



**NOTICE AND AGENDA
JOINT MEETING
PLANNING AND ZONING COMMISSION AND
BUILDING AND STANDARDS COMMISSION
MONDAY, NOVEMBER 13, 2023, 6:30 P.M.**

Notice is hereby given that the City of Glenn Heights Planning And Zoning Commission and the Building and Standards Commission will hold a joint Meeting on Monday, November 13, 2023, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

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

CALL TO ORDER - Planning and Zoning Commission

CALL TO ORDER - Building and Standards Commission (determination of quorum and recess temporarily)

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of October 09, 2023.

AGENDA

1. **Zoning Case:** Public hearing to discuss and take action on a change of zoning request by Farrukh Azim, on behalf of Shamrock Angel LLC. The 111.606-acre tract of land is more particularly described as Everett L. Trees Block A, Lots 4R, 5R, 5R.1, and 6R, and adjacent tracts and being generally located at the Southwest corner of West Bear Creek Road and South Westmoreland Road. 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 111.606 acres for a multi-use development. (Parviz Pourazizian, Director of Development Services)

The Planning and Zoning Commission will recess temporarily, and the meeting of the Building and Standards Commission will reconvene.

GLENN HEIGHTS BUILDING AND STANDARDS COMMISSION MEETING

The City of Glenn Heights Building and Standards Commission reserves the right to retire into Executive Session concerning any of the agenda items whenever it is considered necessary and legally justified pursuant to Texas Government Code, Chapter 551. The Building and Standards Commission reconvenes into its Regular Called Meeting.

1. Public Comment

2. **Public Hearing Case Number V047219-100523:** Deliberation for Case Number “V047219-100523” to receive sworn testimony and citizen’s comments concerning whether the structure(s) located at 226 Westminster Dr, Glenn Heights, Texas with the legal description being BLK F LT 42, Heritage Heights Ph 3a, Glenn Heights, Dallas County, Texas complies with the standards set forth in the City of Glenn Heights Code of Ordinances, Chapter 3 Building Regulations, Article 3.13 Property Maintenance and Substandard Building Code. After receiving sworn testimony and citizen’s comments the BSC will discuss and consider action on whether the structure(s) comply with the standards set forth in Chapter 3, Article 3.13. Should the structure(s) be found in violation of the standards set forth in Chapter 3, Article 3.13, the BSC may order the structure be demolished by the owner, mortgagee, or lien holder within thirty (30) days from the date of the order. The owner of the record is Willie A Fagan 226 Westminster Dr, Glenn Heights, Texas. (Parviz Pourazizian, Director of Development Services)

Adjourn. The Building and Standards Commission will adjourn its meeting.

The Planning and Zoning Commission will reconvene into its Regular Called Meeting.

AGENDA

2. Commissioners Activity Report

ADJOURNMENT

In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Thursday, November 09, 2023.

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

Brandi Brown, City Secretary

[illegible]

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

OCTOBER 9, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 9th day of October 2023, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4
Kelvin Stroy, Sr.	*	Board Member, Place 6
Tabitha Gamble	*	Board Member, Place 7

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
LaSheyla Jones	*	City Planner
Kathi Morgan	*	IT Administrator

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Joint Meeting of the Planning and Zoning Committee to order at 6:44 P.M.

INVOCATION

Chair Kelley delivered the Invocation.

PLEDGE OF ALLEGIANCE

Chair Kelley led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

CONSENT AGENDA

1. Chair Kelley – staff will take action to approve meeting minutes from September 11, 2023. No questions about the minutes.

Commissioner Stroy motioned to approve consent for the meeting minutes today. Commissioner Davis 2nd made a second. The motion was carried with the following record vote:

VOTE 5 Ayes – Kelly, Gamble, Davis, Stroy and Miller

AGENDA

1. **Plat Case PP-009-23:** Discuss and take action on a Preliminary Plat Request by Anel Rodriguez, on behalf of Carlos Vargas for Vargas Estate. This Preliminary Plan request is for an addition to the City of Glenn Heights, Texas, being 8.062 acres, that is situated in the Elisha Chamber Survey, Abst. No. 240, Glenn Heights, Dallas County, Texas

Pariz Pourazizian, Director of Developmental Services, introduced this item and presented a presentation which he listed the property address of 1541 S. Hampton Road, he noted the aerial view to show the location and the main intersections for the site. He showed the preliminary plats. He noted the small property in the front was not a part of the request, but it is a liquor store. Commissioner Davis asked if the property was being platted for future development. Director Pourazizian stated the applicant was planning to build a single-family home. Half of the property is a flood plain to the left, so it will be one house.

Commissioner Davis move to take action on Plat Case PP-009-23. Commissioner Stroy second the motion. The motion was carried with the following record:

VOTE 5 Ayes – Kelly, Gamble, Davis, Stroy and Miller

2. **Plat Case FP-010-23:** Discuss and take action on a Final Plat Request by Anel Rodriguez, on behalf of Carlos Vargas for Vargas Estate. This Final Plat requests for an addition to the City of Glenn Heights, Texas, being 8.062 acres, situated in the Elisha Chamber Survey, Abst. No. 240, Glenn Heights, Dallas County, Texas.

Parviz Pourazizian, Director of Planning and Developmental Services, introduced this item of a Final Plat and completed a presentation giving a description of the property, where it would be located. A preliminary comp plan was presented. No questions or comments were presented.

Chair Kelley entertained a motion to take action on site plan. Commissioner Stroy made a motion to approve the Final Plat site plan. Commissioner Gamble second the motion. The motion carried with the following record vote:

VOTE 5 Ayes – Kelley, Gamble, Davis, Stroy, and Miller

3. **Plat Case FP-011-23:** Discuss and take action on a Replat Request by Steven Uetrecht (Wildwood Development Co.), on behalf of Oak Leaf Estates, LLC for Hollywood Estate Phase 4. This Replat, being 45.909 acres, situated in the John S Patton Survey, Abst. No. 841 and William C. Berry Survey, Abst. No. 74, Glenn Heights, Ellis County, Texas.

Parviz Pourazizian, Director of Planning and Developmental Services, introduced this item of a Replat of Phase 3 of Hollywood Estate. In approximately 1992, Hollywood Estate was platted but never constructed. Earlier this year or maybe last year the developer approached the city to replat the lot and to Director Pourazizian understanding, the intention was to create more lots. Mr. Uetrecht stated they redid some of the streets and there are all a little bigger lot, but originally they were preliminary lots, but there is no such thing as a preliminary replay so they were cleaning up the wording. Minor notes and adjustment that the developer has worked through to represent. Director Pourazizian states the alignment on the streets will probably change. Between 39 and 41 it has changed and a few more lots. It meets the zoning requirements. The Cul-de-sac is being removed and 40 and 41 are becoming actual lots per Commissioner Davis. The development is located on Hampton, South of Ovilla. This is a replat of phase 3, but the applicant in the past decided to call it phase 4 due to the partial replat. Phase 1 and Phase 2 has already been complete. Commissioner Gamble questions if the replat is being presented for Phase 4 because the original did not get approved. Director Pourazizian states no there is an approved recorded plat for Phase 3, but this plat is a partial replat to the Phase 3. So, it is not the whole Phase 3 that is being re-platted but only portions being taken out. Per Commissioner Gamble it is truly a phase 4, because it is a Phase 3 redone. Per Mr. Uetrecht, it is 39 total lots in Phase 4. Phase 4 is the final phase for the whole Hollywood Estates.

Commissioner Gamble motion to approve Plat Case FP-011-23. Commissioner Davis second the motion. The motion carried with the following record vote:

VOTE 5 Ayes – Kelley, Gamble, Davis, Stroy, and Miller

COMMISSIONER ACTIVITY REPORT

No Activity Report from commissioners. Mr. Pourazizian did make a statement that if commissioners had questions for staff regarding zoning information, resident complaints, etc. this would be a way of discussing especially larger scale. Commissioner Davis noted that a Car Wash sign was placed on Bear Creek and 35, however he did not remember voting to allow the sign to be placed. It was noted that the developer did put the sign up without commissioner approval, however Mr. Pourazizian also noted that site plan approval in our process is not the administrative duty of P&Z and City Council. What that means is if a developer brings a site that meets all of the zoning criteria, they are not asking for any variances, City Council and P&Z cannot deny it. It must be approved. There is a similar case with plat regulations, if the plat meets the regulations for city and state, we do not have the jurisdiction to deny the plat. If it meets the criteria, which in that case the Carwash is not seeking any variance, we do not have any say we have to approve it. Mr. Pourazizian will bring it up to the City Council. Chair Kelley noted that some time ago there was a similar situation which led to a lawsuit because once someone comes to the city and meets all the guidelines and ordinances we set up for them to meet, if they meet it, that is what they try to tell citizens even if they disapprove it, if they met all the city guidelines it is hard to deny. Mr. Pourazizian stated that this is why it was important for staff to bring it up to P&Z and Council, to avoid any liability for the City. Commissioner Davis asked then why did the carwash owner take the sign down? Mr. Pourazizian stated that it was an act of good faith

as the developer and doing good work with the city. Commissioner Stroy asked where the city is with the Hughes Development on Bear Creek and Westmoreland. After the Council denied the project, a meeting was held with Council to understand what they wanted to see to approve that project. There were several options discussed and it was relayed to the developer, and they have been going back and forth with the developer. It was determined the maximum of what they could do based on what was financially feasible for them. Mr. Pourazizian is waiting on developed modifications before he takes it back to council. There are some legal requirements and if the zone change get denied by council it cannot go back to council for 1 year until there are substantial change to PD. He is working with legal to ensure that the zoning change meet that qualification before they move on. It will come back to P&Z as well. The number of apartments to be reduced by 100 and it needs to be traffic improvements. Staff has not authorized the plan.

ADJOURNMENT

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

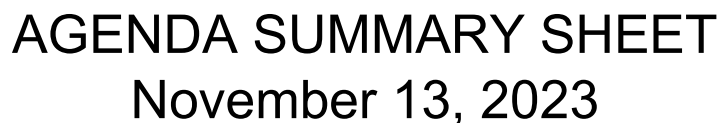
VOTE 5 Ayes – Kelley, Gamble, Davis, Stroy, and Miller

Commissioner Austin Kelley adjourned the meeting at 7:05 P.M.

Austin Kelley, Chairperson

Attest:

Dr. LaSheyla Jones, City Planner
Passed and approved on the 13th day of November 2023



Zoning Case: Public hearing to discuss and take action on a change of zoning request by Farrukh Azim, on behalf of Shamrock Angel LLC. The 111.606-acre tract of land is more particularly described as Everett L. Trees Block A, Lots 4R, 5R, 5R.1, and 6R, and adjacent tracts and being generally located at the Southwest corner of West Bear Creek Road and South Westmoreland Road. 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 111.606 acres for a multi-use development. (Parviz Pourazizian, Director of Development Services)

[illegible]



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: November 13, 2023

SUBJECT

Discuss and take action on a change of zoning request by Farrukh Azim, on behalf of Shamrock Angel LLC. The 111.606-acre tract of land is more particularly described as Everett L. Trees Block A, Lots 4R, 5R, 5R.1, and 6R, and adjacent tracts being generally located at the Southeast corner of West Bear Creek Road and South Westmoreland Road. 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 111.606 acres for a multi-use development.

District 1 is proposed as 24.42 acres, with 224 units for Townhomes. District 2 is proposed as approximately 66.10 acres, with 256 units for Single-Family Homes. District 3 is proposed to consist of approximately 15.11 acres with a proposed 120 units for Multi-Family Development with 360 units. District 4 is proposed to consist of approximately 5.97 acres comprised of 6 commercial sites for Retail development.

DISCUSSION / BACKGROUND

The subject property is located at the Southeast corner of West Bear Creek Road and South 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.

This PD was previously presented to the city and failed to pass. The developer made some changes to the site plan, including reducing the total number of apartments from 480 units to 360 units and currently working with staff to execute a development agreement for the improvement of the intersection at Westmoreland and West Bear

Creek.

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 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 South Westmoreland Road and West Bear Creek Road. The proposed landscaping, screening and architectural regulations for this district are sufficient per city regulations.

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 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 360 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 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

Staff Analysis

One of the main concerns for the staff is the traffic impact of this development. A complete Traffic Impact Analysis was not submitted. While PD-28 results in an increase of land that will be developed, it is important to note that approximately 68 acres are currently zoned Planned Development 6. As part of the development regulations, the developer pledges to escrow \$600,000 to the city before the first building permit can be

issued, which is to be used for improvements related to easing traffic conditions at the intersection of South Westmoreland Road and West Bear Creek Road.

Staff has reviewed this application to determine its' compatibility with the 2010 Future Land Use Map and 2010 Comprehensive Plan Update which designates this area as a traditional neighborhood development. Traditional Neighborhood Design typically includes reduced street setbacks, rear entry garages, integrated parks and open spaces, architectural enhancements/design, connected street grids and clusters of neighborhood retail and services.

2011 Comprehensive Plan Update

Strategic Goal #9, Land Use – Provide opportunities for coordinated well-planned growth and development.

Implementation Strategy: 9.2 Provide for the efficient use of land, coordinated with the provision of essential public infrastructure and facilities by continuously monitoring and updating the City's Comprehensive Plan and Future Land Use Plan.

Implementation Strategy: 9.3 Promote the future development of a variety of uses to diversify Glenn Heights' tax base.

Strategic Goal #11 Land Use – Encourage the development of high quality residential neighborhoods that are aesthetically pleasing yet meet the diverse housing market needs of the community.

Strategic Goal #12, Land Use – Encourage quality nonresidential development that is aesthetically pleasing yet meets the market and economic development needs of the community.

Strategic Goal #15, Land Use – Encourage and positively influence the development of existing vacant properties within Glenn Heights.

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 Council previously (07/11/2023) denied this PD. Since, the developer reduced the # of multifamily by 120 units (from 480 to 360) and increased their amount for traffic improvement to \$600,000 from \$300,000 to be escrowed with city.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property and published in a local newspaper as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance. Additionally, two informational signs have been posted along the street frontages to inform the public of the pending zoning change.

FINANCIAL IMPACT

Not applicable.

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 permitted by Planned Development 6.

ATTACHMENTS

1. Ordinance O-04-23

PREPARED BY

Parviz Pourazizian, Director of Planning and Development Services

EXHIBIT: B

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PARADISE ESTATES

SOUTHEAST CORNER OF BEAR CREEK ROAD & WESTMORELAND ROAD

CITY OF GLENN HEIGHTS, TEXAS

November 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.

A 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.

Approximately 20 acres of land is dedicated for open area, park, retention pond, park amenities etc. The developer pledges to install sidewalks and trails, kids’ playground, bench and

trash cans, USPS decorative mailboxes, fountains on retention ponds and hydroseed all parks and open areas.

Developer to install masonry screen walls along property boundaries and wrought iron fences around ponds. Builder to install cedar wood fences with steel posts at individual dwelling units. Fences to be installed at the site are shown in the Exhibit “K”. Material used for the boundary wall must be masonry with intermediate columns made with brick or stone. Precast concrete stamped masonry wall to be preferred material of choice as shown in the Exhibit “L”

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. Required)	Max. Required 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%)	-	-

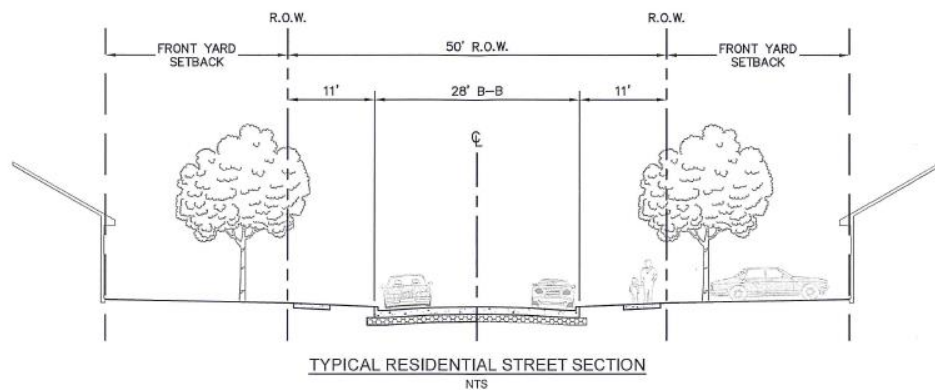
[Future ROW dedication by Plat on Westmoreland Road and Bear Creek Road are excluded from total sq.ft. of area.]

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 235.
 - 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. The developer commits to complete all onsite park and amenities upon 50% occupancy reached.

- ii. The entry feature for this district shall contain a masonry monument sign designed to meet the City's Development Regulations. The final design and placement of the monument sign shall be agreed upon between the City and Developer prior to construction. (See Exhibit D)
 - iii. 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 of 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 a sodded front, side, and rear yard with a minimum of one tree planted in the front yard and one tree planted in the rear yard. Each tree shall be a minimum of 3" caliper.
 - v. All landscaped areas must be kept in 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:
- 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. The 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:
- i. Serving as the City's point of contact for all concerns regarding the maintenance of the parks, open spaces, and common areas until at least all lots are occupied.
 - ii. Installation of irrigation systems, benches, concrete trails, entry features, subdivision screening wall, playground equipment, and any other improvements.

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)

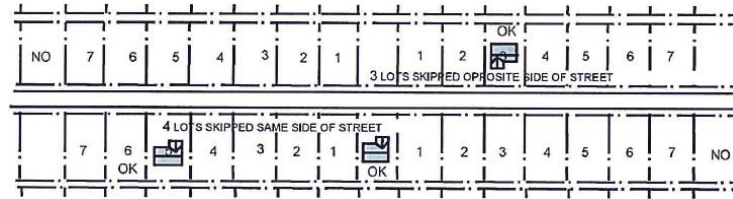
B. District Development Conditions– The desired land design requirements for this district are achieved in accordance with Zoning “Exhibit C” and the following criteria:

- 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:
- 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.
 - Pressure treated wood is prohibited.
 - 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. The 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 the 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 refused 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 is 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 buildings are 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. The 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 475236 Rev. 01/08 Copyright 2008 Oncor Electric Delivery. All Rights Reserved.	 CL7-AMG CL6-AG CL8-H-02

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

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

Exhibit H: Bench/Trash Can

Trash Container	Benches
	

Exhibit J: Kids' Playground



Advanced Editing
Select Object Tool

OWNER / DEVELOPER
KX-ANGLA LLC
100 CIRCLE
N.W. DALLAS, TEXAS 75202
713-3813
kxan@kxan.com

ENGINEER
CLARKE, P.L.L.C.
HUBBARD, DICK, INC.
10000 BEECHMOUNT ROAD, SUITE 110
CARROLLTON, TEXAS 75686
FARMERS, TX 75751
TEL: 817-489-4326
FAX: 817-489-4326
EMAIL: clark@clarkdick.com
FIRM REGISTRATION NO. 10870

LAND SURVEYOR
OWENS, HOWARD, BULL, PLO, INC.
PRESIDENT, JORDAN, LLC
3014 BEECHMOUNT ROAD, SUITE 110
CARROLLTON, TEXAS 75686
FAX: 817-489-4326
TEL: 817-489-4326
FIRM REGISTRATION NO. 10194353

CONSULTANT
dcd DESIGN DEVELOPMENT CONSULTANTS, INC.
10000 BEECHMOUNT ROAD, SUITE 110
CARROLLTON, TEXAS 75686
FIRM REGISTRATION NO. 10870
FAX: 817-489-4326
TEL: 817-489-4326
EMAIL: dcd@clarkdick.com

ALLOCATION OF LAND USES

Category	Sub-category	Area (Acres)	Percentage (%)	Notes
Proposed	Single Family	1.00	100%	
	Pond/Retention	0.00	0%	
Total	Single Family	1.00	100%	
	Pond/Retention	0.00	0%	

PROPOSED LAND USE

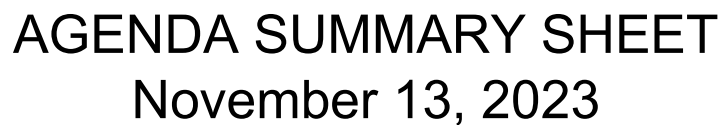
COLOR	LOT DESCRIPTION	NO. OF LOTS	Notes
Pink	Single Family	224	
Yellow	Medium Density	151	
Blue	Pond/Retention	00	
Green	Pond/Retention	00	
Grey	Pond/Retention	00	

LAND INFORMATION

EXISTING ZONING: R1, R2, R3
TOTAL SITE AREA: 111.00 ACRES
PROPOSED ZONING: R1, R2, R3
PROPOSED 1/2 ACRE: 111.00 ACRES
PROPOSED 1/4 ACRE: 111.00 ACRES
PROPOSED 1/8 ACRE: 111.00 ACRES
PROPOSED 1/16 ACRE: 111.00 ACRES
PROPOSED 1/32 ACRE: 111.00 ACRES
PROPOSED 1/64 ACRE: 111.00 ACRES
PROPOSED 1/128 ACRE: 111.00 ACRES
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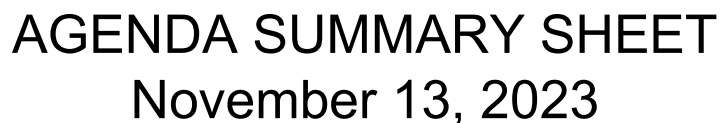
Exhibit L: Masonry Wall





Public Comment

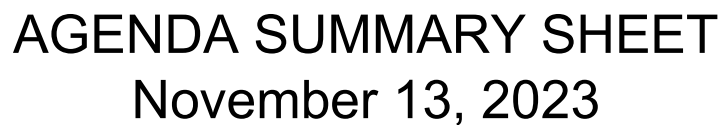
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Public Hearing Case Number V047219-100523: Deliberation for Case Number “V047219-100523” to receive sworn testimony and citizen’s comments concerning whether the structure(s) located at 226 Westminster Dr, Glenn Heights, Texas with the legal description being BLK F LT 42, Heritage Heights Ph 3a, Glenn Heights, Dallas County, Texas complies with the standards set forth in the City of Glenn Heights Code of Ordinances, Chapter 3 Building Regulations, Article 3.13 Property Maintenance and Substandard Building Code. After receiving sworn testimony and citizen’s comments the BSC will discuss and consider action on whether the structure(s) comply with the standards set forth in Chapter 3, Article 3.13. Should the structure(s) be found in violation of the standards set forth in Chapter 3, Article 3.13, the BSC may order the structure be demolished by the owner, mortgagee, or lien holder within thirty (30) days from the date of the order. The owner of the record is Willie A Fagan 226 Westminster Dr, Glenn Heights, Texas. (Parviz Pourazizian, Director of Development Services)

Motion	
Second	
For	Kelley, Stokes, Davis, Miller, Alvarez, Story, Gamble
Against	Kelley, Stokes, Davis, Miller, Alvarez, Story, Gamble
Abstain	
Approve/ Deny/ Table	

[illegible]



2. Commissioners Activity Report

[illegible]