



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, MARCH 27, 2023**

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/129/Agendas-Minutes>

NOTICE IS HEREBY GIVEN THAT THE CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION WILL HOLD A SPECIAL MEETING ON MONDAY, MARCH 27, 2023, BEGINNING AT 6:30 P.M., IN CITY OF GLENN HEIGHTS CITY COUNCIL CHAMBERS, LOCATED AT 1938-C S. HAMPTON ROAD, GLENN HEIGHTS, TX, 75154, AS PRESCRIBED BY V.T.C.S., GOVERNMENT CODE SECTION §551.041, TO CONSIDER AND POSSIBLY TAKE ACTION ON THE FOLLOWING AGENDA ITEMS. ITEMS DO NOT HAVE TO BE TAKEN IN THE SAME ORDER AS SHOWN IN THE MEETING NOTICE.

**CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE**

CONSENT AGENDA

1. **Plat Case FP-001-23:** Discuss and take action on a Final Plat Request by the City of Glenn Heights for City Center, Lot 1, Block A an addition to the City of Glenn Heights, Texas, being 11.828 acres out of the Samuel Clark Abstract Number 249, Dallas County, Texas.

AGENDA

2. **Zoning Case RZ-001-23:** Discuss and take action on a request by Farrukh Azim, on behalf of Shamrock Angel LLC, for a zoning change of the approximately 111.66 acres, situated in the William Rawlings Survey, Abstract No. 1205 and being a part of Lot 5R, Block A, and all of Lot 6R, Block A of the replat of Everett Trees Addition, from Planned Development 6 to Planned Development 27. The request is to change the zoning from Planned Development 6, established via Ordinance 347-85, consisting of 68 acres, to Planned Development 27, consisting of approximately 111.66 acres for a multi-use development. District 1 is proposed as 21.70 acres, with 224 units for Townhomes. District 2 is proposed as approximately 66 acres, with 256 units for Single-Family Homes. District 3 is proposed to consist of approximately 15 acres with a proposed 480 units for Multi-Family Development. District 4 is proposed to consist of approximately 5.9 acres comprised of 6 commercial sites for Retail development.

ADJOURNMENT

I, Brandi Brown, City Secretary, do hereby certify that the Notice and Agenda was posted in a place convenient to the Public on March 24, 2023, by 6:00 P.M. 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 and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: March 27, 2023

SUBJECT

Discuss and take action on a Final Plat Request by the City of Glenn Heights for City Center, Lot 1, Block A an addition to the City of Glenn Heights, Texas, being 11.828 acres, out of the Samuel Clark Abstract Number 249, Dallas County, Texas.

DISCUSSION / BACKGROUND

The preliminary plat process was waived due to the subject property being owned and developed by the City of Glenn Heights. Construction of proposed new City offices is complete. Acceptance of this plat would complete the required tasks prior to the project receiving a Certificate of Occupancy. The applicant is requesting approval to final plat the subject property into one (1) lot for City use. Adequate water and sewer facilities are available to the site. The plat provides a 15' water easement that is located within the boundaries of the subject property. A variable width drainage and detention easement of 3.350 acres is also established by the plat.

PRIOR COUNCIL OR BOARD ACTION

The site plan concept was approved by City Council on August 29, 2019.

PUBLIC CONTACT

It is not required to provide public notice for consideration of a final plat in this instance.

RECOMMENDATION / ALTERNATIVES

Based on the details provided in this Staff Report and the present status of documents subject to the request, the Planning & Zoning Department recommends:

☒ Approval, as presented.

ATTACHMENTS

I. Final Plat

PREPARED BY

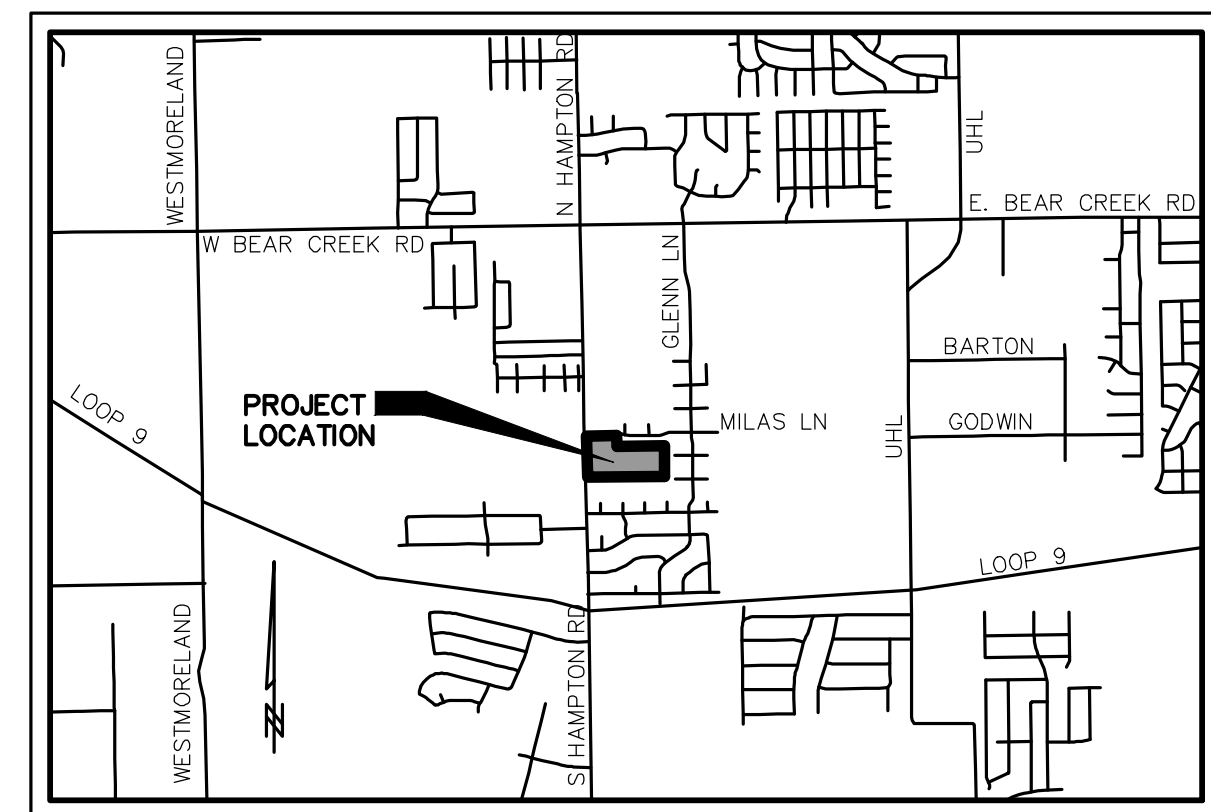
Ashlie Tolliver Jones, City Planner

REVIEWED BY

David Hall, City Manager

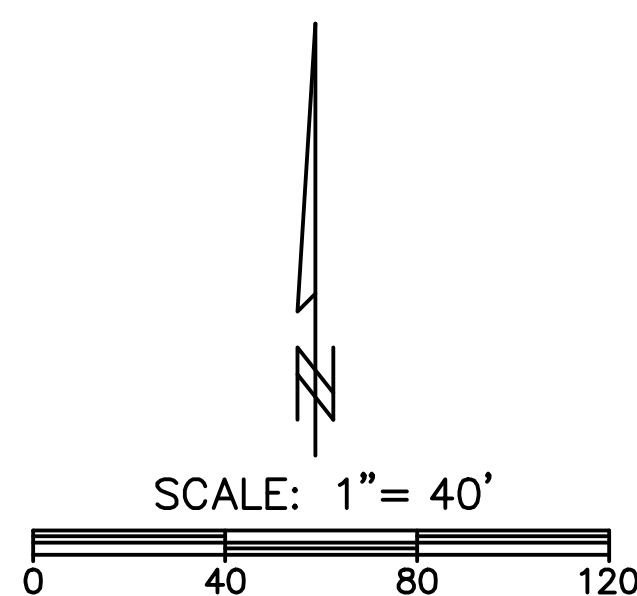
PRINTED: 11/28/2022 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/28/2022 2:23 PM SAVED BY: ANDREW FILE: FINAL-PLAT-19135.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



VICINITY MAP
NOT TO SCALE

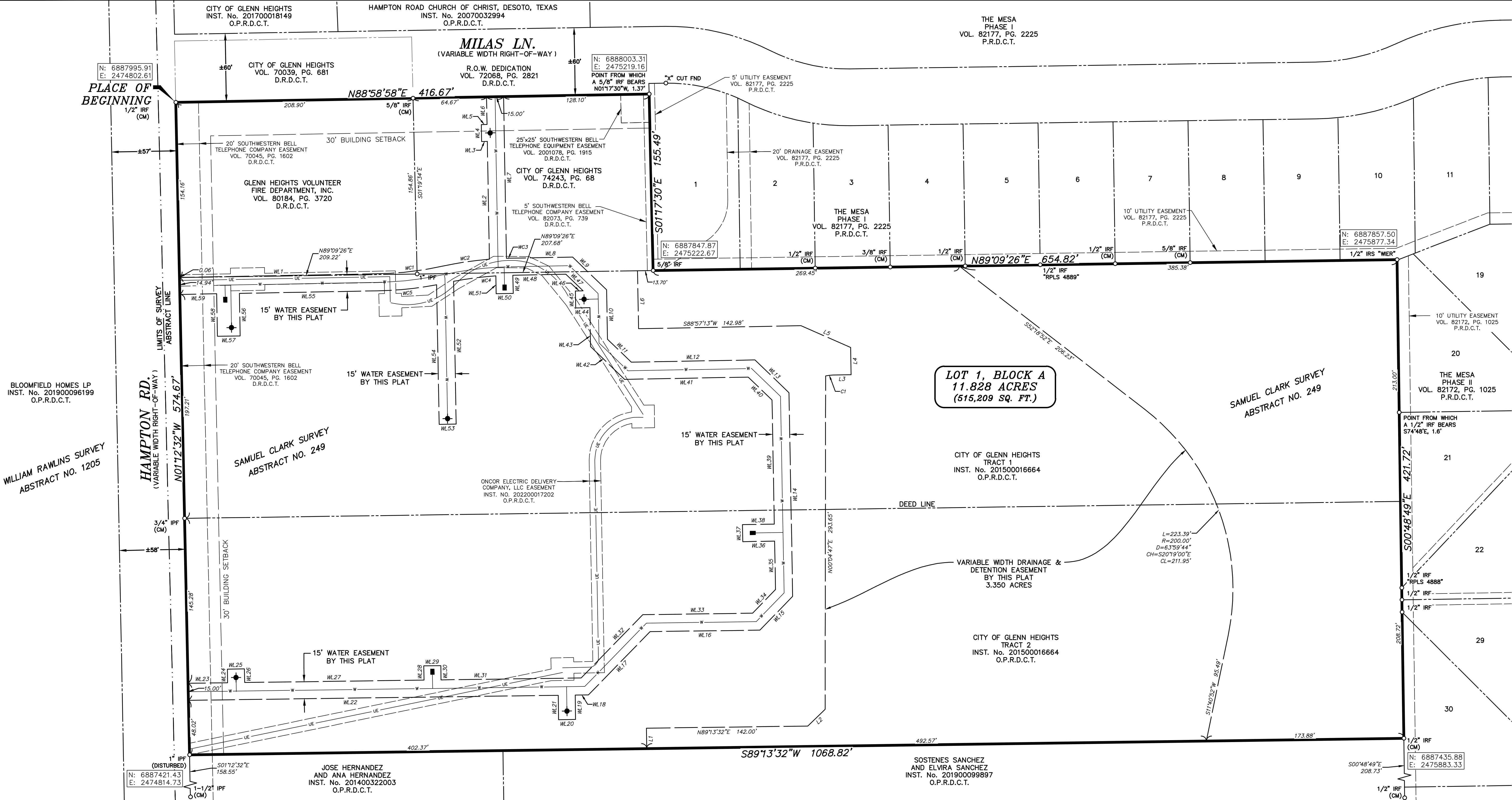
* LEGEND *	
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
"WIER"	WIER & ASSOC INC
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



OWNER / DEVELOPER
CITY OF GLENN HEIGHTS
1938 S HAMPTON
GLENN HEIGHTS, TEXAS 75154

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
EMAIL: RANDYE@WIERASSOCIATES.COM

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10053900



FINAL PLAT CITY OF GLENN HEIGHTS LOT 1, BLOCK A

AN ADDITION TO THE CITY OF GLENN HEIGHTS
11.828 ACRES OUT OF THE
SAMUEL CLARK SURVEY ~ ABST. NO. 249
DALLAS COUNTY, TEXAS

WATER EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
WC1	57.59'	292.50'	11°16'49"	S83°18'49"W	57.49'
WC2	41.91'	307.50'	7°48'34"	S81°34'41"W	41.88'
WC3	3.62'	307.50'	0°40'26"	S88°37'00"W	3.62'
WC4	37.52'	292.50'	7°20'55"	S82°41'18"W	37.49'
WC5	52.13'	307.50'	9°42'45"	S84°05'51"W	52.06'

WATER EASEMENT LINE TABLE		
LINE	BEARING	DIST
WL1	S88°57'13"W	174.31'
WL2	S01°01'02"E	103.73'
WL3	N88°58'58"E	5.00'
WL4	S01°01'02"E	15.00'
WL5	S88°58'58"W	5.00'
WL6	S01°01'02"E	24.27'
WL7	N01°01'02"W	142.44'
WL8	S88°57'13"W	54.63'
WL9	N46°02'47"W	41.57'
WL10	N01°02'47"W	43.49'
WL11	N46°02'47"W	29.14'
WL12	S88°57'13"W	108.82'
WL13	N46°02'47"W	41.57'
WL14	N01°02'47"W	179.32'
WL15	N44°05'23"E	41.51'
WL16	N89°13'32"E	96.62'
WL17	N44°13'32"E	77.78'
WL18	N89°13'32"E	11.61'
WL19	N00°46'28"W	21.50'
WL20	N89°13'32"E	15.00'
WL21	S00°46'28"E	21.50'
WL22	N89°13'32"E	325.55'
WL23	N89°13'32"E	34.86'
WL24	N01°02'47"W	11.99'
WL25	N88°57'13"E	15.00'
WL26	S01°02'47"E	12.06'
WL27	N89°13'32"E	157.85'
WL28	N00°46'28"W	12.50'
WL29	N89°13'32"E	15.00'
WL30	S00°46'28"E	12.50'

WATER EASEMENT LINE TABLE		
LINE	BEARING	DIST
WL31	N89°13'32"E	123.35'
WL32	N44°13'32"E	77.78'
WL33	N89°13'32"E	96.60'
WL34	N44°05'23"E	29.04'
WL35	N01°02'47"W	42.64'
WL36	S88°57'13"W	28.00'
WL37	N01°02'47"W	15.00'
WL38	N88°57'13"E	28.00'
WL39	N01°02'47"W	109.23'
WL40	N46°02'47"W	29.14'
WL41	S88°57'13"W	108.82'
WL42	N46°02'47"W	41.57'
WL43	N01°02'47"W	34.24'
WL44	S88°57'13"W	12.50'
WL45	N01°02'47"W	15.00'
WL46	N88°57'13"E	6.75'
WL47	N46°02'47"W	21.01'
WL48	S88°57'13"W	46.64'
WL49	S01°02'47"E	15.98'
WL50	S88°57'13"W	15.00'
WL51	N01°02'47"W	15.68'
WL52	S01°02'47"E	125.82'
WL53	S88°57'13"W	15.00'
WL54	N01°02'47"W	123.03'
WL55	S88°57'13"W	121.82'
WL56	S01°02'47"E	37.48'
WL57	S88°57'13"W	20.00'
WL58	N01°02'47"W	37.48'
WL59	S88°57'13"W	32.45'

DRAINAGE & DETENTION EASEMENT CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	BEARING
C1	6.55'	30.00'	12°30'53"	N82°41'47"E

DRAINAGE & DETENTION EASEMENT LINE TABLE		
LINE	BEARING	DIST
L1	N00°46'28"W	18.00'
L2	N46°14'32"E	21.22'
L3	N88°57'13"E	16.00'
L4	N01°02'47"W	24.00'
L5	N66°24'51"W	47.67'
L6	N01°02'47"W	51.03'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS THE CITY OF GLENN HEIGHTS, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE SAMUEL CLARK SURVEY, ABSTRACT NO. 249, DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO GLENN HEIGHTS VOLUNTEER FIRE DEPARTMENT, INC., RECORDED IN VOLUME 80184, PAGE 3720, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF GLENN HEIGHTS, RECORDED IN VOLUME 74243, PAGE 68, D.R.D.C.T., ALL OF TRACTS 1 AND 2 IN A DEED TO THE CITY OF GLENN HEIGHTS, RECORDED IN INSTRUMENT NUMBER 201500016664, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HAMPTON ROAD (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF MILAS LANE (VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID GLENN HEIGHTS VOLUNTEER FIRE DEPARTMENT TRACT;

THENCE N 88°58'58" E, ALONG THE NORTH LINE OF SAID GLENN HEIGHTS VOLUNTEER FIRE DEPARTMENT TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID MILAS LANE, AT 208.90 FEET PASSING A 5/8" IRON ROD FOUND, BEING THE NORTHEAST CORNER OF GLENN HEIGHTS VOLUNTEER FIRE DEPARTMENT TRACT AND THE NORTHWEST CORNER OF SAID CITY OF GLENN HEIGHTS TRACT RECORDED IN VOLUME 74243, PAGE 68, D.R.D.C.T., CONTINUING ALONG THE NORTH LINE OF SAID CITY OF GLENN HEIGHTS TRACT RECORDED IN VOLUME 74243, PAGE 68, D.R.D.C.T., AND THE SOUTH RIGHT-OF-WAY LINE OF SAID MILAS LANE IN ALL A TOTAL DISTANCE OF 416.67 FEET TO A POINT IN THE WEST LINE OF LOT 1, PHASE I, THE MESA, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 82177, PAGE 2225, PLAT RECORDS, DALLAS COUNTY, TEXAS (P.R.D.C.T.), SAID POINT BEING THE NORTHEAST CORNER OF SAID CITY OF GLENN HEIGHTS TRACT RECORDED IN VOLUME 74243, PAGE 68, D.R.D.C.T., FROM WHICH A 5/8" IRON ROD FOUND BEARS N 01°17'30" W, 1.37 FEET;

THENCE S 01°17'30" E, ALONG THE EAST LINE OF SAID CITY OF GLENN HEIGHTS TRACT RECORDED IN VOLUME 74243, PAGE 68, D.R.D.C.T., AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 155.49 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF SAID TRACT 1, BEING THE SOUTHEAST CORNER OF SAID CITY OF GLENN HEIGHTS TRACT RECORDED IN VOLUME 74243, PAGE 68, D.R.D.C.T., AND THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE N 89°09'26" E, ALONG THE SOUTH LINES OF LOTS 1 THROUGH 10 OF SAID THE MESA, PHASE I AND THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 654.82 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF LOT 20, THE MESA, PHASE II, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 82172, PAGE 1025, P.R.D.C.T.;

THENCE S 00°48'49" E, ALONG THE EAST LINE OF SAID TRACTS 1 AND 2 AND THE WEST LINE OF LOTS 20, 21, 22, 29, AND 30 OF SAID THE MESA, PHASE II, A DISTANCE OF 421.72 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID TRACT 2 AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SOSTENES SANCHEZ AND ELVIRA SANCHEZ, RECORDED IN INSTRUMENT NUMBER 201900099897, O.P.R.D.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS S 00°48'49" E, 208.73 FEET, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID SANCHEZ TRACT;

THENCE S 89°13'32" W, ALONG THE SOUTH LINE OF SAID TRACT 2, THE NORTH LINE OF SAID SANCHEZ TRACT, AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JOSE HERNANDEZ AND ANA HERNANDEZ, RECORDED IN INSTRUMENT NUMBER 201400322003, O.P.R.D.C.T., A DISTANCE OF 1068.82 FEET TO A 1" IRON PIPE FOUND (DISTURBED) IN THE EAST RIGHT-OF-WAY LINE OF SAID HAMPTON ROAD, SAID IRON PIPE BEING THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE NORTHWEST CORNER OF SAID HERNANDEZ TRACT, FROM WHICH A 1-1/2" IRON PIPE FOUND BEARS S 01°12'32" W, 158.55 FEET, SAID IRON PIPE BEING THE SOUTHWEST CORNER OF SAID HERNANDEZ TRACT;

THENCE N 01°12'32" W, ALONG EAST RIGHT-OF-WAY LINE OF SAID HAMPTON ROAD AND THE WEST LINE OF SAID TRACT 2, AT 208.30 FEET PASSING A 3/4" IRON PIPE FOUND, SAID PIPE BEING THE NORTHWEST CORNER OF SAID TRACT 2 AND SOUTHWEST CORNER OF SAID TRACT 1, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HAMPTON ROAD, THE WEST LINE OF SAID TRACT 1, AND THE WEST LINE OF SAID GLENN HEIGHTS VOLUNTEER FIRE DEPARTMENT TRACT IN ALL A TOTAL DISTANCE OF 574.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.828 ACRES (515,209 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CITY OF GLENN HEIGHTS, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY CERTIFY AND ADOPT THIS RECORD PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CITY OF GLENN HEIGHTS, LOT 1, BLOCK A, AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS. THE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED FOR THE PURPOSE OF MUTUAL USE AND ACCOMMODATION OF THE CITY OF GLENN HEIGHTS AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY AND THE CITY OF GLENN HEIGHTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY, ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF GLENN HEIGHTS AND ALL PUBLIC UTILITIES SHALL, AT ALL TIMES, HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GLENN HEIGHTS, TEXAS.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 2022.

FOR: CITY OF GLENN HEIGHTS

BY: _____
AUTHORIZED SIGNATURE
HARRY A. GARRETT, MAYOR
CITY OF GLENN HEIGHTS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED HARRY A. GARRETT, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CITY OF GLENN HEIGHTS, LOT 1, BLOCK A, TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS ____ DAY OF _____, 2022, BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS.

MAYOR _____ DATE _____

CITY SECRETARY _____ DATE _____

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE DEVELOPMENT CODE OF THE CITY OF GLENN HEIGHTS.

WITNESS MY HAND THIS ____ DAY OF _____, 2022.

CITY SECRETARY _____ DATE _____

NOTES:

1. WAIVER OF CLAIM FOR DAMAGES. THE OWNER AND THE DEVELOPER RELEASE THE CITY OF GLENN HEIGHTS FROM ANY AND ALL CLAIMS, DAMAGES, OBLIGATIONS, OR LIABILITIES BY THE ESTABLISHMENT OF GRADES, OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, TO CONFORM THE GRADES ESTABLISHED IN THIS PLAT.

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE DEVELOPMENT CODE REGULATIONS OF THE CITY OF GLENN HEIGHTS, TEXAS.

DATED THIS THE ____ DAY OF _____, 2022.

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS No. 6373
E-MAIL: AaronLS@WierAssociates.com

FINAL PLAT
CITY OF GLENN HEIGHTS
LOT 1, BLOCK A

AN ADDITION TO THE CITY OF GLENN HEIGHTS
11.828 ACRES OUT OF THE
SAMUEL CLARK SURVEY ~ ABST. NO. 249
DALLAS COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10053900

OWNER / DEVELOPER
CITY OF GLENN HEIGHTS
1938 S HAMPTON
GLENN HEIGHTS, TEXAS 75154

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
EMAIL: RANDYE@WIERASSOCIATES.COM



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: March 27, 2023

SUBJECT

Discuss and take action on a request by Farrukh Azim, on behalf of Shamrock Angel LLC for a zoning change of the approximately 111.66 acres, situated in the William Rawlings Survey, Abstract No. 1205, and being a part of Lot 5R, Block A, and all of Lot 6R, Block A of the replat of Everett Trees Addition, from Planned Development 6 to Planned Development 27. The request is to change the zoning from Planned Development 6, established via Ordinance 347-85, consisting of 68 acres, to Planned Development 27, consisting of approximately 111.66 acres for a multi-use development. District 1 is proposed as 21.70 acres, with 224 units for Townhomes. District 2 is proposed as approximately 66 acres, with 256 units for Single-Family Homes. District 3 is proposed to consist of approximately 15 acres with a proposed 480 units for Multi-Family Development. District 4 is proposed to consist of approximately 5.9 acres comprised of 6 commercial sites for Retail development.

DISCUSSION / BACKGROUND

The subject property is located at the southeast corner of W. Bear Creek Road and S. Westmoreland Road. The property is currently zoned Planned Development 6, established via Ordinance 347-85 consisting of 68 acres, of which 20 acres is designated 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, resulting in a new Planned Development, hereafter referred to as Planned Development 27.

Planned Development 27 Proposed Land Use Chart:

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Excludes Open Space)	Open / Park Space	Total Proposed Units	Proposed Dwelling Units Per Acre
<u>District-1 Townhome District</u>	Multi-Family Residential (Provisional)	20.63 Acres	3.79 Acres	224	11
<u>District-2 Single-Family</u>	Single-Family Residential-3	52.49 Acres	13.54 Acres	256	5
<u>District-3 Multifamily</u>	Multi-Family Residential (Provisional)	13.67 Acres	4.60 Acres	480	35
<u>District-4 Retail District</u>	Retail	4.87 Acres	0.79 Acres	6	N/A
<u>Totals</u>		<u>Approximately 110.3 Acres</u>		<u>966 Units</u>	

- **District 1: Townhome/Multi-Family Provisional District Development Regulations:**

Provisional Districts are meant to be used in conjunction with a base zoning district as part of a Planned Development. The Multi-Family Provisional District is intended to permit low and mid-rise multiple-family dwellings as the principal use. The City of Glenn Heights has intentions to update the Zoning Ordinance, upon completion of the Comprehensive Plan Update, to incorporate Townhome specific zoning and development regulations into city ordinance. As there is not an existing district that applies for Townhome use, Staff had to apply the Multi-Family Provisional District regulations to this portion of the rezoning request. While the proposed regulations for this district deviate from the Multi-Family Provisional Zoning District minimum standards, Staff has researched townhome ordinances in the several nearby municipalities: Waxahachie, TX, Lancaster, TX, Desoto, TX and Duncanville, TX. As a result of this research, Staff believes the proposed development regulations to be reflective of the intention of development standards that support townhome use.

The concept plan proposes 224 units for townhome development. Each building in District 1 will have a maximum of 8 units. The townhome district is proposed to be comprised of 1-, 2-, and 3-bedroom units with each proposed unit ranging from 1,100 to 1,300 square feet. Based on the proposed land use chart, the total land area in District 1 will not exceed 22% of the total land in the planned development after excluding the land reserved for open space. The open space provided within district 1 will contain a playground, a gazebo, 2 park benches, and be connected to other open spaces via a 5' pedestrian trail. District 1 will also contain a 4' wide concrete sidewalk along both sides of the street on every internal street within the district. Additionally, there will be sidewalks constructed on the perimeter of the development, along S. Westmoreland Road and W. Bear Creek Road. The proposed landscaping, screening and architectural regulations for this district are sufficient per city regulations.

District 1 - Townhome District Development Regulations:

	Lot Area	Lot Width	Lot Depth	Front Setback	Side Setback	Side w/ Street	Rear Setback	Lot Coverage	Dwelling Units/Acre
Multi-Family Provisional Zoning Minimums	3,000 SF	100'	120'	40'	60'	40'	20'	40%	14
Proposed District 1 Regulations	2,200 SF	30'	70'	20'	0'	5'	10'	70%	11
Deviation	800 SF Smaller	70' Less Wide	50' Less Deep	20' Shorter	60' Shorter	35' Shorter	10' Shorter	30% Increase	MEETS

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

The applicant is proposing two lot types for development of Single-Family homes in District 2. The Single-Family 3 base zoning district applies to this part of the planned development proposal. District 2 is the largest of the proposed four development districts within the planned development, resulting in a proposed 256 single-family dwelling units. Of the two proposed lot types, Lot Type 2 is more aligned with the base zoning district regulations, as the minimum lot area, minimum lot depth, and minimum square footage, per constructed unit meet the base zoning district minimum regulations. Lot Type 2 will result in slightly narrower lots with smaller front, rear, and side yards, and an increase in overall lot coverage. Lot Type 2 development is proposed to not exceed 5 dwelling units per acre, which is a slight increase in density from the base zoning district dwelling unit per acre maximum, but not a significant deviation.

The proposed regulations for Lot Type 1 deviate from the base zoning minimum regulations of the Single-Family 3 Zoning District, but will provide variation to housing products within the planned development. These lot sizes are proposed to be a minimum of 5,500 square feet, with smaller overall lot dimensions and reduced setbacks. Due to the reduction in lot size, the proposed structure area is also proportionally reduced.

Staff believes the variation in lot specifications are desirable to promote diverse development within District 2. The proposed 13.54 acres of open space will include park area, playground equipment, six park benches, and a 5' wide pedestrian walking trail, that will connect to other open spaces within the planned development. The open space proposed for District 2 is centrally located and easily accessible. Additionally, District 2 will contain 4' wide sidewalks on each side of internal streets within the district.

The proposed design standards in District 2 meet city standards for articulation, variation, and landscaping requirements.

District 2 – Single-Family District Development Regulations:

Proposed Lot Type 1

	Lot Area	Lot Width	Lot Depth	Front Setback	Side Setback	Side w/ Street	Rear Setback	Min. Dwelling Unit SF	Lot Coverage	Dwelling Units/Acre
SF-3 Base Zoning Minimum	9,000 SF	70'	120'	30'	8'	15'	20'	1,750 SF	40%	3.5
Proposed District 2 Regulations	5,500 SF	50'	100'	20'	5'	5'	10'	1,500 SF	70%	5
Deviation	3,500 SF Smaller	20' Less Wide	20' Less Deep	10' Shorter	3' Shorter	10' Shorter	10' Shorter	250 SF Smaller	30% Increase	1.5 DUA Increase

Proposed Lot Type 2

	Lot Area	Lot Width	Lot Depth	Front Setback	Side Setback	Side w/ Street	Rear Setback	Min. Dwelling Unit SF	Lot Coverage	Dwelling Units/Acre
SF-3 Base Zoning Minimum	9,000 SF	70'	120'	30'	8'	15'	20'	1,750 SF	40%	3.5
Proposed District 2 Regulations	9,000 SF	60'	120'	20'	5'	5'	10'	1,800 SF	50%	5
Deviation	MEETS	10' Less Wide	MEETS	10' Shorter	3' Shorter	10' Shorter	10' Shorter	MEETS	10% Increase	1.5 DUA Increase

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

The Multi-Family Provisional District is intended to allow garden and mid-level apartment homes to be the principal permitted use within a planned development. The concept plan indicates that District 3 of Planned Development 27 will be intended for apartment-style, multi-family, development. District 3 will consist of 3 four-story buildings, containing Studio, 1-, 2-, and 3-bedroom floorplan options, and shall not exceed 480 units. Each building shall not contain more than 140 units.

There are a number of amenities proposed as part of District 3: fitness center, amenity building, swimming pools, children's playroom, community meeting room, and an open space that is connected to the proposed open spaces in Districts 1, 2, and 4. The Open Space will be the center of the overall planned development and will be accessible to all development phases through a 5' wide pedestrian trail system. Additionally, the open space in District 3 will contain a playground, two park benches, 4' wide sidewalks, a minimum of 3 grills and 2 picnic tables to be enjoyed by all Districts.

The proposed parking, landscaping, screening and refuse facilities meet the provisional zoning district design regulations. While the proposed design regulations do deviate from the provisional zoning district minimum regulations, the deviations are not significant, and Staff believes the impact is offset by the provided open space.

District 3 – Multi-Family District Development Regulations:

	Front Setback	Side Setback	Side w/ Street	Rear Setback	Lot Coverage	Dwelling Units/Acre
Multi-Family Provisional Zoning Minimums	40'	60'	40'	20'	40%	14
Proposed District 1 Regulations	20'	0'	5'	10'	70%	32
Deviation	20' Shorter	60' Shorter	35' Shorter	10' Shorter	30% Increase	18 DUA Increase

- **District 4 – Retail 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.

The City of Glenn Heights Planning & Zoning Commission held a public hearing on March 6, 2023 at 6:30 p.m. It was determined that a continuance of the case was necessary before the Commission could make a recommendation to City Council.

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

N/A

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of the zoning request. The analysis of the proposal conducted by staff resulted in the finding that the proposal is in alignment with the City of Glenn Heights Comprehensive Plan, and the intent of the Zoning Ordinance. Furthermore, staff believes the proposed zoning change will result in a development superior to the current development allowed by Planned Development 6.

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.

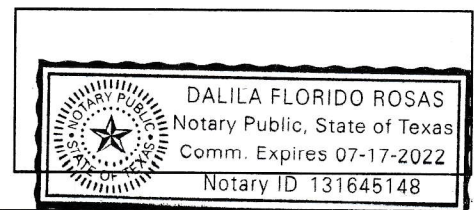
NOTARY STATEMENT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN 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>	ZIP CODE: <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>	ZIP CODE: <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>5.77</u> 4.80 Acres
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>

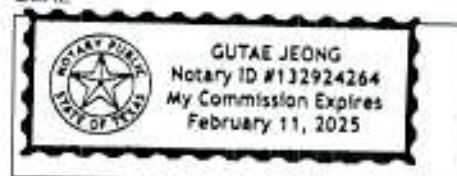
NOTARY STATEMENT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN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

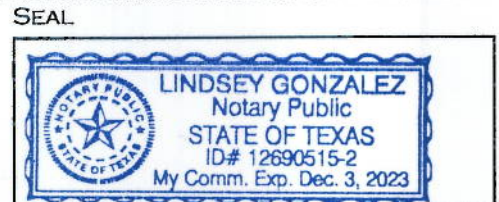
PROPOSED ZONING: SF-5, TOWNHOMES, COMMERCIAL MULTIFAMILY. PROPOSED USE: Multifamily, Commercial, Townhome & Individual Single Family lots.

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

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YES

☒ NO

WHO (IF YES) _____

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ZONING APPLICATION FEES	FEE
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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

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

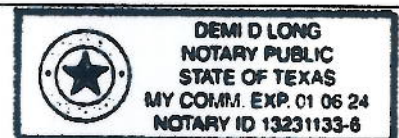
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THIS 12 DAY OF July, 20 21.

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

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YES

☒ NO

WHO (IF YES) _____

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TEMPORARY USE PERMIT RENEWAL	\$150.00

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APPEAL/VARIANCE APPLICATIONS	\$250.00



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

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YES

NO

WHO (IF YES) _____

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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

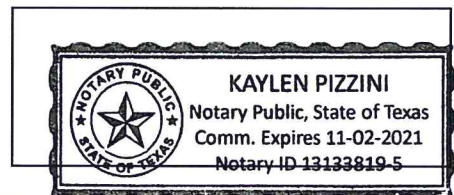
PROPOSED ZONING: SF-5, TOWNHOMES, COMMERCIAL MULTIFAMILY. PROPOSED USE: Multifamily, Commercial, Townhome & Individual Single Family lots.

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:

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

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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.

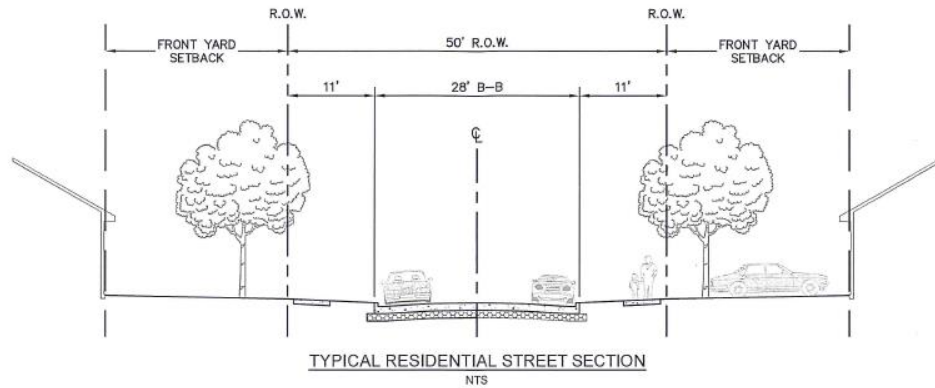
PART 3. DISTRICT DESIGN & DEVELOPMENT STANDARDS

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)

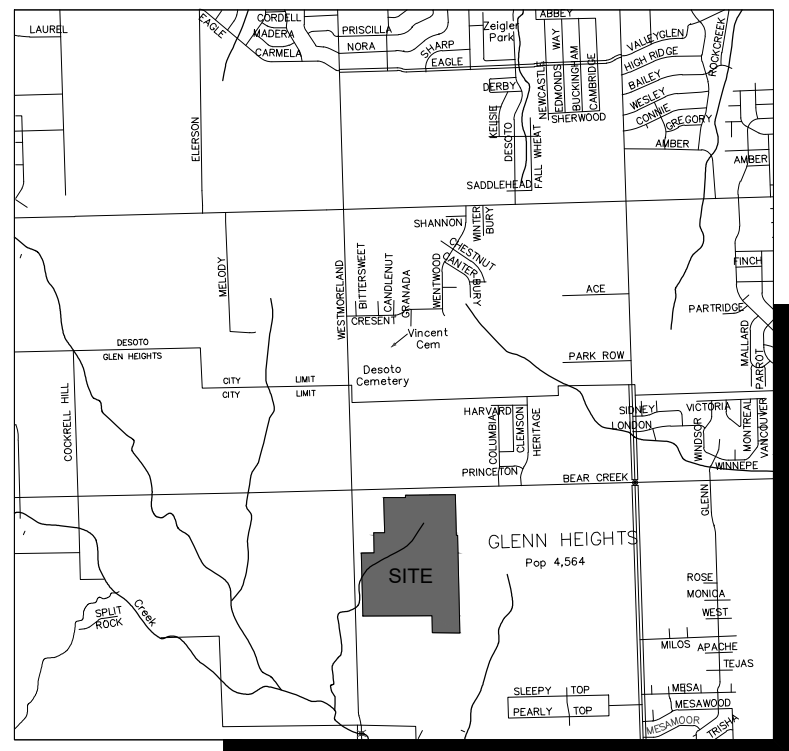
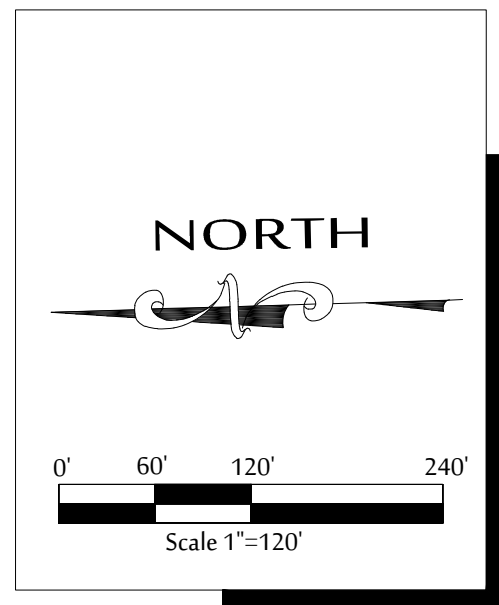
Post mounted Decorative Mail Box for Single-Family District	Clustered Decorative Mail Box for Townhome and Multifamily District
	
Clustered Decorative Mailbox under covered canopy (Townhomes and Multifamily)	
	

Exhibit H: Bench/Trash Can

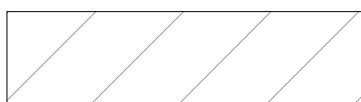
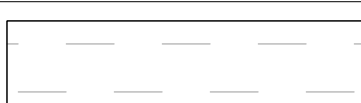
Trash Container	Benches
	

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%)	-	-

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CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT

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EXHIBIT C:
CONCEPT PLAN
PARADISE ESTATES
SOUTH EAST CORNER OF S. WESTMORELAND ROAD
& BEAR CREEK ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.