



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, MARCH 11, 2024, 6:30 P.M.**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Planning and Zoning Commission Meeting on Monday, March 11, 2024, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of January 8, 2024.
2. Discuss and take action to approve the meeting minutes of February 26, 2024.

AGENDA

1. **Site Plan Case SP-001-24:** Discuss and take action to approve a Site Plan Request for the Remainder of Lots 1 through 5 and Lot 6, Block C, Willow Run Addition, as recorded in Volume 12, Page 289, Plat Records, Dallas County Texas, the same being 7.602 acres out of the James Porter Survey, Abstract No. 1129 and out of the William P. Holman Survey, Abstract No. 619, Glenn Heights, Dallas County, Texas. The replat request is submitted by Mike Davis with Bannister Engineering, on behalf of Sanabel Investment, LP.
2. **Planned Development Case PD-001-24:** Discuss and take action to approve a change in zoning for an approximate 96.9 acre parcel of land from Single Family Residential-3 ("SF-3") to Planned Development ("PD-001-24") to allow for the development of Stewart Farms Subdivision allowing for residential uses with a base zoning of single family residential-3 ("SF-3") and neighborhood services

uses (“NS”), said property being comprised of two tracts located in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas and being more particularly described in Exhibit “1” attached hereto and incorporated herein by this reference (the “Property”).

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 Friday, March 8, 2024.

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

Brandi Brown, City Secretary

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

JANUARY 8, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 8th day of January 2024, 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
Francisco Alvarez	*	Board Member, Place 5
Dr. Kelvin Stroy, Sr.	*	Board Member, Place 6
Tabitha Gamble	*	Board Member, Place 7

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
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 6:30 P.M.

INVOCATION

Chair Kelley delivered the Invocation.

PLEDGE OF ALLEGIANCE

Chair Kelley led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

N/A

AGENDA

1. Public hearing to receive testimony on an Ordinance of the City of Glenn Heights, Texas, Amending the Code of Ordinances, Exhibit 14A "Zoning Ordinance", Article IX "Zoning Districts", Section 4 "Overlay and Special Districts" at subsection IX.4.2 "PD-Planned Development District" by amending Section C "Planned Development Requirements."

Motion introduced by Commissioner Davis, 2nd by Commissioner Stroy; No comments received for public comments and no one present requested to make comments

VOTE 6 Ayes – Kelly, Stroy, Davis, Alvarez, Gamble, and Miller

2. Discuss and take action on an Ordinance of the City of Glenn Heights, Texas, Amending the Code of Ordinances, Exhibit 14A “Zoning Ordinance”, Article IX “Zoning Districts”, Section 4 “Overlay and Special Districts” at subsection IX.4.2 “PD-Planned Development District” by amending Section C “Planned Development Requirements.”

Parviz presented this project; Commissioner Stroy had questions about growth and development and how much has been developed; Commissioner Davis had questions about state requirements and amount of acreage; Commissioner Stroy questions if the City Council will make the decision or will it come to P&Z, is it common practices.

Motion introduced by Commissioner Davis, 2nd by Commissioner Stroy

VOTE 6 Ayes – Kelly, Stroy, Davis, Alvarez, Gamble, and Miller

3. Discussion to receive comments for the update to the Comprehensive Plan.

Parviz presented an update on the Comp Plan and Future land use and the procedures that have been taken; Commissioner Stroy said it’s been a while since they have seen the documents; Commissioner Davis asked if it is accurate, Parviz confirmed 90% but is still in the process of completion.

Motion introduced by Commissioner

VOTE 6 Ayes – Kelly, Stroy, Davis, Francisco, Gamble, and Miller

ADJOURNMENT

Motion to Adjourn by Commissioner Gamble, 2nd by Commissioner Alvarez

VOTE 6 Ayes – Kelly, Stroy, Davis, Alvarez, Gamble, and Miller

Commissioner Austin Kelley adjourned the meeting at 6:37 P.M.

Austin Kelley, Chairperson

Attest:

Dr. LaSheyla Jones, City Planner
Passed and approved on the 9th day of January 2024

[illegible]

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

FEBRUARY 26, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 26th day of February 2024, 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
April Stokes	*	Board Member, Place 2
Arnold Davis, Jr.	*	Board Member, Place 3
Dr. Kelvin Stroy, Sr.	*	Board Member, Place 6
Tabitha Gamble	*	Board Member, Place 7

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
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CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Joint Meeting of the Planning and Zoning Committee to order at 6:59 P.M.

INVOCATION

Chair Kelley delivered the Invocation.

PLEDGE OF ALLEGIANCE

Chair Kelley led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

N/A

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of November 3, 2023.
2. Discuss and take action to approve the meeting minutes of December 11, 2023.
3. Discuss and take action to approve the meeting minutes of January 8, 2024.

Commissioner Stokes wants correction to the December 11, 2023 P&Z minutes amended to show that she was in attendance.

Motion introduced by Commissioner Stroy, and 2nd by Commissioner Davis

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

AGENDA

1. **Plat Case RP-001-24:** Discuss and take action to approve a Replat Request for the Remainder of Lots 1 through 5 and Lot 6, Block C, Willow Run Addition, as recorded in Volume 12, Page 289, Plat Records, Dallas County Texas, the same being 7.602 acres out of the James Porter Survey, Abstract No. 1129 and out of the William P. Holman Survey, Abstract No. 619, Glenn Heights, Dallas County, Texas. The replat request is submitted by Mike Davis with Bannister Engineering, on behalf of Sanabel Investment, LP.

Director Parviz gave brief description of Property and what is desired. Commissioners present questions.

Motion introduced by Commissioner Davis, 2nd by Commissioner Stroy

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

ADJOURNMENT

Motion to Adjourn by Commissioner Stroy, 2nd by Commissioner Stokes

VOTE 6 Ayes – Kelly, Stroy, Davis, Alvarez, Gamble, and Miller

Commissioner Austin Kelley adjourned the meeting at 7:12 P.M.

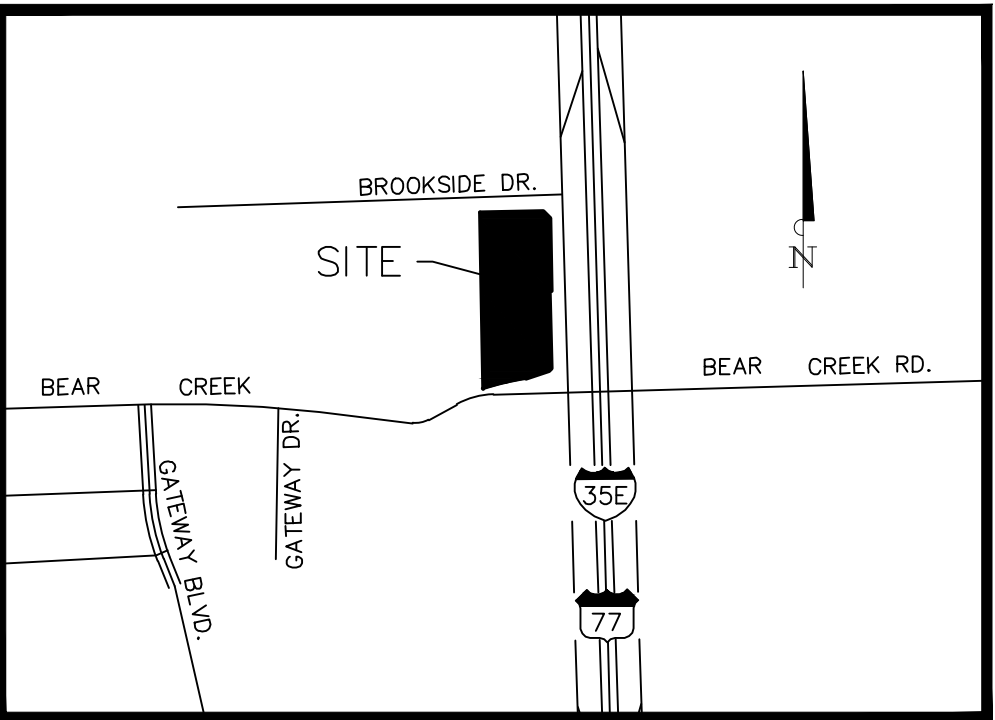
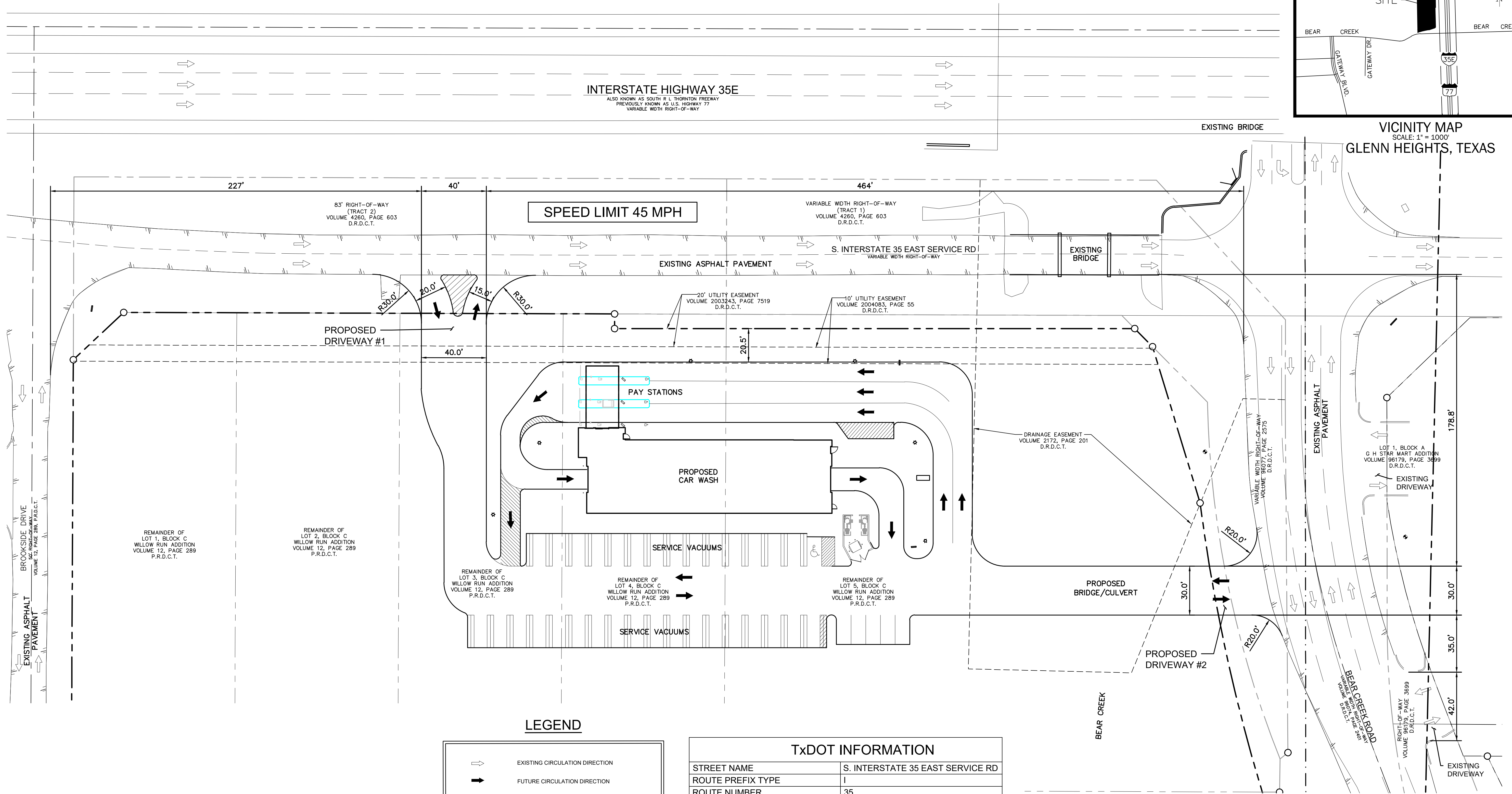
Austin Kelley, Chairperson

Attest:

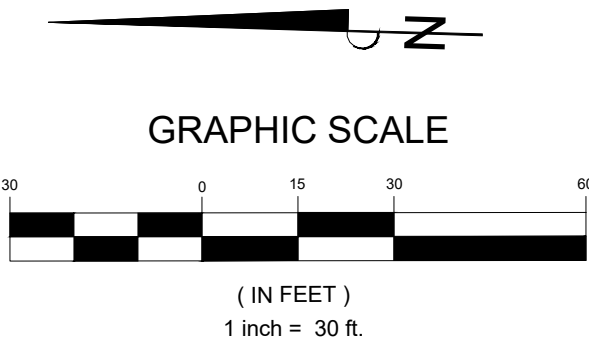
Dr. LaSheyla Jones, City Planner
Passed and approved on the 11th day of January 2024

[illegible]

1. Conceptual Site Plan



VICINITY MAP
SCALE: 1" = 1000'
GLENN HEIGHTS, TEXAS



TxDOT CONCEPT PLAN Glenn Heights Car Wash

1601 S. Interstate Highway 35E
City of Glenn Heights
Dallas County
Date prepared: August 15, 2023
Project # 172-23-003

[illegible]

EXHIBIT “1”
Legal Description of the Property
[to be attached]

Exhibit "1"

Residential Tract Property Description

PROPERTY DESCRIPTION

94.934 ACRES

BEING a tract of land situated in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas and being all of those tracts conveyed to Wendell Stewart and wife, Martha Stewart, described and recorded as follows: called 5.652-acres in Volume 93054, Page 3907, called 32.148-acres in Volume 95121, Page 2220, called 1.977-acres in Volume 89005, Page 5941, called 6.89-acres in Volume 80175, Page 856, remainder of a called 3.74-acres in Volume 80200, Page 1491, and the remainder from a called 12.00-acres in Volume 75222, Page 1027 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set capped (stamped "KHA") for the northeast corner of said 45.652-acre tract, same being the northwest corner of that tract of land conveyed to Nekaya Duffey, according to the document filed of record in Instrument No. 202000356715 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), in the south right of way line of South Bear Creek Road a variable width right-of-way;

THENCE South 00°35'13" East, leaving said south line, with the east line of said 45.652-acre tract, same being common with the west line of said Duffey tract, a distance of 627.03 feet to a 1/2-inch iron rod set capped (stamped "KHA"), same being a westerly line of the above-mentioned 1.977-acre tract, for the south corner of said Duffey tract;

THENCE North 38°26'45" East, with said westerly line, a distance of 13.67 feet to a 5/8-inch iron rod found disturbed for the northwest corner of said 1.977-acre tract, same being the southwest corner of a called 3.337-acre tract of land conveyed to Amos Taylor, Jr. and Patsy Taylor, according to the document filed of record in Instrument No. 201300265865 (O.P.R.D.C.T.);

THENCE North 89°34'28" East, with the north line of said 1.977-acre tract, same being common with the south line of said 3.337-acre tract, a distance of 432.92 feet to a 1/2-inch iron rod set capped (stamped "KHA") for the northeast corner of said 1.977-acre tract, same being the northwest corner of a called 1.5-acre tract of land conveyed to Amos Taylor, Jr. and Patsy Ruth Taylor, according to the document filed of record in Volume 91211, Page 747 (D.R.D.C.T.), from which a 1-inch iron pipe found for reference bears, North 11°26'50" East, a distance of 1.29 feet;

THENCE South 01°17'15" East, with the east line of said 1.977-acre tract, same being common with the west line of said 1.5-acre tract, a distance of 173.99 feet to a 1/2-inch iron rod found in the north line of the above-mentioned 6.89-acre tract, for the southeast corner of said 1.977-acre tract, same being the southwest corner of said 1.5-acre tract;

THENCE North 89°31'19" East, with said north line, same being common with the south line of said 1.5-acre tract, a distance of 375.23 feet to a 3/8-inch iron rod found for the

northeast corner of said 6.89-acre tract, in the west right of way line of South Westmoreland Road a variable width right-of-way;

THENCE South 01°20'54" East, with the east line of said 6.89-acre tract, same being common with said west right-of-way line, a distance of 347.73 feet to a 5/8-inch iron rod with plastic cap stamped "TXRCS" found for the southeast corner of said 6.89-acre tract, same being the northeast corner of a called 1.581-acre tract of land conveyed to Ejandro C. Arroyo and Shannon L. Arroyo, according to the document filed of record in Instrument No. 202100270599 (O.P.R.D.C.T.);

THENCE South 89°12'48" West, with the south line of said 6.89-acre tract, same being common with the north line of said 1.581-acre tract, a distance of 327.05 feet to a 5/8-inch iron rod with plastic cap stamped "TXRCS" found in the north line of the above-mentioned 3.74-acre tract, same being the northwest corner of said 1.581-acre tract;

THENCE South 00°47'46" East, with the west line of said 1.581-acre tract, a distance of 207.47 feet to a 5/8-inch iron rod with plastic cap stamped "TXRCS" found for the southwest corner of said 1.581-acre tract;

THENCE South 89°59'32" East, with the south line of said 1.581-acre tract, a distance of 329.64 feet to a 5/8-inch iron rod with plastic cap stamped "TXRCS" found for the southeast corner of said 1.581-acre tract;

THENCE South 00°54'27" East, with the east line of said 12.00-acre tract, same being common with said west right of way line, a distance of 151.36 feet to a 3/8-inch pipe found for the northeast corner of that tract of land conveyed to James C. Howard and Sabrina Evans, according to the document filed of record in Instrument No. 201000196586, (O.P.R.D.C.T.);

THENCE North 88°09'17" West, with the north line of said James C. Howard tract, a distance of 417.44 feet to a 1/2-inch iron rod set capped (stamped "KHA") for the northwest corner of said James C. Howard tract;

THENCE South 01°50'12" East, with the west line of said James C. Howard tract, and west line of a called 1.99-acre tract of land conveyed to Gayle Russell and wife Irene Russell, according to the document filed of record in Volume 99117, Page 5729, (D.R.D.C.T.), passing a 1/2-inch iron rod found for the southwest corner of said James C. Howard tract at a distance of 208.80 feet continuing for a total distance of 417.44 feet to a point for corner for the southwest corner of said 1.99-acre tract, in the north line of a called 2.227-acre tract of land conveyed to Cameron Joseph Zimney and Emily Dean Zimny, according to the document filed of record in Instrument No. 201900053035 (O.P.R.D.C.T.);

THENCE North 88°08'49" West, with the south line of the above-mentioned 12.00-acre tract, same being common with the north line of called 2.227-acre tract, a distance of

299.22 feet to a 1/2-inch iron rod found in said south line, for the northernmost northeast corner of said 32.148-acre tract, for the northwest corner of said 2.227-acre tract;

THENCE South 01°30'51" East, with the westernmost east line of said 32.148-acre tract, same being common with the west line of said 2.227-acre tract, a distance of 151.82 feet to a 1/2-inch iron rod found for an interior "ell" corner of said 32.148-acre tract, for the southwest corner of said 2.227-acre tract;

THENCE North 89°16'41" East, with a north line of said 32.148-acre tract, same being common with the south line of said 2.227-acre tract, a distance of 715.97 feet to a 3-inch iron pipe found for the eastern most northeast corner of said 32.148-acre tract, for the southeast corner of said 2.227-acre tract, and being in the said west line of South Westmoreland Drive;

THENCE South 01°38'40" East, with the east line of said 32.148-acre tract, same being common with said west right of way line, a distance of 190.58 feet to a point;

THENCE over and across said 32.148-acre tract the following courses:

South 88°21'20" West, 36.28 feet to a point;

South 67°25'01" West, 267.40 feet to a point;

South 25°45'41" West, 44.01 feet to a point;

South 00°45'25" East, 54.34 feet to a point;

South 38°44'28" East, 80.14 feet to a point;

South 00°45'13" East, 88.81 feet to a point in the south line of said 32.148-acre tract, same being common with the north line of a called 100.358-acre tract of land conveyed to KGN Realty, LLC according to the document filed of record in Instrument No. 202100261547 (O.P.R.D.C.T.);

THENCE South 89°14'47" West, with said common line a distance of 1,869.75 feet to a 1/2-inch iron rod found for the southwest corner of said 32.148-acre tract, same being the southeast corner of a called 24.694-acre tract of land conveyed to Creek Heights LLC., according to the document filed of record in Instrument No. 202200015546 (O.P.R.D.C.T.), from which a 5/8-inch pink TxDOT ROW Monument bears North 0°55'07" East, a distance of 21.89 feet and a second 5/8" pink TxDOT ROW Monument bears South 89°59'0" East, a distance of 27.64 feet;

THENCE North 01°34'23" West, with the west line of said 32.148-acre tract, same being common with the east line of said 24.694-acre tract, a distance of 750.45 feet to a 3/8-inch iron rod found for the northwest corner of said 32.148-acre tract, same being the southwest corner of the above-mentioned 45.652-acre tract;

THENCE with the west line of said 45.652-acre tract, same being common with the east line of said 24.694-acre tract the following bearings and distances:

North 17°35'26" East, a distance of 300.34 feet to a 3/8-inch iron rod found for corner;

North 05°39'10" West, a distance of 194.50 feet to a 3/8-inch iron rod found for corner;

North 17°08'27" East, a distance of 349.49 feet to a 3/8-inch iron rod found for corner;

North 01°27'27" West, a distance of 217.50 feet to a 1/2-inch iron rod set capped (stamped "KHA") for corner;

North 09°56'35" East, a distance of 132.54 feet to a 3/8-inch iron rod found for corner;

North 20°45'03" East, a distance of 272.85 feet to a 3/8-inch iron rod found for corner;

North 13°13'30" East, a distance of 80.25 feet to a 1/2-inch iron rod with cap stamped "Precise Land Surveying" found, for the southeast corner of a called 1.01-acre tract of land conveyed to Tona Holloway, according to the document filed of record in Instrument No. 200900253645 (O.P.R.D.C.T.), from which a 1-inch iron pipe found bears North 37°59'55" East, a distance of 0.73 feet;

THENCE North 02°14'39" East, with the east line of said 1.01-acre tract, a distance of 334.03 feet to a point for corner in the north line of said 45.652-acre tract, same being the northeast corner of said 1.01-acre tract, in the south line of said West Bear Creek Road, from which a 1/2-inch iron rod with cap stamped "Precise Land Surveying" found for reference bears, South 2°14'39" East, a distance of 0.73 feet;

THENCE North 81°20'38" East, with the north line of said 45.652-acre tract, same being common with the south line of said West Bear Creek Road, a distance of 59.83 feet to a 1/2-inch iron rod set capped (stamped "KHA") for corner;

THENCE North 89°30'08" East, continuing with said common line, a distance of 895.72 feet to the **POINT OF BEGINNING** and containing 4,135,344 square feet or 94.934 acres of land.

Exhibit "1"

Commercial Tract Property Description

PROPERTY DESCRIPTION

1.958 ACRES

BEING a tract of land situated in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas and being a portion of a called 32.148-acre tract of land conveyed to Wendell Stewart and wife, Martha Stewart, according to the deed filed of record in Volume 95121, Page 2220 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 32.148-acre tract, same being in the west line of South Westmoreland Road (a variable width right of way), same being in the north of a called 100.358-acre tract of land conveyed to KGN Realty, LLC according to the document filed of record in Instrument No. 202100261547 (O.P.R.D.C.T.);

THENCE South 89°14'47" West, with said south and north lines, 260.20 feet to a point, from which a 1/2-inch iron rod found for the southwest corner of said 32.148-acre tract, same being the southeast corner of a called 24.694-acre tract of land conveyed to Creek Heights LLC., according to the document filed of record in Instrument No. 202200015546 (O.P.R.D.C.T.), bears South 89°14'47" West, 1,869.75 feet;

THENCE over and across said 32.148-acre tract the following courses:

North 00°45'13" West, 88.81 feet to a point;

North 38°44'28" West, 80.14 feet to a point;

North 00°45'25" West, 54.34 feet to a point;

North 25°45'41" East, 44.01 feet to a point;

North 67°25'01" East, 267.40 feet to a point;

North 88°21'20" East, 36.28 feet to a point in the east line of said 32.148-acre tract and said west right of way line, from which a 3-inch iron pipe found for the eastern most northeast corner of said 32.148-acre tract, bears North 01°38'40" West, 190.58 feet;

THENCE South 01°38'40" East, with said east line and said west right of way line, 345.73 feet to the **POINT OF BEGINNING** and containing 85,289 square feet or 1.958 acres of land.

EXHIBIT “2”
Development Regulations

[to be attached]

Stewart Farms
Planned Development District Regulations

City of Glenn Heights, Texas

_____, 2024

**Stewart Farms
Development Regulations**

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Stewart Farms
Planned Development District Regulations

SECTION 1. PURPOSE AND INTENT

1.01 General

Stewart Farms is a mixed-use development blending a combination of a residential community and commercial uses purposefully designed to facilitate quality development, livability, and neighborhood amenities.

The residential community, to be known as Stewart Farms (hereafter "Stewart"), has been designed as a modern, walkable neighborhood consisting of single-family homes and open space with amenities located throughout the site. Great care has been taken to provide for a combination of lot sizes with all lots having easy access to the community parks and green space areas.

There is approximately 15.7 acres of open space which include one or more community pocket parks, a playground, a cabana or pavilion, benches and other seating areas, and walking trails throughout the community to foster a pedestrian-friendly and family-centered atmosphere. The green space features provide a generous amount of open space, carefully placed and designed to maximize the amenity they provide to the whole community.

The Stewart Farms Concept Plan demonstrates the two (2) Lot Types available to homeowners and indicates general land uses. These Planned Development District Regulations (the "Regulations") set forth the general lot/housing mix and building design standards. Based on current market trends, build-out of Stewart is expected to take 3 to 4 years.

In addition to the residential community, Stewart Farms includes an approximately two (2) acre commercial tract that will allow neighborhood serving, low intensity commercial, retail and service uses.

1.02 Planned Development District

Stewart Farms is a Planned Development District, as defined under the City of Glenn Heights' Comprehensive Zoning Ordinance and is intended to accommodate different residential Lot Types, including single-family dwellings, garden homes, or any appropriate combination of uses. It is also intended to accommodate neighborhood service uses (e.g., commercial, retail, and offices uses) for the Commercial Tract (as defined herein). Except as set forth in these Regulations, the Planned Development District will be planned and developed in accordance with planned development provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance (including, without limitation, Exhibit A to Chapter 14 and the City's Subdivision Regulations contained in Chapter 10).

SECTION 2. DEFINITIONS

For the purposes of these Regulations, the following defined terms shall have the meaning set forth. The terms defined below are specific to Stewart.

- (a) "City Code" means the Code of Ordinances of the City of Glenn Heights, Texas as it exists as of the Effective Date.
- (b) "City of Glenn Heights' Comprehensive Zoning Ordinance" means Ordinance O-03-09 of the City of Glenn Heights, Texas, as set forth in Exhibit A to Chapter 14 of the City Code, as it exists as of the Effective Date.
- (c) "Commercial Tract" shall mean the portion of the Property, as generally depicted on the Concept Plan, to be used for commercial and related purposes, and as more particularly described on **Exhibit "A-2"**.
- (d) "Concept Plan" shall mean the conceptual drawing of the Property, which provides a general understanding and depiction of the intended general land use of the Property, which Concept Plan is attached hereto as **Exhibit "B"**.
- (e) "Covered Postal Pavilion" means that mailboxes are covered by a shade structure such as a roof, awning, cover, or other similar structure. Covered Postal Pavilions may be open-air (i.e., an unenclosed structure). By way of example, a covered postal pavilion will have a cover such as a roof, awning, cover, or other similar structure to provide protection from the elements, but it is not required to have exterior walls.
- (f) "Declarant" shall have the meaning set forth in the Declaration.
- (g) "Declaration" means that certain Declaration of Covenants, Conditions, and Restrictions that will be filed in connection with the subdivision of the Residential Tract setting forth deed restrictions, architectural guidelines and controls, and creating a homeowners' association for the management and enforcement of such restrictions and guidelines.
- (h) "Development Standards" means Chapter 15 of the City Code, as it now exists or may hereafter be amended.
- (i) "Effective Date" means the date this planned development district was duly approved by the City Council of the City of Glenn Heights, Texas.
- (j) "HOA" means a homeowners' association.
- (k) "Lot Type" means a classification of residential product subject to the regulations established in this document.
- (l) "OPRECT" shall mean the Official Public Records of Ellis County, Texas.
- (m) "Owner" or "Owners" means the owner(s) of the Property.
- (n) "Planned Development District" means a Planned Development District, as defined in Article IX, Section 4.2 of the City of Glenn Heights' Comprehensive Zoning Ordinance.

- (o) "PD Site Plan" means a PD site plan required for certain planned development districts pursuant to Article IX, Section 4.2 of the City of Glenn Heights' Comprehensive Zoning Ordinance.
- (p) "Property" shall mean the property more particularly described on **Exhibit "A-1"** and **Exhibit "A-2"** hereto.
- (q) "Residential Tract" shall mean the portion of the Property, as generally depicted on the Concept Plan, to be used for residential and related purposes, and as more particularly described on **Exhibit "A-1"**.

SECTION 3. ALLOCATION OF LAND USES

The land use allocation in Stewart Farms is estimated to be as set forth in the table below. The allocation in the table below is for informational purposes only to give a sense of the mix of uses within the planned development district and may be adjusted with preliminary plat and final plat approval.

Table 1 - Approximate Land Use Allocation

Land Use	Approx. Acres
Perimeter Thoroughfares/ Rights-of-Way	1.6
Perimeter Thoroughfare/Landscape Buffer	0.4
Open Space/ Detention	15.7
Commercial Tract	2.0
Residential Lots and Rights-of-Way	77.2
Total PD Acres	96.9

SECTION 4. RESIDENTIAL TRACT LOT TYPES, ALLOCATIONS AND SPECIFICATIONS

4.01 The total number of residential dwelling units in Stewart Farms will not exceed Three Hundred Fifty (350).

4.02 The following classifications of Lot Types are permitted in Stewart:

- A. **Tradition Lots - Single-Family Residential-3 (SF-3) Base Zoning District uses.**
A minimum of twenty percent (20%) of the total residential lots within Stewart Farms shall be developed in accordance with all regulations applicable to the Single-Family Residential-3 (SF-3) Base Zoning District (Article IX, Section 2.5

of the City of Glenn Heights' Comprehensive Zoning Ordinance), except as modified herein:

- a. Maximum Height:
 - (1) Two and one-half (2.5) stories, or thirty-five feet (35') for the main building/house.
 - (2) Fifteen feet (15') for other accessory buildings, including detached garage, garden shed, accessory dwelling units, etc.
- b. No minimum project area.
- c. Minimum Lot Area: The minimum lot area shall be 7,200 square feet. No minimum average lot area and no maximum number of dwelling units per acre so long as the total of all dwelling units within Stewart Farms does not exceed 350.
- d. Minimum Lot Width: The minimum lot width shall be 60' except for cul-de-sac lots or eyebrow lots that shall have a minimum of width of 30' measured at the right-of-way line.
- e. Minimum Lot Depth: One hundred fifteen feet (115') as measured from the front right-of-way line to the rear property line.
- f. Minimum Front Yard Setback: The minimum front yard setback shall be twenty feet (20').
- g. Side Yard Setbacks: The minimum side yard setback shall be 5' and the minimum side yard setback on a corner lot shall be 15'.
- h. Minimum Rear Yard Setback: The minimum rear yard setback shall be fifteen feet (15').
- i. Maximum Lot Coverage: seventy percent (70%) for the main building; seventy-five percent (75%) for the main building and any accessory buildings, driveways and parking areas combined.
- j. Minimum roof slope must be a minimum pitch of 6:12.
- k. Parking:
 - (1) Single-Family Dwelling Unit - A minimum of two (2) enclosed, attached parking spaces behind the front building line on the same lot as the main structure, plus two (2) additional parking spaces on a paved driveway having a minimum length of twenty feet (20') from any paved or improved public surface (i.e., roadway, sidewalk).

- l. Garages: Garages shall be traditional front entry with a minimum dimension of 20' x 20'. Garage placement shall not trigger any additional setbacks.
- m. Minimum floor area per dwelling unit: The minimum floor area per dwelling unit shall be 1,800 square feet. No minimum average floor area per dwelling unit is required.
- n. Driveways must contain a minimum concrete paved width of 12 feet from the curb to the required driveway apron. The requirements of Section 15.04.004(b)-(d) of the Development Standards do not apply.
- o. Along internal residential streets, a concrete sidewalk, a minimum width of four feet (4'), shall be constructed adjacent to residential lots and generally parallel with the internal street adjacent to such residential lots. A trail may be provided in lieu of a sidewalk when an internal street is adjacent to open space. A sidewalk or trail adjacent to open space or common area may be up to 20' from the back of curb. The requirements of Section 15.04.005 of the Development Standards do not apply.

B. Classic Lots - Single-Family Residential-3 (SF-3) Base Zoning District uses. A maximum of 280 of the total residential lots within Stewart Farms shall be developed in accordance with all regulations applicable to the Single-Family Residential-3 (SF-3) Base Zoning District (Article IX, Section 2.5 of the City of Glenn Heights' Comprehensive Zoning Ordinance), except as modified herein:

- a. Maximum Height:
 - (1) Two and one-half (2.5) stories, or thirty-five feet (35') for the main building/house.
 - (2) Fifteen feet (15') for other accessory buildings, including detached garage, garden shed, accessory dwelling units, etc.
- b. No minimum project area.
- c. Minimum Lot Area: The minimum lot area shall be 6,000 square feet. No minimum average lot area and no maximum number of dwelling units per acre so long as the total of all dwelling units within Stewart Farms does not exceed 350. A maximum of 280 of the total residential lots within Stewart Farms may be developed as "Classic Lots" in accordance with the terms and requirements of this Section 4.02(B).
- d. Minimum Lot Width: The minimum lot width shall be 50' except for cul-de-sac lots or eyebrow lots that shall have a minimum of width of 30' measured at the right-of-way line.
- e. Minimum Lot Depth: One hundred fifteen feet (115') as measured from the front right-of-way line to the rear property line.

- f. Minimum Front Yard Setback: The minimum front yard setback shall be twenty feet (20').
- g. Side Yard Setbacks: The minimum side yard setback shall be 5' and the minimum side yard setback on a corner lot shall be 15'.
- h. Minimum Rear Yard Setback: The minimum rear yard setback shall be fifteen feet (15').
- i. Maximum Lot Coverage: Fifty-five percent (55%) for the main building; seventy percent (70%) for the main building and any accessory buildings, driveways and parking areas combined.
- j. Minimum roof slope must be a minimum pitch of 6:12.
- k. Parking:
 - (1) Single-Family Dwelling Unit - A minimum of two (2) enclosed, attached parking spaces behind the front building line on the same lot as the main structure, plus two (2) additional parking spaces on a paved driveway having a minimum length of twenty feet (20') from any paved or improved public surface (i.e., roadway, sidewalk).
- l. Garages: Garages shall be traditional front entry, with a minimum dimension of 20' x 20'. Garage placement shall not trigger any additional setbacks.
- m. Minimum floor area per dwelling unit: The minimum floor area per dwelling unit shall be 1,500 square feet.
- n. Driveways must contain a minimum concrete paved width of 12 feet from the curb to the required driveway apron. The requirements of Section 15.04.004(b)-(d) of the Development Standards do not apply.
- o. Along internal residential streets, a concrete sidewalk, a minimum width of four feet (4'), shall be constructed adjacent to residential lots and generally parallel with the internal street adjacent to such residential lots. A trail may be provided in lieu of a sidewalk when an internal street is adjacent to open space. A sidewalk or trail adjacent to open space or common area may be up to 20' from the back of curb. The requirements of Section 15.04.005 of the Development Standards do not apply.

The allocation of Lot Types within the Residential Tract of Stewart Farms is estimated to be as follows:

Table 2 - Estimated Lot Allocation

Lot Type	Minimum/Maximum Percentage of Residential Tract
Tradition	Minimum of 20%
Classic	Maximum of 80%
Estimated Total Lot Type Percentages	100%

For a summary of the sizes and specifications of the Lot Types in comparison to the base zoning (SF-3), see Table 3A and Table 3B below. Note, Table 2, Table 3A and Table 3B are provided for informational purposes. In the event of a conflict between Table 2, Table 3A and/or Table 3B and Sections 4.02(A)-(B) herein, Sections 4.02(A)-(B) shall control.

Table 3A – Tradition Lots Summary of Specifications in Comparison to Base Zoning (SF-3)

Standard	Base Zoning – SF-3	Tradition	Tradition Deviation
Maximum Height	2.5 stories or 35'	2.5 stories or 35'	N/A
Minimum Lot Area	9,000	7,200	-1,800
Minimum Average Lot Area	11,000	None	-3,800 (compared to 7,200 min. lot area)
Minimum Lot Width*	70'	60'	-10
Minimum Lot Depth**	120'	115'	-5
Minimum Front Yard	30'	20'	-10
Minimum Side Yard	8' Interior / 15' corner / 25' corner arterial	5' Interior / 15' corner / 25' corner arterial	-3' Interior / 0' corner / 0' corner arterial
Minimum Rear Yard	20'	15'	-5
Maximum Lot Coverage	40% main building; 60% main building, accessory buildings, driveways, and parking areas combined	70% main building; 75% main building, accessory buildings, driveways, and parking areas combined	-30%; -15%
Minimum Lot Access	35' @ ROW line	35' @ ROW line	N/A
Parking Requirement	2 enclosed attached garages (24'x24')	2 enclosed attached garages (20'x20')	-4'x4'
Additional Parking	2 on paved driveway 30' from 10' past nearest paved or improved surface	2 on paved driveway 20' from nearest paved or improved surface	N/A - Still providing 2 Parking Spaces

Minimum Floor Area per Dwelling	1,750	1,800	+50
Minimum Average Floor Area	1,850	None	-50 (compared to min. per d.u.)

*Minimum Lot Width shown is for typical lots and is measured at the building line. See Section 4.02(A)(d) above for supplemental standards – cul-de-sac lots or eyebrow lots shall have a minimum width of 30’ measured at the right-of-way line.

**Minimum Lot Depth is as measured from the front right-of-way line to the rear property line.

Table 3B – Classic Lots Summary of Specifications in Comparison to Base Zoning (SF-3)

Standard		Base Zoning – SF-3	Classic	Classic Deviation
	Maximum Height	2.5 stories or 35'	2.5 stories or 35'	N/A
	Minimum Lot Area	9,000	6,000	-3,000
	Minimum Average Lot Area	11,000	None	-5,000 (compared to 6,000 min. lot area)
	Minimum Lot Width*	70'	50'	-20
	Minimum Lot Depth**	120'	115'	-5
	Minimum Front Yard	30'	20'	-10
	Minimum Side Yard	8' Interior / 15' corner / 25' corner arterial	5' Interior / 15' corner / 25' corner arterial	-3' Interior / 0' corner / 0' corner arterial
	Minimum Rear Yard	20'	15'	-5
	Maximum Lot Coverage	40% main building; 60% main building, accessory buildings, driveways, and parking areas combined	55% main building; 70% main building, accessory buildings, driveways, and parking areas combined	-15%; -10%
	Minimum Lot Access	35' @ ROW line	35' @ ROW line	N/A
	Parking Requirement	2 enclosed attached garages (24'x24')	2 enclosed attached garages (20'x20')	-4'x4'
	Additional Parking	2 on paved driveway 30' from 10' past nearest paved or improved surface	2 on paved driveway 20' from nearest paved or improved surface	N/A - Still providing 2 Parking Spaces
	Minimum Floor Area per Dwelling	1,750	1,500	-250
	Minimum Average Floor Area	1,850	None	-350 (compared to min. per d.u.)

*Minimum Lot Width shown is for typical lots and is measured at the building line. See Section 4.02(B)(d) above for supplemental standards - cul-de-sac lots or eyebrow lots shall have a minimum width of 30’ measured at the right-of-way line.

**Minimum Lot Depth is as measured from the front right-of-way line to the rear property line.

SECTION 5. COMMERCIAL TRACT

The Commercial Tract shall be developed in accordance with all standards applicable to the “NS” - Neighborhood Service district of the City of Glenn Heights' Comprehensive Zoning Ordinance, except as modified in this Planned Development District.

SECTION 6. PERMITTED USES

6.01 **Residential Tract**. The permitted uses in the Residential Tract of Stewart Farms shall be those as are allowed in the Use Charts for Zoning Classification Single-Family Residential-3 (SF-3) district in Article XI, Section 1 of the City of Glenn Heights' Comprehensive Zoning Ordinance.

6.02 **Commercial Tract**. The permitted uses in the Commercial Tract of Stewart Farms shall be those as are allowed in the Use Charts for Zoning Classification “NS” - Neighborhood Service district in Article XI, Section 1 of the City of Glenn Heights' Comprehensive Zoning Ordinance.

6.03 **Determination of Disputed Use**. If there is a question as to whether a use is permitted, the City Manager for the City or his/her designee shall make a determination whether the use is permitted or prohibited. This determination may be appealed to the Planning and Zoning Commission and the City Council (in that order, respectively).

SECTION 7. RELATIONSHIP TO CITY OF GLENN HEIGHTS' COMPREHENSIVE ZONING ORDINANCE

In the event of a conflict or inconsistency between the written provisions of the enabling ordinance for this Planned Development District (Ordinance No. _____), including these Regulations, and the provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance, the provisions and intent of the enabling ordinance shall control. In the event of a conflict or inconsistency between the written requirements of these Regulations and any information contained on the attached **Exhibit "B"**, Concept Plan, these Regulations shall control. In the event of a conflict or inconsistency between the enabling ordinance for this Planned Development District (including any written requirements in these Regulations and the exhibits attached hereto) and the Development Standards, the requirements of this Planned Development District shall control. These Regulations, together with the applicable provisions of the enabling Ordinance No. _____ and the applicable provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance and the City's subdivision regulations, shall constitute all the development standards that are applicable to the Property.

SECTION 8. GENERAL DESIGN STANDARDS (RESIDENTIAL TRACT)

8.01 **City Building Permits**. All development in Stewart Farms will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.

8.02 General Villages Planning Standards

- (a) **Lot Distribution**. Stewart Farms will have two (2) Lot Types as set forth herein with an estimated lot mix as set forth in Table 2 of Section 4 above. However, the

Declarant may, depending on homeowner preference and product desirability, elect to vary the lot mix to conform to market conditions at the time of development.

- (b) Maximum Number of Dwelling Units. In no case shall the number of residential dwelling units in Stewart Farms exceed Three Hundred Fifty (350).

8.03 Distribution of Open Space and Amenities.

- (a) In lieu of any open space or park land requirements in the City of Glenn Heights' Comprehensive Zoning Ordinance, at least 15.7 acres of private open space shall be provided in the general locations shown on the Concept Plan. Provision of the minimum 15.7 acres of open space as shown on the Concept Plan shall satisfy any and all open space or park land dedication requirements for development of the Property.
- (b) In lieu of any amenity requirements in the City of Glenn Heights' Comprehensive Zoning Ordinance, the Owner or developer shall provide the following amenities within the open space area(s), which shall be accessible to all residents within the Residential Tract:
 - A. A minimum five foot (5') wide trail shall be provided generally within or along a portion of the open space area;
 - B. A minimum of one (1) cabana or pavilion;
 - C. A minimum of three (3) pet waste stations;
 - D. At least two (2) seating areas;
 - E. A minimum of one (1) playground; and
 - F. A minimum of four (4) benches.
- (c) The location of the above-listed amenities is subject to the Owner or developer's final civil design. The number of amenities listed above for each item is a total for the entire Residential Tract (and not a minimum per open space area, if more than one open space area is provided).
- (d) A swimming pool is not required, but any swimming pool(s) provided shall meet the requirements of Article XIII, Section 3 of the City of Glenn Heights' Comprehensive Zoning Ordinance.
- (e) The Owner, Developer, or HOA will provide Covered Postal Pavilions.
- (f) The HOA and/or a Public Improvement District (also referred to herein as a "PID") created in coordination with the City shall be responsible for the care, maintenance, and upkeep of the open space, parks, walking trails, common area, Covered Postal Pavilion(s), parking areas, and other amenities in the subdivision. Within the

governing documents, the HOA and/or Public Improvement District shall clearly identify the maintenance responsibilities for all open spaces and amenities within the Residential Tract.

8.04 **Construction Standards.** Notwithstanding any other law, any building product or material may be used in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code (e.g. IRC, IBC) published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building; or, establishes a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building if the standard is more stringent than a standard for the product material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building. The provisions of this subsection are subject to the exceptions set out in section 3000.002(b) of the Texas Government Code.

8.05 **Public Utilities.** All public utilities in Stewart must be installed by the Owner or developer in accordance with the City Code and City of Glenn Heights' Comprehensive Zoning Ordinance in effect at the time of approval of a final plat by the City Council of the City.

8.06 **Streets and Roadways.** Except as provided herein, all streets in Stewart Farms must be 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 a final plat by the City Council of the City.

(a) **Street Connectivity.**

- (1) Block breaks shall be determined by changes in direction, intersections, through block greenways, parks or open spaces.
- (2) Sidewalks and trails provided within the Residential Tract must be constructed of concrete. Sidewalks along the street frontage of a residential lot shall be constructed with the construction of the home on said lot.
- (3) Neighborhood access to open space, parks, walking trails, and other amenities will be accommodated in the design of the neighborhood street network.
- (4) All sidewalks shall have a minimum width of four feet (4'). All trails shall have a minimum width of five feet (5').

(b) **Intersection Design Elements.**

- (1) Design elements, which may be incorporated where feasible (as determined by the Owner or developer) in the specific intersection design, include wide crosswalk striping, special paving treatments, median "refuge islands," and sidewalk bulb-outs approved by the City during final engineering design at

the time of engineering plan approvals and in accordance with standard engineering criteria.

(c) General Street Types and Design.

- (1) Distribution. Non-standard paving treatments, if any, will be subject to review and approval on a case-by-case basis and will not automatically be accepted for maintenance by the City.
- (2) Design Intent. The design intent of these streets is to promote a safe and walkable community.
- (3) Typical Street Sections provided as **Exhibit "C"** are allowed within Stewart Farms.

(d) Residential Tract Street Design.

- (1) Residential to residential curb returns shall be a minimum 25' radius.
- (2) Residential to arterial curb returns shall be a minimum 30' radius.
- (3) Minimum 10'x10' right-of-way corner clip for residential to residential roadway intersections. Minimum 25'x25' right-of-way corner clip for all other roadway intersections.
- (4) Cul-de-sac and knuckle right-of-way radius shall be a minimum 50'.
- (5) Cul-de-sac and knuckle pavement radius at back of curb shall be a minimum 40.5'.
- (6) Minimum centerline radius shall be 250'.
- (7) Residential roadway widths shall be a minimum 28' as measured from back of curb to back of curb.

- (e) Natural Drainage. All drainage areas, where feasible, should be treated in a natural manner using materials allowed under the City Ordinances. Where feasible, the development will not negatively impact natural drainage areas.

8.07 Street/Roadway Lighting.

- (a) All street and roadway lighting, in addition to meeting the requirements of Article 15.03 of the City Code, shall be of a design and size compatible with, and reviewed as an integral part of the overall development design. The development shall include street lights at all intersections and between intersections spaced at a maximum spacing of 200 feet at the illumination of .50 to 1-foot candle. Ornamental street lamps may be combined with similarly designed street signs, mailbox supports and standards, park and open space fencing, and other fixtures

throughout the community. An example of one type of permitted street lamps is included with **Exhibit "D"**.

SECTION 9. DEVELOPMENT APPROVAL PROCESS

9.01 Concept Plan.

- (a) The approved Concept Plan shown in **Exhibit "B"** will serve as the document that establishes general development patterns in Stewart. The preliminary plat, final plat, site plan (which is only required for the Commercial Tract) and building permits shall be submitted for approval in accordance with the applicable City Ordinances, except as amended by these Regulations. No PD Site Plan is required for development of the Property. The Final Plat will serve as the site plan for the Residential Tract. Building façade plans (elevations) will not be required for the Residential Tract or the Commercial Tract.
- (b) Any approved preliminary or final plat must generally conform to the applicable approved **Exhibit "B"**, Concept Plan; however, the location of lots and street alignments may change and are not required to match the Concept Plan, so long as the lot and street layout otherwise conforms to these Regulations. The aforementioned changes do not require City approval so long as the lot and street layout otherwise conforms to these Regulations. Minor changes to the Concept Plan may be approved by the Director of Planning. The following changes, however, are considered major changes to the Concept Plan and require approval by the City Council:
 - A. Increasing the maximum density to greater than 350 total residential lots on the Residential Tract.
 - B. Increasing the number of Classic Lots to be greater than 280 lots.
 - C. Decreasing the amount of open space provided to less than 15.7 acres of total open space.
 - D. Changing the boundaries of the Residential Tract and the Commercial Tract.

9.02 Homeowners' Association/Public Improvement District.

- (a) An HOA shall be created within Stewart Farms. The Developer shall have the right to create a PID within Stewart Farms.
- (b) Any document or agreement creating the HOA and/or PID within Stewart Farms shall set forth the various rights, duties, obligations, and privileges of such HOA and/or PID, and the Owner(s) of the Property. Maintenance of open spaces, amenities, etc. shall be outlined within said documents.
- (c) The documents creating any HOA and/or PID, as applicable, shall be filed in accordance with the City's policies. These documents shall be reviewed by the City

Attorney prior to filing the final plat. The documents shall be filed with the final plat at OPRECT.

SECTION 10. LANDSCAPING AND SCREENING

10.01 **Site Landscaping Applicability.** Other than as set forth herein, all development is required to provide landscaping areas in accordance with the City's landscaping ordinance. The design intent for landscaping in Stewart Farms is to:

- (a) Ensure lush maintained landscape in all non-building areas; and
- (b) Create greater intensity of plantings, with layered heights, varying colors and textures at entries to the site and/ or buildings.

Single-family residential homes are required to provide, sodded front and side lawns, foundation plantings, shrubbery and other landscaping in all publicly visible non-building areas. Construction of a home on a lot within Stewart Farms shall include the following minimum tree planting, inclusive of street trees, if required:

Lot Type	Tree Requirement
Tradition	Two (2) three-inch (3") caliper tree in the front yard zone
Classic	One (1) three-inch (3") Caliper tree in the front yard zone

Trees must be selected from the City's Approved Plant List in the City of Glenn Heights' Comprehensive Zoning Ordinance in effect at the time of the approval of the final plat by the City Council. Trees shall be planted by the builder prior to completion of the home. Any area improved with landscaping by the builder may count towards meeting the landscaping requirements.

10.02 **Maintenance and Replacement.** Individual lot Owners are responsible for the maintenance and replacement of all landscaping and street trees planted to meet the requirements of this Section, unless the trees are planted in a common landscape lot area, in which case the HOA or PID is responsible for maintenance and replacement. Clear sight triangles must be maintained at all times.

SECTION 11. FENCES/ SCREEN WALLS

Any fencing/screening within Stewart Farms shall be in accordance with the following requirements and guidelines:

- (a) Privacy Fencing. Single-family homes are required to provide privacy fences at least six-feet (6') in height along the sides and rear of each lot. Side yard fences shall connect to the house no closer than ten feet (10') from the front facade of the

home. The privacy fences may be constructed of (i) wood; or (ii) ornamental metal where a lot is adjacent to or fronting on an open space or green space area.

- (b) Perimeter Fencing/Screening. Subdivision fencing/screening shall be at least six feet (6') in height and provided in the locations shown on **Exhibit "E"**. The screen wall shown in blue on **Exhibit "E"** shall be constructed of one or more masonry materials (e.g., brick, stone or split face concrete block). The screening/fencing shown in orange on **Exhibit "E"** shall be constructed of wood.
- (c) Fencing may be provided along the open space boundaries and may be constructed of wood.
- (d) Fencing/screening between the Commercial Tract and the Residential Tract shall be required by the Commercial Tract at the time it develops and shall be constructed of one or more masonry materials (e.g., brick, stone or split face concrete block). Fencing/screening between the Commercial Tract and Residential Tract shall be at least six-feet (6') in height. The Residential Tract may (but is not required to) construct an interim wood fence between the Residential Tract and the Commercial Tract.
- (e) Subdivision screening will only be required as shown on **Exhibit "E"** and/or described herein.
- (f) No fence or other structure more than three feet (3') high can be located within a sight visibility triangle.
- (g) Barbed wire is prohibited on any fence.
- (h) Chain link fences are prohibited.

Exhibit "A-1"

Residential Tract Property Description

PROPERTY DESCRIPTION

94.934 ACRES

BEING a tract of land situated in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas and being all of those tracts conveyed to Wendell Stewart and wife, Martha Stewart, described and recorded as follows: called 5.652-acres in Volume 93054, Page 3907, called 32.148-acres in Volume 95121, Page 2220, called 1.977-acres in Volume 89005, Page 5941, called 6.89-acres in Volume 80175, Page 856, remainder of a called 3.74-acres in Volume 80200, Page 1491, and the remainder from a called 12.00-acres in Volume 75222, Page 1027 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set capped (stamped "KHA") for the northeast corner of said 45.652-acre tract, same being the northwest corner of that tract of land conveyed to Nekaya Duffey, according to the document filed of record in Instrument No. 202000356715 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), in the south right of way line of South Bear Creek Road a variable width right-of-way;

THENCE South 00°35'13" East, leaving said south line, with the east line of said 45.652-acre tract, same being common with the west line of said Duffey tract, a distance of 627.03 feet to a 1/2-inch iron rod set capped (stamped "KHA"), same being a westerly line of the above-mentioned 1.977-acre tract, for the south corner of said Duffey tract;

THENCE North 38°26'45" East, with said westerly line, a distance of 13.67 feet to a 5/8-inch iron rod found disturbed for the northwest corner of said 1.977-acre tract, same being the southwest corner of a called 3.337-acre tract of land conveyed to Amos Taylor, Jr. and Patsy Taylor, according to the document filed of record in Instrument No. 201300265865 (O.P.R.D.C.T.);

THENCE North 89°34'28" East, with the north line of said 1.977-acre tract, same being common with the south line of said 3.337-acre tract, a distance of 432.92 feet to a 1/2-inch iron rod set capped (stamped "KHA") for the northeast corner of said 1.977-acre tract, same being the northwest corner of a called 1.5-acre tract of land conveyed to Amos Taylor, Jr. and Patsy Ruth Taylor, according to the document filed of record in Volume 91211, Page 747 (D.R.D.C.T.), from which a 1-inch iron pipe found for reference bears, North 11°26'50" East, a distance of 1.29 feet;

THENCE South 01°17'15" East, with the east line of said 1.977-acre tract, same being common with the west line of said 1.5-acre tract, a distance of 173.99 feet to a 1/2-inch iron rod found in the north line of the above-mentioned 6.89-acre tract, for the southeast corner of said 1.977-acre tract, same being the southwest corner of said 1.5-acre tract;

THENCE North 89°31'19" East, with said north line, same being common with the south line of said 1.5-acre tract, a distance of 375.23 feet to a 3/8-inch iron rod found for the

northeast corner of said 6.89-acre tract, in the west right of way line of South Westmoreland Road a variable width right-of-way;

THENCE South 01°20'54" East, with the east line of said 6.89-acre tract, same being common with said west right-of-way line, a distance of 347.73 feet to a 5/8-inch iron rod with plastic cap stamped "TXRCS" found for the southeast corner of said 6.89-acre tract, same being the northeast corner of a called 1.581-acre tract of land conveyed to Ejandro C. Arroyo and Shannon L. Arroyo, according to the document filed of record in Instrument No. 202100270599 (O.P.R.D.C.T.);

THENCE South 89°12'48" West, with the south line of said 6.89-acre tract, same being common with the north line of said 1.581-acre tract, a distance of 327.05 feet to a 5/8-inch iron rod with plastic cap stamped "TXRCS" found in the north line of the above-mentioned 3.74-acre tract, same being the northwest corner of said 1.581-acre tract;

THENCE South 00°47'46" East, with the west line of said 1.581-acre tract, a distance of 207.47 feet to a 5/8-inch iron rod with plastic cap stamped "TXRCS" found for the southwest corner of said 1.581-acre tract;

THENCE South 89°59'32" East, with the south line of said 1.581-acre tract, a distance of 329.64 feet to a 5/8-inch iron rod with plastic cap stamped "TXRCS" found for the southeast corner of said 1.581-acre tract;

THENCE South 00°54'27" East, with the east line of said 12.00-acre tract, same being common with said west right of way line, a distance of 151.36 feet to a 3/8-inch pipe found for the northeast corner of that tract of land conveyed to James C. Howard and Sabrina Evans, according to the document filed of record in Instrument No. 201000196586, (O.P.R.D.C.T.);

THENCE North 88°09'17" West, with the north line of said James C. Howard tract, a distance of 417.44 feet to a 1/2-inch iron rod set capped (stamped "KHA") for the northwest corner of said James C. Howard tract;

THENCE South 01°50'12" East, with the west line of said James C. Howard tract, and west line of a called 1.99-acre tract of land conveyed to Gayle Russell and wife Irene Russell, according to the document filed of record in Volume 99117, Page 5729, (D.R.D.C.T.), passing a 1/2-inch iron rod found for the southwest corner of said James C. Howard tract at a distance of 208.80 feet continuing for a total distance of 417.44 feet to a point for corner for the southwest corner of said 1.99-acre tract, in the north line of a called 2.227-acre tract of land conveyed to Cameron Joseph Zimney and Emily Dean Zimny, according to the document filed of record in Instrument No. 201900053035 (O.P.R.D.C.T.);

THENCE North 88°08'49" West, with the south line of the above-mentioned 12.00-acre tract, same being common with the north line of called 2.227-acre tract, a distance of

299.22 feet to a 1/2-inch iron rod found in said south line, for the northernmost northeast corner of said 32.148-acre tract, for the northwest corner of said 2.227-acre tract;

THENCE South 01°30'51" East, with the westernmost east line of said 32.148-acre tract, same being common with the west line of said 2.227-acre tract, a distance of 151.82 feet to a 1/2-inch iron rod found for an interior "ell" corner of said 32.148-acre tract, for the southwest corner of said 2.227-acre tract;

THENCE North 89°16'41" East, with a north line of said 32.148-acre tract, same being common with the south line of said 2.227-acre tract, a distance of 715.97 feet to a 3-inch iron pipe found for the eastern most northeast corner of said 32.148-acre tract, for the southeast corner of said 2.227-acre tract, and being in the said west line of South Westmoreland Drive;

THENCE South 01°38'40" East, with the east line of said 32.148-acre tract, same being common with said west right of way line, a distance of 190.58 feet to a point;

THENCE over and across said 32.148-acre tract the following courses:

South 88°21'20" West, 36.28 feet to a point;

South 67°25'01" West, 267.40 feet to a point;

South 25°45'41" West, 44.01 feet to a point;

South 00°45'25" East, 54.34 feet to a point;

South 38°44'28" East, 80.14 feet to a point;

South 00°45'13" East, 88.81 feet to a point in the south line of said 32.148-acre tract, same being common with the north line of a called 100.358-acre tract of land conveyed to KGN Realty, LLC according to the document filed of record in Instrument No. 202100261547 (O.P.R.D.C.T.);

THENCE South 89°14'47" West, with said common line a distance of 1,869.75 feet to a 1/2-inch iron rod found for the southwest corner of said 32.148-acre tract, same being the southeast corner of a called 24.694-acre tract of land conveyed to Creek Heights LLC., according to the document filed of record in Instrument No. 202200015546 (O.P.R.D.C.T.), from which a 5/8-inch pink TxDOT ROW Monument bears North 0°55'07" East, a distance of 21.89 feet and a second 5/8" pink TxDOT ROW Monument bears South 89°59'0" East, a distance of 27.64 feet;

THENCE North 01°34'23" West, with the west line of said 32.148-acre tract, same being common with the east line of said 24.694-acre tract, a distance of 750.45 feet to a 3/8-inch iron rod found for the northwest corner of said 32.148-acre tract, same being the southwest corner of the above-mentioned 45.652-acre tract;

THENCE with the west line of said 45.652-acre tract, same being common with the east line of said 24.694-acre tract the following bearings and distances:

North 17°35'26" East, a distance of 300.34 feet to a 3/8-inch iron rod found for corner;

North 05°39'10" West, a distance of 194.50 feet to a 3/8-inch iron rod found for corner;

North 17°08'27" East, a distance of 349.49 feet to a 3/8-inch iron rod found for corner;

North 01°27'27" West, a distance of 217.50 feet to a 1/2-inch iron rod set capped (stamped "KHA") for corner;

North 09°56'35" East, a distance of 132.54 feet to a 3/8-inch iron rod found for corner;

North 20°45'03" East, a distance of 272.85 feet to a 3/8-inch iron rod found for corner;

North 13°13'30" East, a distance of 80.25 feet to a 1/2-inch iron rod with cap stamped "Precise Land Surveying" found, for the southeast corner of a called 1.01-acre tract of land conveyed to Tona Holloway, according to the document filed of record in Instrument No. 200900253645 (O.P.R.D.C.T.), from which a 1-inch iron pipe found bears North 37°59'55" East, a distance of 0.73 feet;

THENCE North 02°14'39" East, with the east line of said 1.01-acre tract, a distance of 334.03 feet to a point for corner in the north line of said 45.652-acre tract, same being the northeast corner of said 1.01-acre tract, in the south line of said West Bear Creek Road, from which a 1/2-inch iron rod with cap stamped "Precise Land Surveying" found for reference bears, South 2°14'39" East, a distance of 0.73 feet;

THENCE North 81°20'38" East, with the north line of said 45.652-acre tract, same being common with the south line of said West Bear Creek Road, a distance of 59.83 feet to a 1/2-inch iron rod set capped (stamped "KHA") for corner;

THENCE North 89°30'08" East, continuing with said common line, a distance of 895.72 feet to the **POINT OF BEGINNING** and containing 4,135,344 square feet or 94.934 acres of land.

Exhibit "A-2"

Commercial Tract Property Description

PROPERTY DESCRIPTION

1.958 ACRES

BEING a tract of land situated in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas and being a portion of a called 32.148-acre tract of land conveyed to Wendell Stewart and wife, Martha Stewart, according to the deed filed of record in Volume 95121, Page 2220 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 32.148-acre tract, same being in the west line of South Westmoreland Road (a variable width right of way), same being in the north of a called 100.358-acre tract of land conveyed to KGN Realty, LLC according to the document filed of record in Instrument No. 202100261547 (O.P.R.D.C.T.);

THENCE South 89°14'47" West, with said south and north lines, 260.20 feet to a point, from which a 1/2-inch iron rod found for the southwest corner of said 32.148-acre tract, same being the southeast corner of a called 24.694-acre tract of land conveyed to Creek Heights LLC., according to the document filed of record in Instrument No. 202200015546 (O.P.R.D.C.T.), bears South 89°14'47" West, 1,869.75 feet;

THENCE over and across said 32.148-acre tract the following courses:

North 00°45'13" West, 88.81 feet to a point;

North 38°44'28" West, 80.14 feet to a point;

North 00°45'25" West, 54.34 feet to a point;

North 25°45'41" East, 44.01 feet to a point;

North 67°25'01" East, 267.40 feet to a point;

North 88°21'20" East, 36.28 feet to a point in the east line of said 32.148-acre tract and said west right of way line, from which a 3-inch iron pipe found for the eastern most northeast corner of said 32.148-acre tract, bears North 01°38'40" West, 190.58 feet;

THENCE South 01°38'40" East, with said east line and said west right of way line, 345.73 feet to the **POINT OF BEGINNING** and containing 85,289 square feet or 1.958 acres of land.

Exhibit “B”

Concept Plan

(see attached)



CONCEPT PLAN

Stewart Farms

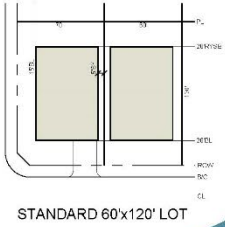
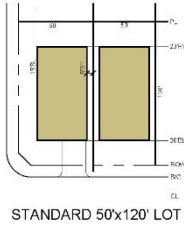
Dallas County, Texas
January, 2024

Land Use Acreage Summary	
Perimeter Thoroughfares Rights of Way	1.6
Perimeter Thoroughfare Landscape Buffer	0.4
Commercial Center	2.0
Detention / Open Space	15.7
Residential Lots / Residential Rights of Way	77.2
Total	96.9

Open Space Acreage Summary	
Detention / Open Space	15.7
Area (Net of Perimeter ROW)	93.3
Total Percent Open Space	16.8%

Lot Type Summary		
50' x 120'	273	79.54%
50' Non-Standard	3	
60' x 120'	69	
60' Non-Standard	2	20.46%
Total	347	100.00%

Density Summary (Units per Acre)	
Gross	3.5



Kimley»Horn

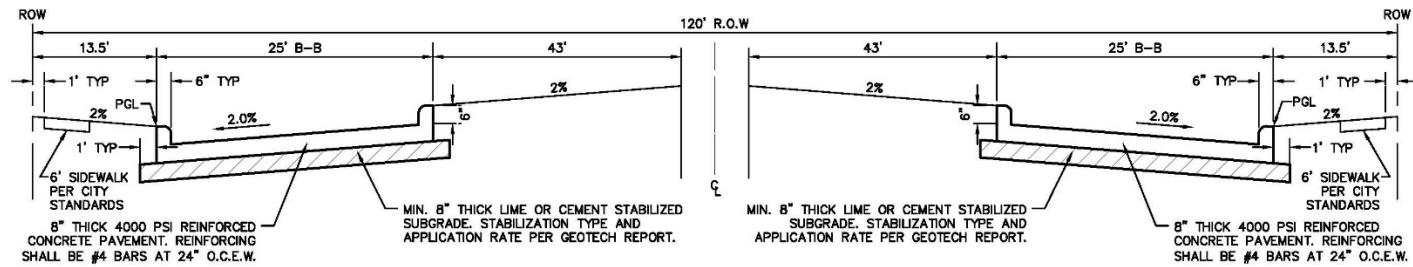
400 N. Oklahoma Dr.
Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

NOTE: THIS PLAN IS A CONCEPTUAL DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

Exhibit “C”

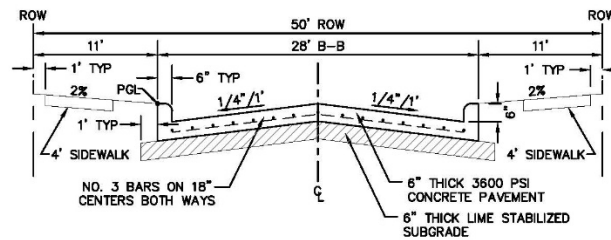
Typical Street Sections

(see attached)



ARTERIAL STANDARD SECTION

NTS



STREET SECTION 50' ROW 28' B-B

NTS

STEWART FARMS
PROPOSED ROADWAY SECTIONS

Kimley»Horn

DRAWN BY: LK/ML
 DATE: 10/1/2013
 CHECKED BY: JH/ML
 DATE: 10/1/2013
 PROJECT: STEWART FARMS
 SHEET: 10 OF 10

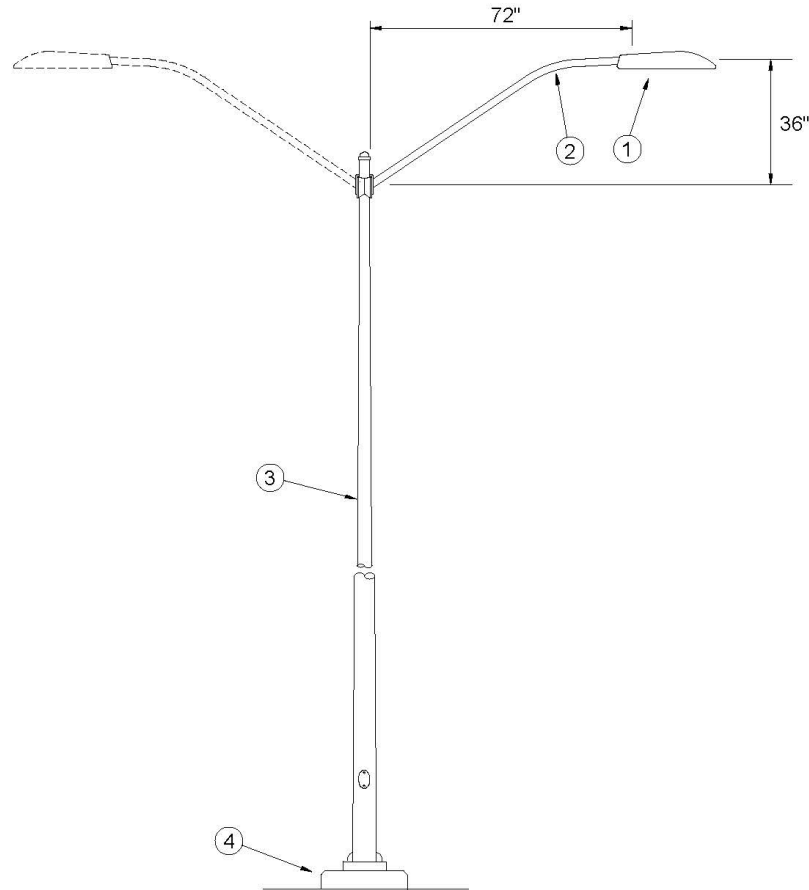
Exhibit “D”

Street Lamp Exhibit

(see attached)

Cobra Head Luminaire LED Luminaire

213 - 105
04 - 21



Notes:

A. Photocontrol is included in all LED CUs.

Item	Qty	Description	TSN/Ref	CU
1	0-1	LED, Luminaire, Cobra Head, 0-55 W, Type III, 120-277 V	902644	LEDCH55
1	0-1	LED, Luminaire, Cobra Head, 56-100 W, Type III, 120-277 V	902645	LEDCH100
1	0-1	LED, Luminaire, Cobra Head, 101-140 W, Type III, 120-277 V	902646	LEDCH140
1	0-1	LED, Luminaire, Cobra Head, 141-180 W, Type III, 120-277 V	902647	LEDCH180
1	0-1	LED, Luminaire, Cobra Head, 181-265 W, Type III, 120-277 V	902648	LEDCH265
1	0-1	High Pressure Sodium Luminaire	213-106	
2	1	Bracket, Galvanized Steel	213-107	
3	1	Round Pole, Galvanized Steel, Anchor Base	213-107	
4	1	Precast Foundation	213-108	
5	1	Grounding	213-020	
6	1	Fusing	213-025	

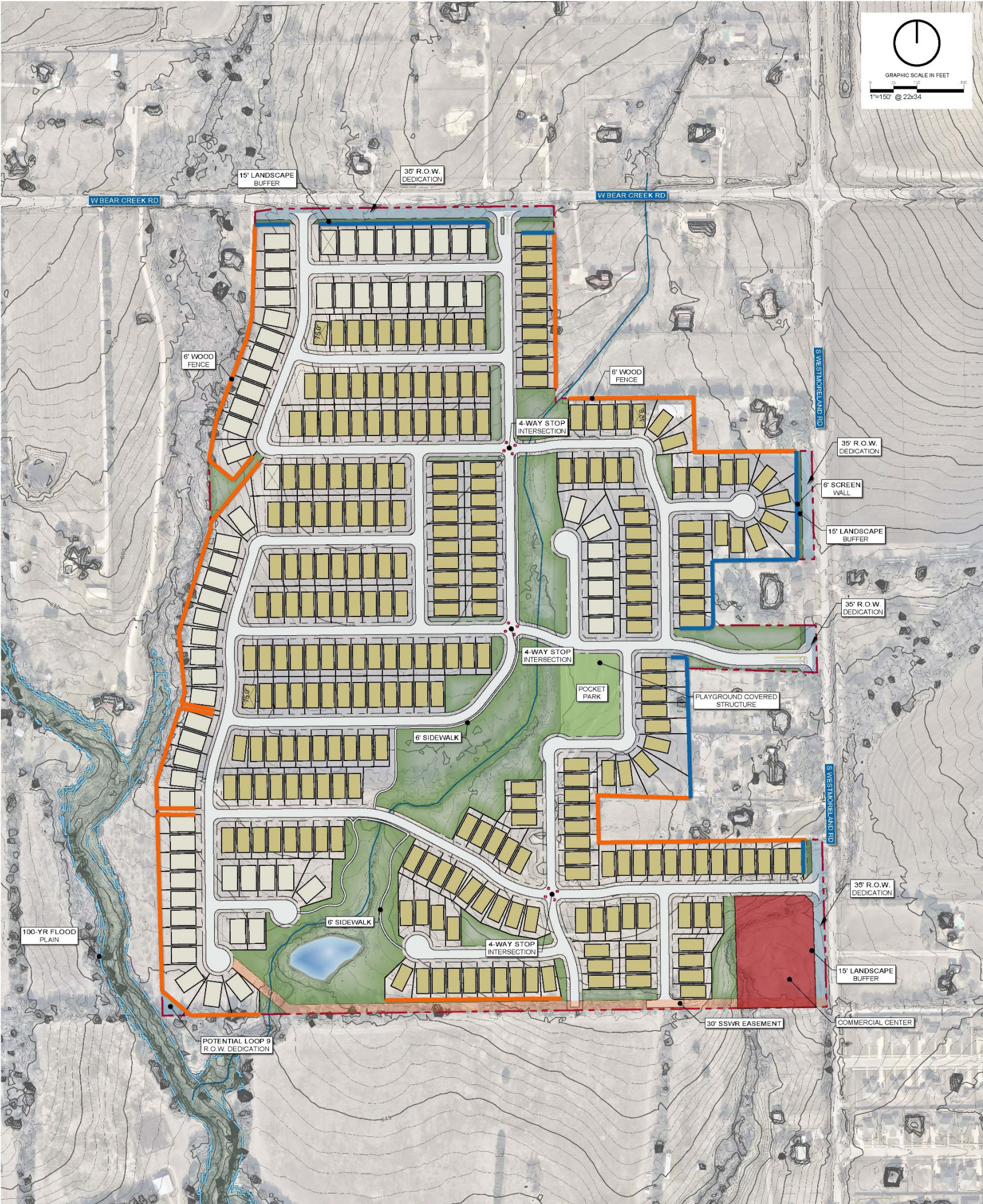
Copyright 2021 Oncor Electric Delivery Company. All rights reserved.



Exhibit “E”

Location of Fencing/ Screen Walls

(see attached)



FENCE/SCREEN WALL EXHIBIT

Stewart Farms

Dallas County, Texas
January, 2024

LEGEND

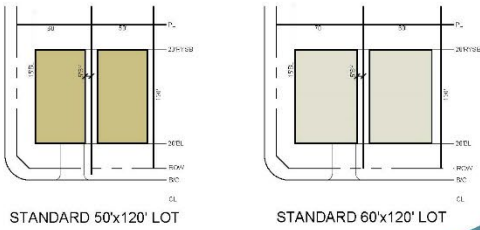
- 6' Screen Wall
- 6' Wood Fence

Land Use Acreage Summary	
Perimeter Thoroughfares Rights of Way	1.6
Perimeter Thoroughfare Landscape Buffer	0.4
Commercial Center	2.0
Detention / Open Space	15.7
Residential Lots / Residential Rights of Way	77.2
Total	96.9

Open Space Acreage Summary	
Detention / Open Space	15.7
Area (Net of Perimeter ROW)	93.3
Total Percent Open Space	16.8%

Lot Type Summary		
50' x 120'	273	79.54%
50' Non-Standard	3	
60' x 120'	69	20.46%
60' Non-Standard	2	
Total	347	100.00%

Density Summary (Units per Acre)	
Gross	3.5



Kimley»Horn
400 N. Oklahoma Dr.
Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

EXHIBIT “3”
Concept Plan
[to be attached]

4891-9958-5702, v. 1



CONCEPT PLAN

Stewart Farms

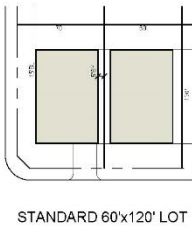
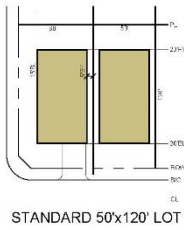
Dallas County, Texas
January, 2024

Land Use Acreage Summary	
Perimeter Thoroughfares Rights of Way	1.6
Perimeter Thoroughfare Landscape Buffer	0.4
Commercial Center	2.0
Detention / Open Space	15.7
Residential Lots / Residential Rights of Way	77.2
Total	96.9

Open Space Acreage Summary	
Detention / Open Space	15.7
Area (Net of Perimeter ROW)	93.3
Total Percent Open Space	16.8%

Lot Type Summary		
50' x 120'	273	79.54%
50' Non-Standard	3	
60' x 120'	69	
60' Non-Standard	2	20.46%
Total	347	100.00%

Density Summary (Units per Acre)	
Gross	3.5



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STEWART FARM PD



PARVIZ POURAZIZIAN, DIRECTOR OF PLANNING AND
DEVELOPMENT SERVICES

MARCH 11, 2023

O-05-24



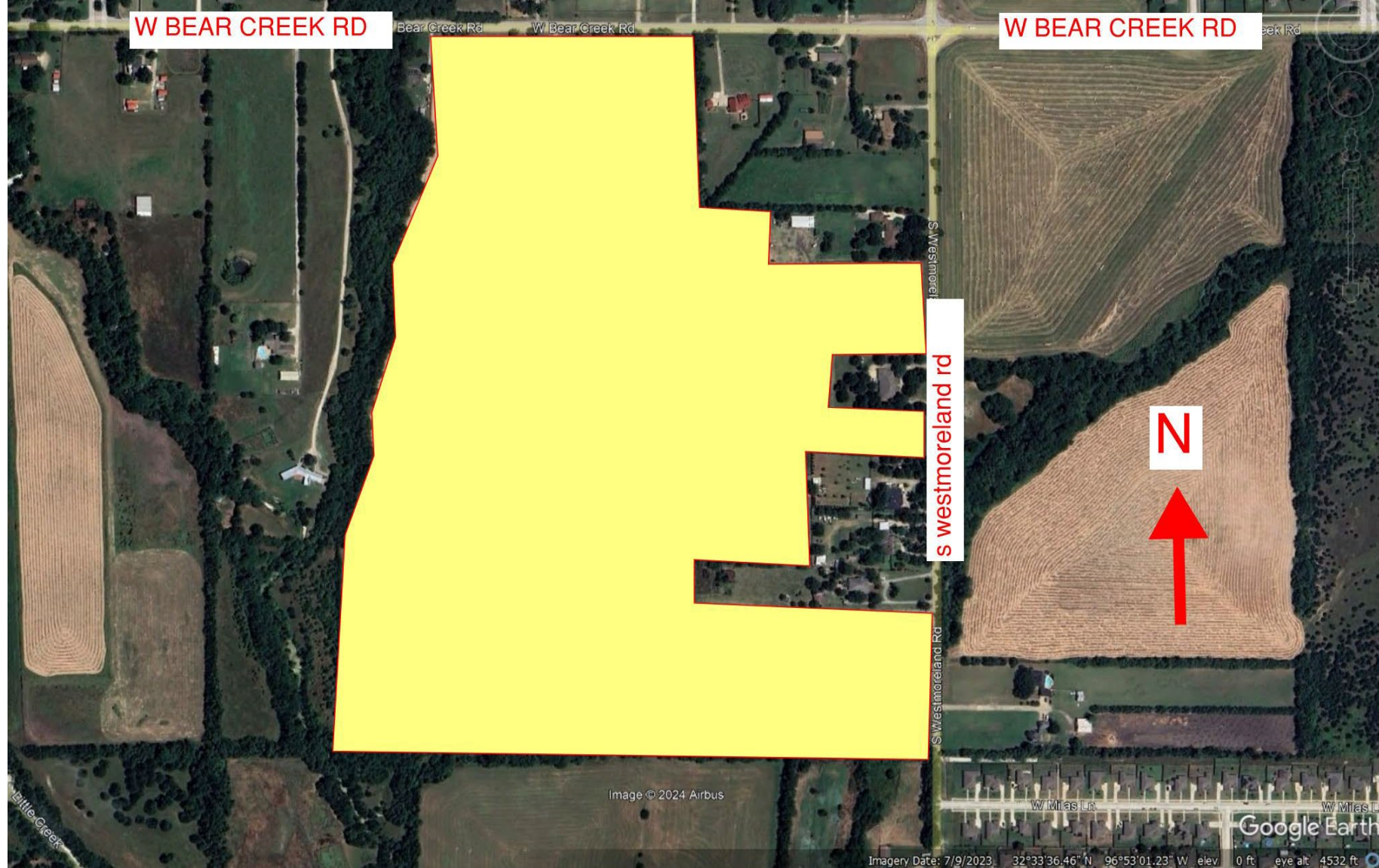
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF GLENN HEIGHTS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FOR AN APPROXIMATE 96.9 ACRE PARCEL OF LAND FROM SINGLE FAMILY RESIDENTIAL-3 (“SF-3”) TO PLANNED DEVELOPMENT (“PD-001-24”) TO ALLOW FOR THE DEVELOPMENT OF THE STEWART FARMS SUBDIVISION ALLOWING FOR RESIDENTIAL USES WITH A BASE ZONING OF SINGLE FAMILY RESIDENTIAL-3 (“SF-3”) AND NEIGHBORHOOD SERVICES USES (“NS”), SAID PROPERTY BEING COMPRISED OF TWO TRACTS LOCATED IN THE ELIAS R. PARKS SURVEY, ABSTRACT NO. 1131, CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “1” ATTACHED HERETO (THE “PROPERTY”), PROVIDING FOR THE APPROVAL OF THE DEVELOPMENT REGULATIONS FOR THE PROPERTY ATTACHED HERETO AS EXHIBIT “2”; PROVIDING FOR APPROVAL THE CONCEPT PLAN ATTACHED HERETO AS EXHIBIT “3”; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Rezoning Request

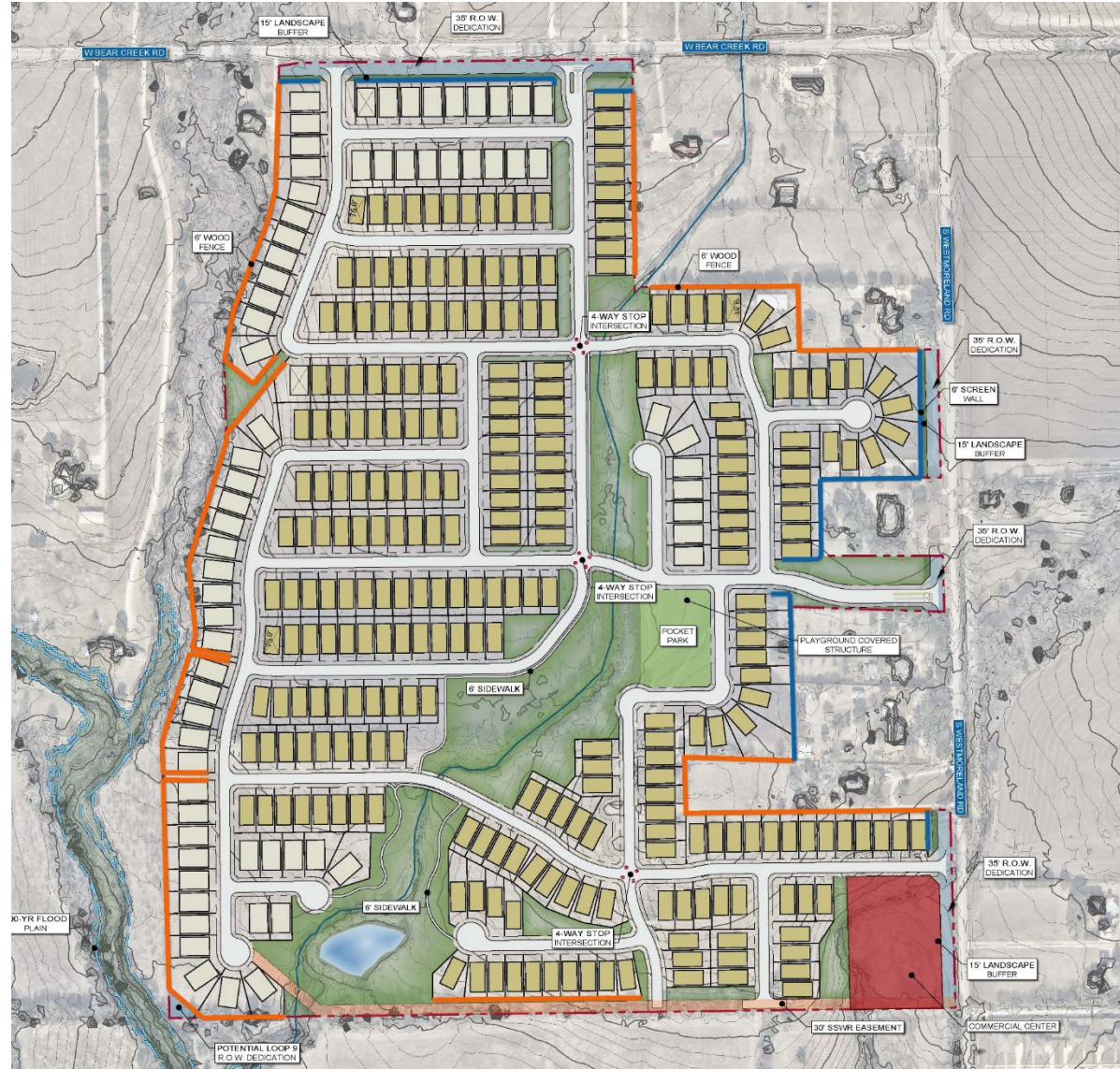


Applicant:	Patrick McIntyre, on behalf of Wendell Stewart
Location:	Southwest corner of W. Bear Creek & S. Westmoreland
Request:	Rezone from SF-3, to PD-001-24, SF-3, C
Current Zoning:	O-006-22, SF-3

Location Map



PD-001-24: Proposed Concept Plan



**District 2
commercial**



PD-001-24: Proposed Concept Plan (Cont.)



FENCE/SCREEN WALL EXHIBIT

Stewart Farms

Dallas County, Texas
January, 2024

LEGEND

6' Screen Wall

6' Wood Fence

Land Use Acreage Summary

Perimeter Thoroughfares Rights of Way	1.6
Perimeter Thoroughfare Landscape Buffer	0.4
Commercial Center	2.0
Detention / Open Space	15.7
Residential Lots / Residential Rights of Way	77.2
Total	96.9

Open Space Acreage Summary

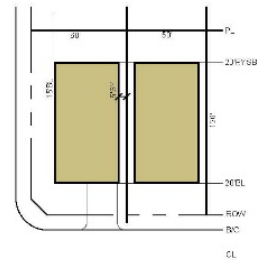
Detention / Open Space	15.7
Area (Net of Perimeter ROW)	93.3
Total Percent Open Space	16.8%

Lot Type Summary

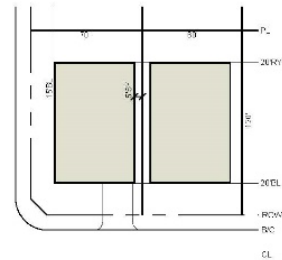
50' x 120'	273	79.54%
50' Non-Standard	3	
60' x 120'	69	20.46%
60' Non-Standard	2	
Total	347	100.00%

Density Summary (Units per Acre)

Gross	3.5
-------	-----



STANDARD 50'x120' LOT



STANDARD 60'x120' LOT

Kimley»Horn

400 N. Oklahoma Dr.
Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

Current Zoning: O-022-22



- Adopted May 17, 2022, by Ordinance 006-22.
- Changed from SF-1: SF-3

99.918 ACRES (4,221,764 SQ. FT.)

LEGEND

SUBDIVISION DESCRIPTION

PRELIMINARY

LAND TITLE SURVEY

99.918 ACRES

ELIAS R. PARK SURVEY

ABSTRACT NO. 1131

CITY OF GLENN HEIGHTS

DALLAS COUNTY, TEXAS

Kimberly Horn

JAN 11 2011

Proposed PD-001-24: Land Use Chart



Land Use	Approx. Acres
Perimeter Thoroughfares/ Rights-of-Way	1.6
Perimeter Thoroughfare/Landscape Buffer	0.4
Open Space/ Detention	15.7
Commercial Tract	2.0
Residential Lots and Rights-of-Way	77.2
Total PD Acres	96.9

Estimated Lot Type Land Allocation



Lot Type	Minimum/Maximum Percentage of Residential Tract
Tradition	Minimum of 20%
Classic	Maximum of 80%
Estimated Total Lot Type Percentages	100%

Tradition Lots Summary Vs. SF-3



Standard	Base Zoning – SF-3	Tradition	Tradition Deviation
Maximum Height	2.5 stories or 35'	2.5 stories or 35'	N/A
Minimum Lot Area	9,000	7,200	-1,800
Minimum Average Lot Area	11,000	None	-3,800 (compared to 7,200 min. lot area)
Minimum Lot Width*	70'	60'	-10
Minimum Lot Depth**	120'	115'	-5
Minimum Front Yard	30'	20'	-10
Minimum Side Yard	8' Interior / 15' corner / 25' corner arterial	5' Interior / 15' corner / 25' corner arterial	-3' Interior / 0' corner / 0' corner arterial
Minimum Rear Yard	20'	15'	-5
Maximum Lot Coverage	40% main building; 60% main building, accessory buildings, driveways, and parking areas combined	70% main building; 75% main building, accessory buildings, driveways, and parking areas combined	-30%; -15%
Minimum Lot Access	35' @ ROW line	35' @ ROW line	N/A
Parking Requirement	2 enclosed attached garages (24'x24')	2 enclosed attached garages (20'x20')	-4'x4'
Additional Parking	2 on paved driveway 30' from 10' past nearest paved or improved surface	2 on paved driveway 20' from nearest paved or improved surface	N/A - Still providing 2 Parking Spaces
Minimum Floor Area per Dwelling	1,750	1,800	+50
Minimum Average Floor Area	1,850	None	-50 (compared to min. per d.u.)

Classic Lots Vs. SF-3



Standard		Base Zoning – SF-3	Classic	Classic Deviation
	Maximum Height	2.5 stories or 35'	2.5 stories or 35'	N/A
	Minimum Lot Area	9,000	6,000	-3,000
	Minimum Average Lot Area	11,000	None	-5,000 (compared to 6,000 min. lot area)
	Minimum Lot Width*	70'	50'	-20
	Minimum Lot Depth**	120'	115'	-5
	Minimum Front Yard	30'	20'	-10
	Minimum Side Yard	8' Interior / 15' corner / 25' corner arterial	5' Interior / 15' corner / 25' corner arterial	-3' Interior / 0' corner / 0' corner arterial
	Minimum Rear Yard	20'	15'	-5
	Maximum Lot Coverage	40% main building; 60% main building, accessory buildings, driveways, and parking areas combined	55% main building; 70% main building, accessory buildings, driveways, and parking areas combined	-15%; -10%
	Minimum Lot Access	35' @ ROW line	35' @ ROW line	N/A
	Parking Requirement	2 enclosed attached garages (24'x24')	2 enclosed attached garages (20'x20')	-4'x4'
	Additional Parking	2 on paved driveway 30' from 10' past nearest paved or improved surface	2 on paved driveway 20' from nearest paved or improved surface	N/A - Still providing 2 Parking Spaces
	Minimum Floor Area per Dwelling	1,750	1,500	-250
	Minimum Average Floor Area	1,850	None	-350 (compared to min. per d.u.)

FINANCIAL SUMMARY



☐ Approximately 15.7 acres of land is dedicated for open area, park, retention pond, park amenities etc.

Traffic Study Summary:



Based on the analysis presented in this report, the proposed **Stewart Farms residential development can be successfully incorporated into the surrounding roadway network** with the outlined improvements in this report. The proposed site driveways provide the appropriate level of access for the development and perform at acceptable LOS with low delay.

The following recommendations for the surrounding roadway network are provided below:

Recommendations



1. Traffic Signalization

- Installation of a traffic signal at Westmoreland Road & Bear Creek Road
- Installation of a traffic signal at Cockrell Hill Road & Bear Creek Road.

This measure is expected to improve the LOS to B during peak hours.

Recommendations



2. Turn Lane Improvements:

- A right-turn deceleration lane is recommended on Bear Creek Road at Drive 1.
- A left-turn deceleration lane is warranted for Drive 2 on Bear Creek Road.
- A left-turn lane at Drive 1 should be considered given that it nearly met warrants.

Project Traffic Impact



“An important aspect of the study is the relatively low percentage of site-generated traffic contributing to overall congestion at Westmoreland Road & Bear Creek Road and at Cockrell Hill Road & Bear Creek Road. At Westmoreland & Bear Creek, only 6% of traffic is site generated and at Cockrell Hill and Bear Creek Rd, site-generated traffic comprises 10% in the 2026 buildout year.”

FINANCIAL SUMMARY



- ☐ To facilitate future traffic condition developer also pledges to participate in the future intersection improvement for the amount \$300 ,000. (A Development agreement with City is required.)

RECOMMENDATION



- ❑ Approval of Ordinance Number O-05-24, Planned Development-27.
 - ❑ Staff believes this request to be in alignment with the City of Glenn Heights Comprehensive Plan and City Zoning Ordinance
 - ❑ Staff believes the request will result in an overall superior development compared to development permitted by the current Planned Development 6 Zoning District.
 - ❑ Staff believe with the contribution from the developer to improve the intersection we can provide acceptable level of service to the residence.

QUESTIONS



COMMENTS