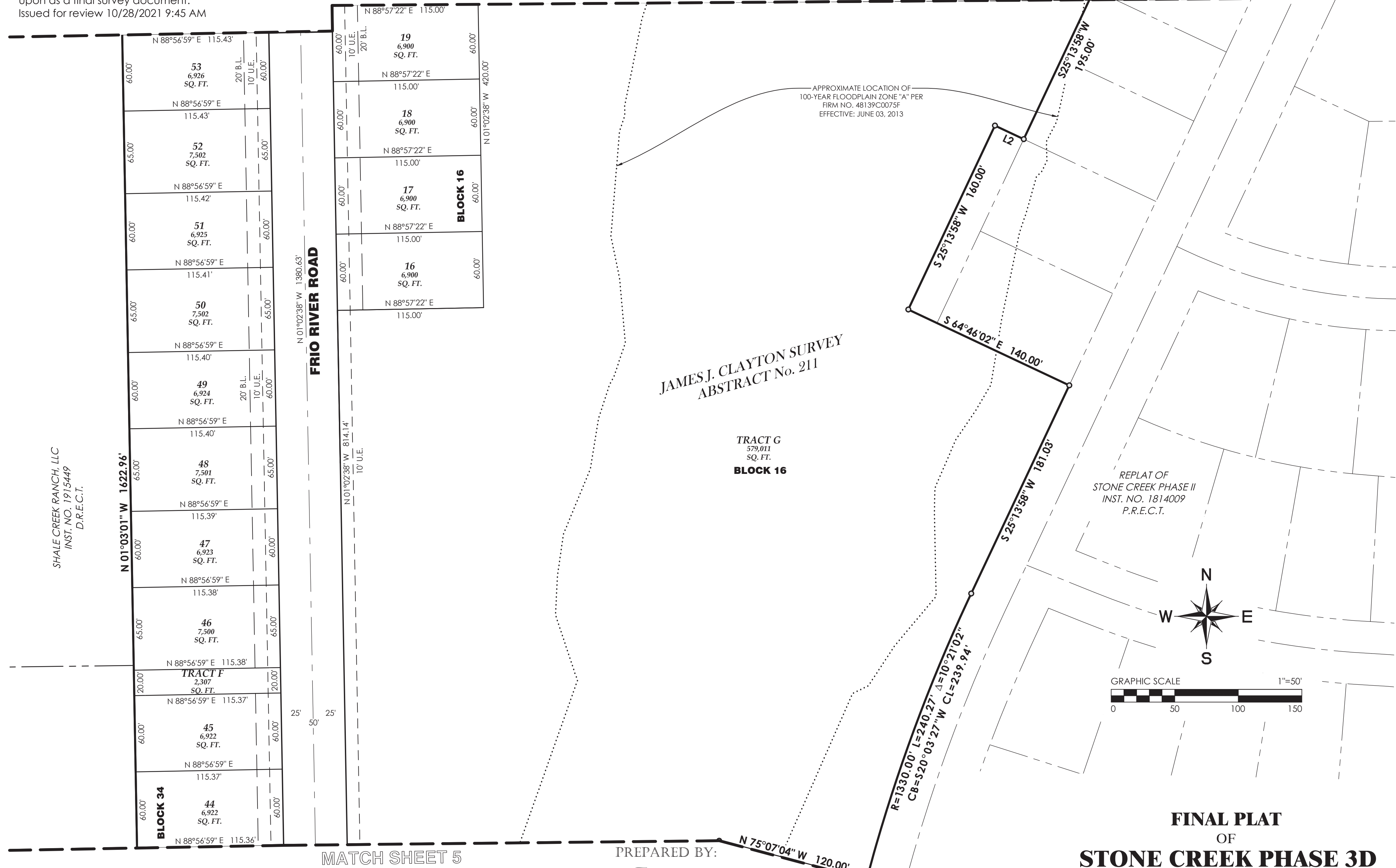
Date: October 2021

SHEET 2 of 5

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MATCH SHEET 3



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°28'24"E	19.54
L2	N64°46'02"W	25.00
L3	S03°09'22"W	27.34

OWNER/DEVELOPER:

★ STARLIGHT

1800 Valley View Lane, Suite 100
Farmers Branch, Texas 75234
Phone: (972) 428-5404

PREPARED BY:

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051

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TBPE REGISTRATION # F-2944
TBLIS # 10021700

Email: nrogers@gmcivil.com (Surveyor)
Email: wrussell@gmcivil.com (Engineer)

FINAL PLAT
OF
STONE CREEK PHASE 3D
BEING

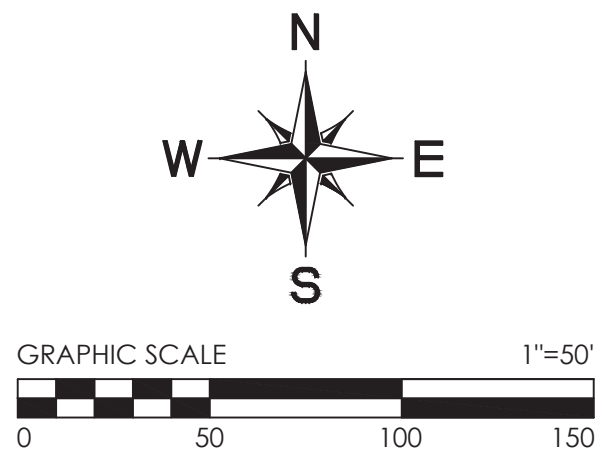
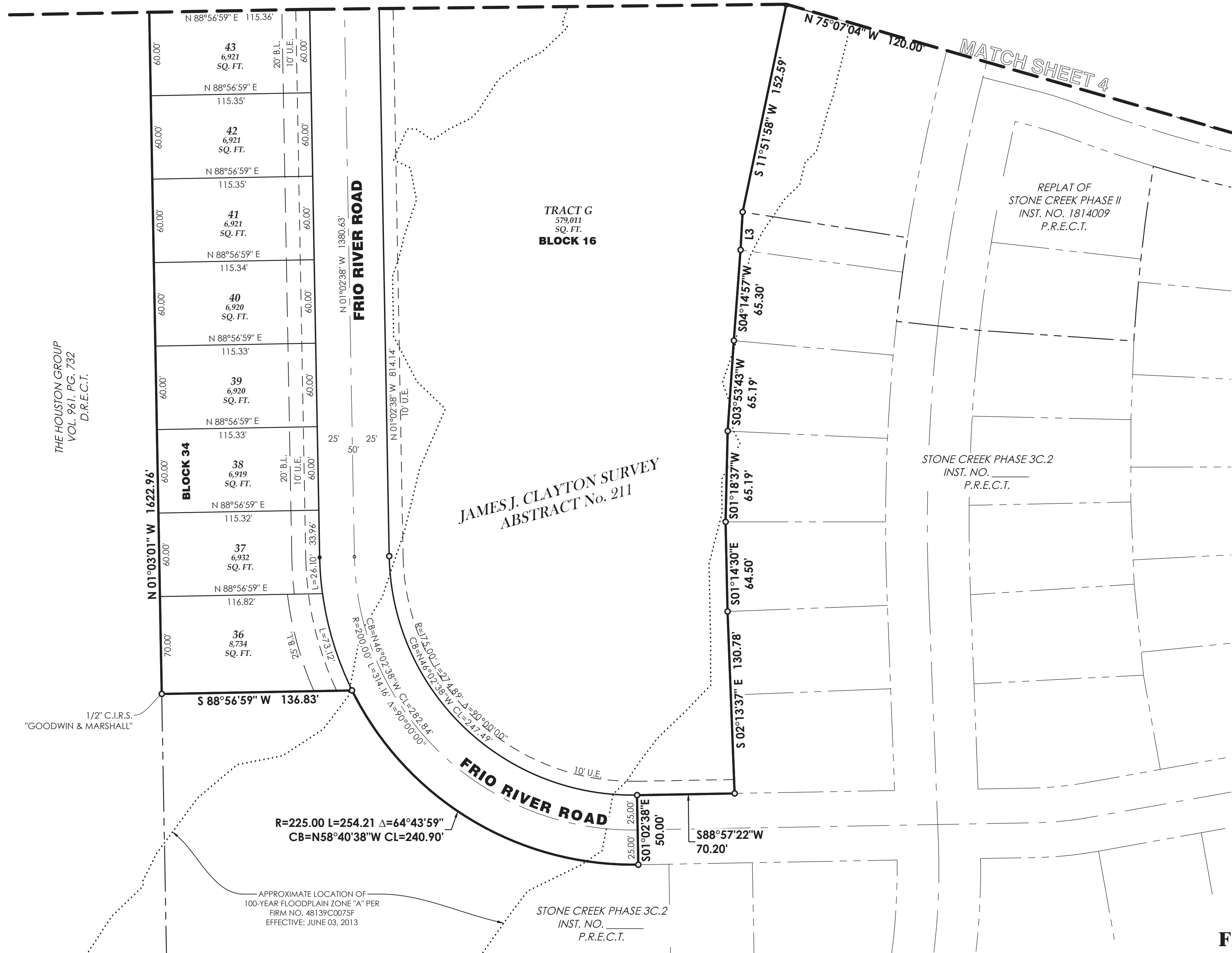
JAMES J. CLAYTON SURVEY, ABSTRACT No. 211
CITY OF GLENN HEIGHTS, ELLIS COUNTY,
TEXAS

42 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS

Date: October 2021

SHEET 4 of 5

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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°28'24"E	19.54
L2	N64°46'02"W	25.00
L3	S03°09'22"W	27.34

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OWNER/DEVELOPER:
STARLIGHT

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Farmers Branch, Texas 75234
Phone: (972) 428-5404

PREPARED BY:
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CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2044
TBPLS # 10021700

FINAL PLAT
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42 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: October 2021
SHEET 5 of 5

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City of Glenn Heights Subdivision Checklist 2118 S. Uhl Road, Glenn Heights, TX 75154

Final Plat – Administrative Requirements

The final plat shall be deemed administratively complete if Staff determines the following items have been received in compliance with the respective sections of the City's Code of Ordinances:

- ☒ Fees (Section A2.000-e)
- ☒ 5 copies of the Final Plat (Section 10.01.009-a)
- ☒ Instrument of Dedication (Section 10.01.009-b-15)
- ☒ Paid Tax Certificate(s) (Section 10.01.009-b-16)
- ☒ Construction Plans (Section 10.01.009-b-18)
- ☒ Report of Soil Tests and Pavement Design (Section 10.01.009-b-18)
- ☒ Drainage Study (Section 10.01.009-b-18)

Additional criteria shall be evaluated on a case-by-case basis.

Notes:



City of Glenn Heights Subdivision Checklist 2118 S. Uhl Road, Glenn Heights, TX 75154

Pursuant to the Local Government Code Section 212.0091 – APPROVAL PROCEDURE: CONDITIONAL APPROVAL OR DISAPPROVAL REQUIREMENTS. (a) A municipal authority or governing body that conditionally approves or disapproves a plan or plat under this subchapter shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval.

Final Plat Review

The final plat shall receive Staff's recommendation of approval if the following items are in accordance with the respective sections of the City's Code of Ordinances:

- ☒ Administrative Completeness (Section 10.01.009)
- ☒ General Document Information
 - ☒ Tract outline (Section 10.01.009-b-7)
 - ☒ Boundary dimensions (Section 10.01.009-b-9)
 - ☒ 1":100' minimum scale (Section 10.01.009-b-6)
 - ☒ North point (Section 10.01.009-b-6)
 - ☒ Date (Section 10.01.009-b-6)
 - ☒ Details of surrounding properties (Section 10.01.009-b-3)
 - ☒ Name of proposed subdivision (Section 10.01.009-b-3)
 - ☒ Land surveyor information (Section 10.01.009-b-2)
 - ☒ Land owner and developer information (Section 10.01.009-b-1)
 - ☒ Public surveyor certificate (Section 10.01.009-b-13)
 - ☒ Approval certificate (Section 10.01.009-b-14)
 - ☒ Metes and bounds description (Section 10.01.009-b-7)
- ☒ Existing Subdivision Details
- ☒ Subdivision Plan – The following must comply with the respective zoning designation according to the City's Zoning Ordinance
 - ☒ Streets & Street Names
 - ☒ Blocks
 - ☒ Lots
 - ☐ Alleys

- ☒ Easements
- ☒ Building Lines
- ☐ N/A Open Space
- ☒ Existing Utilities
- ☒ Plan for Proposed Utilities and Improvements – The following must comply with the City’s Code of Ordinance
 - ☒ Sewer
 - ☒ Water
 - ☒ Gas Mains
 - ☒ Electrical
- ☒ Conformity to Approved Preliminary Plat

Staff Recommendation

- ☒ Approval
- ☐ Approval with condition
- ☐ Denial

Additional criteria shall be evaluated on a case-by-case basis.

Notes:



CITY OF GLENN HEIGHTS PLANNING & ZONING COMMISSION REPORT

Date: December 13, 2021

SUBJECT

The Planning and Zoning Commission will hear a Final Plat request by Goodwin & Marshall on behalf of Starlight Homes for Stone Creek IIIE. The applicant is proposing the subdivision of a 24.290-acre parcel into a total of 45 lots.

DISCUSSION / BACKGROUND

The preliminary plat and concept plan for the Stone Creek subdivision was approved via Ordinance O-810-06. Subsequently, Starlight Homes has developed each phase of this residential development accordingly. Currently, the developer seeks to begin the construction and development of Phase IIIE of the Stone Creek Subdivision. Acceptance of this plat would permit them to move forward with the necessary public improvements and county filing of this phase.

PRIOR COUNCIL OR BOARD ACTION

The site plan for this development was approved by City Council on February 6, 2006 via Ordinance O-810-06.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Section 212.010 of the Texas Local Government Code states that the municipal authority responsible for approving plats shall approve a plat if:

1. It conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;
2. It conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;
3. A bond required under Section 212.0106, if applicable, is filed with the municipality; and
4. It conforms to any rules adopted under Section 212.002.

Upon review of the final plat submittal, the Development Review Committee Staff recommends approval of the final plat as presented.

ATTACHMENTS

1. Stone Creek IIIE Final Plat
2. Final Plat Checklist

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Director of Planning & Development Services

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF ELLIS:

That STARLIGHT HOMES TEXAS L.L.C., a Delaware limited liability company, acting by and through its duly authorized officers, do hereby adopt this plat designating the herein above described real property as STONE CREEK PHASE 3E ADDITION, an addition to the City of Glenn Heights, Ellis County, Texas and does hereby dedicate to the public use forever, the streets and easements shown thereon for the mutual use and accommodation of all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and any public utility shall, at all times, have the right of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems.

STARLIGHT HOMES TEXAS L.L.C., a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS:

COUNTY OF TARRANT:

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ____ day of _____, 20__.

Notary Public, State of Texas

My commission expires: _____

APPROVAL

I DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF STONE CREEK PHASE 3E TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS _____ DAY OF _____ 20__, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS.

CHAIRMAN, DATE
PLANNING COMMISSION

SECRETARY DATE

I DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF STONE CREEK PHASE 3E TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS _____ DAY OF _____ 20__, BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS.

MAYOR DATE

SECRETARY DATE

The Developer/Owner identified herein, for the purpose of binding itself and its legal representatives, successors and assigns, forever, IRREVOCABLY, AND UNCONDITIONALLY RELEASES, WAIVES, ACQUITS AND FOREVER DISCHARGES, to the maximum extent permitted under applicable law and this Release, the City, and all of its agents, attorneys, and representatives, successors in interest and necessary attorneys fees, anticipated or unanticipated, known or unknown, accrued or unaccrued, which the Developer/Owner may have or had, contingent or otherwise, whether at law or in equity, regarding any acts, omissions or any other event that occurred as a result, or arising out of, the establishment or grades or the alteration of the surface of any portion of the existing streets and alleys to conform to the grades established in the subdivision.

NOTE:

PER CITY OF GLENN HEIGHTS U.D.C. (UNITED DEVELOPMENT CODE) ARTICLE XI, SECTION 6.1 A 20'X20' SIGHT VISIBILITY TRIANGLE SHALL BE PLACED AT THE CORNER OF EACH LOT WHERE TWO PUBLIC STREETS INTERSECT.

OWNER/DEVELOPER:

★ STARLIGHT

1800 Valley View Lane, Suite 100
Farmers Branch, Texas 75234
Phone: (972) 428-5404

PREPARED BY:

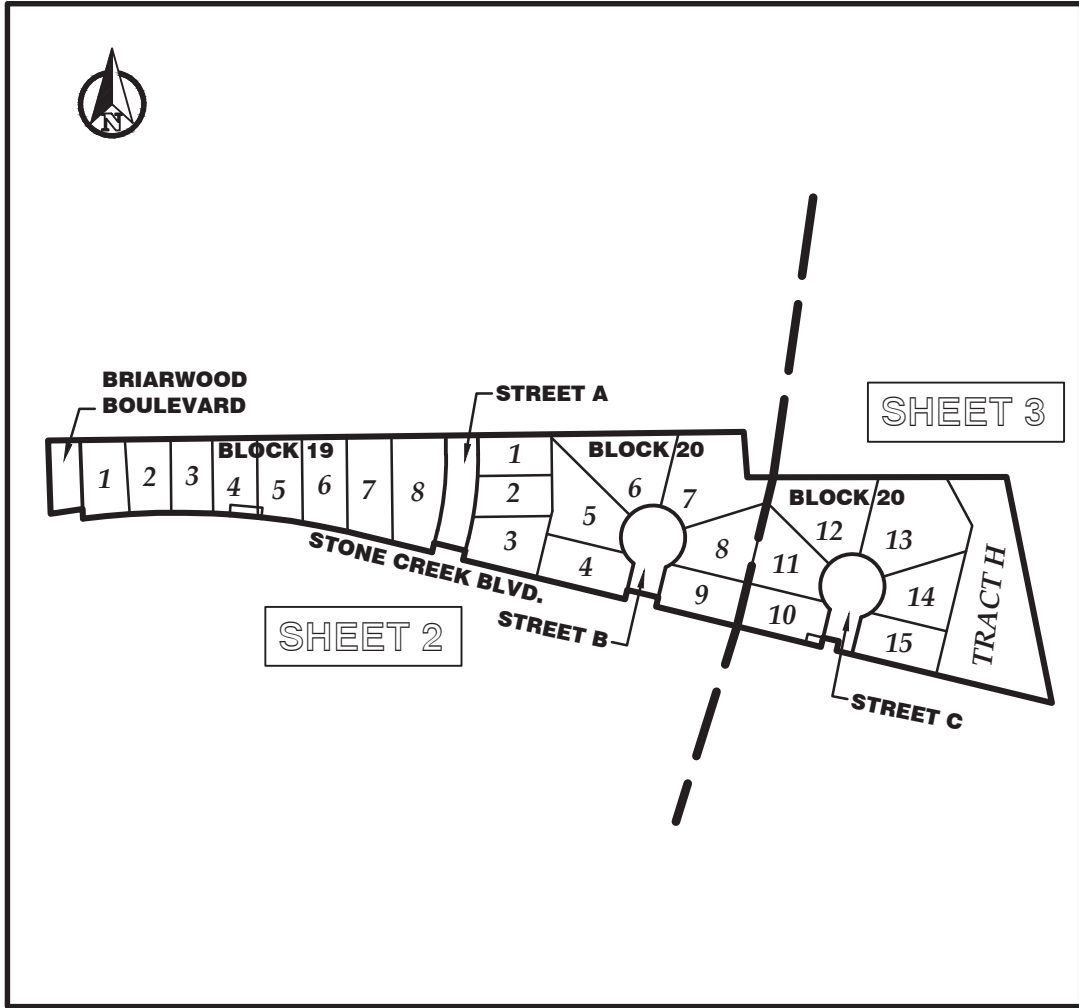
GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051

(817) 329 - 4373

TxEng Firm # F-2944 ~ TxSurv Firm # 10021700



KEY MAP

N.T.S.



VICINITY MAP

N.T.S.

NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.99988487. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- According to the Flood Insurance Rate Map (FIRM) panel 48139C0075F, effective June 3, 2013, and LOMR 16-06-3253P, effective September 28, 2017. This survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain.
- All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
- Notice: Selling a portion of and lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
- This development is in the vicinity of the proposed Loop 9 alignment and this tract may be subject to future changes to the plat, if and when approved, may require an amendment/replat.
- Tracts will be owned and maintained by the HOA.
- The City of Glenn Heights is not responsible for maintenance of the Private Drainage Easements.
- The Stone Creek Phase IIID shall be subject to all zoning and development regulations as established by Ordinance O-810-06, Planned Development 10A.

ELLIS COUNTY RECORDING:

PLAT RECORDED AS INSTRUMENT NO. _____

DRAWER _____ AND SLIDE _____

DATE _____, 20__

FINAL PLAT
OF
STONE CREEK PHASE 3E

BEING
7.464 ACRES

SITUATED IN THE

WILLIAM RAWLINS SURVEY, ABSTRACT No. 1365,
AND JAMES J. CLAYBORN SURVEY, ABSTRACT No. 211
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS

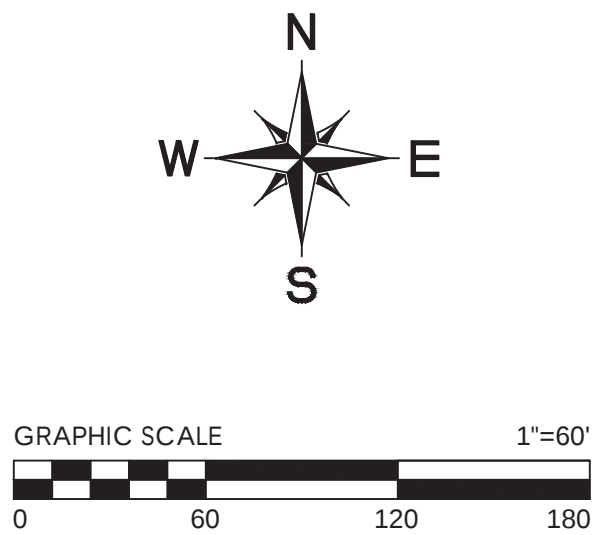
23 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS

Date: October 2021

SHEET 1 of 3

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LEGEND	
○	1/2" CAPPED IRON ROD FOUND STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
●	1/2" CAPPED IRON ROD SET STAMPED "GOODWIN & MARSHALL"
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SEWER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
—	BOUNDARY LINE
- - -	ADJOINER LINE
- - - -	ABSTRACT LINE
- - - - -	EASEMENT LINE

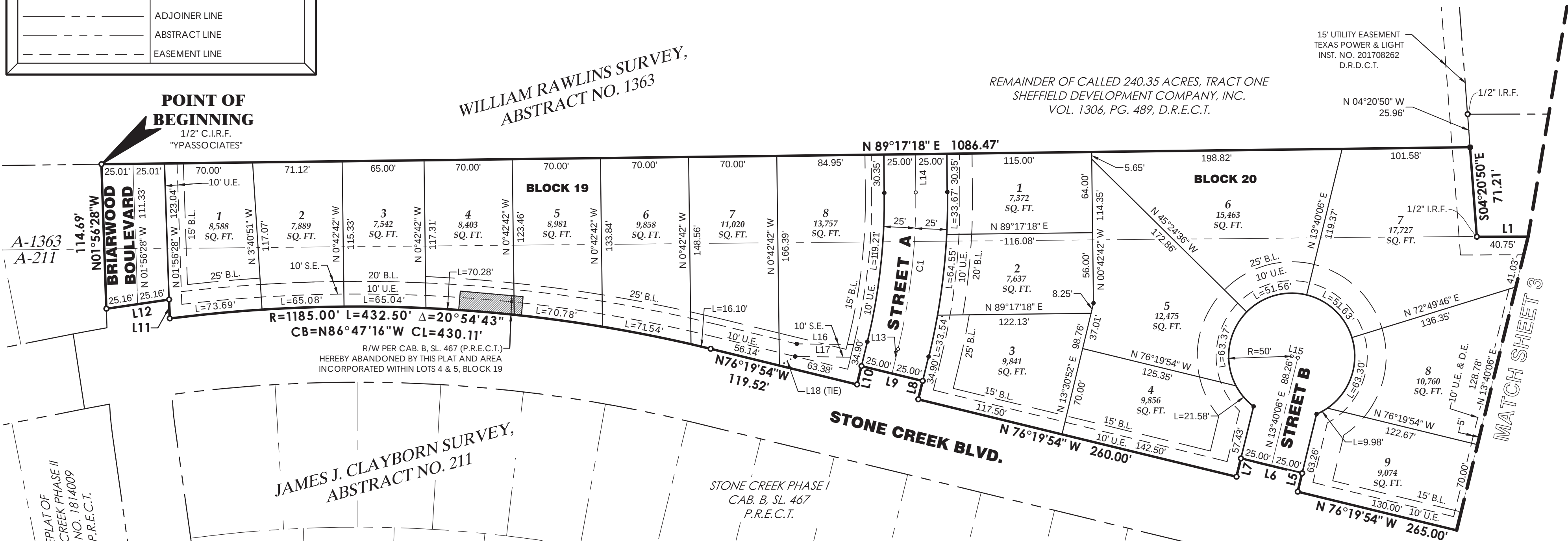


PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 10/26/2021 2:20 PM

SITE DATA						
DESCRIPTION	ACRES	6,600 SQ. FT. LOTS	7,500 SQ. FT. LOTS	10,500 SQ. FT. LOTS	12,000 SQ. FT. LOTS	TOTAL LOTS
GROSS AREA	7.464					
RESIDENTIAL LOTS	5.799	5	18	0	0	23
NON-RESIDENTIAL LOTS	0.873					1
RIGHT-OF-WAY	0.792					

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	500.00'	125.49'	14°22'47"	N06°28'42"E	125.16'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°55'32"E	405.02'
L2	N13°40'06"E	15.00'
L3	N76°19'54"W	25.00'
L4	S13°40'06"W	15.00'
L5	N13°40'06"E	15.00'
L6	N76°19'54"W	50.00'
L7	S13°40'06"W	15.00'
L8	N13°40'06"E	15.00'
L9	N76°19'54"W	50.00'
L10	S13°40'06"W	15.00'
L11	N01°56'28"W	15.07'
L12	S81°37'18"W	50.32'
L13	N13°40'06"E	19.90'
L14	N00°42'42"W	30.35'
L15	S76°19'54"E	5.00'
L16	S89°17'19"E	45.14'
L17	S89°17'19"E	43.97'
L18	N60°08'54"E	14.52'



FINAL PLAT
OF
STONE CREEK PHASE 3E

BEING
7.464 ACRES
SITUATED IN THE
WILLIAM RAWLINS SURVEY, ABSTRACT No. 1365,
AND JAMES J. CLAYBORN, ABSTRACT No. 211
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS
23 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
Date: October 2021

OWNER/DEVELOPER:

★ STARLIGHT

1800 Valley View Lane, Suite 100
Farmers Branch, Texas 75234
Phone: (972) 428-5404

PREPARED BY:

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

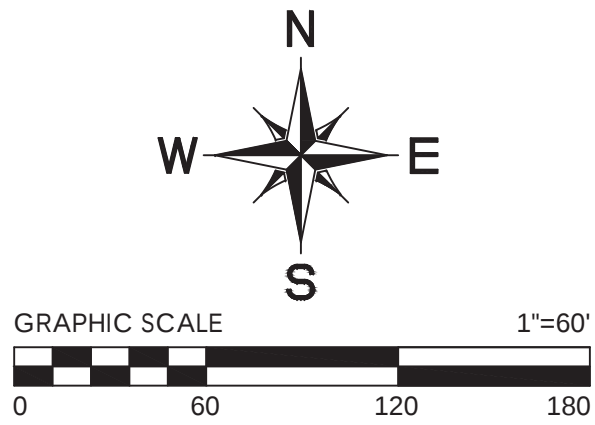
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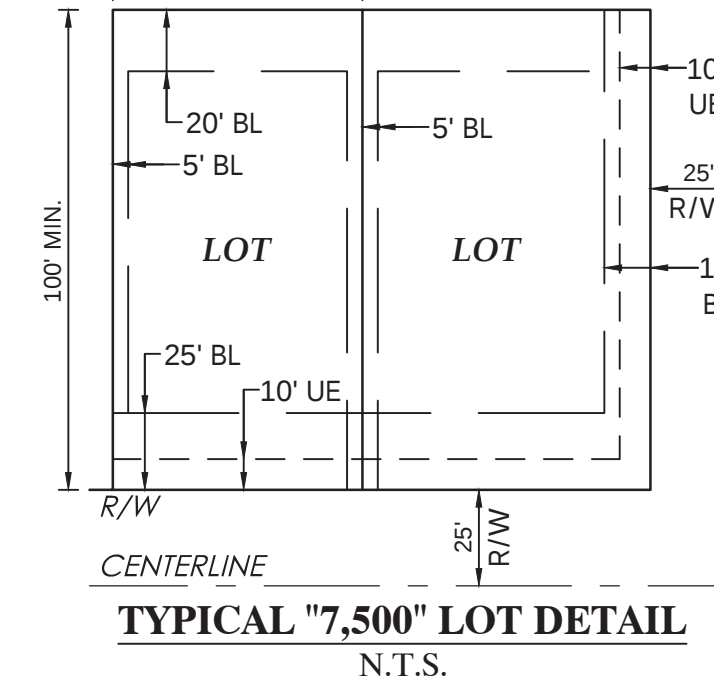
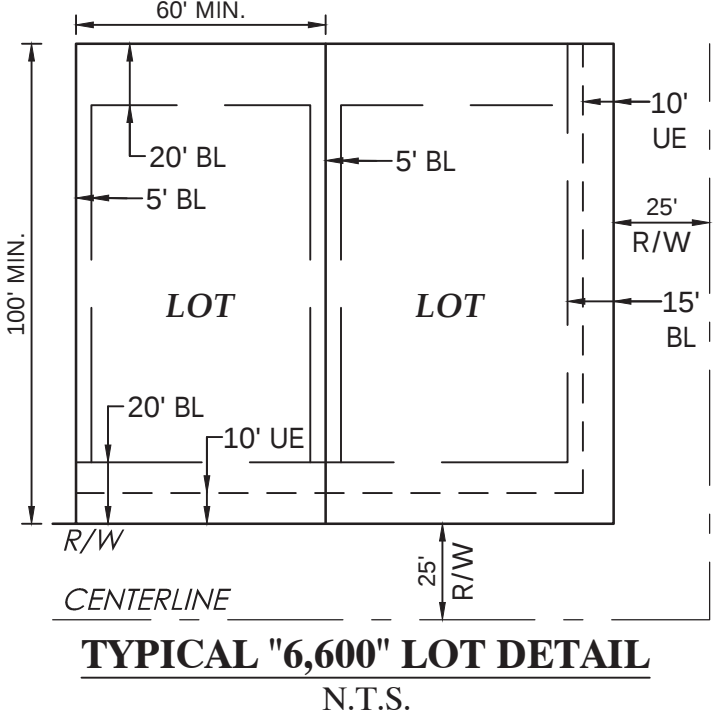
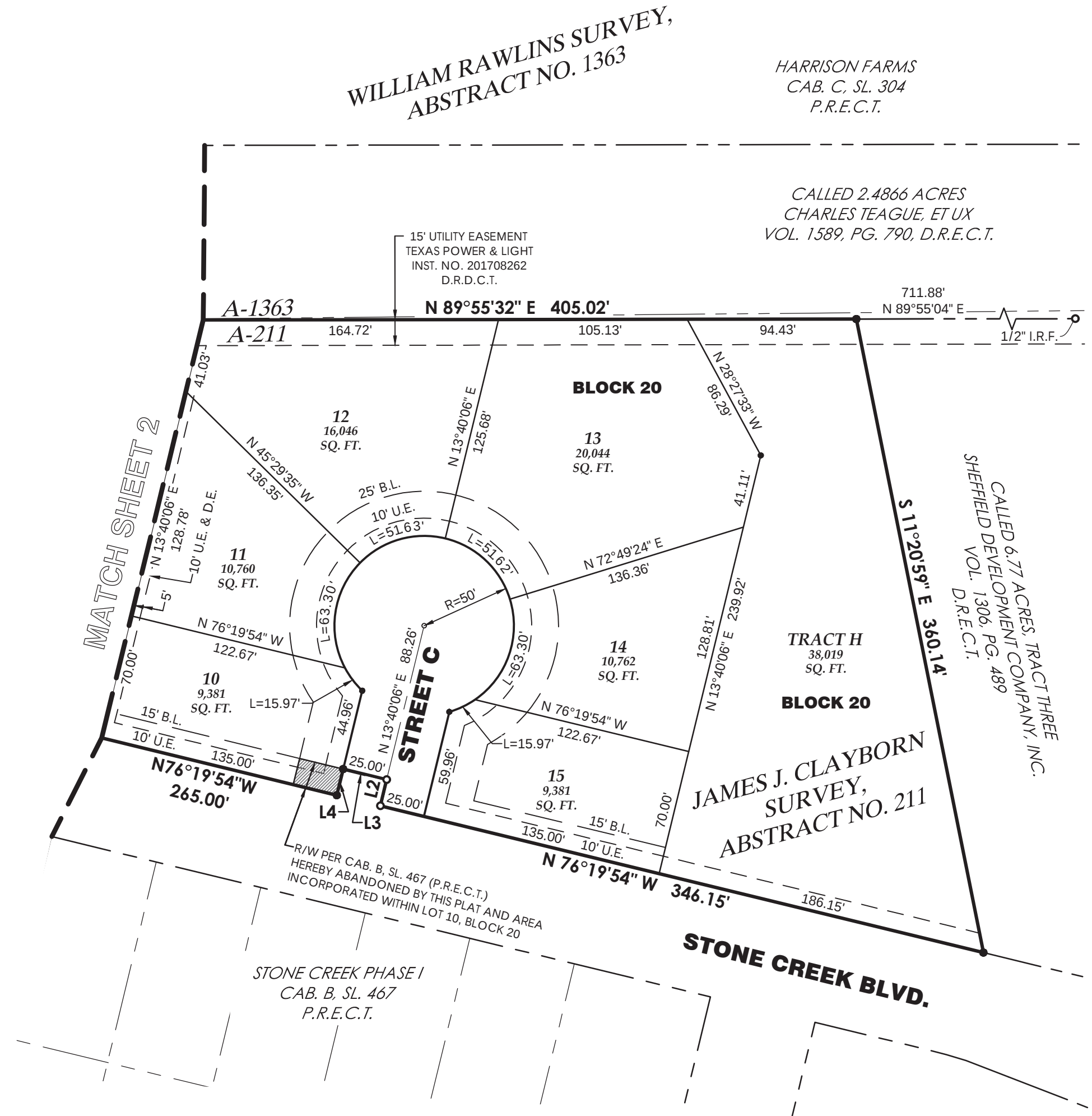
SHEET 2 of 3

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CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	500.00'	125.49'	14°22'47"	N06°28'42"E

LINE TABLE		
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L15	S76°19'54"E	5.00'
L16	S89°17'19"E	45.14'
L17	S89°17'19"E	43.97'
L18	N60°08'54"E	14.52'



LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the William Rawlins Survey, Abstract No. 1363, and the James J. Clayborn Survey, Abstract No. 211, City of Glenn Heights, Ellis County, Texas, being all of that certain called 7.438 acre tract described as Tract 12 in a deed to Starlight Homes Texas L.L.C. recorded in Instrument No. 1913456 of the Deed Records of Ellis County, Texas (DRECT) and part of Stone Creek Boulevard (60' right-of-width) of Stone Creek Phase I recorded in Cabinet B, Slide 467 of the Plat Records of Ellis County, Texas (PRECT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "YPASSOCIATES" for the Northwest corner of said 7.438 acre tract and the Northeast corner of Stone Creek Phase II recorded in Instrument No. 1814009 (PRDCT);

THENCE North 89 deg. 17 min. 18 sec. East along the North line of said 7.438 acre tract, a distance of 1,086.47 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod set, for the most northerly Northwest corner of said 7.438 acre tract, being in the East line of a called 240.35 acre tract described as Tract One in a deed to Sheffield Development Company, Inc. recorded in Volume 1306, Page 489 (DRECT), and the West line of a called 2.4866 acre tract described in a deed to Charles Teague, et ux recorded in Volume 1589, Page 790 (DRECT), from which a 1/2" iron rod found for the Northwest corner of said 2.4866 acre tract and the Southwest corner of Harrison Farms recorded in Cabinet C, Slide 304 (PRECT) bears North 04 deg. 20 min. 50 sec. West - 25.96 feet;

THENCE South 04 deg. 20 min. 50 sec. East along the East line of said 7.438 acre tract, and the West line of said 2.4866 acre tract, a distance of 71.21 feet to a 1/2" capped iron rod found for an ell corner of said 7.438 acre tract and the Southwest corner of said 2.4866 acre tract;

THENCE North 89 deg. 55 min. 32 sec. East along the North line of said 7.438 acre tract and the South line of said 2.4866 acre tract, a distance of 405.02 feet to a 1/2" capped iron rod set for the most easterly Northeast corner of said 7.438 acre tract and the Northwest corner of a called 5.77 acre tract described as Tract Three in said deed to Sheffield Development Company, Inc. recorded in Volume 1306, Page 489 (DRECT);

THENCE South 11 deg. 20 min. 59 sec. East departing said South line and continue along the East line of said 7.438 acre tract and the West line of said 6.77 acre tract, a distance of 360.14 feet to a 1/2" capped iron rod set for the Southeast corner of said 7.438 acre tract, the Southwest corner of said 6.77 acre tract and being in the North line of said Stone Creek phase I;

THENCE in a northwesterly direction along the South line of said 7.438 acre tract and the North line of said Stone Creek Phase I the following six-teen (16) courses;

THENCE North 76 deg. 19 min. 54 sec. West, a distance of 346.15 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod found;

THENCE North 13 deg. 40 min. 06 sec. East, a distance of 15.00 feet to a 1/2" capped iron rod found;

THENCE North 76 deg. 19 min. 54 sec. West, a distance of 25.00 feet to a 1/2" capped iron rod set;

THENCE South 13 deg. 40 min. 06 sec. West, a distance of 15.00 feet to a 1/2" capped iron rod set;

THENCE North 76 deg. 19 min. 54 sec. West, a distance of 265.00 feet to a 1/2" capped iron rod found;

THENCE North 13 deg. 40 min. 06 sec. East, a distance of 15.00 feet to a 1/2" capped iron rod found;

THENCE North 76 deg. 19 min. 54 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod found;

THENCE South 13 deg. 40 min. 06 sec. West, a distance of 15.00 feet to a 1/2" capped iron rod found;

THENCE North 76 deg. 19 min. 54 sec. West, a distance of 260.00 feet to a 1/2" capped iron rod found;

THENCE North 13 deg. 40 min. 06 sec. East, a distance of 15.00 feet to a 1/2" capped iron rod found;

THENCE North 76 deg. 19 min. 54 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod found;

THENCE South 13 deg. 40 min. 06 sec. West, a distance of 15.00 feet to a 1/2" capped iron rod found;

THENCE North 76 deg. 19 min. 54 sec. West, a distance of 119.52 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the left, having a radius of 1,185.00 feet, a central angle of 20 deg. 54 min. 43 sec., and being subtended by a chord which bears North 86 deg. 47 min. 16 sec. West - 430.11 feet;

THENCE in a westerly direction along said curve to the left, a distance of 432.50 feet to a 1/2" capped iron rod found;

THENCE North 01 deg. 56 min. 28 sec. West, a distance of 15.07 feet to a 1/2" capped iron rod found;

THENCE South 81 deg. 37 min. 18 sec. West, a distance of 50.32 feet to a 1/2" capped iron rod found for the most northerly Northwest corner of said Stone Creek Phase I and being in the East line of said Stone Creek Phase II;

THENCE North 01 deg. 56 min. 28 sec. West along the West line of said 7.438 acre tract and the East line of said Stone Creek Phase II, a distance of 114.69 feet to the **POINT OF BEGINNING**, containing 325.130 square feet or 7.464 acres of land, more or less.

FINAL PLAT OF STONE CREEK PHASE 3E BEING 7.464 ACRES SITUATED IN THE

WILLIAM RAWLINS SURVEY, ABSTRACT No. 1365,
AND JAMES J. CLAYBORN SURVEY, ABSTRACT No. 211
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS
23 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS

Date: October 2021

SHEET 3 of 3

OWNER/DEVELOPER:

STARLIGHT

1800 Valley View Lane, Suite 100
Farmers Branch, Texas 75234
Phone: (972) 428-5404

PREPARED BY:

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TxEng Firm # F-2944 - TxSurv Firm # 10021700

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 10/26/2021 2:20 PM

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City of Glenn Heights Subdivision Checklist 2118 S. Uhl Road, Glenn Heights, TX 75154

Final Plat – Administrative Requirements

The final plat shall be deemed administratively complete if Staff determines the following items have been received in compliance with the respective sections of the City's Code of Ordinances:

- ☒ Fees (Section A2.000-e)
- ☒ 5 copies of the Final Plat (Section 10.01.009-a)
- ☒ Instrument of Dedication (Section 10.01.009-b-15)
- ☒ Paid Tax Certificate(s) (Section 10.01.009-b-16)
- ☒ Construction Plans (Section 10.01.009-b-18)
- ☒ Report of Soil Tests and Pavement Design (Section 10.01.009-b-18)
- ☒ Drainage Study (Section 10.01.009-b-18)

Additional criteria shall be evaluated on a case-by-case basis.

Notes:



City of Glenn Heights Subdivision Checklist 2118 S. Uhl Road, Glenn Heights, TX 75154

Pursuant to the Local Government Code Section 212.0091 – APPROVAL PROCEDURE: CONDITIONAL APPROVAL OR DISAPPROVAL REQUIREMENTS. (a) A municipal authority or governing body that conditionally approves or disapproves a plan or plat under this subchapter shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval.

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The final plat shall receive Staff's recommendation of approval if the following items are in accordance with the respective sections of the City's Code of Ordinances:

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 - ☒ Date (Section 10.01.009-b-6)
 - ☒ Details of surrounding properties (Section 10.01.009-b-3)
 - ☒ Name of proposed subdivision (Section 10.01.009-b-3)
 - ☒ Land surveyor information (Section 10.01.009-b-2)
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- ☒ Subdivision Plan – The following must comply with the respective zoning designation according to the City's Zoning Ordinance
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 - ☒ Blocks
 - ☒ Lots
 - ☐ Alleys

- ☒ Easements
- ☒ Building Lines
- ☐ N/A Open Space
- ☒ Existing Utilities
- ☒ Plan for Proposed Utilities and Improvements – The following must comply with the City’s Code of Ordinance
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 - ☒ Water
 - ☒ Gas Mains
 - ☒ Electrical
- ☒ Conformity to Approved Preliminary Plat

Staff Recommendation

- ☒ Approval
- ☐ Approval with condition
- ☐ Denial

Additional criteria shall be evaluated on a case-by-case basis.

Notes:



CITY OF GLENN HEIGHTS PLANNING & ZONING COMMISSION REPORT

Date: December 13, 2021

SUBJECT

The Planning and Zoning Commission will hear a rezoning request by Westfall Engineering on behalf of Dillmon Investments, LLC for a new Planned Development with a mixed-use base zoning of Commercial and Multifamily Residential.

DISCUSSION / BACKGROUND

The subject parcel is located at the northeast corner of East Bear Creek Road and Mourning Dove Drive and is currently zoned Commercial (C). To the south, across East Bear Creek Road, are properties zoned and developed according to the City's Single Family-1 and 2-Family (Duplex) Residential zoning districts. To the west, across Mourning Dove Drive, is an undeveloped property zoned Planned Development 18A for Commercial and Retail (PD-18A, C & R). To the north, the subject property abuts several lots zoned and developed according to the City's Single Family-3 zoning district and, to the east, the subject property abuts an undeveloped parcel zoned Planned Development 26 for Multifamily & Commercial (PD-26, MF & C).

A Planned Development (PD) district is a tool to permit new or innovative concepts in land utilization not permitted by other zoning districts in the City Zoning Ordinance, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community. This tool requires that one or more of the following purposes are met:

- A. To provide for a superior design on lots or buildings;

The proposed Development Standards provide for a uniform, master-planned mixed-use development with open space and amenities for the enjoyment of the community.

- B. To provide for increased recreation and open space opportunities for public

use and enjoyment;

The proposed development includes different areas for open space and outdoor activities.

- C. To provide amenities or features that would be of special benefit to the property users or to the overall community;

The multifamily development shall include a swimming pool, fitness center, business center, community room, outdoor grill area, children's playground, dog park, and a pedestrian walking trail.

- D. To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes viewsapes, or wildlife habitats;

The proposed concept plan was designed in such a way as to preserve a natural drainage area and most of the existing landscape.

- E. To protect or preserve existing historical buildings, structures, features or places;

There are no structures or buildings of historical significance to preserve on the petitioned site.

- F. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and

The Future Land Use Map dedicates this site for retail development. Considering the current market and the City's need for both diverse housing options and retail space, Staff believes that the site is perfect for this mix of uses. The higher density residential development of the parcel could be catalytic for transit-oriented retail development along this corridor.

- G. To meet or exceed the standards of this Ordinance.

The table below illustrates how the proposed Planned Development compares to traditional MF zoning standards:

	MF Standards	Proposed Standards
Minimum Unit Floor Area	efficiency – 500 sq. ft. 1 bedroom – 800 sq. ft. 2 bedroom – 950 sq. ft. 3 bedroom – 1,100 sq. ft.	efficiency – 500 sq. ft. 1 bedroom – 800 sq. ft. 2 bedroom – 950 sq. ft. 3 bedroom – 1,100 sq. ft.
Maximum Density	14 units per acre	18 units per acre
Maximum Lot Coverage	60%	60%
Parking	2 spaces per unit, some enclosed spaces	2 spaces per unit; 2 enclosed spaces per unit
Site Amenities	swimming pool common areas community/recreation center 1 acre of open space per 50 units	swimming pool fitness center business center community room gazebo with BBQ grills children's playground dog park pedestrian walking trail
Accessory Buildings	15'	30'
Unit Mix	Efficiency – maximum 15% 1 & 2 bedroom – minimum 75% 3 bedroom – maximum 10%	1 bedroom – minimum 25% 2 bedroom – minimum 50% 3 bedroom – maximum 25%
Screening	full security gating	full security gating
Landscaping	90% of the street yard and 20% of the total area shall be devoted to a combination of landscaping and usable open space	90% of the street yard and 20% of the total area shall be devoted to a combination of landscaping and usable open space (subject to staff review)
Building Size	maximum building length – 200'	maximum building length – 200'

CONCEPT PLAN REVIEW AND EVALUATION

The Development Review Committee met and performed a concept plan review and

evaluation with respect to the following:

- The Plan's compliance with all provisions of the Zoning Ordinance and other ordinances of the City.
- The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
- The relationship of the development to the base zoning standards in terms of harmonious design, façade treatment, setbacks, maintenance of property values, and any possible negative impacts.
- The provision of a safe and efficient vehicular and pedestrian circulation system.
- The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the City as adopted and amended.
- The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
- The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
- Protection and conservation of watercourses and areas that are subject to flooding.
- Consistency with the Comprehensive Master Plan of the City as adopted or amended.

COMPREHENSIVE PLAN ALIGNMENT

Staff has reviewed this application to determine its compatibility with the City's Future Land Use Map and Comprehensive Plan which designates this area as Retail (R):

Retail

Retail uses typically include establishments which provide merchandise for retail sale and may also include light commercial uses, such as lodging and banks. Retail is located in areas with higher visibility and accessibility and contributes additional taxable revenue to the city's coffers through sales taxes generated. In Glenn Heights, retail areas may also include office spaces.

Considering the current market, the site's close proximity to low density residential developments, and the City's need for both diverse housing options and retail space, Staff believes that the site is perfect for this mix of uses.

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 by November 26, 2021. Notice was also published in a local newspaper by November 28, 2021 and public hearing notice signs were placed near the property by December 6, 2021.

FINANCIAL IMPACT

Once fully developed, the City would collect tax revenue on both the residential and nonresidential components of this development.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of the proposed Planned Development as presented.

ATTACHMENTS

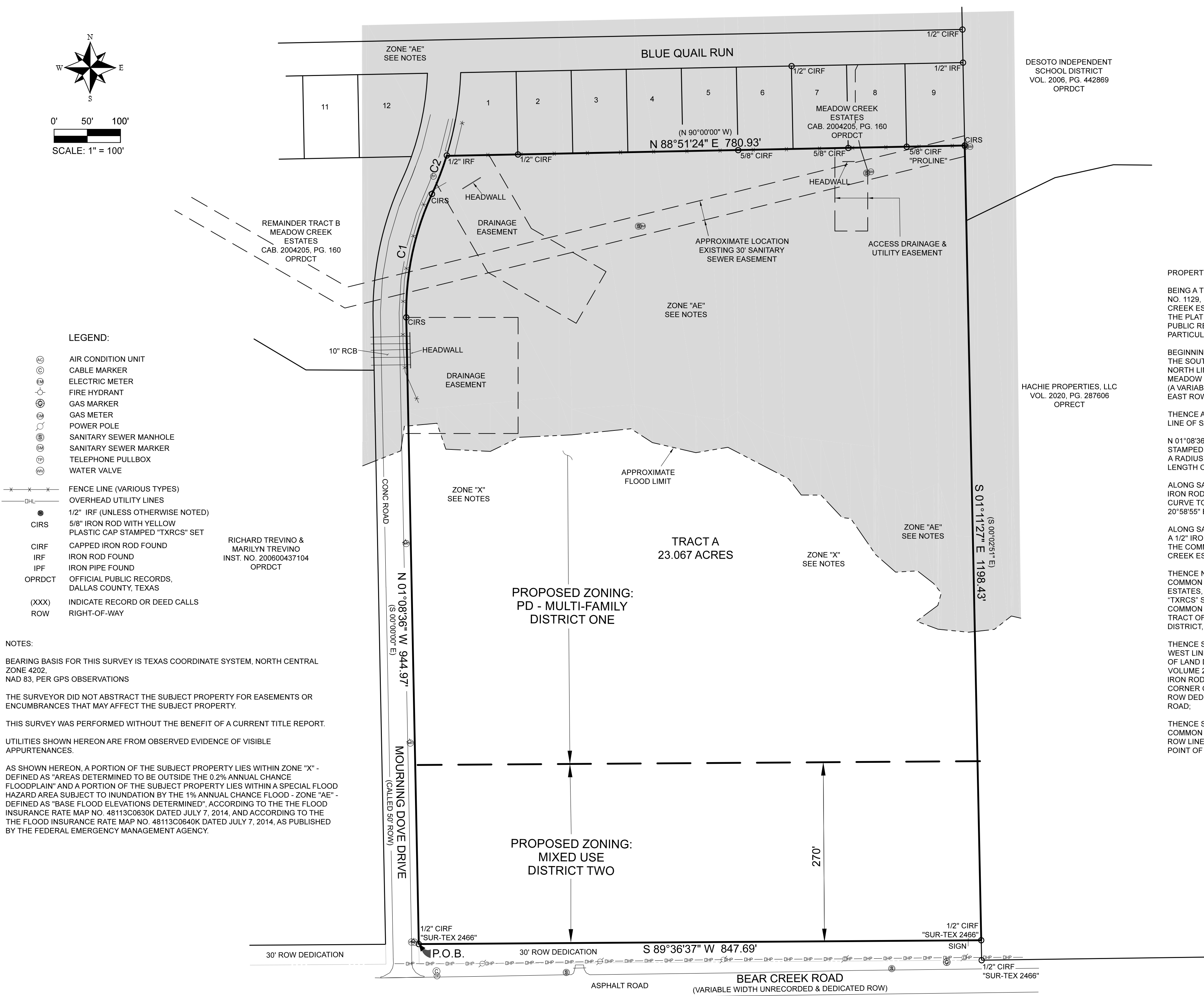
1. Property Survey
2. Development Regulations
3. Concept Plan

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Director of Planning & Development Services



THENCE S 89°36'37" W, ALONG THE SOUTH LINE OF SAID TRACT A AND THE COMMON NORTH LINE OF SAID 30' ROW DEDICATION, SAME BEING THE NORTH ROW LINE OF SAID BEAR CREEK ROAD, A DISTANCE OF 847.69 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23.067 ACRES OF LAND, MORE OR LESS.

Page 30 of 55

EXHIBIT "B"

PLANNED DEVELOPMENT DISTRICT REGULATIONS

The Park At Glenn Heights

City of Glenn Heights, Texas

_____, 2021

Development Regulations

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ORDINANCE**

PART 6. PERMITTED USES

PART 7. GENERAL DESIGN STANDARDS

PART 1. PURPOSE AND INTENT

1.01 General

The Park At Glenn Heights Planned Development district is a mixed-use development located in the heart of the City purposefully designed for high quality rental housing along that is appointed with luxury amenities and situated in-between commercial and open-space recreational uses that blend a high quality lifestyle.

The townhome rental community, to be known as The Park At Glenn Heights, has been conceived as a luxury townhome community with up to 18 units/acre with amenities. Purposeful design is intended to provide many of the units a prime view of well landscaped courtyards throughout the property in lieu of the standard street and parking views common in many townhome developments. This intentional layout is intended to create parklike feeling for the community.

Abutting Bear Creek Road will be two or more lots for future commercial business. These lots will be developed to be compatible uses for the residential to be located behind this commercial frontage and will provide walkability to the nearby The Park At Glenn Heights community. Compatible uses would be restaurants, urgent care, retail uses, and other neighborhood services as permitted in Part 6. Such lots may also feature mixed uses of commercial and multifamily residential.

Within the Planned Development may be open or park space, part of which may sit in low flood prone land. This open space will offer a beautiful, useful amenity to the residents of the rental community.

The total acreage of this Planned Development is 23.1 +/- acres (Property). The Development shall consist of two (2) districts. District 1 being land in-between District 2 and Bear Creek Road and shall include Retail and/or Neighborhood Services uses with possible mixed/multifamily use above ground-floor retail and/or neighborhood services uses. District 2 will be 17.8+/- acres of land with multiple buildings with common open space areas and amenities such as a dog park, gazebo, and open space areas furnished with grills, benches, and enhanced landscaping.

1.02 Planned Development District

The Park At Glenn Heights is a Planned Development District, as defined under the City of Glenn Heights' Comprehensive Zoning Ordinance and is intended to accommodate multiple family dwellings as well as retail and neighborhood services and open space. Except as set forth in these Regulations, the Planned Development District will be planned and developed in accordance with planned development provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance including, without limitation, Exhibit A to Chapter 14 and the City's Subdivision Regulations contained in Chapter 10).

PART 2. EXHIBITS

The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A:	Legal Description of Property
Exhibit B:	Provisional comparisons
Exhibit C:	Proposed district layout of the Property

PART 3. DEFINITIONS

The Park At Glenn Heights

- A. The term "Multifamily Development" as described in this PD shall refer to a multi-family dwelling, or a complex of dwellings, consisting of up to 18 units/acre.

PART 4. ALLOCATION OF LAND USES

Table 1 — Estimated Land Use Allocation

Land Use	Est. Acres	Est. Percentage of PD
Multifamily Residential/Open Space/Floodplain	17.8	77%
Commercial or Mixed Commercial/Office/Multifamily	5.3	23%
Total PD Acres & Percentages	23.1	100%

PART 5. RELATIONSHIP TO CITY OF GLENN HEIGHTS' COMPREHENSIVE ZONING ORDINANCE

In the event of a conflict or inconsistency between the written the provisions of the enabling Ordinance of these Regulations and the provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance, the provisions and intent of the enabling Ordinance No. 0-1615 shall control. In the event of a conflict or inconsistency between the written requirements of this ordinance and any information contained on the attached Concept Plan, the written requirements of the enabling Ordinance No. 0-16-15 and these Regulations shall control. These Regulations, together with the applicable provisions of the enabling Ordinance No. 0-16-15 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. Any approved Preliminary or Final Subdivision Plat must substantially conform to the applicable approved Concept Plan.

PART 6. PERMITTED USES

6.01 District 1 — Commercial Tract. The permitted uses in the District 1 — Commercial Tract of the PD shall conform to the lists below and follow the City's design and standards for those uses, and if any multifamily use is made of District 1, the ground floor use of improvements in District 1 shall conform to the lists below and the upper floor(s) of such improvements shall be consistent with that referenced in 6.02.

The following uses are permitted uses:

- (a) General Retail Store
- (b) Retail
- (c) Urgent Care or Medical Office
- (d) Religious Institution
- (e) Office
- (f) Civic Use
- (g) Community Facilities
- (h) Restaurant
- (i) Bank
- (j) Barber Shop
- (k) Beauty Shop
- (l) Dry Cleaning Shop
- (m) Massage Establishment
- (n) Optician/Optometrlist
- (o) Professional Service
- (p) Veterinarian Clinic

List of Prohibited Uses:

- (q) Industrial
- (r) Outdoor Storage
- (s) Pawnshop
- (t) Sexually Oriented Business
- (u) Jail
- (v) Halfway House
- (w) Automotive Repair or Sales
- (x) Substance Abuse Treatment Facility
- (y) Telecommunications/Cellular tower
- (z) Hotel or Hostel
- (aa) Kiosks

6.02 *District 2— Multifamily Tract.* The permitted uses in the District 1 — Multifamily Tract of the PD shall be consistent with the Exhibits B and C as well as the General Design Standards herein described for this district.

PART 7. GENERAL DESIGN STANDARDS

7.01 City Building Permits All development of and construction within the Planned Development will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.

7.02 District 1 – Commercial Tract Standards

(a) District Size – 5.3 Acres as described in Exhibit A.

(b) Permitted Use – Permitted uses shall be those allowed in the Commercial District zoning.

(c) Maximum Lot Coverage – Shall be Fifty percent (50%) including main and accessory buildings.

(d) Setbacks – 10 foot minimum front, side, and rear setbacks.

(e) Screening – The Commercial Tract shall provide vegetative screen between District 2. The vegetative screening shall consist of species that will reach a minimum height of eight feet (8') for trees and three feet (3') for shrubs within two (2) years. Screening shall be placed as practical along the northern boundary outside of drives, sidewalks, and visibility triangles.

7.03 District 2 – Multifamily Tract Standards

(a) District Size – 17.8 Acres as described in Exhibit A.

(b) Density – Multiple-family or single family attached units; maximum eighteen (18) units an acre

(c) Permitting – Multifamily Development is planned to be developed first along with Open Space uses and will allowed to obtain all permits and approvals according to codes and requirements before non-Provisional District uses are developed.

(d) Minimum/Maximum Lot Coverage – There shall not be a minimum or maximum lot coverage as long as the Site Plan materially adheres to Exhibit C.

(e) Building Separation – Minimum building separation shall be 10 feet.

(f) Setbacks – 10 foot minimum front, side, and rear setbacks.

(g) Parking – Parking regulations as provided shall apply to the multifamily for District 2.

- a. A minimum parking ratio of 2.0 spaces per unit; and
- b. No enclosed or covered spaces are required, but are permitted; and
- c. No screening of parking shall be required.
- d. Each standard off-street surface parking shall be in accordance with the design standards for space, size, and design as set forth below.
 - i. Standard: Minimum Nine feet by eighteen feet (9'x18') exclusive of access drives and aisles.

(h) Site Amenities – The Multifamily Development may include the following site amenities or other common amenities as part of the site plan instead of one playground for each fifty dwelling units as described in Article XIII Provision District Special Requirements:

- a. Swimming pool;
- b. Furnished fitness center including stationary bicycle, elliptical trainer, treadmill and other equipment;
- c. Business center;
- d. Fully appointed clubhouse with community room, activities room, free common area Wi-Fi, and coffee bar;
- e. Gazebo and pergolas with sitting areas, a minimum of 3 grills and a minimum of 6 picnic tables; and
- f. Playground for children.
- h. Dog Park
- i. Walking trails

(i) Maximum Height – The Multifamily Development shall not exceed 4 stories in height for multifamily residential building.

(j) Building Facades – All unit facades shall have relief along the front building line. This may include varied one or more of the following: varied building materials, decorative front doors, 8/12 roof pitch or grater, eave brackets, porches, and distinctively different façade elevations

(k) Building Length – Buildings shall not exceed two hundred feet (200') horizontally.

(l) Accessory Buildings – the accessory buildings, including any item attached to its roof, shall not exceed 30' at its tallest point.

(m) Sidewalks – The minimum width of any sidewalk parallel and adjacent to head in parking spaces shall be five feet (5').

(n) Minimum Exterior Construction Standards – All exterior wall elevations of each primary structure shall be constructed of eighty percent (80%_ masonry construction to include brick, stone, granite or marble, stucco; excluding doors and windows and balconies. Cement may consist of no more than twenty percent (20%) of all exterior wall elevations.

(o) HVAC Screening

- a. All mechanical, heating, and air-conditioning units facing Bear Creek Road and Mourning Dove Drive shall be hidden from view; and
- b. Mechanical equipment on the ground shall be screened with landscaping or hard screening with material approved for use in the planned development, preferable of consistent color, material and design as the main structure. Plant material may not screen 100% upon construction completion but will be actable if reasonably expected to mature and screen provided approve plants are used.

(p) Fencing & Screening – Multifamily shall have wrought iron fence along Mourning Dove Road with openings for flood plain, drives, and sidewalk connections. No masonry wall shall be required adjacent to residential. In order to preserve and appreciate the natural boundary of Bear Creek, no fencing or screening is required facing floodplain. Landscape screening shall be provided adjacent to nonresidential zoning. Plant material will not be 6’ tall or provide 100% screening upon construction completion but will mature to provide screening.

(q) Refuse Facilities

- a. Multifamily is allowed to be served by individual refuse receptacles.

(r) Landscape Requirements

- a. Landscape plan will be provided for review and approval by City Staff. Native and drought tolerant plants will be utilized per approved Glenn Heights plan list and approved alternates, and will provide well thought out coverage; and
- b. An irrigation system must be provided with all landscape plans. Irrigation plans will be submitted after permitting. Irrigation plans shall comply with the design standards set forth by the Texas Commission on Environmental Quality, in 30 Tex. Admin. Code Ch. 344, landscape irrigation.

(s) Site Plan Approval – The Site Plan attached as Exhibit C shall be approved conceptually and as long as a final site plan does not materially differ from Exhibit C, it shall be approved as a part of this Planned Development. Alternate site plans may be permitted so long as the quality and integrity of the overall Planned Development is maintained.

Exhibit "A"

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE JAMES PORTER SURVEY, ABSTRACT NO. 1129, DALLAS COUNTY, TEXAS, AND BEING ALL OF TRACT A, MEADOW CREEK ESTATES, AN ADDITION TO THE CITY OF GLEN HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2004205, PAGE 160, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (OPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "SUR-TEX 2466" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT A AND IN THE INTERSECTION OF THE NORTH LINE OF A 30' RIGHT-OF-WAY (ROW) DEDICATION AS SHOWN ON SAID MEADOW CREEK ESTATES, SAME BEING THE NORTH ROW LINE OF BEAR CREEK (A VARIABLE WIDTH UNRECORDED AND DEDICATED ROW) AND THE COMMON EAST ROW LINE OF MOURNING DOVE DRIVE (A CALLED 50' ROW);

THENCE ALONG THE WEST LINE OF SAID TRACT A AND THE COMMON EAST ROW LINE OF SAID MOURNING DOVE DRIVE, AS FOLLOWS:

N 01°08'36" W, A DISTANCE OF 944.97 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET, A CHORD BEARING N 11°46'40" E FEET, A CHORD LENGTH OF 190.07 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 191.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, A CHORD BEARING N 20°58'55" E FEET, A CHORD LENGTH OF 61.59 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 61.63 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT A AND THE COMMON SOUTHWEST CORNER OF LOT 1, BLOCK 8, OF SAID MEADOW CREEK ESTATES;

THENCE N 88°51'24" E, ALONG THE NORTH LINE OF SAID TRACT A AND THE COMMON SOUTH LINE OF LOTS 1 THROUGH 9, BLOCK 8 OF SAID MEADOW CREEK ESTATES, A DISTANCE OF 780.93 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID TRACT A AND THE COMMON SOUTHEAST CORNER OF SAID LOT 9 AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DESOTO INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 2006, PAGE 442869, OPRDCT;

THENCE S 01°11'27" E, ALONG THE EAST LINE OF SAID TRACT A, THE COMMON WEST LINE OF SAID DESOTO TRACT AND THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO HACHIE PROPERTIES, LLC, RECORDED IN VOLUME 2020, PAGE 287606, OPRDCT, A DISTANCE OF 1198.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "SUR-TEX 2466" FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT A AND THE COMMON NORTHEAST CORNER OF SAID 30' ROW DEDICATION, SAME BEING THE NORTH ROW LINE OF SAID BEAR CREEK ROAD;

THENCE S 89°36'37" W, ALONG THE SOUTH LINE OF SAID TRACT A AND THE COMMON NORTH LINE OF SAID 30' ROW DEDICATION, SAME BEING THE NORTH ROW LINE OF SAID BEAR CREEK ROAD, A DISTANCE OF 847.69 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23.067 ACRES OF LAND, MORE OR LESS.

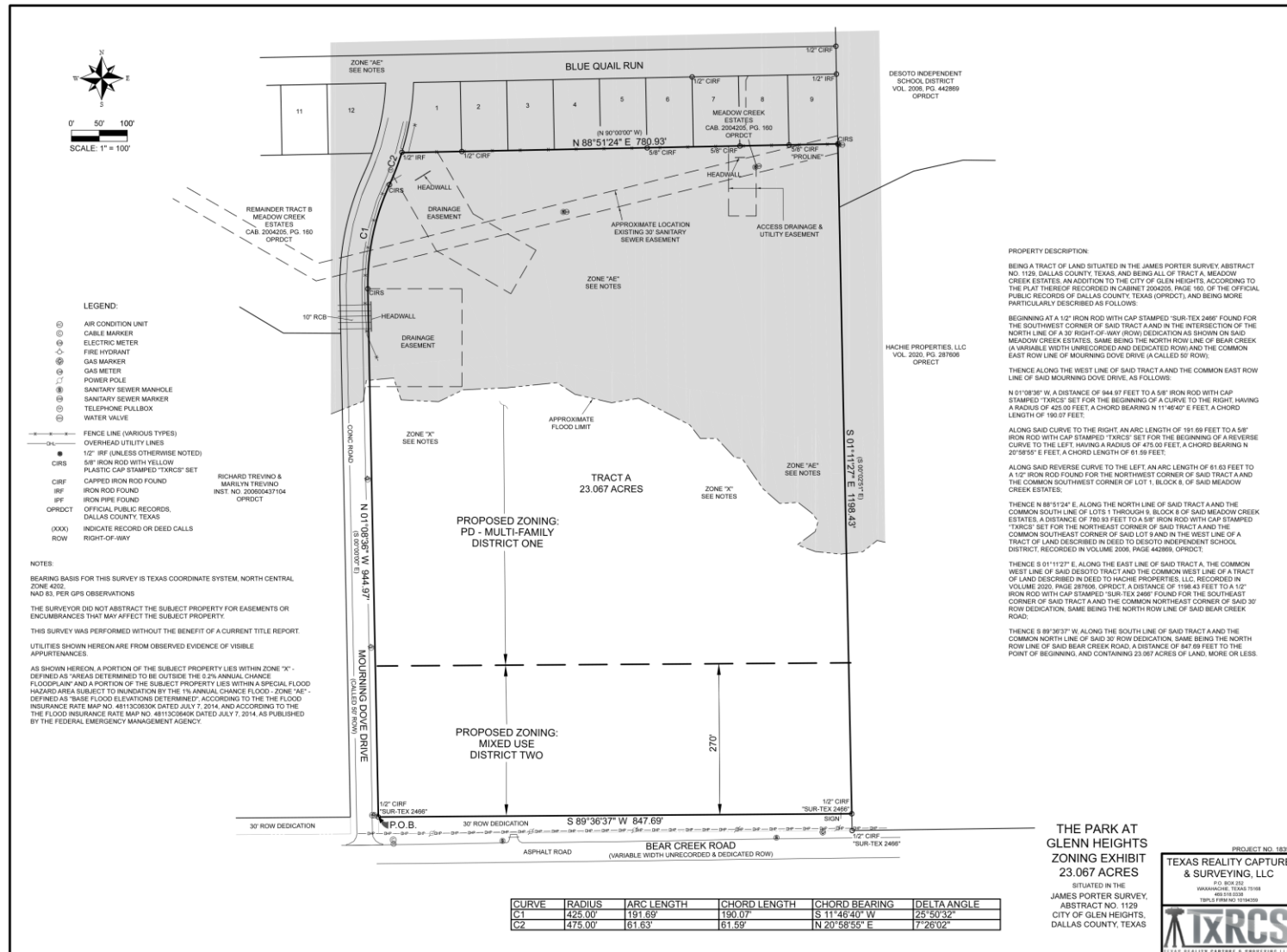
Exhibit B
The Park At Glenn Heights

Provisional District Comparison

	Provision District	The Park At Glenn Heights	Explanation
Density	Max 14 units per acres	Max 18 units per acres	18 units per acre is considered a suburban MF density
MF as Percentage of Development	Max 15%	78%	
Permitting	C/O for non-MF must be issued before MF	MF allowed to be permitted first	
Minimum Lot Size	Min lot width = 100' Min lot depth = 120'	Standard met Standard met	
Minimum Lot Area	3,000 sf per DU = 14 units per acre	18 units per acre on up to 17.8 acres	
Maximum Lot Coverage	60%	Standard met	
Size of Yards	Min front yard = 40' Min side yard = 75'	Min front yard = 10' Min side yard = 10'	
Parking	2 spaces/DU	Standard met	For this calculation a TH is considered 1 DU. Each TH provides multiple parking spaces in addition to the guest spaces provided.
Site Amenities	None required	1 required per 50 units	
Accessory Buildings	Max height of 15'	Max height of 30'	
Exterior Construction	100% masonry	80% Masonry Max 20% cement siding	
HVAC Screening	All screened and hidden from view	Facing Bear Creek Road and Mourning Dove Drive	
Fencing	Screening required but no fence is required		Multifamily shall have wrought iron fence along Mourning Dove Road with openings for flood plain, drives, and sidewalk connections. No masonry wall shall be required adjacent to residential. In order to preserve and appreciate the natural boundary of Bear Creek, no fencing or screening is required facing floodplain.

	Provision District	The Park At Glenn Heights	Explanation
Refuse Areas	All units to be within 200' of a refuse facility		
Landscape	90% of the street yard and 20% of the total lot area shall be devoted to a combination of landscaping and usable open space	Standard met or exceeded	
Building Size	Building shall not exceed 200' in length	Standard met	

Exhibit C



MOURNING DOVE ROAD

EXISTING ZONING:
PD-18A C & R
ORDINANCE 13-08
ORDINANCE 34-08
(COMMERCIAL AND RETAIL)

100-YR FLOODPLAIN PER
FEMA FIRM NO.
48113C0630K
DATED: 7/7/2014

PROPOSED
DOG PARK

LEASING
CENTER

GAZEBO

PROPOSED DISTRICT 2
PD - MULTIFAMILY TRACT
MAX 18 UNITS / ACRE

EXISTING ZONING:
PD-MULTI-FAMILY DISTRICT ONE
ORDINANCE NO. 003-21

PROPOSED DISTRICT 1
PD - COMMERCIAL TRACT

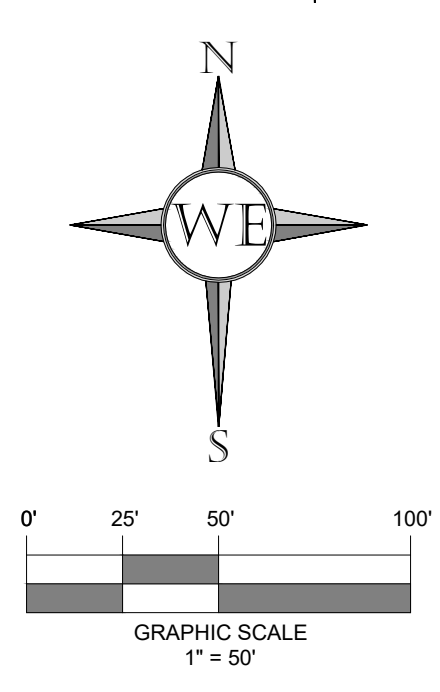
EXISTING ZONING:
PD-COMMERCIAL DISTRICT TWO
ORDINANCE NO. 003-21

BEAR CREEK ROAD

LAND USE ALLOCATION TABLE	
DISTRICT SUMMARY	
DISTRICT 1 - COMMERCIAL	5.3 AC (23%)
DISTRICT 2 - MULTI-FAMILY	17.8 AC (77%)
TOTAL	23.1 AC
LAND USE SUMMARY	
COMMERCIAL	5.3 AC (23%)
MULTI-FAMILY	9.4 AC (41%)
USABLE OPEN SPACE	2.3 AC (10%)
FLOOD PLAIN/LANDSCAPE	6.1 AC (26%)
TOTAL	23.1 AC

USABLE OPEN SPACE NOTES
USABLE OPEN SPACE TO HAVE AMENITIES
PROVIDED IN ACCORDANCE WITH THE
DEVELOPMENT STANDARDS.

PROPOSED SITE PLAN FOR
THE PARK AT GLENN HEIGHTS
23.1 ACRE PLANNED DEVELOPMENT
SITE ADDRESS: E. BEAR CREEK ROAD
GLENN HEIGHTS, DALLAS COUNTY, TEXAS



WESTFALL
ENGINEERING
1719 ANGEL PARKWAY
STE 400-206, ALLEN, TX 75002
PHONE NO. (214) 846-9397
TBPE FIRM REG. #19101



CITY OF GLENN HEIGHTS

PLANNING & ZONING COMMISSION REPORT

Date: December 13, 2021

SUBJECT

The Planning and Zoning Commission will hear a request to change the zoning from Single Family-1 (SF-1) to Retail (R) at 825 East Bear Creek Road.

DISCUSSION / BACKGROUND

The subject property is located at 825 East Bear Creek Road and is currently zoned Single Family-1 (SF-1). To the north and east, the subject property abuts several parcels zoned and developed to the Single Family-3 (SF-3) zoning district. To the west, the property abuts a parcel zoned Single Family-1 (SF-1). To the south, across East Bear Creek Road, are properties zoned Retail (R), 2-Family (Duplex) Residential, and Single Family-1.

If the zoning change is reviewed favorable by the Planning and Zoning Commission and adopted by the City Council, the following base Retail standards would apply:

	Retail Base Standards
Lot Area	1 acre
Lot Width	100'
Lot Depth	100'
Maximum Floor Area Ratio	1:1
Front Yard	30'
Side Yard & Rear Yard	20'
Side Yard & Rear Yard Adjacent to Residential District	25' + 1' for every additional foot above one story
Maximum Lot Coverage of Building Structure(s)	50%
Main Structure Height	35' (2 stories)
Accessory Structure Hight	1 story

General Landscaping Requirements	Minimum 1 shade tree per 10,000 sq. ft. of lot area of total lot area
Perimeter Landscape	Minimum 15' perimeter landscape width w/ minimum shade tree & 12 shrubs per 35 linear feet of lot line adjoining the residential zoned lots

Additionally, the attached Use Matrix lists the permitted uses under the retail zoning designation.

COMPREHENSIVE PLAN ALIGNMENT

Staff has reviewed this application to determine its compatibility with the City's Future Land Use Map and Comprehensive Plan which designates this area as Low Density Residential or Retail:

Retail

Retail uses typically include establishments which provide merchandise for retail sale and may also include light commercial uses, such as lodging and banks. Retail is located in areas with higher visibility and accessibility and contributes additional taxable revenue to the city's coffers through sales taxes generated. In Glenn Heights, retail areas may also include office space.

The proposed zoning change is in accordance with that of the described retail development.

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 by November 26, 2021. Notice was also published in a local newspaper by November 28, 2021 and public hearing notice signs were placed near the property by December 6, 2021.

FINANCIAL IMPACT

Once fully developed, the City would collect property and sales tax revenue on this development and all applicable businesses that occupy this space.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of the proposed zoning change.

ATTACHMENTS

1. Property Survey
2. Preliminary Development Plan
3. Use Matrix

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Director of Planning & Development Services.

FIELD NOTES

Being a tract of land situated in the James Porter Survey, Abstract No. 1129, Dallas County, Texas, said tract being a part of a tract of land conveyed to Nat O. Stout, et al, recorded in volume 4710, Page 651, Deed Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set for corner on the North line of Bear Creek Road (80° R.O.W.), said point being South 89 deg. 39 min. 00 sec. East, 200.00 ft. from the intersection of the East line of UH Road (50° R.O.W.) with the North line of said Bear Creek Road;

Thence North 0 deg. 01 min. 00 sec. West, leaving the North line of Bear Creek Road, a distance of 170.00 ft. to a 1/2 inch iron rod set for corner on the North line of said Stout tract;

THENCE south 89 deg. 39 min. 00 sec. East, along the North line of said Stout tract, a distance of 813.00 ft. to a 1/2 inch iron rod found for the Northwest corner of said Stout tract;

THENCE South 0 deg. 01 min. 00 sec. East, along the East line of said Stout tract, a distance of 170.00 ft. to a 1/2 inch iron rod set for corner on the North line of said Bear Creek Road;

THENCE North 89 deg. 39 min. 00 sec. West, along the North line of said Bear Creek Road, a distance of 163.00 ft. to the Point of Beginning and containing 3.1728 acres (138,207 Sq. Ft.) of land.

CERTIFICATION

To any person, firm or corporation relying upon the accuracy of this survey or plat, I, Danny B. Fugate, Registered Professional Land Surveyor, State of Texas, do certify to that this plat represents measurements performed upon the ground under my supervision, and indicates all set back lines, easements, and fences as they are visible on the ground, and that all improvements, if any, are wholly within the boundary lines of the property, and that there are no encroachments, conflicts, probations, or overlapping of improvements except as shown hereon. This is a true and correct survey.

By: Danny B. Fugate
Registered Professional Land Surveyor No. 3671
State of Texas
DATE: 10-9-16



UHL ROAD

0.765 Acres

N 89° 01' 00" W 170.00'

163.00' S 89° 39' 00" E

N 89° 39' 00" W

BEAR CREEK ROAD

813.00'

3.1728 Acres

S 89° 39' 00" E

813.00'

S 89° 39' 00" E 170.00'



FUGATE SURVEYING
233 BELT LINE ROAD
DESOIR, TEXAS 75015
(214) 223-0740

3.1728 ACRE BOUNDARY SURVEY
JAMES PORTER SURVEY, ABSTRACT NO. 1129
DALLAS COUNTY, TEXAS
BY: DANNY B. FUGATE
DATE: 10-9-16

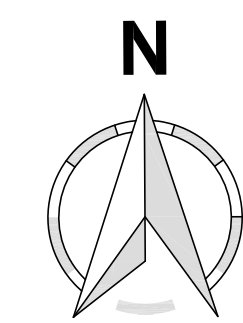
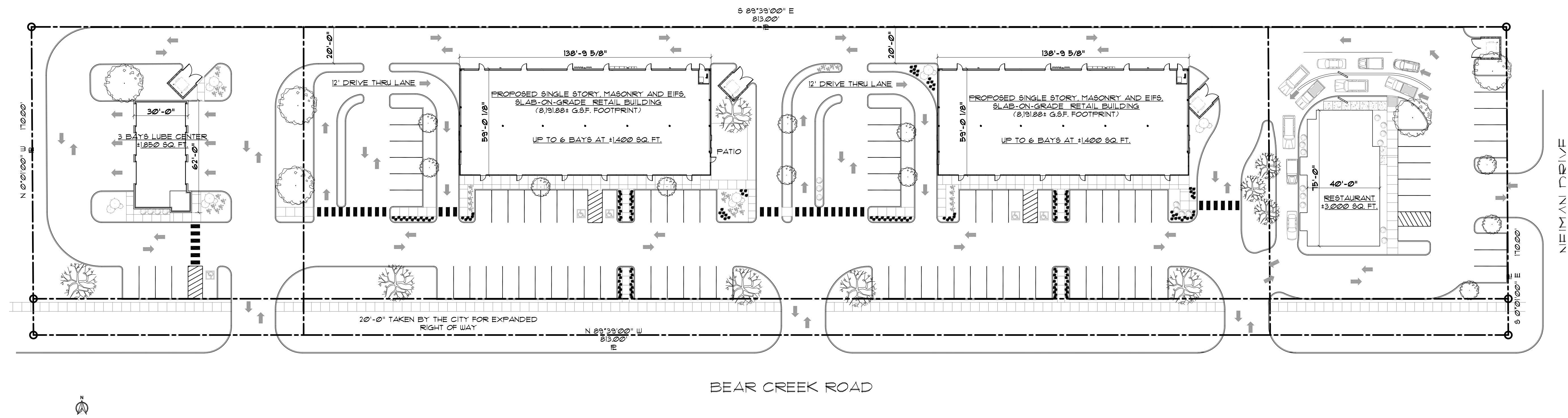
OWNER

SCOPE

CORNER

9-5-16

PRELIMINARY ONLY. NOT FOR CONSTRUCTION.



1 Concept Site Plan
1" = 30'

Proposed Retail Center
--
Group
Bear Creek Road
Glenn Heights, Texas 75154

2021.02
PROJECT NO.
23 NOV 2021
DATE
DTM
DRAWN BY
A202
DRAWING NO.

Integra
Premier Services
PO Box 881, Waco, Texas 75165
214-890-1443 (Office)
office@integrapremier.com

ARTICLE XI PERMITTED USES

SECTION 1 USE CHARTS

The use of land and/or buildings shall be in accordance with those listed in the following Use Charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The following legend indicates the status of each land use in a corresponding District.

X	Permitted
	Not Permitted
S	Specific Use Permit

For clarification and understanding of each use set out below, see Definitions Article XIX.

If a use is not listed or if the designation remains blank, it is not allowed in the zoning district or districts. (see the legend above).

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Accessory Bldg >650sf	S	S	S	S	S	S		S			X	X	X	X	X	X	
Accessory Bldg w/main	X	X	X	X	X	X		X			X	X	X	X	X	X	
Accessory Residence	S	S	S	S	S	S										S	
Accessory Use	S										S	S	S	S	S	X	X
Adm/Corporate Hdqts											X		X	X	X	X	
Adult Day Care	S	S	S	S	S							S				S	
Airport																X	
Amusement Park, Perm														S	S	X	
Amusement, Comm (Ind)													S	X	X	X	X
Amusement, Comm (Out)														X	X	X	
Animal Clinic (Inside)												S	S	X	X	X	
Animal Pound, Muni														X	X	X	
Antenna, CB/Amateur	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Antenna, Commercial											S	S	S	S	S	X	
Antenna, Satellite Dish	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Antique Shop										S		S	X				X
Apartment House								X								X	X
Appliance Store, Home													X	X	X	X	X
Appliance, Service/Repair														X	X	X	S
Assembly Hall										S						X	
Assembly, Electronics															X	X	
Assisted Living Facility	S	S	S					S								S	
Athletic Stadium/Field	S	S	S	S	S	S		S			S	S	X	X	X	S	S
Auto Assembly															X	X	
Auto Body Repair, inside														X	X	X	
Auto Center													X	X	X	X	
Auto Leasing/Rental											S		S	X	X	X	X
Auto Painting, inside															X	X	
Auto Parts, Inside													X	X	X	X	X
Auto Parts, Outside																	
Auto Rebuilding															X	X	
Auto Repair Garage/Shop															X	X	
Auto Repair, Major															X	X	
Auto Repair, Minor														X	X	X	
Auto Service, Garage													S	X	X	X	
Auto Service, Office													S	X	X	X	
Auto Service Station, Gas												S	S	X	X	X	X
Auto Storage																	
Auto Upholstery															X	X	
Automobile Sales, New													S	X	X	X	
Automobile Sales, Used													S	X	X	X	
Automobile Sales/Service													S	X	X	X	
Automobile, Oil and Lube												S	X	X	X	X	X
Bakery/Confectionery												X	X	X	X	X	S
Bank										S	X	X	X	X	X	X	X
Bank, Automatic Teller										S	X	X	X	X	X	X	X
Bar										S		S	S	S	S	S	X
Barber Shop/College										S		X	X	X	X	X	X
Basement/Cellar	X	X	X	X	X												
Batch Plant, Asphalt Perm																	
Batch Plant, Asphalt Temp	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
Batch Plant, Concrete Perm																	
Batch Plant, Concrete Temp	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
Bath House																	

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Battery Manufacturing																	
Beauty Shop										S	S	X	X	X		X	X
Bed and Breakfast	S	S															
Big Box (Anchor)										S			S	S	S	S	X
Boarding House																S	
Boat Sales														S	S	S	
Boat Storage, Dry	S													S	S	S	
Book Bindery														X	X	X	
Bottling Works														S	X		
Building Material, Inside														X	X	X	X
Building Material, Outside														S	S	S	
Building, Public Agency										S	X	X		X	X	X	X
Building, Temporary																	
Bus Stop										S	X	X	X	X	X	X	X
Business Service											X	X				X	X
Cabinet Shop/Upholstry														X	X	X	
Camping Sites																	
Car Wash, Automated												S		X	X	X	X
Car Wash, Manual												S	X	X	X	X	
Caretaker/Guard Quarters	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X
Carnival, Temporary													S	S	S	S	
Carport	S	S	S	S	S	S	S	X	S		S	S	S	S	S	S	S
Carting														S	X	X	
Cemetery, Human															S	X	
Child Care (in home)	S	S	S	S	S	S											
Church/Rectory	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Clothing/Apparel Store										S			X	X	X	X	X
Club, Private										S	S	S	S	S	S	S	S
Club, Country Private																X	X
Club, Fraternal										S	S	S	S	S	S	S	S
Club, Night										S		S	S	S	S	S	X
College/University	S	S	S	S	S	S		S			S	S	X	X	S	X	
Common Area	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Community Center, Priv	S	S	S	S	S	S		S		S		X	X	X	X	X	
Community Center, Publ										S	X	S	S	X		X	X
Community Home	X	X	X	X	X	X	X	X	X								
Construction Yard, Temp																	
Continuing Care Facility								S								S	
Contractor's Shop														X	X	X	
Convalescent/Nurse Home								S						S		X	
Convenience Store										S	S	S	S	S	S	S	X
Credit Union										S	X	X	X	X	X	X	X
Cultural Establishment	S	S	S	S	S	S		S		S	S	S	S			X	X
Dairy Processing															S	X	
Dance Hall														S	S	S	S
Day Care, Registered	S	S	S								S	S	S			S	
Dental Clinic/Office										S	X	X	X	X	X	X	X
Department Store										S			X	X		X	X
Distribution Ctr/Warehs															X	X	
Drapery Manufacturing														X	X	X	
Drapery Sales										S			X	X	X	X	X
DrugPharmaceutical Mfg															X	X	
Dry Cleaning Plant Comm														X	X	X	
Dry Cleaning Shop Sm										S	S	X	X			X	X

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Easement/ROW	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Electric Products Mfg															X	X	
Electrical Substation	S	S	S	S	S	S	S	S	S		S	S	S	S	S	X	
Electric Transmission Line	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
Electronic Manufacturing															X	X	
Electronics Store										S		X	X	X	X	X	X
Engine/Motor Repair														S	X		
Equipment Store/Rental													X	X	X	X	X
Excavation, Sand/Gravel																	
Express Hauling														S	X	X	
Family Home	S	S	S					S								S	
Farm Equipmt Displ/storage														X	X	X	
Farm, Ranch	X																
Feed Lot																	
Feed/Grain Store													X	X	X	X	S
Field Const. Office Temp	S	S	S	S	S	S	S	S			S	S	S	S	S	S	S
Fitness Facility/Personal										S		X	X			X	X
Flea Market																	
Florist Shop										S	X	X	X				X
Food Product Mfg										S					X	X	
Food/Convenience Store										S	S	S	S	S		S	X
Foundry Casting, Non-Fer																	
Frozen Food Locker															X	X	
Funeral Home/Mortuary													S	X	X	X	
Fur Goods Mfg															X	X	
Furniture Mfg															X	X	
Furniture Store										S			X	X	X	X	X
Garage Apartment	S	S	S														
Garage, Com'l Parking										S			S	S	S	X	X
Garage, Detached	X	X	X	S	S	S										X	
Garage, Public										S	X		X	X	X	X	X
Garden Center/Shop										S			X	X	X	X	X
Garden, Orchard	X	X	X	X	X	X			X					S	S	X	
Gasoline/Petro Drilling	S														S		
Gasoline/Petro Storage	S														S		
Gasoline/Petro Distrib	S														S		
Gift Shop/Novelty										S	S	S	S			S	S
Glass Products Mfg															X	X	
Golf Course, Miniature	S											S	S	X	S	X	
Golf Course, Municipal	S											S	X	X	X	X	
Golf Course, Private	S											S	S	S	S	S	
Golf Course, Putting	S											S	S	X	S	X	
Golf Driving Range	S											S	S	X	S	X	
Greenhouse/Nursery	S													X	X	X	
Grocery Store										S		S	S	S		S	X
Grooming Shop, Animal												S	S	S		X	X
Gymnastic/Dance Studio										S		X	X	X			
Hardware Sales, Inside										S		S	X	X		X	X
Hardware Sales, Outside																	
Hauling/Storage Company														X	X		
Health Center											X	X	X	X		X	
Heavy Machinery Sales														X	X	X	
Heavy Machinery Service															X	X	
Heliport/Helistop	S										S		S	S	S	X	

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PD
Home Improvement Ctr													X	X	X	X	X
Home Occupation	X	X	X	X	X	X	X	X	X							X	
Hospital											S		S	S	S	S	
Hospital, Acute/Chronic/Rehab											S		S	S	S	S	
Hotel/Motel											S			S	S	S	S
Hotel/Motel < 75 Rooms																	
Hotel/Motel Residence																	S
Household Care Facility								S								S	
HUD Code Manuf'd Home									X							X	
HUD Code M'd Home, Sales																	
HUD Code M'd Home Subdivision									X								
Independent Living Facil	X	S	S													X	
Industrial Park															X	X	
Industrial, General															X	X	
Indust/Prefab Housing									X								
Instrument/Meter Mfg															X	X	
Insurance Agent Office										S	X	X	X	X	X	X	X
Insurance Estimator										S	X	X	X	X	X	X	X
Interior Decorator Office										S	X	X	X	X	X	X	X
Jail/Prison/Holding Facility																X	
Kennels	S													S	S	X	
Key Shop/Locksmith												X	X	X	X	X	
Kiosk										S	S	S	S	S	S	S	S
Kiosk, Recycling														S	S	S	
Laboratory, Medical										X				X	X	X	
Laboratory, Science/Rese	S										S			S	S	S	
Laundromat												X		X	X		
Laundry, Commercial														X	X	X	
Law Office										S	X	X				X	X
Leather Goods Fabrication															X	X	
Leather Goods Shop										S		S	X	X			X
Library, Public	X	X	X	X	X	X		X		X	S	X	X	X	X	X	X
Light Fabrication/Assembly															X	X	
Light Manufacturing															S	X	
Light Sheet Metal Products															X	X	
Lumber Yard, Inside														X	X	X	X
Lumber Yard, Outside														S	S	S	
Machinery Sales/Service															X	X	
Manufacturing, General															S	X	
Massage Establishment																	
Mausoleum															S	X	
Medical Clinic/Office										S	X	X	X	X	X	X	X
Medical Supplies Store											X	X	X	X		X	X
Model Home	X	X	X	X	X	X	X										
Modular Home									X								
Monopole											S	S	S	S	S		
Mortuary													S	X	X	X	
Motor Freight Company															S		
Motorcycle Sales/Service														X	X	X	
Motor Raceway/Track																	
Multi-Family Bldg								X									
Multi-Family Residence								X									
Multi-Use Entertainment														S		X	
Municipal Building										S	X	X	X	X	X	X	X

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Municipal Facility/Use	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Museum Private	S	S	S	S	S	S		S		S	X	X	X	X	X	X	X
Music/Art Studio										S	X	X	X			X	X
Musical Instrument Mfg															X	X	
NS Use, <5000sf										S	S	S	S	S	S	S	S
Newspaper Printing												X	X	X	X	X	
Novelty Mfg															X	X	
Nursery/Greenhouse	S													X	X	X	X
Nursing Facility, Skilled														S		X	
Office Center										S	X	X	X	X	X	X	X
Office Showroom													S	X	X	X	
Office Warehouse														S	S	X	
Office, Business General										S	X	X	X	X	X	X	X
Office, Field Construction	X	X	X	X	X	X	X	X		S	X	X	X	X	X	X	X
Office, Professional										S	X	X	X			X	X
Oil Field Equipment Storage															X	X	
Open Space	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Optical Goods Mfg														X	X	X	
Optician/Optomestrist										S	X	X	X	X	X	X	X
Osteopathic Clinic/Office										S	X	X	X	X	X	X	X
Paint Shop														S	X	X	
Paper Products Mfg															X	X	
Park and Ride														X	X	X	
Park/Playground	X	X	X	X	X	X	X	X	X	S	X	X	X	X		X	X
Parking Lot, Off-Street										S	X	X	X	X	X	X	X
Parking Lot, Permit'd Use											X	X	X	X	X	X	
Parking Lot, Com'l											X					X	X
Parking Lot, Truck															X		
Patio Home							X									X	X
Pawn Shop																	
Pet Shop										S		S	X	X		X	X
Petroleum Extraction															S		
Pharmacy/Drug Store										S		S	S	S		S	X
Philanthropic Institution										S	X	X	X	X	X	X	X
Photographer Studio										S	X	X	X	X	X	X	X
Plant, Commercial General															S	X	
Plastic Products, Mfg															X	X	
Portable Building, Sales														S	S	X	
Print Shop										S	S	S	X	X	X	X	X
Produce Stand	X											S		S	S		
Produce Stand, Temp	X											S	S	S	S	X	
Professional Service										S	X	X	X	X	X	X	X
Propane Sales														S	S		
Psychologist/Psychiatrist										S	X	X	X	X	X	X	X
Public Agency Bldg/Facil										S	S	S	S	S	S	S	S
Quarry, Rock																	
Radio Broadcasting/Twr	S													S	S		
Real Estate Sales										S	X	X	X	X	X	X	X
Recreation Center	S	S	S	S	S	S		S			S	X	X	X	X	X	
Recreation Facility, Private	S	S	S	S	S	S		S			X	X	X	X	X	X	
Recreation Facility, Public	X	X	X	X	X	X		X			X	X	X	X	X	X	
RV/Campers Sale/Lease														S	X	X	
Rehabilitation Care								S								S	
Rehabilitation Care Instit								S								S	

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Rental, Tool/Machinery														X	X	X	
Rental, Trailer														X	X	X	
Rental, Truck/Bus														X	X	X	
Rental/Sales, Trailers														X	X	X	
Repair Shop, Truck/Bus															X		
Residential, MF Dwelling								X								X	X
Residential, SF Attached	X	X	X	X	X	X	X	X	X							X	X
Residential, SF Detached	X	X	X	X	X	X	X	X	X							X	X
Residential, Two-Family								X								X	X
Resort																X	X
Restaurant, Dine-in										S	S	S	S	S	S	S	X
Restaurant, Drive-In										S	S	S	S	S	S	S	X
Restaurant, Drive-Thru										S	S	S	S	S	S	S	X
Restaurant, Accessory										S	S	S	S	S	S	S	X
Retail Service, Accessory										S	X	X	X	X	X	X	X
Retail Stores, General										S	S	S	S	S	S	S	S
Retail Stores and Shops										S	X	X	X	X	X	X	X
Retirement Home	X	S	S					S								X	
Salvage/Reclamation																	
Salvage/Junk Yard																	
Sand/Gravel Extraction																	
Sanitarium														S		X	
Sanitary Landfill																	
Savings and Loan										S	X	X	X	X	X	X	X
School, Boarding Private														X		X	
School, Business													X	X	X	X	
School, Commercial/Trade														S	S	S	
School, Parochial	X	X	X	X	X	X		X			X	X	X			X	
School, Private										S				X		X	
School, Public	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X
Sexually Oriented Busi															S		
Shoe Manufacturing															X	X	
Shopping Center										S	S	S	S	S	S	S	X
Single-Family Residence	X	X	X	X	X	X	X	X	X							X	X
Skating Rink, Ice/Roller													S	S		S	S
Skating Rink, Roller													S	S	S	X	S
Sporting Goods										S		X	X	X		X	X
Sporting Goods Mfg															X	X	
Stable, Commercial	X													X	X	X	
Stable, Private	X															X	
Stadium/Playfield, Private														X	X	X	
Station, Train, RR, Bus																X	
Storage Yard															X	X	
Storage, Open/Outside														X	X	X	
Storage/Wholesale Wrh														X	X	X	
Studio, Radio/Television										S	X			X	X	X	S
Swimming Pool, Com'l														X	X	X	
Swimming Pool, Private	X	X	X	X	X	X	X	X	X								
Telemarketing Center											X	X		X	X	X	
Telephone Exch/Switching	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Tennis Court, Private	X	X	X													X	
Terminal, Bus													S	X	X	X	
Terminal, Freight															X	X	
Terminal, Truck															X	X	

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Terminal, Baggage														X	X	X	
Terminal/Transfer Stor'g														X	X	X	
Theater, Drive-In													S	S	S	X	
Theater, Indoor										S			X	X	X	X	X
Tire Dealer, Inside													S	X	X		
Tire Dealer, Outside																	
Tire Retreading/Capping															X	X	
Tire Sales/Service													X	X	X	X	
Trailer Court																	
Trailer Park/RV Park																	
Trailer Sales/Display																	
Transit Station/Turnaround															X	X	
Transmission Lines	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Transportation Structure														X	X	X	
Truck/Bus Repair														X	X	X	
Truck Sales, Heavy															X	X	
Utilities, Municipal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility Distribution	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Utility Service Yard, Publ															S	X	
Utility Structure														X	X	X	
Utility, other than listed	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X
Utility, Private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Vehicle Service, For Hire														S			
Veterinarian Clinic														X	X	X	
Warehouse, Freight															X	X	
Warehouse, Mini															X	X	
Warehouse, Storage												S		S	S	X	
Warehouse, Wholesale Hvy															X	X	
Warehouse, Wholesale Lt														X	X	X	
Washateria/ Self-Serve												X		X	X	X	
WWTP	S	S	S	S	S	S		S	S		S	S	S	S	S	X	
Wholesale Distribution Ctr															X	X	
Wind System, Small	S	S	S														
Wrecking Yard																	
Zero Lot Line Residence							X									X	X