



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: March 6, 2023

SUBJECT

Public hearing to receive testimony concerning a Planned Development request by Farrukh Azim to amend Planned Development 6 (PD-6), established via Ordinance 347-85 consisting of 68 acres to Planned Development 27 (PD-27), consisting of approximately 111.66 acres for the development of four districts: District 1 - Townhome District, District 2 - Single Family District, District 3 -Multifamily District, and District 4 - Retail District. District 1 would consist of 21.70 acres with 224 units, District 2 would consist of approximately 66 acres with 256 units, District 3 would consist of approximately 15 acres with 480 units, and District 4 would consist of approximately 5.9 acres with 6 commercial sites.

DISCUSSION / BACKGROUND

The subject property is located at the southeast corner of W. Bear Creek and S. Westmoreland Road. The property is zoned Planned Development 6 (PD-6), established via Ordinance 347-85 consisting of 68 acres consisting of 20 acres for Local Retail, 12.137 acres for Apartments, and 35.021 acres for Single-Family Homes.

The applicant is proposing a zoning change from Planned Development – 6 (PD-6), resulting in a new Planned Development, hereafter referred to as Planned Development-27 (PD-27):

Updated Land Uses, as seen in the below Land Use Chart:

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Excluding open space)	Open / Park Space	Total Proposed Units	Recommended Dwelling Units Per Acre	Actual Dwelling Units Per Acre
District-1-Townhome	MF/Multifamily Residential	20.63 acres	3.79 acres	224	12	11
District-2 Single-Family	SF-3/ Single-Family Residential-3	52.49 acres	13.54 acres	256	8	5
District-3 Multifamily	MF/ Multifamily Residential	13.67 acres	4.60 acres	480	30	35
District-4 Retail District	R/ Retail	4.87 acres	0.79 acres	6	N/A	N/A
Total		87.58 acres	22.72 acres	966 Units		

• **District 1: Townhome/Multifamily Provisional District Development Regulations:**

	Lot Area	Lot Width	Lot Depth	Front Setback	Side Setback	Side w/ Street	Rear Setback	Lot Coverage	DUA
Provisional District Minimum	3,000 sf	100'	120'	40'	60'	40'	20'	40%	14
Proposed	2,200 sf	30'	70'	20'	0'	5'	10'	70%	11
Deviation	-800 sf	-70'	-50'	-20'	-60'	-35'	-10'	+30%	MEETS

- The Multi-Family Provisional district is intended primarily for traditional apartment homes, but the proposed development details are consistent with townhomes in surrounding areas.
- District 1 will have 1-, 2-, and 3- bedroom units, ranging from 1,100 – 1,300 square feet.
- The total land area in District 1 shall not exceed 30% of the total land in the planned development, and all buildings within District 1 shall not contain more than 8 single-family attached units.

- **District 2 – Single-Family District Regulations:**

	Lot Area	Lot Width	Lot Depth	Front Yard Setback	Side Yard Setback	Side Yard Adjacent to Street	Rear Yard Setback	Min. Dwelling Unit	Lot Coverage Main Structure	DUA
SF-3 District Minimum	9,000 sf	70'	120'	30'	8'	15'	20'	1,750 sf.	40%	3.5
Proposed Type 1	5,500 sf.	50'	100'	20'	5'	5'	10'	1,500 sf.	70%	5
Deviation	-3,500 st	-20'	-20'	-10'	-3'	-10'	-10'	-250 sf	+30%	+1.5
Proposed Type 2	9,000 sf.	60'	120'	20'	5'	5'	10'	1,800 sf.	50%	5
Deviation	MEETS	-10'	MEETS	-10;	-3'	-10'	-10'	EXCEEDS	+20%	+1.5

- The total land area in District 2 shall not exceed 65% of the total land area in the planned development.
- Open spaces in this district shall contain playground equipment, park benches, 4ft sidewalks on both sides of the street, and a 5 ft pedestrian walking trail.

- **District 3 - Multi-Family District Regulations**

	Front Setback	Side Setback	Side w/ Street	Rear Setback	Lot Coverage	DUA
Provisional District Minimum	40'	60'	40'	20'	40%	14
Proposed	40'	30'	30	40	70%	11
Deviation	-20'	-60'	-35'	-10'	+30%	35

- The total land area in District 3 shall not exceed 25% of total land area for the overall planned development.
- Each building shall contain no more than 140 residential dwelling units.
- The buildings will be comprised of studio, 1, 2, and 3 bedroom units.
- A wrought iron fence will surround District 3 and no masonry walls will be required adjacent to residential use.
- A number of amenities will be provided to include a playground, community center and swimming pool.
- District 3 is the center of all development and will be accessible from all phases via a 5' trail system.

- **District 4 – Non-Residential District Regulations**

Permitted and Prohibited Uses		
Use	Permitted	Prohibited
Neighborhood Oriented Retail	X	
Urgent Care or Medical Office	X	
Religious Institution	X	
Office	X	
Civic Use	X	
Community Facilities	X	
Restaurant	X	
Industrial		X
Outdoor Storage		X
Pawnshop		X
Sexually Oriented Business		X
Jail		X
Halfway House		X
Automotive Repair or Sales		X
Substance Abuse Facility		X
Telecommunications/Cellular Tower		X
Hotel or Hostel		X

PRIOR COUNCIL OR BOARD ACTION

City Council approved Ordinance O-347-85 on December 16, 1985. A rezoning application was submitted by this applicant and considered by the Planning & Zoning Commission in May 2022, however it was never heard by City Council. Since that meeting, the proposal has changed substantially.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property February 20, 2023. Notice was also published in a local newspaper on February 19, 2023 and public hearing notice signs were placed near the property by February 21, 2023.

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 request.

ATTACHMENTS

- I. Application
- II. Amended Development Regulations
- III. Amended Site Plan

PREPARED BY

Ashlie Jones, City Planner

REVIEWED BY

David Hall, City Manager

farrukh_azim@hotmail



CITY OF GLENN HEIGHTS ZONING CHANGE APPLICATION
2118 S. UHL ROAD, GLENN HEIGHTS, TX 75154

APPLICATION TYPE

☐ ZONING CHANGE

☒ PLANNED DEVELOPMENT (PD)

☐ SPECIFIC USE PERMIT (SUP)

PROPERTY OWNER INFORMATION

NAME: ASHFAQ AHMED PHONE: 972-341-7247 FAX: _____

OWNERSHIP STATUS (CHECK ONE): ☐ INDIVIDUAL ☐ TRUST ☐ PARTNERSHIP ☒ CORPORATION

(ALL OWNERS MUST BE IDENTIFIED. PLEASE ATTACH ADDITIONAL PAGE FOR MULTIPLE OWNERS)

STREET ADDRESS: 8300 PRESTON TRACE BLVD CITY: FRISCO

STATE: TX ZIPCODE: 75033 EMAIL: 1957am2@gmail.com

OWNER SIGNATURE: _____ DATE: 7/14/2021

PROPERTY OWNER MUST HAVE HIS/HER SIGNATURE WITNESSED BY A NOTARY. IF THERE ARE MULTIPLE OWNERS, PLEASE ATTACH ADDITIONAL PAGES WITH NOTARY.

PRIMARY CONTACT INFORMATION

NAME & TITLE: Farrukh Azim (Developer) / S.I.Abed (Engineer) COMPANY NAME: To be Decided

STREET ADDRESS: 2735 Trophy Club Drive CITY: Trophy Club

STATE: Texas ZIPCODE: 76262 PHONE: 817-715-3613/ FAX: _____
214-868-9320

PROJECT INFORMATION

PROJECT NAME: Paradise Estates TOTAL ACRES: ~~41.00~~ Acres 57 Acres

PROJECT ADDRESS: South East Corner of Bear Creek and Westmoreland COUNTY: Dallas

SUBDIVISION NAME: Everett L. Trees Addition NO. OF LOTS & BLOCKS: Lot 4R-6R, Block-A+Unplatted tracts

EXISTING ZONING: SF-1, SF-2 & PD-6 EXISTING USE: Vacant

PROPOSED ZONING: SF-5, TOWNHOMES, COMMERCIAL PROPOSED USE: Multifamily, Commercial, Townhome & Individual MULTIFAMILY.
Single Family lots.

NOTARY STATEMENT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OFFICE ON

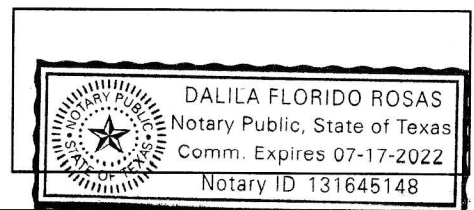
THIS 14th DAY OF July, 20 21.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES:

07-17-2022

APPLICATION DATE: _____



FOR OFFICE USE ONLY

ACCOUNT NO. 100-4-53-4306

FEES: _____



CITY OF GLENN HEIGHTS ZONING CHANGE APPLICATION

2118 S. UHL ROAD, GLENN HEIGHTS, TX 75154

APPLICATION TYPE	
☐ ZONING CHANGE	☒ PLANNED DEVELOPMENT (PD) ☐ SPECIFIC USE PERMIT (SUP)
PROPERTY OWNER INFORMATION	
NAME: <u>BASHIR M NAVIWALA</u> PHONE: <u>814-995-6628</u> FAX: <u>972-869-9022</u>	
OWNERSHIP STATUS (CHECK ONE): ☐ INDIVIDUAL ☐ TRUST ☐ PARTNERSHIP ☒ CORPORATION	
(ALL OWNERS MUST BE IDENTIFIED, PLEASE ATTACH ADDITIONAL PAGE FOR MULTIPLE OWNERS)	
STREET ADDRESS: <u>2414 Clearspring DR. South</u> CITY: <u>IRVING</u>	
STATE: <u>TX</u> ZIPCODE: <u>75063</u>	EMAIL: <u>BNAIWALA@HOTMAIL.COM</u>
OWNER SIGNATURE: <u>B. Naviwala</u>	DATE: <u>7/6/2021</u>
PROPERTY OWNER MUST HAVE HIS/HER SIGNATURE WITNESSED BY A NOTARY. IF THERE ARE MULTIPLE OWNERS, PLEASE ATTACH ADDITIONAL PAGES WITH NOTARY.	
PRIMARY CONTACT INFORMATION	
NAME & TITLE: <u>Farrukh Azim (Developer) / S.I.Abed (Engineer)</u> COMPANY NAME: <u>To be Decided</u>	
STREET ADDRESS: <u>2735 Trophy Club Drive</u> CITY: <u>Trophy Club</u>	
STATE: <u>Texas</u> ZIPCODE: <u>76262</u>	PHONE: <u>817-715-3613/</u> FAX: <u>214-868-9320</u>
PROJECT INFORMATION	
PROJECT NAME: <u>Paradise Estates</u>	TOTAL ACRES: <u>By 57 +/- 44.80 Acres</u>
PROJECT ADDRESS: <u>South East Corner of Bear Creek and Westmoreland</u> COUNTY: <u>Dallas</u>	
SUBDIVISION NAME: <u>Everett L. Trees Addition</u>	NO. OF LOTS & BLOCKS: <u>Lot 4R-6R, Block-A*Unplatted tracts</u>
EXISTING ZONING: <u>SF-1, SF-2 & PD-6</u>	EXISTING USE: <u>Vacant</u>
PROPOSED ZONING: <u>SF-5, TOWNHOMES, COMMERCIAL MULTIFAMILY.</u>	PROPOSED USE: <u>Multifamily, Commercial, Townhome & Individual Single Family lots.</u>

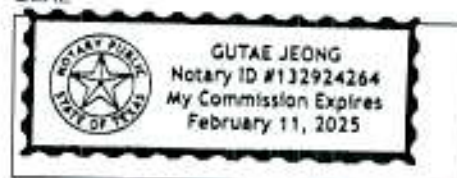
NOTARY STATEMENT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OFFICE ON

THIS 8 DAY OF July, 2021

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: 2/11/2025

SEAL



APPLICATION DATE:

FOR OFFICE USE ONLY ACCOUNT NO. 100-4-53-4306

FEES:



CITY OF GLENN HEIGHTS ZONING CHANGE APPLICATION **2118 S. UHL ROAD, GLENN HEIGHTS, TX 75154**

THE CITY OF GLENN HEIGHTS HAS A **CODE OF ETHICS** SUCH THAT THERE SHALL BE NO "CONFLICT OF INTEREST". EMPLOYEES, VOLUNTEERS AND OTHER PERSONS CONNECTED TO THE CITY SHALL AVOID THE APPEARANCE OF ANY SITUATION DEEMED IN ACCORDANCE WITH THE PERSONNEL POLICY UNDER SECTION 2(A)5. IF YOU ARE RELATED TO OR HAVE LEGAL PARTNERSHIP(S) WITH ANYONE ON THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL PLEASE CIRCLE AS APPLICABLE. A LIST OF NAMES SHALL BE PROVIDED.

YES NO WHO (IF YES) _____

SIGN AND RETURN WITH APPLICATION

FOR STAFF REVIEW SUBMIT 5 COPIES OF THE FOLLOWING

1. 24" x 36" RECORDED PLAT OR SURVEY BY A REGISTERED SURVEYOR (FOR UNPLATTED PROPERTY) INCLUDING MEETS & BOUNDS DESCRIPTION.
2. FOR **SUP OR PD APPLICATION** ADDITIONALLY SUBMIT:
 - A. 24" x 36" SITE PLAN/ DEVELOPMENT PLAN
 - B. 24" x 36" LANDSCAPE PLAN
 - C. 24" x 36" LIGHTING PLAN
 - D. 11" x 17" COLORED ELEVATION ON FOUR SIDES
 - E. 11" x 17" SIGN PLAN

ZONING CHANGE FEES

ZONING APPLICATION FEES	FEE
RESIDENTIAL	\$500.00 PLUS \$50.00 PER ACRE
COMMERCIAL	\$500.00 PLUS \$50.00 PER ACRE
SPECIFIC USE PERMIT	\$350.00 PLUS \$10.00 PER ACRE
SPECIFIC USE PERMIT (EXISTING STRUCTURE)	\$350.00 PLUS \$10.00 PER ACRE
PLANNED DEVELOPMENT	\$1500.00 PLUS \$10.00 PER ACRE
TEMPORARY USE PERMIT OR RENEWAL	\$150.00
ZONING VERIFICATION LETTER	\$60.00
TYPE OF PERMITS	FEE
TEMPORARY USE PERMIT	\$150.00
TEMPORARY USE PERMIT RENEWAL	\$150.00
APPEALS TO BOARD OF ADJUSTMENTS	FEE
APPEAL/VARIANCE APPLICATIONS	\$250.00



CITY OF GLENN HEIGHTS ZONING CHANGE APPLICATION

2118 S. UHL ROAD, GLENN HEIGHTS, TX 75154

APPLICATION TYPE

☐ ZONING CHANGE

☒ PLANNED DEVELOPMENT (PD)

☐ SPECIFIC USE PERMIT (SUP)

PROPERTY OWNER INFORMATION

NAME: Mary Kathleen Young PHONE: 972-223-6679 FAX: _____

OWNERSHIP STATUS (CHECK ONE): ☐ INDIVIDUAL ☐ TRUST ☒ PARTNERSHIP ☐ CORPORATION

(ALL OWNERS MUST BE IDENTIFIED. PLEASE ATTACH ADDITIONAL PAGE FOR MULTIPLE OWNERS)

STREET ADDRESS: 408 W Bear Creek CITY: Glenn Heights

STATE: TX ZIP CODE: 75154 EMAIL: _____

OWNER SIGNATURE: Mary K. Young DATE: 7-12-21

PROPERTY OWNER MUST HAVE HIS/HER SIGNATURE WITNESSED BY A NOTARY. IF THERE ARE MULTIPLE OWNERS, PLEASE ATTACH ADDITIONAL PAGES WITH NOTARY.

PRIMARY CONTACT INFORMATION

NAME & TITLE: Farrukh Azim (Developer) / S.I.Abed (Engineer) COMPANY NAME: To be Decided

STREET ADDRESS: 2735 Trophy Club Drive CITY: Trophy Club

STATE: Texas ZIP CODE: 76262 PHONE: 817-715-3613/ FAX: _____
214-868-9320

PROJECT INFORMATION

PROJECT NAME: Paradise Estates TOTAL ACRES: 111.60 Acres

PROJECT ADDRESS: South East Corner of Bear Creek and Westmoreland COUNTY: Dallas

SUBDIVISION NAME: Everett L. Trees Addition NO. OF LOTS & BLOCKS: Lot 4R-6R, Block-A+Unplatted tracts

EXISTING ZONING: SF-1, SF-2 & PD-6 EXISTING USE: Vacant

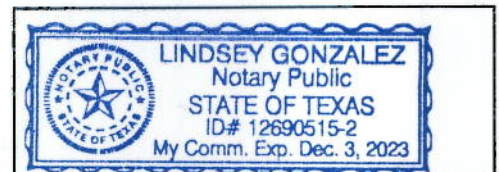
PROPOSED ZONING: SF-5, TOWNHOMES, COMMERCIAL MULTIFAMILY. PROPOSED USE: Multifamily, Commercial, Townhome & Individual Single Family lots.

NOTARY STATEMENT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OFFICE ON

THIS 12th DAY OF July, 20 21.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: 12/3/2023



APPLICATION DATE:

FOR OFFICE USE ONLY ACCOUNT NO. 100-4-53-4306

FEES:



CITY OF GLENN HEIGHTS ZONING CHANGE APPLICATION 2118 S. UHL ROAD, GLENN HEIGHTS, TX 75154

THE CITY OF GLENN HEIGHTS HAS A **CODE OF ETHICS** SUCH THAT THERE SHALL BE NO "CONFLICT OF INTEREST". EMPLOYEES, VOLUNTEERS AND OTHER PERSONS CONNECTED TO THE CITY SHALL AVOID THE APPEARANCE OF ANY SITUATION DEEMED IN ACCORDANCE WITH THE PERSONNEL POLICY UNDER SECTION 2(A)5. IF YOU ARE RELATED TO OR HAVE LEGAL PARTNERSHIP(S) WITH ANYONE ON THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL PLEASE CIRCLE AS APPLICABLE. A LIST OF NAMES SHALL BE PROVIDED.

YES

☒ NO

WHO (IF YES) _____

SIGN AND RETURN WITH APPLICATION

FOR STAFF REVIEW SUBMIT 5 COPIES OF THE FOLLOWING

1. 24" x 36" RECORDED PLAT OR SURVEY BY A REGISTERED SURVEYOR (FOR UNPLATTED PROPERTY) INCLUDING MEETS & BOUNDS DESCRIPTION.
2. FOR **SUP OR PD APPLICATION** ADDITIONALLY SUBMIT:
 - A. 24" x 36" SITE PLAN/ DEVELOPMENT PLAN
 - B. 24" x 36" LANDSCAPE PLAN
 - C. 24" x 36" LIGHTING PLAN
 - D. 11" x 17" COLORED ELEVATION ON FOUR SIDES
 - E. 11" x 17" SIGN PLAN

ZONING CHANGE FEES

ZONING APPLICATION FEES	FEE
RESIDENTIAL	\$500.00 PLUS \$50.00 PER ACRE
COMMERCIAL	\$500.00 PLUS \$50.00 PER ACRE
SPECIFIC USE PERMIT	\$350.00 PLUS \$10.00 PER ACRE
SPECIFIC USE PERMIT (EXISTING STRUCTURE)	\$350.00 PLUS \$10.00 PER ACRE
PLANNED DEVELOPMENT	\$1500.00 PLUS \$10.00 PER ACRE
TEMPORARY USE PERMIT OR RENEWAL	\$150.00
ZONING VERIFICATION LETTER	\$60.00
TYPE OF PERMITS	FEE
TEMPORARY USE PERMIT	\$150.00
TEMPORARY USE PERMIT RENEWAL	\$150.00

APPEALS TO BOARD OF ADJUSTMENTS	FEE
APPEAL/VARIANCE APPLICATIONS	\$250.00



CITY OF GLENN HEIGHTS ZONING CHANGE APPLICATION
2118 S. UHL ROAD, GLENN HEIGHTS, TX 75154

APPLICATION TYPE

☐ ZONING CHANGE

☒ PLANNED DEVELOPMENT (PD)

☐ SPECIFIC USE PERMIT (SUP)

PROPERTY OWNER INFORMATION

NAME: William Patrick Young PHONE: 409 90 9037 FAX: _____

OWNERSHIP STATUS (CHECK ONE): ☐ INDIVIDUAL ☐ TRUST ☒ PARTNERSHIP ☐ CORPORATION

(ALL OWNERS MUST BE IDENTIFIED. PLEASE ATTACH ADDITIONAL PAGE FOR MULTIPLE OWNERS)

STREET ADDRESS: 408 W Bear Creek CITY: Glenn Heights

STATE: TX ZIPCODE: 75154 EMAIL: _____

OWNER SIGNATURE: William Patrick Young DATE: 7 / 12 / 21

PROPERTY OWNER MUST HAVE HIS/HER SIGNATURE WITNESSED BY A NOTARY. IF THERE ARE MULTIPLE OWNERS, PLEASE ATTACH ADDITIONAL PAGES WITH NOTARY.

PRIMARY CONTACT INFORMATION

NAME & TITLE: Farrukh Azim (Developer) / S.I.Abed (Engineer) COMPANY NAME: To be Decided

STREET ADDRESS: 2735 Trophy Club Drive CITY: Trophy Club

STATE: Texas ZIPCODE: 76262 PHONE: 817-715-3613/ FAX: _____
214-868-9320

PROJECT INFORMATION

PROJECT NAME: Paradise Estates TOTAL ACRES: 111.60 Acres

PROJECT ADDRESS: South East Corner of Bear Creek and Westmoreland COUNTY: Dallas

SUBDIVISION NAME: Everett L. Trees Addition NO. OF LOTS & BLOCKS: Lot 4R-6R, Block-A+Unplatted tracts

EXISTING ZONING: SF-1, SF-2 & PD-6 EXISTING USE: Vacant

PROPOSED ZONING: SF-5, TOWNHOMES, COMMERCIAL PROPOSED USE: Multifamily, Commercial, Townhome & Individual
MULTIFAMILY. Single Family lots.

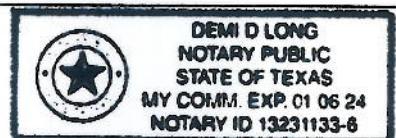
NOTARY STATEMENT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OFFICE ON

THIS 12 DAY OF July, 20 21.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: 01-06-2024

SEAL



APPLICATION DATE:

FOR OFFICE USE ONLY ACCOUNT NO. 100-4-53-4306

FEES:



CITY OF GLENN HEIGHTS ZONING CHANGE APPLICATION 2118 S. UHL ROAD, GLENN HEIGHTS, TX 75154

THE CITY OF GLENN HEIGHTS HAS A **CODE OF ETHICS** SUCH THAT THERE SHALL BE NO "CONFLICT OF INTEREST". EMPLOYEES, VOLUNTEERS AND OTHER PERSONS CONNECTED TO THE CITY SHALL AVOID THE APPEARANCE OF ANY SITUATION DEEMED IN ACCORDANCE WITH THE PERSONNEL POLICY UNDER SECTION 2(A)5. IF YOU ARE RELATED TO OR HAVE LEGAL PARTNERSHIP(S) WITH ANYONE ON THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL PLEASE CIRCLE AS APPLICABLE. A LIST OF NAMES SHALL BE PROVIDED.

YES

NO

WHO (IF YES) _____

SIGN AND RETURN WITH APPLICATION

FOR STAFF REVIEW SUBMIT 5 COPIES OF THE FOLLOWING

1. 24" x 36" RECORDED PLAT OR SURVEY BY A REGISTERED SURVEYOR (FOR UNPLATTED PROPERTY) INCLUDING MEETS & BOUNDS DESCRIPTION.
2. FOR **SUP OR PD APPLICATION** ADDITIONALLY SUBMIT:
 - A. 24" x 36" SITE PLAN/ DEVELOPMENT PLAN
 - B. 24" x 36" LANDSCAPE PLAN
 - C. 24" x 36" LIGHTING PLAN
 - D. 11" x 17" COLORED ELEVATION ON FOUR SIDES
 - E. 11" x 17" SIGN PLAN

ZONING CHANGE FEES

ZONING APPLICATION FEES	FEE
RESIDENTIAL	\$500.00 PLUS \$50.00 PER ACRE
COMMERCIAL	\$500.00 PLUS \$50.00 PER ACRE
SPECIFIC USE PERMIT	\$350.00 PLUS \$10.00 PER ACRE
SPECIFIC USE PERMIT (EXISTING STRUCTURE)	\$350.00 PLUS \$10.00 PER ACRE
PLANNED DEVELOPMENT	\$1500.00 PLUS \$10.00 PER ACRE
TEMPORARY USE PERMIT OR RENEWAL	\$150.00
ZONING VERIFICATION LETTER	\$60.00
TYPE OF PERMITS	FEE
TEMPORARY USE PERMIT	\$150.00
TEMPORARY USE PERMIT RENEWAL	\$150.00

APPEALS TO BOARD OF ADJUSTMENTS	FEE
APPEAL/VARIANCE APPLICATIONS	\$250.00



CITY OF GLENN HEIGHTS ZONING CHANGE APPLICATION

2118 S. UHL ROAD, GLENN HEIGHTS, TX 75154

APPLICATION TYPE

☐ ZONING CHANGE

☒ PLANNED DEVELOPMENT (PD)

☐ SPECIFIC USE PERMIT (SUP)

PROPERTY OWNER INFORMATION

NAME: Yojana Rani Sangu PHONE: 214 264 2737 FAX: _____

OWNERSHIP STATUS (CHECK ONE): ☐ INDIVIDUAL ☐ TRUST ☒ PARTNERSHIP ☐ CORPORATION

(ALL OWNERS MUST BE IDENTIFIED. PLEASE ATTACH ADDITIONAL PAGE FOR MULTIPLE OWNERS)

STREET ADDRESS: 950 Deer hollow blvd CITY: Southlake

STATE: Tx ZIPCODE: 76092 EMAIL: Anilgari360@gmail.com

OWNER SIGNATURE: S. Yojana M DATE: 07/14/2021

PROPERTY OWNER MUST HAVE HIS/HER SIGNATURE WITNESSED BY A NOTARY. IF THERE ARE MULTIPLE OWNERS, PLEASE ATTACH ADDITIONAL PAGES WITH NOTARY.

PRIMARY CONTACT INFORMATION

NAME & TITLE: Farrukh Azim (Developer) / S.I.Abed (Engineer) COMPANY NAME: To be Decided

STREET ADDRESS: 2735 Trophy Club Drive CITY: Trophy Club

STATE: Texas ZIPCODE: 76262 PHONE: 817-715-3613/ FAX: _____
214-868-9320

PROJECT INFORMATION

PROJECT NAME: Paradise Estates TOTAL ACRES: ~~11.60 Acres~~ 29 ±

PROJECT ADDRESS: South East Corner of Bear Creek and Westmoreland COUNTY: Dallas

SUBDIVISION NAME: Everett L. Trees Addition NO. OF LOTS & BLOCKS: Lot 4R-6R, Block-A+Unplatted tracts

EXISTING ZONING: SF-1, SF-2 & PD-6 EXISTING USE: Vacant

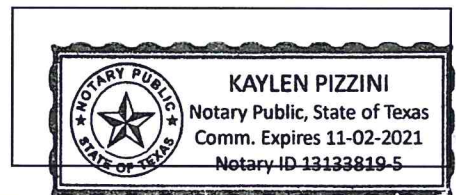
PROPOSED ZONING: SF-5, TOWNHOMES, COMMERCIAL MULTIFAMILY. PROPOSED USE: Multifamily, Commercial, Townhome & Individual Single Family lots.

NOTARY STATEMENT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OFFICE ON

THIS 14th DAY OF July, 20 21.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: 11-02-2021



APPLICATION DATE:

FOR OFFICE USE ONLY ACCOUNT NO. 100-4-53-4306

FEES:



CITY OF GLENN HEIGHTS ZONING CHANGE APPLICATION 2118 S. UHL ROAD, GLENN HEIGHTS, TX 75154

THE CITY OF GLENN HEIGHTS HAS A **CODE OF ETHICS** SUCH THAT THERE SHALL BE NO "CONFLICT OF INTEREST". EMPLOYEES, VOLUNTEERS AND OTHER PERSONS CONNECTED TO THE CITY SHALL AVOID THE APPEARANCE OF ANY SITUATION DEEMED IN ACCORDANCE WITH THE PERSONNEL POLICY UNDER SECTION 2(A)5. IF YOU ARE RELATED TO OR HAVE LEGAL PARTNERSHIP(S) WITH ANYONE ON THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL PLEASE CIRCLE AS APPLICABLE. A LIST OF NAMES SHALL BE PROVIDED.

YES

☒ NO

WHO (IF YES) _____

SIGN AND RETURN WITH APPLICATION

FOR STAFF REVIEW SUBMIT 5 COPIES OF THE FOLLOWING

1. 24" x 36" RECORDED PLAT OR SURVEY BY A REGISTERED SURVEYOR (FOR UNPLATTED PROPERTY) INCLUDING MEETS & BOUNDS DESCRIPTION.
2. FOR SUP OR PD APPLICATION ADDITIONALLY SUBMIT:
 - A. 24" x 36" SITE PLAN/ DEVELOPMENT PLAN
 - B. 24" x 36" LANDSCAPE PLAN
 - C. 24" x 36" LIGHTING PLAN
 - D. 11" x 17" COLORED ELEVATION ON FOUR SIDES
 - E. 11" x 17" SIGN PLAN

ZONING CHANGE FEES

ZONING APPLICATION FEES	FEE
RESIDENTIAL	\$500.00 PLUS \$50.00 PER ACRE
COMMERCIAL	\$500.00 PLUS \$50.00 PER ACRE
SPECIFIC USE PERMIT	\$350.00 PLUS \$10.00 PER ACRE
SPECIFIC USE PERMIT (EXISTING STRUCTURE)	\$350.00 PLUS \$10.00 PER ACRE
PLANNED DEVELOPMENT	\$1500.00 PLUS \$10.00 PER ACRE
TEMPORARY USE PERMIT OR RENEWAL	\$150.00
ZONING VERIFICATION LETTER	\$60.00
TYPE OF PERMITS	FEE
TEMPORARY USE PERMIT	\$150.00
TEMPORARY USE PERMIT RENEWAL	\$150.00

APPEALS TO BOARD OF ADJUSTMENTS	FEE
APPEAL/VARIANCE APPLICATIONS	\$250.00

EXHIBIT: B

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PARADISE ESTATES

SOUTHEAST CORNER OF BEAR CREEK ROAD & WESTMORELAND ROAD

CITY OF GLENN HEIGHTS, TEXAS

JANUARY 2023

DEVELOPMENT REGULATIONS

TABLE OF CONTENTS

PART 1. PURPOSE AND INTENT

PART 2. ALLOCATION OF LAND USES

PART 3. DISTRICT DESIGN & DEVELOPMENT STANDARDS

PART 4. NONRESIDENTIAL DEVELOPMENT STANDARDS

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

PART 1. PURPOSE AND INTENT

1.01 General

This Planned Development district is meant to allow for a mixed-use development near the southeast corner of South Westmoreland Road and West Bear Creek Road. The 111.606-acre property would be comprised of both residential land uses and retail service pad sites as well as open spaces and park amenities for the residents of the community. The intent of the PD is to establish a zoning district that would meet the diverse demands of the current and future housing market while establishing a community in which residents can live, work, and play.

Additionally, the development shall include a connected network of pedestrian sidewalks and trails and each residential district shall have amenities to be enjoyed by the residents of the community.

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

Minimum 4 ft. sidewalk will connect all parts within the area of an individual district or phase, whereas a 5 ft. wide trail system will interconnect all individual phases of development and connect in-between all green space and park area.

The existing Planned Development 6, consisting of approximately 68.00 acres, was established via Ordinance 347-85 in 1985 and amended via Ordinance 622-97 in 1997 to allow for the development of retail, multifamily residential, and single-family residential. However, this site has yet to develop according to the accompanying site plan.

Planned Development 27 would consist of approximately 111.606 acres divided into four districts.

District 1, the Townhome District, would be comprised of approximately 24.42 acres with MF/Multifamily Residential base zoning, for the development of one- and two-story single-family attached Townhome units.

District 2, the Single-Family District, would be comprised of approximately 66.10 acres with base zoning SF-3/ Single-Family Residential-3 and Single Family-PH base zoning for the development of one- and two-story single-family detached units.

District 3, the MF, Multifamily Residential District, with base zoning MF/Multifamily Residential, would be comprised of approximately 15.11 acres with a Multifamily base zoning for the development of up to four-story modern style apartment buildings.

District 4, the Retail District with base zoning the R/ Retail, would be comprised of approximately 5.97 acres with a Retail base zoning for the development of one- and two-story, retail and neighborhood service pad sites.

The standards and conditions in PD shall be applicable to all districts. The permitted uses within these districts be consistent with the Conceptual Zoning "Exhibit C". Detail Construction plan layout & Plat are subject to meet City design Criteria, State regulations, FEMA (Federal Emergency Management Agency), USACE (United State Army Corps of Engineers) and proposed PD condition.

1.02 Planned Development District

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

PART 2. ALLOCATION OF LAND USES

2.01 Table 1 – Approximate Land Use Allocation

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)	Approximate Open / Park Space (Percent of Land)	Open / Park Space (Min. Recommended)	Max. Recommended Density. (units/ acre)
District-1 Townhome District PH-1 Development	MF/Multifamily Residential	24.42 acres (21.88%)	3.79 acres (15.5%)	15%	12
District-2 Single-Family PH-2 Development	SF-3/ Single-Family Residential-3	66.10 acres (59.25%)	12.24 acres (18.3%)	15%	8
District-3 Multifamily Residential District	MF/ Multifamily Residential	15.11 acres (13.54%)	3.87 acres (25.5%)	15%	30
District-4 Retail District PH-4 Development	R/ Retail	5.97 acres (5.34%)	0.79 acres	Subject to City landscape regulation	N/A
Total	Total	111.606 acres (100%)	20.66 acres (18.51%)	-	-

[Future ROW dedication by Plat on Westmoreland Road and Bear Creek Road are excluded from total sq.ft. of area.]

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

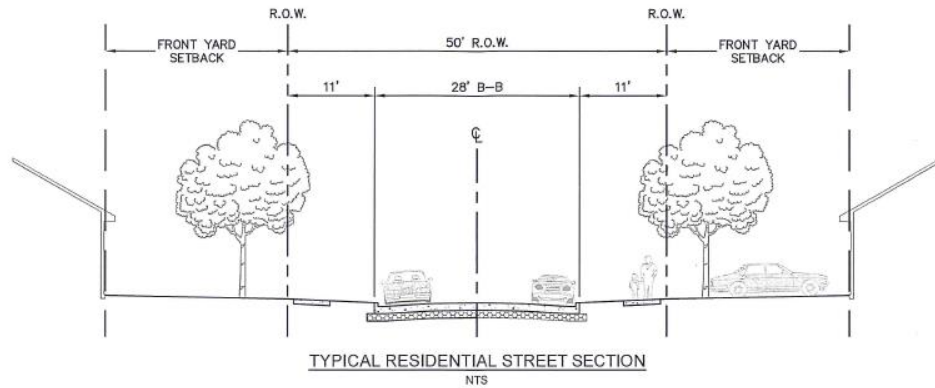
PART 3. DISTRICT DESIGN & DEVELOPMENT STANDARDS

3.01 General Development Standards

- A. Development Phasing & Building Finals – For all residential phases of this Planned Development, the developer shall have completed construction and installation of the

community amenities and park space of the district prior to the issuance of no more than fifty percent (50%) certificate of occupancy.

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



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

3.02 District 1 –Townhome District.

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

Table 2 –Townhome District -Base Zoning MF/ Multifamily Residential

Minimum Lot Requirements	
Lot Area	2,200 sf.
Lot Width	30'
Lot Depth	80'
Minimum Dwelling Unit Requirements	
1 Bedroom Unit	1,100 sf.
2 Bedroom Unit	1,200 sf.
3 Bedroom Unit	1,300 sf.

Minimum Setback Requirements	
Front Yard Setback	20'
Side Yard Setback	0 ft/ 10 ft between clusters of Townhomes
Side Yard Adjacent to Street	5'
Rear Yard Setback	10'
Lot Coverage for Main Structure	70%
Maximum Building Requirements	
Main Structure Height	35'
Max. Density/ Acre	12
Minimum Landscaping Requirements	
Trees	One 3" caliper tree in front yard One 3" caliper tree in rear yard
Sod	Front, side, & rear yard

- A. Special Conditions – in addition to the district development standards in Table 2, the development of this district shall be subject to the following special conditions:
- The total land area of this district shall not exceed 30% of the total land area for this PD.
 - All buildings within this district shall contain no more than 8 single-family attached units.
 - All units may be front entry.
 - The number of lots within this district shall not exceed 280.
 - The residential density within this district shall not exceed 12 units per acre.
 - At minimum, the park and open spaces within this district contain, a gazebo, a Children's playground, two park benches, and a pedestrian walking trail. (See detail Exhibits D to I)
- B. District Development Conditions – The desired land design requirements for this district are achieved in accordance with the attached "Exhibit C" and the following criteria:
- Final park layout/equipment to be agreed upon between City and Developer before final approval of the subdivision plat for the development. Developer commits to complete all onsite park and amenities upon 50% occupancy reached.
 - The entry feature for this district shall contain a masonry monument sign designed to meet the City's Development Regulations. The final design and placement of the monument sign shall be agreed upon between City and Developer prior to construction. (See Exhibit D)
 - A continuous four (4') wide concrete pedestrian sidewalk shall be located on both sides of the street, in the right-of-way of every internal street within this district. Sidewalks meant to be adjacent to residential lots may be constructed by the builder.
- C. Residential Design Standards – The desired architectural standards for this district are achieved in accordance with the following criteria:

- i. To avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset a minimum of 1 foot (1') either protruding from or recessed back from the remainder of the façade.
- ii. All townhome units shall have a minimum roof pitch of 8:12 on primary pitches with articulation, dormers or a combination of hip and gable roofing.
- iii. A minimum two covered parking spaces shall be required for every residential unit within this district.
- iv. Garage doors may be located on the primary street elevation (front entry) of the single-family attached residential unit. Each garage shall be a minimum 18' wide and 20' deep.
- v. Example elevation:



- D. Landscaping and Screening – Each residential lot within this district shall comply with the following criteria:
 - i. Side and rear yard fences shall be permitted to a height of six feet (6') maximum and constructed of wood with metal posts and rails to the inside.
 - ii. Pressure treated wood is prohibited.
 - iii. Decorative iron fences shall be constructed on lots with residential dwellings along the property line adjacent to public open space and shall be minimum four feet (4') in height.
 - iv. Each residential lot shall have sodded front, side, and rear yard with a minimum of one tree planted in the front yard and one tree planted in the rear yard. Each tree shall be a minimum 3" caliper.
 - v. All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible by the homeowner.
 - vi. Each residential lot shall have an automated, subsurface irrigation system
 - vii. All residential structures must be designed such that no mechanical equipment (HVAC, etc.) except vents and stacks, are visible from the public right-of-way, whether the equipment is located on the ground, exterior walls, or the roof

- E. Maintenance of Parks, Open Spaces, & Common Areas – The developer shall establish a Homeowners’ Association to carry out the following responsibilities within all parks, open spaces, and common areas:
- Clean up and litter removal.
 - Landscaping installation, care, and maintenance.
 - Trimming, cleaning, and removal of unwanted vegetation.
 - Maintain benches, concrete trail, entry features, and any other installed improvements.
 - Payment of electricity used for the lighting of any entry features and amenities.
- F. Developer Responsibility – During the development of this district, the developer shall be responsible for the following:
- Serving as the City’s point of contact for all concerns regarding the maintenance of the parks, open spaces, and common areas until at least all lots are occupied.
 - Installation of irrigation systems, benches, concrete trails, entry features, subdivision screening wall, playground equipment, and any other improvements.

3.03 District 2 – Single-Family District

The Single-Family district shall provide for the development of one- and two-story, single-family detached homes. The standards and conditions within this section shall be applicable to this district. The permitted uses within this district be consistent with the Zoning “Exhibit C” as well as the Design Standards herein described for this district for two different sizes of lots in table 3 & table 4. Detail Construction plan layout & Plat are subject to meet City design Criteria, State & Federal regulations and proposed PD condition.

Table 3 – Single-Family District Development Standards -Base Zoning SF-3 /Single-Family Residential-3 (Minimum 9,000-square-foot lots)

Minimum Lot Requirements	
Lot Area	9,000 sf.
Average Lot Width [Except at Cul-De-Sac or Turn]	60’
Lot Depth [Except at Cul-De-Sac or Turn]	120’
Minimum Dwelling Unit Requirements	
Minimum Dwelling Unit Size	1,800 sf.
Minimum Setback Requirements	
Front Yard Setback	20’
Side Yard Setback	5’
Side Yard Setback Adjacent to Street	5’
Rear Yard Setback	10’

Maximum Building Requirements	
Main Structure Height	35'
Accessory Structure Height	15'
Lot Coverage for Main Structure	50%
Minimum Landscaping Requirements	
Trees	One 3" caliper tree in front yard Two 3" caliper tree in rear yard
Sod	Front, side, & rear yard

Table 4 – Single-Family District Development Standards -Base Zoning SF-3 /Single-Family Residential-3 (Minimum 5,500-square-foot lots)

Minimum Lot Requirements	
Lot Area	5,500 sf.
Average Lot Width [Except at Cul-De-Sac or Turn]	50'
Lot Depth [Except at Cul-De-Sac or Turn]	100'
Minimum Dwelling Unit Requirements	
Minimum Dwelling Unit Size	1,500 sf.
Minimum Setback Requirements	
Front Yard Setback	20'
Side Yard Setback	5'
Side Yard Setback Adjacent to Street	5'
Rear Yard Setback	10'
Maximum Building Requirements	
Main Structure Height	35'
Accessory Structure Height	15'
Lot Coverage for Main Structure	60%
Minimum Landscaping Requirements	
Trees	One 3" caliper tree in front yard Two 3" caliper tree in rear yard
Sod	Front, side, & rear yard

- A. Special Conditions – in addition to the district development standards in Table 3 and Table 4, the development of this district shall be subject to the following special conditions:
- i. The total land area of this district shall not exceed 65% of the total land area for this PD.
 - ii. All units may be front entry.
 - iii. The residential density within this district shall not exceed eight units per acre.
 - iv. At minimum, the park and open spaces within this district shall contain playground equipment, six park benches, 4 ft sidewalks and 5 ft pedestrian walking trail. (See detail Exhibits D to I)

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

- iv. Final Park layout/equipment to be agreed upon between City and Developer before final approval of the subdivision plat for the development.
Developer commits to complete all onsite park and amenities upon 50% occupancy reached.
- v. The entry feature for this district shall contain a masonry monument sign designed to meet the City’s Development Regulations. The final design and placement of the monument sign shall be agreed upon between City and Developer prior to construction. (See Exhibit D)
- vi. A continuous four (4’) wide concrete pedestrian sidewalk shall be located on both sides of the street, in the right-of-way of every internal street within this district. Sidewalks meant to be adjacent to residential lots may be constructed by the builder.

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

- vi. In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset a minimum of 1 foot (1’) either protruding from or recessed back from the remainder of the façade.
- vii. All single-family units shall have a minimum roof pitch of 8:12 on primary pitches with articulation, dormers or a combination of hip and gable roofing.
- viii. A minimum two covered off-street parking spaces shall be required for each residential unit within this district.
- ix. Garage doors may be located on the primary street elevation (front entry) of the single-family attached residential unit. Each garage shall be a minimum 20’ wide and 20’ deep.
- x. A minimum of four (4) platted residential lots must be skipped on the same side and three (3) lots must be skipped on the opposite side of a street before rebuilding the same single-family residential unit with an identical (or nearly identical) street elevation design. The same floor plan and elevation shall not be repeated on neighboring, side by side, lots or directly across the street.



xi. Example single-family home elevation:



- D. Landscaping and Screening – Each residential lot within this district shall comply with the following criteria:
- a. Side and rear yard fences shall be permitted to a height of six feet (6') maximum and constructed of wood with metal posts and rails to the inside.
 - b. Pressure treated wood is prohibited.
 - c. Decorative iron fences shall be constructed on lots with residential dwellings along the property line adjacent to public open space and shall be minimum four feet (4') in height.
 - d. Each residential lot shall have sodded front, side, and rear yard with a minimum of one tree planted in the front yard and two trees planted in the rear yard. Each tree shall be a minimum 3" caliper.
 - e. All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible by the homeowner.
 - f. Each residential lot shall have an automated, subsurface irrigation system.
 - g. All residential structures must be designed such that no mechanical equipment (HVAC, etc.) except vents and stacks, are visible from the public right-of-way, whether the equipment is located on the ground, exterior walls, or the roof.
- E. Maintenance of Parks, Open Spaces, & Common Areas – The developer shall establish a Homeowners' Association to carry out the following responsibilities within all parks, open spaces, and common areas:

- vi. Clean up and litter removal.
 - vii. Landscaping installation, care, and maintenance.
 - viii. Trimming, cleaning, and removal of unwanted vegetation.
 - ix. Maintain benches, concrete trail, entry features, and any other installed improvements.
 - x. Payment of electricity used for the lighting of any entry features and amenities.
- F. Developer Responsibility – During the development of this district, the developer shall be responsible for the following:
- iii. Serving as the City’s point of contact for all concerns regarding the maintenance of the parks, open spaces, and common areas until at least 50% of units are sold and occupied
 - iv. Installation of irrigation systems, benches, concrete trails, entry features, subdivision screening wall, playground equipment, and any other improvements.

3.04 District 3 – Multifamily District (Base Zoning: MF/ Multifamily Residential)

The Multifamily District shall provide for the development of up to four-story multifamily buildings. The standards and conditions within this section be applicable to this district. The permitted uses within this district be consistent with the Zoning “Exhibit C” as well as the Design Standards herein described for this district. Detail Construction plan layout, Building layout & Plat are subject to meet City design Criteria, State & Federal regulations and proposed PD condition.

Table 5 – Multifamily District Development Standards – Base Zoning MF/ Multifamily Residential

Minimum Dwelling Unit Requirements	
Studio	500 sf.
1 Bedroom Unit	800 sf.
2 Bedroom Unit	950 sf.
3 Bedroom Unit	1,100 sf.
Minimum Building Setbacks	
Front Yard Setback	40’
Side	30’
Rear Yard Setback	40’
Lot Coverage for Main Structures	70%
Maximum Building Requirements	
Main Structure Height	4 stories
Accessory Structure Height	1 story
Building Separation	35’

- A. Special Conditions – in addition to the district development standards in Table 5, the development of this district shall be subject to the following special conditions:
- v. The total land area of this district shall not exceed 25% of the total land area for this PD excluding park, green area, and pond under this zoning district.
 - vi. Each Building within this district shall contain no more than 140 residential dwelling units.
 - vii. The number of residential units within this district shall not exceed 480.
 - viii. The residential density within this district shall not exceed 30 units per acre.
- B. District Development Conditions – The desired land design requirements for this district are achieved in accordance with Zoning “Exhibit C” and the following criteria:
- vii. Final Park layout/equipment to be agreed upon between City and Developer before final approval of the subdivision plat for the development. Developer commits to complete all onsite park and amenities upon 50% occupancy reached including the Amenity Center Building and accessories.
 - viii. The entry feature for this district shall contain a masonry monument sign designed to meet the City’s Development Regulations. The final design and placement of the monument sign shall be agreed upon between City and Developer prior to construction.
- C. Residential Design Standards – The desired architectural standards for this district are achieved in accordance with the following criteria:
- xii. To avoid large blank facades, variations in the elevation of the apartment building facades shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset a minimum of 1 foot (1’) either protruding from or recessed back from the remainder of the façade.
 - xiii. Covered parking are required within this district per City of Glenn heights general development code. Required parking spaces for this district shall be as follows:
 - a. 1 space per studio unit
 - b. 1 space per 1-bedroom unit
 - c. 1.5 spaces per 2-bedroom unit
 - d. 2 spaces per 3-bedroom unit
 - xiv. Example elevation:



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

- a. The Multifamily District shall have a wrought iron fence surrounding the district with a security gate at each point of ingress/egress. No masonry wall shall be required adjacent to residential. Instead, the multifamily developers shall provide a combination of green wall areas of suitable vegetation and wood fence to mitigate site lines.
 - b. The final landscape plan shall be reviewed by City Staff for approval.
 - c. An irrigation system must be provided with all landscape plans. Irrigation plans shall comply with the design standards set forth by the Texas Commission on Environmental Quality.
 - d. All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible by the homeowner.
 - e. All residential structures must be designed such that no mechanical equipment (HVAC, etc.) except vents and stacks, are visible from the public right-of-way, whether the equipment is located on the ground, exterior walls, or the roof
- E. Refuse Facilities – the refuse facilities within this district shall meet the following criteria:
 - a. The Multifamily district shall have refuse containers located generally around the site for easy access from each residential building.
 - b. All trash/recycling receptacles must be screened on at least three sides and shall be oriented so that the open side does not visible from the public right-of-way.
- F. Parks, Open Spaces, and Amenities – The Multifamily District shall have an amenity center that is to be operated and maintained by the Owner/Property Manager of the Apartment Complex. The amenity center shall include:
 - a. Amenity building no smaller than 1,600 square feet.
 - b. Furnished fitness center.
 - c. Pedestrian sidewalks & walking trails.
 - d. Swimming pool.
 - e. Indoor restrooms.
 - f. Children’s playroom.
 - g. Children’s playground.
 - h. Community meeting room.
 - vii. At minimum, the park and open spaces within this district shall contain kids playground, two park benches, 4 ft sidewalks and 5 ft pedestrian walking trail. In addition, a minimum of 3 grills and a minimum of 2 picnic tables to be installed. This area being the center of all development to be accessible from all phases through a 5’ trail system. (See detail Exhibits D to I)
- G. Maintenance of Parks, Open Spaces, & Common Areas – The developer shall establish a Homeowners’ Association to carry out the following responsibilities within all parks, open spaces, and common areas:
 - i. Clean up and litter removal.
 - ii. Landscaping installation, care, and maintenance.

- iii. Trimming, cleaning, and removal of unwanted vegetation.
 - iv. Maintain benches, concrete trail, entry features, and any other installed improvements.
 - v. Payment of electricity used for the lighting of any entry features and amenities.
- H. Developer Responsibility – During the development of this district, the developer shall be responsible for the following:
- v. Serving as the City’s point of contact for all concerns regarding the maintenance of the parks, open spaces, and common areas until at least 50% of units are sold and occupied
 - vi. Installation of irrigation systems, benches, concrete trails, entry features, subdivision screening wall, playground equipment, and any other improvements.

PART 4. NONRESIDENTIAL DEVELOPMENT STANDARDS

4.01 District 4 – Retail District (Base Zoning: R/ Retail) The Retail District shall provide for the development of one- and two-story nonresidential buildings. The standards and conditions within this section shall be applicable to this district. Development within this district shall conform to the lists below and follow the City’s development regulations for those uses. Detail Construction plan layout, Building Layout & Plat are subject to meet City design Criteria, State & Federal regulations, and proposed PD condition.

- A. Permitted Uses – In addition to the uses permitted within the Retail zoning under the City’s Zoning Ordinance, the following uses are permitted by right within this district:
- i. Neighborhood Oriented Retail
 - ii. Urgent Care or Medical Office
 - iii. Religious Institution
 - iv. Office
 - v. Civic Use
 - vi. Community Facilities
 - vii. Restaurant
- B. Prohibited Uses – In addition to the uses not permitted within the Retail zoning under the City’s Zoning Ordinance, the following uses are prohibited within this district:
- i. Industrial
 - ii. Outdoor Storage
 - iii. Pawnshop
 - iv. Sexually Oriented Business
 - v. Jail
 - vi. Halfway House
 - vii. Automotive Repair or Sales
 - viii. Substance Abuse Treatment Facility

- ix. Telecommunications / Cellular Tower
- x. Hotel or Hostel

C. Example elevation:



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

In the event of a conflict or inconsistent between the written 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 and these Regulations shall control. These Regulations, together with the applicable provisions of the enabling Ordinance and the applicable provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance and Subdivision Regulations, shall constitute all the development standards that are applicable to the Subdivision.

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

EXHIBIT D: Monument Sign (Example)



EXHIBIT E: Street Sign and Post



Exhibit F: Street Light

ONCOR Approved LED Street Light Fixture	Brandon Industries LED Street Light Fixture
 TSN 475238 Rev. 01/08 Copyright 2008 Oncor Electric Delivery. All Rights Reserved.	 CL7-AMG CL6-AG CL8-H-02

Exhibit G: Decorative Mail Boxes
(Example Picture shows Mail Box by Brandon Industries)

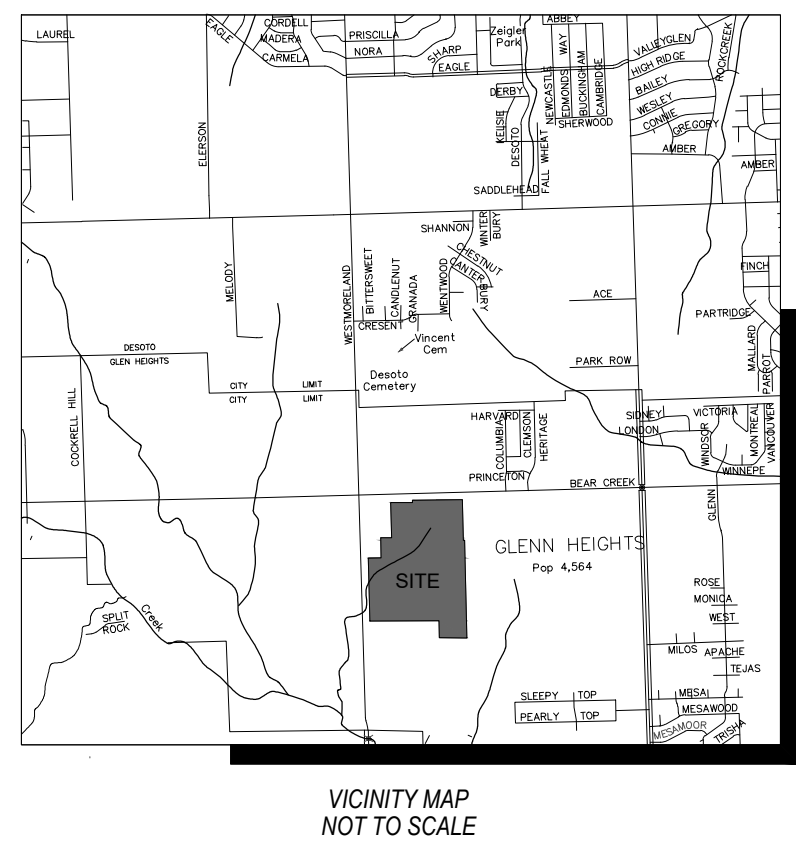
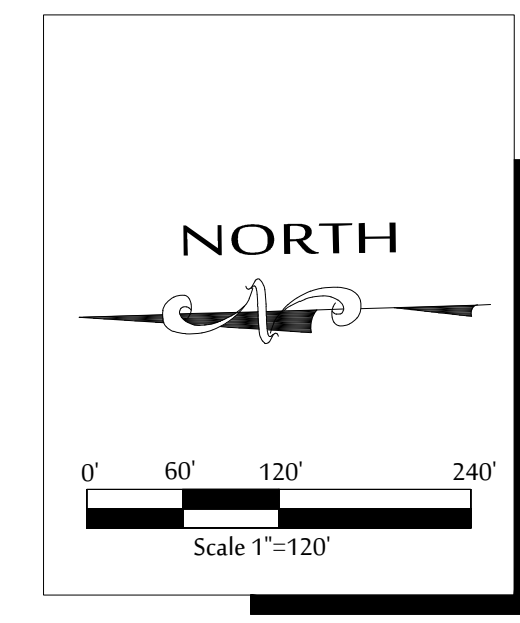
Post mounted Decorative Mail Box for Single-Family District	Clustered Decorative Mail Box for Townhome and Multifamily District
	
Clustered Decorative Mailbox under covered canopy (Townhomes and Multifamily)	
	

Exhibit H: Bench/Trash Can

Trash Container	Benches
	

Exhibit J: Kids' Playground





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

LAND INFORMATION	
EXISTING ZONING	PD 6, R & MF
TOTAL SITE AREA	111.606 ACRES /
PROPOSED ZONING	PD 27
PROPOSED 5' TRAIL	
PH-1 DEVELOPMENT [TOWNHOME DISTRICT, PARK & POND]	
PH-2 DEVELOPMENT [SINGLE FAMILY HOME DISTRICT, PARK & POND]	
PH-3 DEVELOPMENT [MULTIFAMILY DISTRICT, PARK & POND]	
PH-4 DEVELOPMENT [RETAIL DISTRICT]	
PARK BENCH & TRASH CAN	
	

PROPOSED LAND USE		NO. OF UNITS
COLOR	LOT DESCRIPTION	
	TOWNHOMES	224
	SINGLE FAMILY	9000+ SQF 65
		5500-9000 SQFT 191
	COMMERCIAL	06
	MULTIFAMILY	480
	POND /Detention /Recreation	06
	PARK	04

ALLOCATION OF LAND USES					
Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)	Approximate Open / Park Space (Percent of Land)	Open / Park Space (Min. Required)	Max. Required Density (units/ acre)
District-3 Townhome District PH-1 Development	MF/Multifamily Residential	24.42 acres (21.88%)	3.79 acres (15.5%)	15%	12
District-2 Single-Family PH-2 Development	SF-3/ Single-Family Residential-3	66.10 acres (59.25%)	12.24 acres (18.3%)	15%	8
District-3 Multifamily Residential District	MF/ Multifamily Residential	15.11 acres (13.54%)	3.87 acres (25.5%)	15%	30
District-4 Retail District PH-4 Development	R/ Retail	5.97 acres (5.34%)	0.79 acres	Subject to City landscape regulation	N/A
Total	Total	111.606 acres (100%)	20.66 acres (18.51%)	-	-

ddc DESIGN DEVELOPMENT CONSULTANTS, INC.

CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT

FIRM REGISTRATION # 10970

400 CHISHOLM PLACE, SUITE 310, PLANO, TX 75075.

Site OFFICE: 4440 Lafitte Ln, Colleyville, TX, 76034.

Tel: 214-868-9320

Email: abed.ddc@gmail.com

OWNER/DEVELOPER:
SHAMROCK ANGEL LLC.
151 PLAYERS CIRCLE
SOUTH LAKE, TEXAS 76092
TEL: 817-715-3613
EMAIL: farrukh_azim@hotmail.com

ENGINEER:
S. LABED, P.E., C.F.M.
PRINCIPAL, DDC, INC.
TEXAS REGISTRATION NO. 97531
400 CHISHOLM PLACE, SUITE 410,
PLANO, TX, 75075
C: 214-868-9320
EMAIL: abed.ddc@gmail.com
FIRM REGISTRATION NO. 10970

CHRIS HOWARD, RPLS, PLS (OK)
PRESIDENT, GEO-NAV, LLC
3410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TEXAS 75006
EMAIL: chris.howard@geo-nav.com
O: 972-243-2409
C: 281-701-3989
TBPLS FIRM NO. 10194205

EXHIBIT C:
CONCEPT PLAN

PARADISE ESTATES

SOUTH EAST CORNER OF S. WESTMORELAND ROAD
& BEAR CREEK ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.