NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, APRIL 8, 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, April 8, 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.

3. Discuss and take action to approve the meeting minutes of March 25, 2024.

AGENDA

1. **Zoning Case (Comp Plan):** Public hearing to discuss and consider making a recommendation to City Council regarding an ordinance of the City Council of the City of Glenn Heights, Texas, providing for the adoption of a new comprehensive plan for the City of Glenn Heights, replacing the comprehensive plan 2023, to provide for goals and objectives for the responsible and orderly growth of the city, containing provisions on land use, transportation and public facilities, and establishing guidelines for zoning and coordination of development regulations.

2. **Zoning Case:** Public hearing to discuss and consider making a recommendation to City Council regarding a change in zoning request by Santiago Martinez, amending the Comprehensive Zoning Ordinance, Plan and Map of the City of

Glenn Heights, Texas, as amended by granting a change in zoning for an approximately 0.892 acre tract of land, situated in the Abraham Hart Survey, Abstract No. 563, Dallas County, Texas and being all of Lot 1, Block 1, Cannon Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in county clerk instrument 201400100244, said tract conveyed unto Jacob Cannon by deed recorded in Instrument No. 201200363927 Dallas County Texas and being commonly known as 925 W. Bear Creek Road, Glenn Heights, Texas from Single-Family Residential-1 (SF-1) to Single-Family Residential-2 (SF-2).

3. **Zoning Case:** Public hearing to discuss and consider making a recommendation to City Council regarding a change of zoning request by Raghu Raj Reddy on behalf of BR Estates at Shermans to change the zoning classification from retail (R) to retail with a specific use permit for restaurant (Dine-In and Drive Thru) (R SUP) for an approximately 4.26 acres tract of land described as portion of Lot 7 and portion of Lot 9, Block K, Hollywood Addition, Phase II, located at the Northeast corner of Ovilla Road and Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

4. **Planned Development PD-27:** Public hearing to discuss and consider making a recommendation to City Council regarding a request by Farrukh Azim, on behalf of Shamrock Angel, LLC amending the City of Glenn Heights Comprehensive Zoning Ordinance, Plan and Zoning Map, as previously amended, by amending the zoning of a 111.606± tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described from Planned Development-6 (DP-6), Retail (R), Multi-Family (MF), and Single-Family Residential-1 (SF-1) to Planned Development-27 (PD-27) for Mixed Use Single-Family Residential (Base Single-Family Residential-3), Townhome and Multi-Family.

5. **Planned Development PD-29:** Public hearing to discuss and consider making a recommendation to City Council regarding a request by Patrick McIntyre on behalf of Stewart Farms 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-29”) 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”), said property being comprised of two tracts located in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas.

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 6:30 P.M. on Friday, April 5, 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

AGENDA SUMMARY SHEET

April 8, 2024

CONSENT AGENDA, ITEM 1

Discuss and take action to approve the meeting minutes of January 8, 2024.

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

AGENDA SUMMARY SHEET

April 8, 2024

CONSENT AGENDA, ITEM 2

Discuss and take action to approve the meeting minutes of February 26, 2024.

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

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 27th day of February 2024

AGENDA SUMMARY SHEET

April 8, 2024

CONSENT AGENDA, ITEM 3

Discuss and take action to approve the meeting minutes of March 25, 2024.

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

MARCH 25, 2024

STATE OF TEXAS	*
COUNTIES OF DALLAS AND ELLIS	*
CITY OF GLENN HEIGHTS	*

On the 25th day of March 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
Stevelyn Miller	*	Board Member, Place 4
Francisco Alvarez	*	Board Member, Place 6

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Joint Meeting of the Planning and Zoning Committee to order at 6:29 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

N/A

AGENDA

1. **Site Plan Case SP-001-24:** Discuss and take action to consider making a recommendation to City Council regarding 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, and generally located at northwestern corner of E. Bear Creek Road and IH 35. The site plan request is submitted by Bannister Engineering, on behalf of Sanabel Investment, LP.

Director Pourazizian presenting the car wash, the plat was approved by City Council and bottom right corner is gas station, he presents the actual site plan. Proposing 2 ROW, 1 self service car wash. Landscape plan, based on project review. Commissioner Alvarez has concerns with the water that will come from site plan and wants to know if it would cause pollutants on the street. Do not think that a structure like this should be so close to the ROW in this site. Commissioner Davis wants to know what type of traffic studies have been done on this area. How can the developer litigate some of the traffic? Chair Kelley expresses his concern on if the staff has done its due diligence from an environmental stance. Director Pourazizian explains the process in which the staff has taken to gain information and review the site plan and that he would do further research. Chair Kelley recommends that in the council meeting these concerns be brought up as P&Z only recommends but do not have the jurisdiction to approve. Commissioner Alvarez, questions if he needs to take it to council and Director Pourazizian stated he has the right to bring it to council as a resident.

Motion introduced by Commissioner Davis, 2nd by Commissioner Alvarez

VOTE 2 Ayes – Miller, Stokes; 3 Naes – Alvarez, Davis, Kelley

FAILED

2. **Preliminary Plat Case PP-003-24:** Discuss and take action to consider making a recommendation on a Preliminary Plat Request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition, for a 9.951-acre tract of land described as Abstract No. 1135, in the J.P. Woolsey Survey, City of Glenn Heights, Ellis County, Texas, and generally located at the southeastern corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

   Presented by Director Pourazizian

   Motion introduced by Commissioner Davis, 2nd by Commissioner Stokes

VOTE 5 Ayes – Kelly, Miller, Davis, Alvarez, and Stokes

PASSED

3. **Final Plat Case FP-003-24:** Discuss and take action to consider making a recommendation to City Council regarding a Final Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition, for a 9.951 acre tract of land described as Abstract No. 1135, in the J.P. Woolsey Survey, City of Glenn

Heights, Ellis County, Texas, and generally located at southeastern corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

Presented by Director Pourazizian

Motion introduced by Commissioner Davis, 2nd by Commissioner Alvarez

VOTE 5 Ayes – Kelly, Miller, Davis, Alvarez, and Stokes

PASSED

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 26th day of March 2024

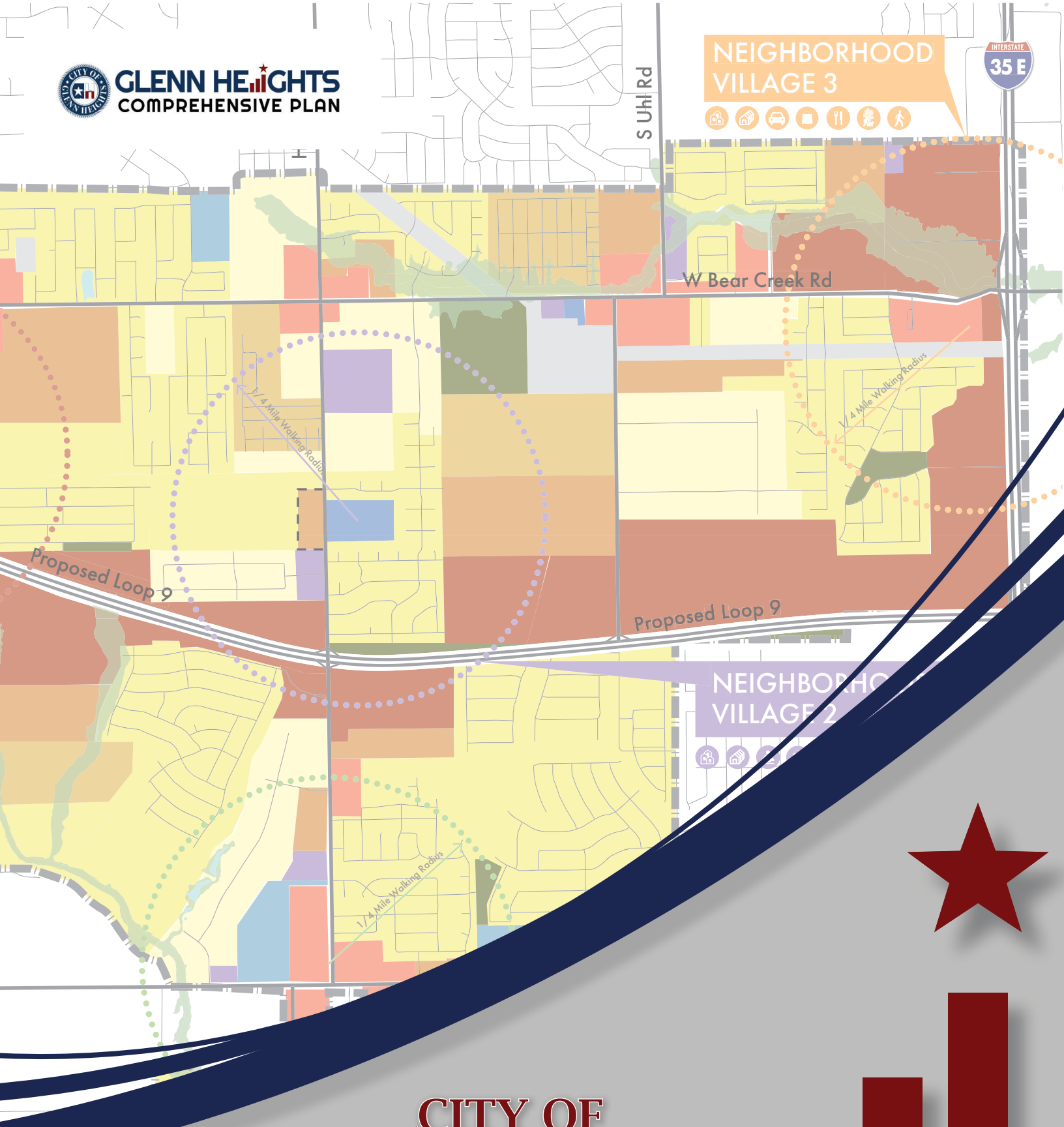
AGENDA SUMMARY SHEET

April 8, 2024

AGENDA, ITEM 1

Zoning Case (Comp Plan): Public hearing to discuss and consider making a recommendation to City Council regarding an ordinance of the City Council of the City of Glenn Heights, Texas, providing for the adoption of a new comprehensive plan for the City of Glenn Heights, replacing the comprehensive plan 2023, to provide for goals and objectives for the responsible and orderly growth of the city, containing provisions on land use, transportation and public facilities, and establishing guidelines for zoning and coordination of development regulations.

GLENN HEIGHTS
COMPREHENSIVE PLAN



CITY OF GLENN HEIGHTS

Comprehensive Plan

Adopted on XX March, 2024

GLENN HEIGHTS COMPREHENSIVE PLAN

Thank you everyone, citizens and stakeholder alike, who participated during this planning process.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, PROVIDING FOR THE ADOPTION OF THE NEW COMPREHENSIVE PLAN FOR THE CITY OF GLENN HEIGHTS, TO PROVIDE FOR THE GOALS AND OBJECTIVES FOR RESPONSIBLE AND ORDERLY GROWTH OF THE CITY; ESTABLISHING POPULATION ESTIMATES; PROVIDING FOR CATEGORIES OF LAND USE; PROVIDING FOR CATEGORIES OF HOUSING; PROVIDING FOR A MOBILITY / TRANSPORTATION ELEMENT; PROVIDING FOR A PARKS AND TRAILS CONNECTION OF THE PLAN; PROVIDING A NEIGHBORHOOD VILLAGE PLAN; PROVIDING FOR PUBLIC FACILITIES PLAN; PROVIDING NEIGHBORHOOD AND BUSINESS ENHANCEMENT PLAN; PROVIDING FOR AN IMPLEMENTATION PLAN; AND PROVIDING FOR A SEVERABILITY CLAUSE.

WHEREAS, under the laws of the State of Texas, authority is conferred upon the City of Glenn Heights to adopt a Comprehensive Plan for the community which promotes the goals and objectives for responsible and orderly development and planning of the City; and

WHEREAS, the City Council has reviewed Exhibit " A", attached hereto and incorporated herein as if set forth at length, and adopts the same as the Comprehensive Plan for the community; and

WHEREAS, the passage of this plan will provide guidance and direction for the orderly and responsible future development of the City and will promote public health, safety, morals and general welfare of the people of the City; and

WHEREAS, a public hearing was conducted the City Council meeting on _____, where persons had the opportunity to be heard on this plan; and

WHEREAS, the City Council believes it to be in the best interest of the citizens to adopt this Comprehensive Plan. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1. The City Council adopts the recitals set forth above as true and correct and are adopted herein verbatim as if fully set forth at length.

SECTION 2. The City Council approves this resolution, including Exhibit "A" attached, Comprehensive Plan" and the same is adopted as if fully set forth herein.

SECTION 3. That if any section, provision, subsection, paragraph, sentence, clause, phrase or word in this resolution or application thereof to any person or circumstance is held to be invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance, and the City Council of the City of Glenn Heights, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

PASSED AND APPROVED, this the _____ day of _____ 2024.

ATTEST:

Mayor

_____

City Secretary

_____

APPROVED TO AS FORM:

City Attorney

_____

GLENN HEIGHTS

COMPRESSIVE PLAN UPDATE

MM/DD/2024

Prepared for:

City of Glenn Heights, TX
1938 S Hampton Road
Glenn Heights, TX

Prepared by:

NORRIS DESIGN
PEOPLE + PLACEMAKING

Norris Design
208 North Market Street #250
Dallas, TX

ACKNOWLEDGMENTS

The City of Glenn Heights would like to thank the many individuals who contributed to the creation of the Glenn Heights Compressive Plan

CITY OF GLENN HEIGHTS MAYOR AND CITY COUNCIL

Sonja A. Brown, ***Mayor***
Sherron Mosley, ***Mayor Pro-Tem/Place One***
Harry A. Garrett, ***Place Two***
Travis Burton, ***Place Three***
Stephanie Hale, ***Place Four***
Laymon M. Lightfoot, PhD., ***Place Four***
Cornell Benford II, ***Place Six***

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

Kelvin Story, ***P&Z Commission Member (Charmian)***
Aaron Blake, ***Pastor of Harvest Hill Family Church***
Arnold Davis, Jr., ***P&Z Commission Member***
Sam Isa, ***Representative of Dar Al-Arqam Masjid***
Zee Edwards, ***Citizen***
Stevelyn Miller. ***Citizen***
Brittnei Conwright, ***Citizen***

PLANNING & ZONING COMMISSION

Austin Kelley, ***Place One***
April Stokes, ***Place Two***
Arnold Davis, Jr., ***Place Three***
Stevelyn Miller, ***Place Four***
Francisco Alvarez, ***Place Five***
Kelvin Story, Sr., ***Place Six***
Tabitha Gamble, ***Place Seven***

CONSULTANT TEAM

Norris Design
Rick Leisner AICP, PLA, ***PIC/Project Director***
Yingyi Zhong, ***Planner/Designer***
Emily Larkin, PLA, ***Planner/Designer***
Grant Pasowicz, ***Planner/Designer***
Tucker Hancock, ***GIS Specialist***
Heidi Fry, ***Web Designer***

CITY STAFF

Cliff Blackwell, CGFO, MPA, ***City Manager***
Keith Moore, ***Deputy City Manager***
Parviz Pourazizian, PE, CFM, ***City Engineer / Director of Planning & Development Services***
Dr. LaSheyla Jones, ***City Planner***
Mia Hines, ***City Planner (Previous)***
Tonya Lonzie, ***Public Works & Infrastructure Executive Assistant***
Barrett Albright, ***Parks & Recreation Superintendent***
Brandi C. Brown, ***City Secretary***

Dedicated to the

work of

Brian Lockley

This comprehensive plan is dedicated to the memory of Brian Lockley. Brian was the community planner that established the vision for Glenn Heights to look forward and create a comprehensive plan for all. He led by example and was a wonderful steward for the City of Glenn Heights. He is missed by his family, community and church patrons.

EXECUTIVE SUMMARY

The Glenn Heights Comprehensive Plan establishes a clear vision for the future of the community. It defines the visions, the goals and both short-term & long-term action items that will aid in the economic, social, transit and land-use development within the city over the next several years. This report documents the approach, the active process and defined outcomes derived from an extensive planning process. The comprehensive plan is flexible in nature and ultimately looks to allow for the Glenn Heights community to thrive and grow.

As the Dallas/Fort Worth Metroplex continues to prosper, Glenn Heights looks to do the same as an excellent place for families and individuals alike to call home. Focusing on stimulating economic advancement along the Interstate 35E corridor and paralleling the upcoming future Loop 9 development, while still providing for a pedestrian-oriented residential community. Village nodes can provide neighborhoods where work, play, and living can potentially occur within a confined area. Glenn Heights looks to maximize and preserve aspects to the existing community while providing a framework to how new development will improve and enhance the community.

The community and its members have played an integral part in the Glenn Heights Comprehensive Plan. Citizens were engaged and provided valuable input throughout the process, whether in person at the public engagement or online via website and digital resources. A large portion of the engagement also occurred during the height of the COVID-19 Pandemic but did not halt citizen's input. It is evident that the people of Glenn Heights care about the safety and future of their community. Desires, concerns, and commentary from the public guided the advisory committee and planning team in establishment of the goals, vision, and recommendations detailed in the plan.

The Glenn Heights Comprehensive Plan is the collimation of the efforts of public, the Comprehensive Advisory Committee, city staff, and others synthesized goals and vision for what "tomorrow" will bring for the City of Glenn Heights.

1000 PIECE JIGSAW PUZZLE
Moonlit Dance

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Chapter 1 : Introduction

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1-1 Introduction

Glenn Heights, TX is a community situated within the Dallas/Fort Worth Metroplex in north Texas. The city has great potential for commercial development with the access to Interstate 35 and the future Loop 9 extension. Currently the city has a growing residential population. Glenn Heights is surrounded by the cities of Cedar Hill, DeSoto, Lancaster, Red Oak, Oak Leaf, and Ovilla – all of these communities are growing with retail and industrial development. The city was incorporated in September of 1969 and is situated in both Dallas and Ellis Counties.

In early 2020, pre-Covid-19 pandemic, city leaders initiated the process to update the comprehensive plan for the community. With the outcome of creating a cohesive vision to guide future growth in a sustainable and structured manner. This city-wide comprehensive plan process assessed the existing conditions, analyzed constraints and opportunities, and developed a 'road map' to guide future growth for Glenn Heights. Throughout the process, input from the city and citizens were taken to direct the future development of Glenn Heights. This process included comprehensive plan advisory committee (CPAC) meetings, three primary public meetings, and online communication through social media and the Glenn Heights Comprehensive Plan website.

Heritage Community Park Entry Signage

1-2 What is a Comprehensive Plan

As communities grow, mature, and redevelop it is important for residents and leaders to consider what the future holds for their community. Questions such as 'what do we want the future to look like' and 'how do we get there' can be answered through a community comprehensive plan process. Communities participate in comprehensive planning to prepare a 'blueprint' for the growth of a municipality.

Comprehensive plans typically include a future land use plan that serves as a road map for future regulatory decisions and policies that help the municipality implement the vision. What makes a plan comprehensive is that it considers all components of a city and how they work together to create a quality community. This plan includes a review of and recommendations for the following community elements: Future Land Use, Mobility/Transportation, Economic Development Strategies, recommendations for implementation are typically included.

It is also important to articulate what a comprehensive plan does not fulfill. Tough a comprehensive plan should serve as the basis for the preparation of regulatory documents such as a zoning map, subdivision regulation, budget, or capital improvement plan and last, the plan itself does not serve as a regulatory document.

1-3 How to Best Use Your Comprehensive Plan

The Glenn Heights Comprehensive Plan is meant to provide guidance on how future growth should occur to elected officials, city staff, property owners, developers, and residents for approximately the next 10-20 years. To facilitate use of the plan, frequently used terms are defined as follows:

GLENN HEIGHTS COMPREHENSIVE PLAN **Vision**

The overarching set of statements that represents collective thoughts and ideas that residents and leaders have stated about the future of Glenn Heights.

GLENN HEIGHTS COMPREHENSIVE PLAN **Goals**

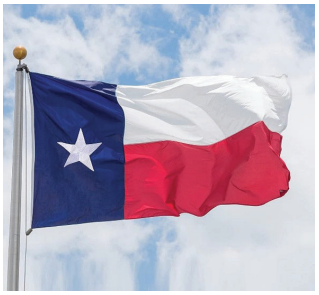
Goals define a desired result of the planning process. This comprehensive plan has several goals that fit within ten principles defined by the community and stakeholders.

GLENN HEIGHTS COMPREHENSIVE PLAN **Actions**

Implementation actions create specific and achievable steps that meet the goals of the plan.

1-4 City Planning in Texas

Unlike other states, comprehensive plans are not currently required in Texas. However, the Texas Local Government Code (LGC) permits municipalities to develop them for the "purpose of promoting sound development." Most Texas communities develop comprehensive plans to use as a foundation for land use regulations, such as a zoning ordinance or subdivision regulations. If a community chooses to develop a comprehensive plan, the LGC allows municipalities to define the content and design of the plan and requires review by the planning and zoning commission and a public hearing.



Comprehensive plans are common statewide and provide a vision for the future

Another critical aspect of regulatory authority is Extraterritorial Jurisdiction (ETJ), which allows local governments to exercise authority outside the designated city limits. Based on the current size and location, Glenn Heights does not have any ETJ beyond the city limits where the city can impose limited regulations. This plan will make recommendations for the current city limits to expand and the ETJ area to be created, if possible, with the joint agreement of adjacent cities (assuming that the ETJ land would be incorporated during the lifetime of the plan).

Regulatory Authority in Texas

Zoning : Regulates height, size, lot coverage, lot size, density, and location of structures (Chapter 211)

Subdivision : How a property is subdivided and used via land use (Chapter 212)

Structures : How structures relate to the building code and establishing building lines (Chapter 214)

Certain Business Operations : Oversee business operations (Chapter 215)

Signs : Authorizes municipalities to establish sign regulations and design controls (Chapter 216)

Report Outline

The comprehensive plan is organized into seven chapters that describe these major components:

Chapter 1 - Describes the purpose and framework of the plan.

Chapter 2 - Reviews demographics that describe the existing/ future data sets of the city and larger region, such as demographics and more.

Chapter 3- Outlines public engagement activities conducted during the planning process. Also highlights and summarize public input gathered.

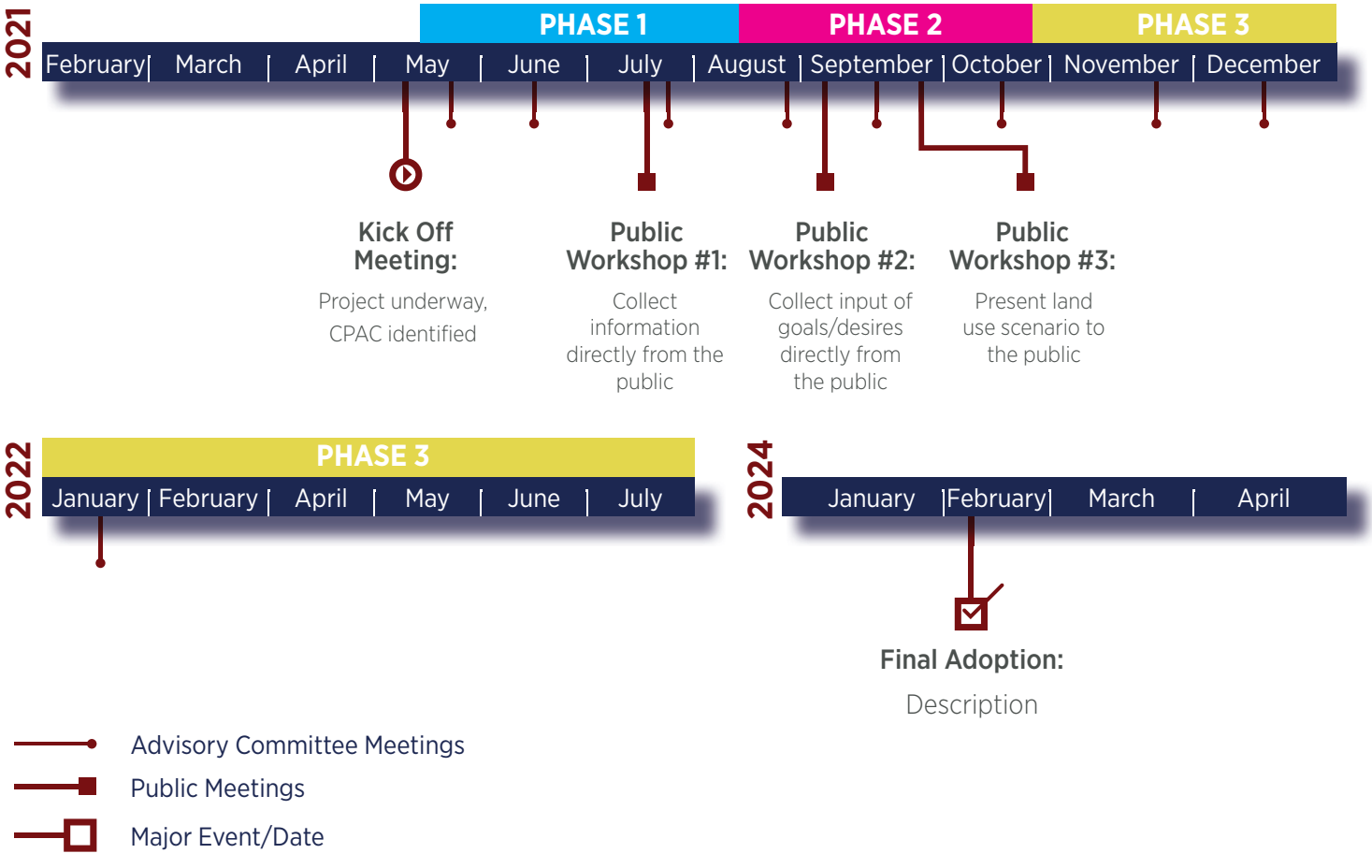
Chapter 4- Presents three city-wide scenario alternatives that received community input and created the preferred vision for the city.

Chapter 5 - Defines the plan for future land use across the city, along with a preferred development relationships.

Chapter 6 - Summarizes the concept for future transportation the city and preferred land use/roadway relationships.

Chapter 7 - Presents a prioritized implementation strategy to realize the plan recommendations and grow economic development.

Project Timeline



Schedule for Glenn Heights report

FIRE
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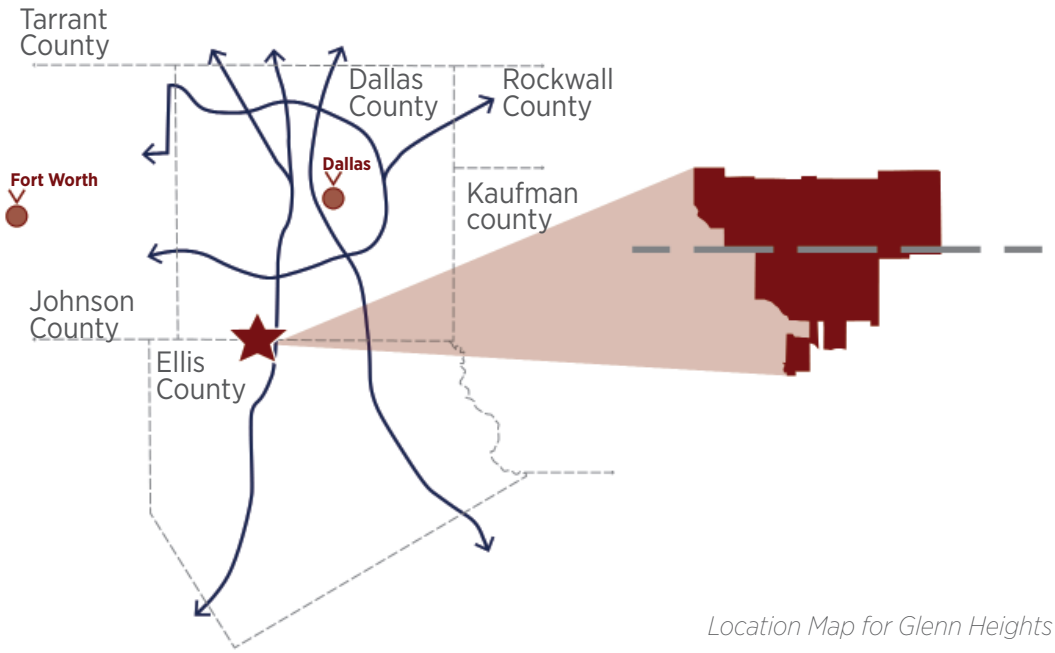
2

Chapter 2: Demographics & Analysis

2-1	Introduction / Location	08
2-2	History	08
2-3	Population	09
2-4	Employment	10
2-5	Market Analysis	11
2-6	North Texas Regional Impacts	13

2-1 : Introduction / Location

Glenn Heights is located approximately 14 miles south of Downtown Dallas. Positioned along the I-35 E corridor Glenn Heights land area covers over 7.2 mi^2. Amongst several varying levels of living density Glenn Heights also is home to four city parks, several religious structures, and two primary educational facilities. This chapter will focus on the demographic, economic and social composition of the Glenn Heights' community. By analyzing these components it gives the community and its leaders an understanding of trends that can help outline the future development, while positively impacting the plan and vision for the entire city.



Location Map for Glenn Heights

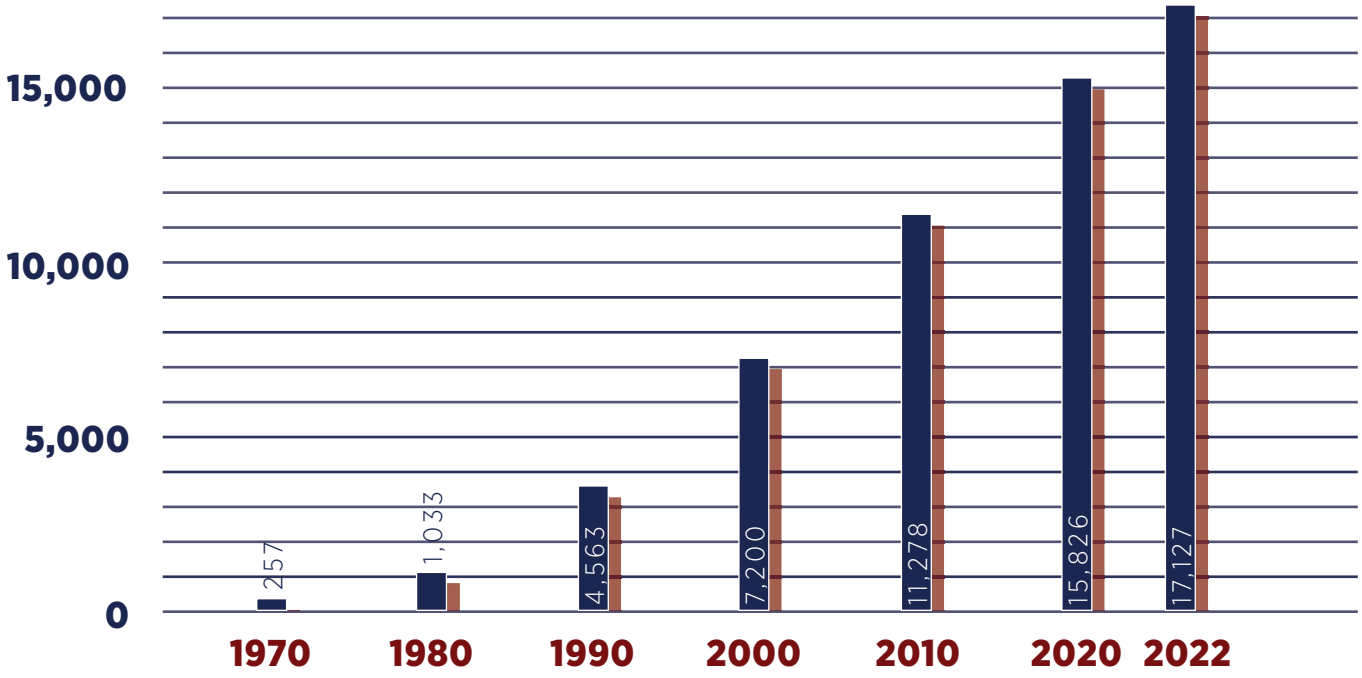
2-2: History

With a long history, the area in and around present day Dallas was originally occupied by the Caddo, Wichita and Comanche people. Though individuals have been settled in what is Glenn Heights for more centuries, it has considerably recent incorporation into present day Texas legislation. Glenn Height was officially incorporated by the State of Texas on September 16, 1969. N.L. Craddock played a significant role in this process. A Dallas firefighter, he opened a 30-acre mobile home business during the 1960 and rather than be annexed to near by DeSoto helped propel Glenn Heights toward legitimate incorporation itself. Today Glenn Heights now maintains its own police, fire, and city works department. Due to its relative infancy and considerable population growth in the past two decades, the city has a sizable land area that is currently undeveloped.

2-3: Population

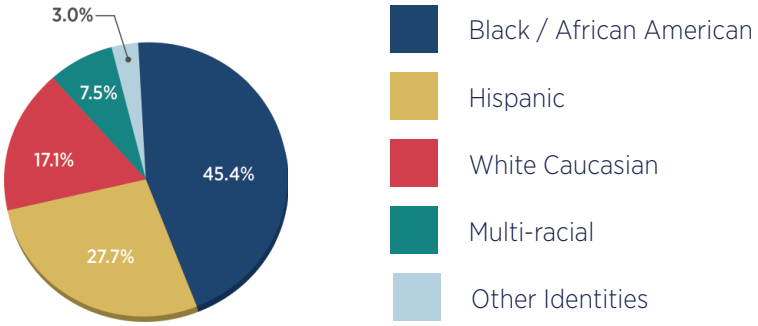
According to the latest US census, which was conducted in 2020, the population of Glenn Heights was recorded at 15,819. This is an increase from the population of 11,278 recorded during the 2010 census. The Census Bureau has estimated that 17,127 residents are likely to reside in Glenn Heights as of July 2021. This growth directly aligns with the trend of increasing population in the greater Dallas-Fort Worth metroplex, one of the highest growing cities in the nation. Of the population the highest percentage of residents identify as the Black/African American, which comprise 44.7% of the total population. Individuals who identify as part of one of the two following groups, Hispanic and White, comprise a similar portion of the city's population at 44.8%. The average age of Glenn Heights is 31 years old. While most of the population is between the ages of 25-55, another considerable group in Glenn is between the ages of 5-17. Totaling 2,896 individuals, the youth make up a high portion of the population Glenn Heights and present a bright future for the community.

Glenn Heights Total Population



Glenn Heigths increase in population over the past decades

Glenn Heights Demographic Breakdown



according to 2019 data

2-4: Employment

The 2019 median household income in Glenn Heights was measured to be $68,739 slightly above the median national income. With over 5,880 employment opportunities, Glenn Heights has seen roughly a 2.15% employment increase over the past several years. The most prevalent occupations in Glenn Heights according to Census Bureau include Office & Administrative Support Occupations (996 people), Construction & Extraction Occupations (679 people), and Sales & Related Occupations (505 people).

General trends indicate that:

1. Educational Services & Health Care/ Social Services
2. Professional scientific & Technical Services
3. Support & Management for Waste management Services
4. Construction
5. Retail

These are the five most common employment industries. Being in close proximity to the DFW area, job opportunities are also available in surrounding areas of Glenn Heights. This impacts a considerable portion of the population as they work outside of Glenn Heights. On Average the commute for Glenn Heights employees is just over half an hour.

GLENN HEIGHTS 5 YEAR EMPLOYMENT ESTIMATES

	Total Estimate	Labor Force Participation Rate Estimate	Employment/Population Ratio Estimate	Unemployment rate Estimate
Population 16 years and over	9,534	73.7%	67.1%	8.9%
AGE				
16 to 19 years	721	44.5%	33.3%	25.2%
20 to 24 years	966	82.9%	58.4%	29.6%
25 to 29 years	836	90.9%	89.4%	1.7%
30 to 34 years	1,191	88.1%	86.5%	1.8%
35 to 44 years	2,104	84.3%	82.3%	2.4%
45 to 54 years	1,375	81.0%	78.4%	3.2%
55 to 59 years	849	76.7%	53.8%	29.8%
60 to 64 years	736	57.7%	57.7%	0.0%
65 to 74 years	528	19.3%	19.3%	0.0%
75 years and over	228	11.4%	11.4%	0.0%

2-5: Market Analysis

The city of Glenn Heights is uniquely situated in both Dallas and Ellis counties. Incorporated in 1969, this young city defines the essence of a small community under construction with modern amenities. With new master-planned neighborhoods, updated public safety features, and an engaged community the city has experienced extraordinary residential growth over the past five (5) years and was recognized as the 22nd fastest growing small city in Texas by the Dallas Business Journal in 2019. Glenn Heights is indicative of growing city.

To help sustain and support the recent population growth trends, the city is focused on enhancements and expansion of public infrastructure including water, sewer, streets, and pedestrian connectivity via sidewalks and trails. The recently completed parks programming and design masterplan and the update to the comprehensive land use plan currently underway, are examples of the strategic efforts being carried out by the local government, businesses, and community residents, to define the future vision for the city.

As a member of the Dallas Area Rapid Transit (DART), Glenn Heights is positioned to leverage the DART Park & Ride Bus Terminal to attract transit-oriented development projects along the Bear Creek and Interstate-35 corridor. This public transit service is also instrumental in connecting the city's workforce to industry and regional employment centers. The future construction of Loop 9, by the Texas Department of Transportation (TXDOT), will provide strong new access to I-35 along the city's eastern border and unlock vacant and undeveloped tracks of land for commercial and industrial investment as Glenn Heights looks to expand the local economy by adding jobs and industry.

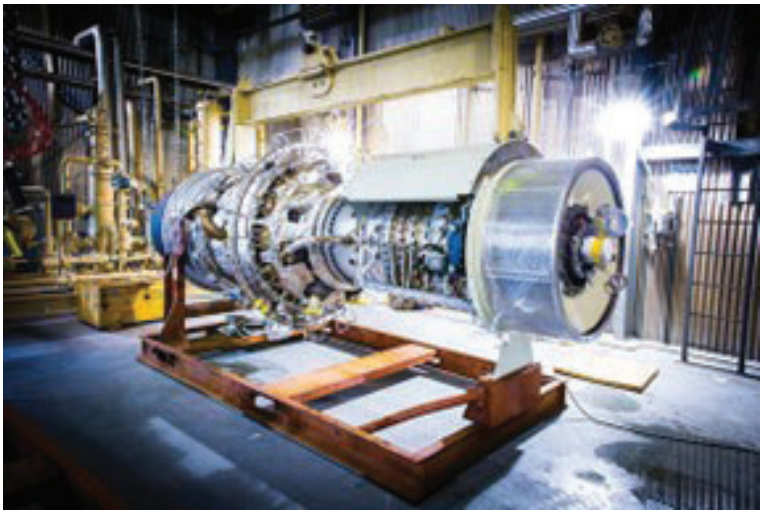
Southern Sector Regional Highlights

The Dallas City Council approved up to $31.4 million in tax increment financing for the first phase of the Dallas-based developer's planned mixed-use development near the UNT Dallas campus. University Hills could ultimately include 1,500 multi-family units, hundreds of single-family homes, 1.5 million square feet of commercial properties, and more than 50 acres of green space. The first phase of the project, which has been reviewed by the City Council's Economic Development Committee but has yet to receive council approval, would include 500 single-family units, 250 apartments, and close to 200,000 square feet of office and retail space. In late June, the Dallas City Council approved up to $31.4 million in tax increment financing for the initial phase.

University Hills at UNT Campus

Solar Turbines

According to state and local economic development sources Solar Turbines plans to invest $3,700,000.00 to build out 89,787 square feet of new space in Desoto. The company plans to occupy the new space at 2050 Kestrel Avenue in Desoto. According to the company website Solar Turbines Incorporated, headquartered in San Diego, California, is a wholly owned subsidiary of Caterpillar Inc.



Solar Turbine

Greenleaf Ventures

Dallas City Council approved a $1.9M grant on Jan. 12, 2022 to Greenleaf Ventures for the development of 125 single-family homes in Council District 5 Pleasant Grove area. The grant will be funded with a portion of the city's American Rescue Plan Act allocation with the intent of providing water infrastructure in support of the new homes. The single-family homes will be an average of 1,850 square feet, include a minimum of 3 bedrooms, serving mixed income homebuyers with 20% of homes preserved for buyers earning less than 80% area median income which is about $70,000 for a family of four. They are looking to develop in many cities across the Southern Sector including potentially Glenn Heights.

New residential building of Greenleaf single family development

2-6: North Texas Regional Impacts

The North Texas region, commonly referring to Dallas and Tarrant counties and the surrounding communities, is one of the most economically prosperous regions in the United States. This area has seen economic growth increase rapidly in the past decades. With a comparative lower cost of living than the national average, a business-friendly environment and strong workforce continue to maintain and even grow this prospect. As outlined in the population portion of this report, like Glenn Heights, the entire North Texas region has seen steady and healthy population growth.

Located within this economic and social boom, it is important for Glenn Heights to harness a great deal of the positives impacts of the region. This can be achieved through increasing both A and B economics within the city. Continuing to increase job opportunities within the city rather than having to commute to larger metropolitan areas would be beneficial. In addition, being proactive and developing large areas of undeveloped land would serve the community well.

In addition, proposed Loop 9, a Texas department of Transportation project within the North Texas Region could spark local growth in Glenn Heights. This project looks to connect I-20, I-45, I-35E and Texas Highway 67 together. This project has the capacity for critical impact to the North Texas Region. Moving forward it is important to work in the confines of the project and use it for its advantages rather than as a negative impact.

Vision North Texas
Understanding Our Options for Growth

Vision North Texas Logo image courtesy of Vision North Texas

3

Chapter 3 : Public Engagement

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3-1 Purpose

Citizen input plays a critical part of the comprehensive planning process. Those who are directly involved and part of the community have intimate knowledge of their surrounds. The consulting team utilized the data gathered and provided by the community to help strengthen and guide the reports visions, goals and actions. Members of the Glenn Heights community played an foundational role in the process

3-2 Comprehensive Plan Advisory Committee (CPAC)

At the beginning of the Glenn Heights planning process, the City Council appointed seven (7) members to a Comprehensive Plan Advisory Committee (CPAC). This committee serves as an advisory body supporting the creation of the new comprehensive plan. The committee met monthly during the planning process, due to ongoing health concerns surrounding the COVID-19 pandemic several monthly meetings were conducted via Zoom technology. During the height of the pandemic the committee did take a complete pause.
CPAC membership includes the following civic leaders within the Glenn Heights community:

Kelvin Stroy	**P&Z Commission Member (Committee Chairman)**
Aaron Blake	**Pastor of Harvest Hill Family Church**
Arnold Davis, Jr.	**P&Z Commission Member**
Sam Isa	**Representative of Dar Al-Arqam Masjid**
Zee Edwards	**Glenn Heights Citizen**
Stevelyn Miller	**Glenn Heights Citizen**
Brittnei Conwright	**Glenn Heights Citizen**

Early in the comprehensive planning process the consultant team had the Advisory Committee complete a SWOT exercise. SWOT stands for strengths, weaknesses, opportunities and threats. This is a common exercise to communicate valuable information from a group of individuals with an extensive knowledge of the area. The information is given and recoded in a non-statistical manner. In this regard, it allowed the Advisory Committee to communicate some thoughts about Glenn Heights as a group early in the planning process. Attached are the result of the exercise conducted.

GLENN HEIGHTS COMPREHENSIVE PLAN

Advisory Committee SWOT Analysis

Strengths	Weaknesses
• Access to I-35 • Vacant land=growth potential (residential & commercial) • Red Oak ISD • New homes under construction • Sense of community • Fast growth • Relative location • County split	• Lack of retail/economic diversity • Existing infrastructure • Incompatible zoning • Traffic/congestion • Amenities (parks, valuable retail, etc.) • Pedestrian safety/walkability • Youth activity
Opportunities	**Threats**
• Special funding opportunities (grants, PPPs, etc.) • Working class market • Capitalizing on the growth of nearby Cities as well as GH • Beautification efforts & improvements • Ovilla Road (FM 664) commercial corridor • Space for economic diversity	• Lack of revenue generation • Educational opportunities • Apathy of citizens • Legacy issues/bad reputation • Lack of community identity/unique brand

August 12, 2021

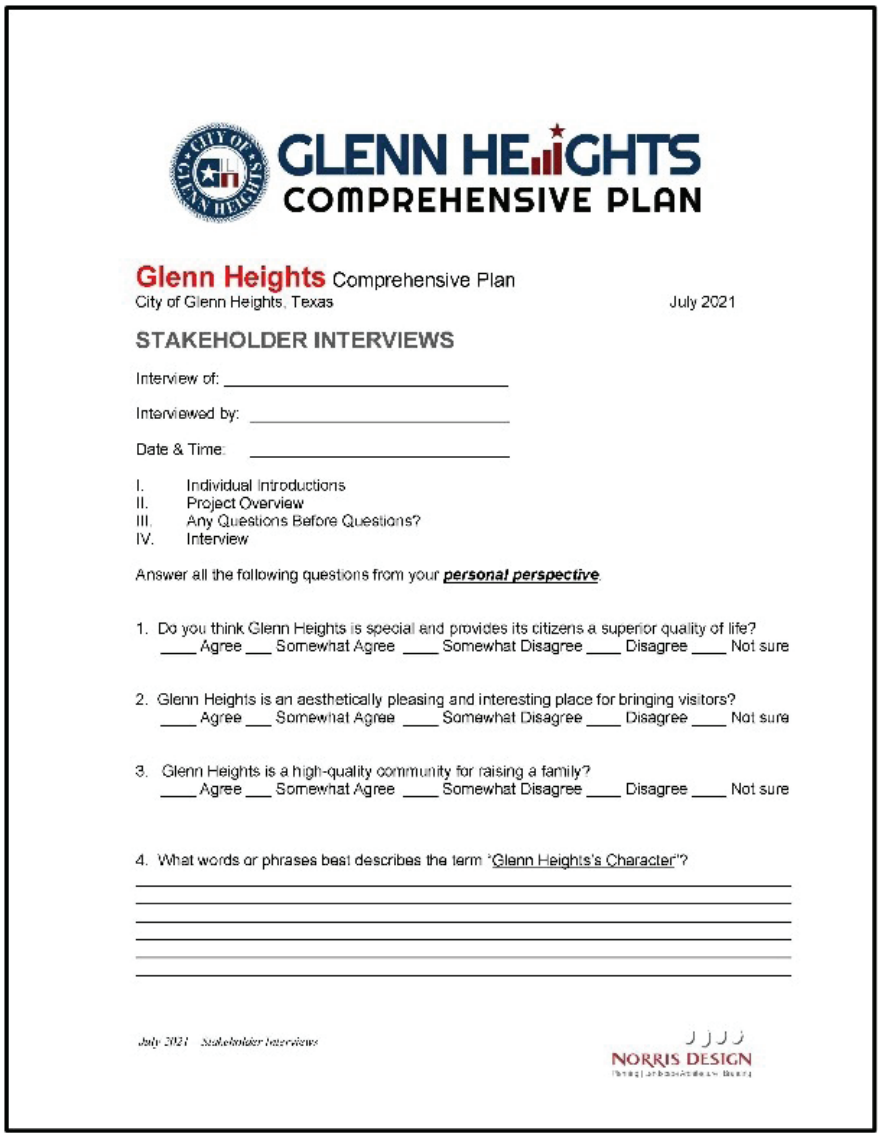
SWOT analysis as identified by Advisory Committee

3-3 Public Meetings

We recognize that every community is diverse, and we believe in utilizing non-traditional methods to engage all demographic groups (i.e. – community input at special events, virtual community meeting rooms, student/youth focus groups, reaching diverse population groups, etc.). We have tailored our community engagement efforts to maximize input — looking at all sides of an opportunity and implementing data-driven decisions through consensus.

The consultant team conducted twenty-seven (27) interviews individually to solicit input regarding the Glenn Heights Comprehensive Plan. The list of people to be interviewed in 30 minutes was provided by the city. Our planning team produced the interview questions prior to the interviews. The city contacted and scheduled the people being interviewed and supplied the private rooms for interviews over a 3-day period. All interview information is held private by the consultant team.

A complete set of stakeholder interview questions is listed in the appendix section of this comprehensive plan document.



GLENN HEIGHTS
COMPREHENSIVE PLAN

Glenn Heights Comprehensive Plan
City of Glenn Heights, Texas July 2021

STAKEHOLDER INTERVIEWS

Interview of: _____

Interviewed by: _____

Date & Time: _____

I. Individual Introductions
II. Project Overview
III. Any Questions Before Questions?
IV. Interview

Answer all the following questions from your ***personal perspective***.

1. Do you think Glenn Heights is special and provides its citizens a superior quality of life?
____ Agree ___ Somewhat Agree ____ Somewhat Disagree ____ Disagree ____ Not sure

2. Glenn Heights is an aesthetically pleasing and interesting place for bringing visitors?
____ Agree ___ Somewhat Agree ____ Somewhat Disagree ____ Disagree ____ Not sure

3. Glenn Heights is a high-quality community for raising a family?
____ Agree ___ Somewhat Agree ____ Somewhat Disagree ____ Disagree ____ Not sure

4. What words or phrases best describes the term "Glenn Heights's Character"?
_____
_____
_____
_____
_____
_____

July 2021 Stakeholder Interviews

NORRIS DESIGN

Sample of Stakeholder questions

3-4 Logo

The project team set out to create a unique brand for the project effort that would convey key themes and be used on all comprehensive plan update materials. Creating a project brand helps planning projects stand out and generates a unique project identity that is instantly recognizable at a glance. Before the branding process began, city staff gave several recommendations for key themes the brand would need to portray. These recommendations included: the need to inspire people, the need to be approachable, and the need to emphasize progress and growth while maintaining character.

Multiple meetings and discussions were held throughout the months in late 2019 including a final discussion by the Comprehensive Plan Advisory Committee (CPAC), and the team came to a consensus on the final design of the project brand. In the end the "Tomorrow" brand was chosen to represent the desire to look to Tomorrow for progress and momentum.

GLENN HEIGHTS
COMPREHENSIVE PLAN

Project logo

3-5 Schedule

Public Meeting #1 - 13 October 2021

The planning process for the Glenn Heights plan included three (3) in-person public meeting/ workshop events to assist the engagement effort.

Public meeting #1 was targeting to communicate to the citizens the opportunity to engage in the process and to give us direct input on plan goals and guiding principles. The turnout was excellent for meeting number one. This initial meeting included opening remarks from Ms. Sonja A. Brown, Mayor Pro Tem with several other City Council members present. The event was held in October at the Senior Center in their presentation room between 6:30 – 7:30 pm. The city used social media and the project website to promote the event to citizens and the business community.

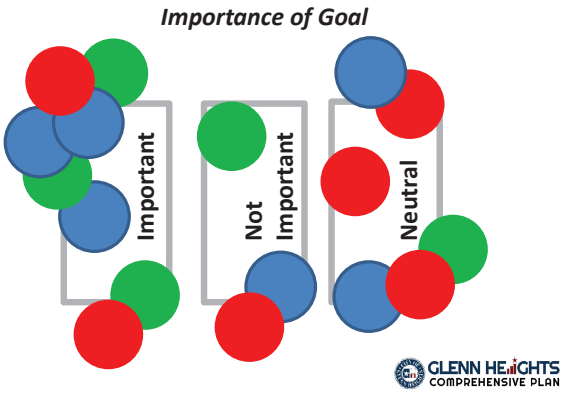
Public Meeting #1 poster

Comprehensive Plan Goals / Selection

Guiding Principles

We have established **twenty-five (25)** draft comp plan goals. They are listed by principle and each 10 principles includes 2-3 draft goals.

We would like it if you were to place a dot (any color) next to the goals that you most agree with in principle. You have **25 dots** so you must choose which are most important to you and Glenn Height's future.



Public preference selection directives

Questions were divided in to ten guiding principles which would help guide the future of Glenn Heights and the development of the comprehensive plan. Attendees were asked to respond to the questions with one of three replies: important, not important, or neutral. The twenty-five questions for the citizens at the Public Meeting #1 include the following:

Economic Development

1. Maximize economic development to provide increased revenue to the city which can result in higher quality services to citizens?.

2. Increase employment opportunities for citizens of all ages across Glenn Heights?

3.. Stores and shops in Glenn Heights should focus more on needs of our families, their cars and their homes?

Infrastructure

4. Provide quality infrastructure services for homes and business that places Glenn Heights equal to or ahead of neighboring communities.

5. Create looped infrastructure networks that follow industry best practices for the city

Housing & Neighborhoods

6. Provide a range of residential types(multi-family, small lot SF and large Lot SF) as these housing types provide a range of residents to live in Glenn Heights.

7. Use code enforcement to manage safety, appearance and over-all aesthetics across existing neighborhoods.

Land Use Patterns

8. Along major corridors create a commercial/retail and use pattern for increased economic development?

9. Create appropriate land use transitions between uses such as single-family and retail, light industrial and residential, etc.?

10. Public parks and trailheads should have public access for ease of community users?

Parks & Environment

11. Establish more pedestrian trails to connect schools to neighborhoods and provide an important family recreation option?

12. Look into adding recreational services(soccer, flag football, etc.) as a part of the City's Parks Department for use by local families?

Community Character

13. Improve the community image across the city with increased and additional mowing along streets, in parks and key visible areas?

14. Create better pedestrian spaces/places by requiring usable pedestrian spaces as a part of the city's development code?

15. Screen trash dumpsters better and require gates to be closed?

Community Character

13. Improve the community image across the city with increased and additional mowing along streets, in parks and key visible areas?

14. Create better pedestrian spaces/places by requiring usable pedestrian spaces as a part of the city's development code?

15. Screen trash dumpsters better and require gates to be closed?

City Government

16. Local city government will be transparent and include ample citizen engagement.

17. The city will embrace new technologies to provide its residents with the highest level of care and community service.

Resiliency

18. Put a plan in place to improve the ability for all community members to prepare, respond to, and recover from natural/man-made disasters.

19. Create a cybersecurity program to better prepare against, prevent and/or mitigate the effects of a cyber incident.

20. Build local resilience via partnerships within the Metroplex and State of Texas

Community Health

21. Continue to market for a local full-service grocery store(Brookshire, IGA, etc.) for our city?

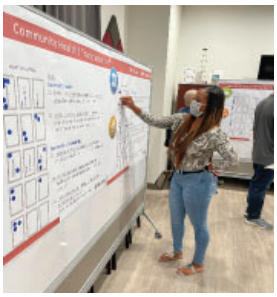
22. Create a community garden for citizens to raise/enjoy locally grown fruit and vegetables –aiding in better health and community pride?

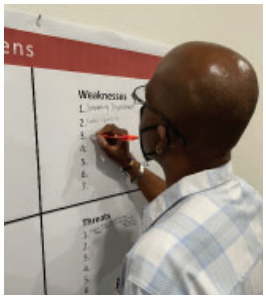
Transportation & Mobility

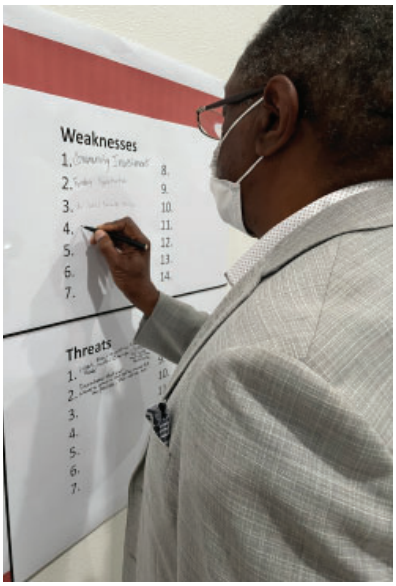
23. Increase and improve access to DART for better mobility around Glenn Heights and the Metroplex?

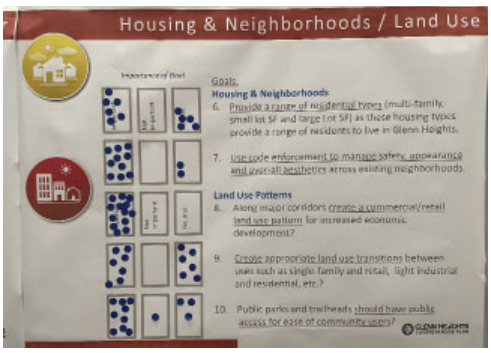
24. Improve pedestrian access across the city by building and requiring sidewalks along all public streets?

25. Improve access and mobility for vehicles along the frontage roadsofI-35? (This goal requires coordination with TX DOT)







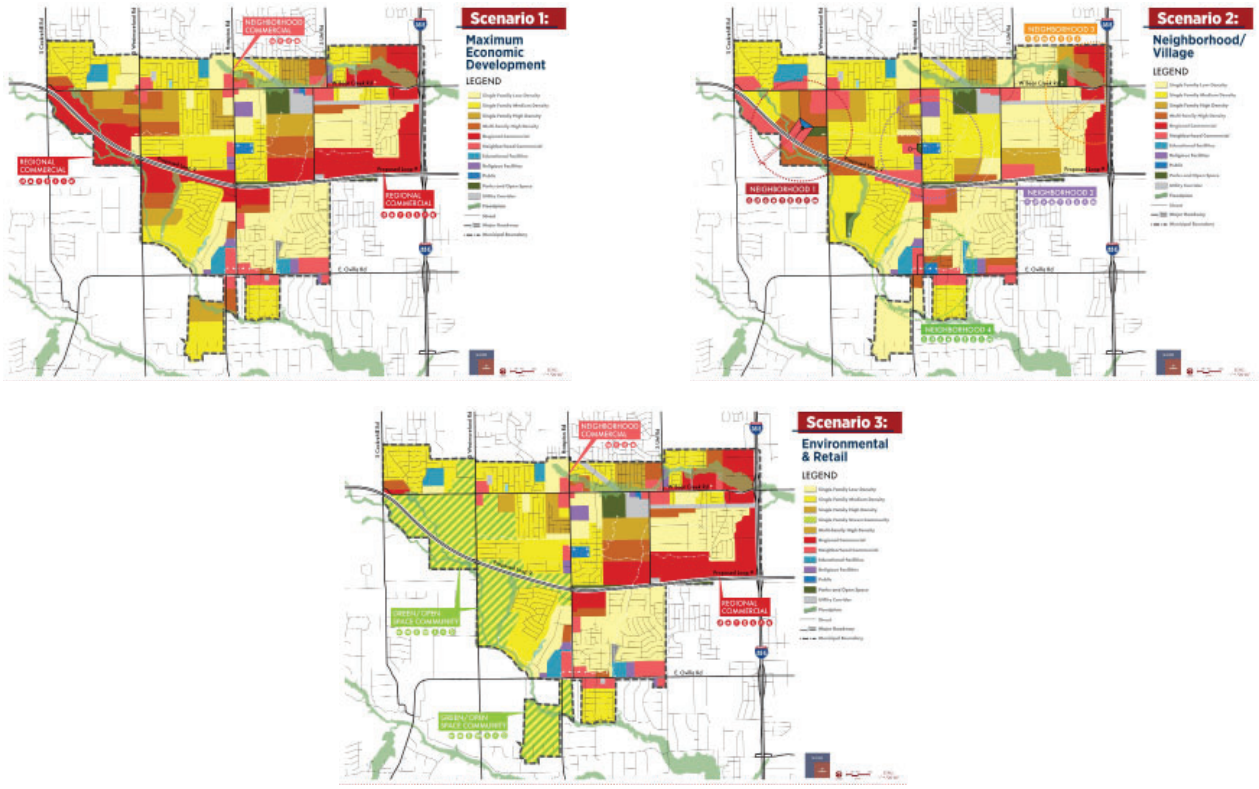


Photos captured during public meeting #1

Public Meeting #2 - 18 November 2021

The second public meeting had a presentation by the consultant team (Norris Design) focusing on the current and short-term real development potential in Glenn Heights and scenario options for city-wide growth. After the presentation, the audience participated in answering a selection of written questions about topics related to each of the scenarios. The goal is to then review the community's input and then target their desires toward a single preferred scenario and eventually future land use plan and related plan elements.

After the sticky dot selections (+/- 30 minutes) a question-and-answer session went on for about the next 45-minutes answering questions about: Loop 9 development potential, parking in downtown, future housing in Glenn Heights, employment options, diversity of housing, growth around I-35 and more. We had a good public showing by the citizens regarding the future of their community.



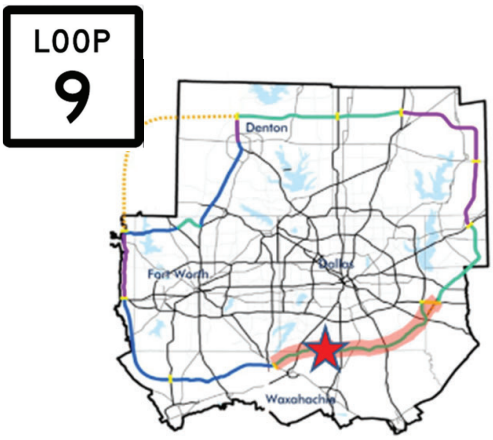
3 separate scenario concepts presented during meeting #2

Each of the three (3) scenarios presented at meeting #2 will generate solutions to the following issues that are related goals established by the community:

1. Economic development opportunities
2. Population and growth
3. Environmental and natural systems
4. Parks and open space
5. Sustainability framework elements
6. Transportation and pedestrian/bike mobility
7. Relationship to goals and objectives

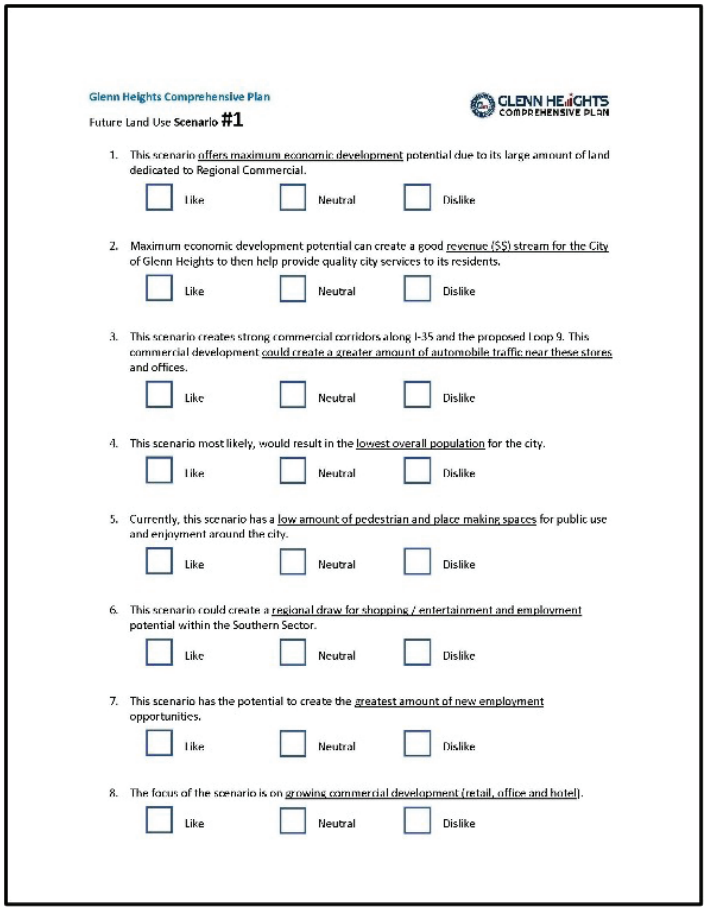
Proposed Loop 9

Loop 9 is targeted for segmented implementation in the next 10-15 years. These four to six lanes limited access, traversing along the northern area of the city, forms a portion of the southeastern section (Section "E" from IH-20 to US 287) of a Regional Outer Loop identified in NCTCOG Mobility 2030: The Metropolitan Transportation Plan for the Dallas/Fort Worth Metropolitan Area.



Map of proposed Loop 9 in proximity to Glenn Heights

Input from Glenn Heights citizens attending Public Meeting #2 was defined and recorded on a series of questionnaires. Each of the three scenarios had a set of questions to determine citizen's likes and dislikes presented in the land use scenarios. The answers were reviewed and use to establish the single preferred scenario which establishes the eventual Future Land Use Plan. A complete set of the scenario questions is listed in the appendix section of this document.



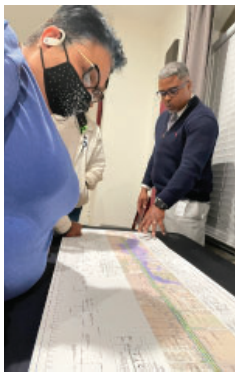
Glenn Heights Comprehensive Plan

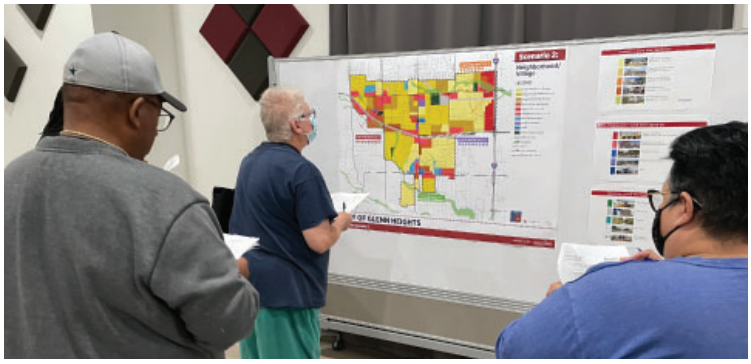
GLENN HEIGHTS COMPREHENSIVE PLAN

Future Land Use Scenario #1

1. This scenario offers maximum economic development potential due to its large amount of land dedicated to Regional Commercial.
   - ☐ Like ☐ Neutral ☐ Dislike
2. Maximum economic development potential can create a good revenue ($$) stream for the City of Glenn Heights to then help provide quality city services to its residents.
   - ☐ Like ☐ Neutral ☐ Dislike
3. This scenario creates strong commercial corridors along I-35 and the proposed Loop 9. This commercial development could create a greater amount of automobile traffic near these stores and offices.
   - ☐ Like ☐ Neutral ☐ Dislike
4. This scenario most likely, would result in the lowest overall population for the city.
   - ☐ Like ☐ Neutral ☐ Dislike
5. Currently, this scenario has a low amount of pedestrian and place making spaces for public use and enjoyment around the city.
   - ☐ Like ☐ Neutral ☐ Dislike
6. This scenario could create a regional draw for shopping / entertainment and employment potential within the Southern Sector.
   - ☐ Like ☐ Neutral ☐ Dislike
7. This scenario has the potential to create the greatest amount of new employment opportunities.
   - ☐ Like ☐ Neutral ☐ Dislike
8. The focus of the scenario is on growing commercial development (retail, office and hotel).
   - ☐ Like ☐ Neutral ☐ Dislike

Sample of questionnaire from public meeting #2





Photos captured during public meeting #2

Public Meeting #3 - 9 May 2022

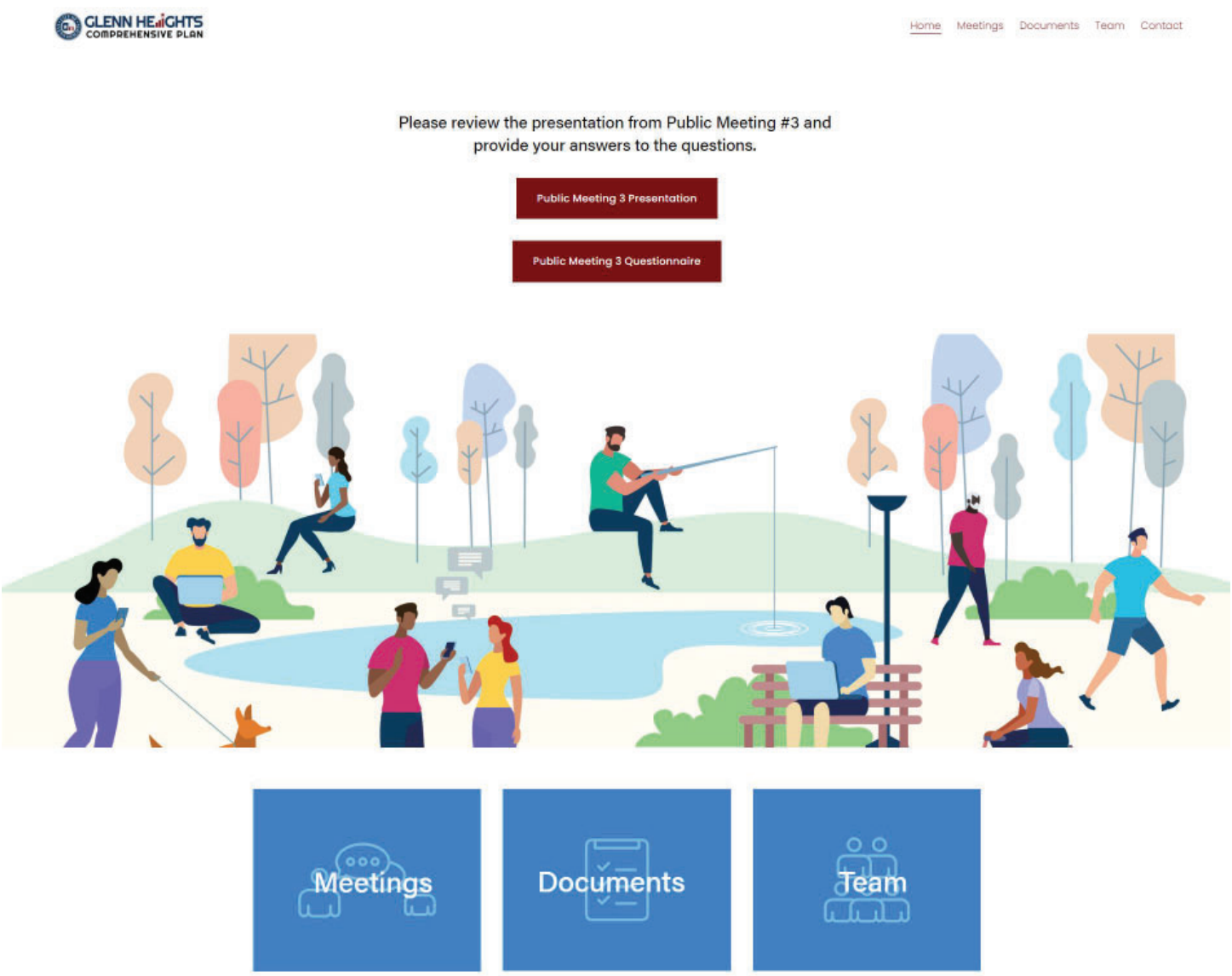
The final public meeting was conducted around the presentation and discussion of the preferred land use scenario. This scenario came about from the input received in Public Meeting #2 and the Comprehensive Plan Advisory Committee. The input for this scenario will become the Future Land Use Plan (FLUP) which is the core element of the Glenn Heights Comprehensive Plan.

The meeting was well attended and conducted at Senior Center located on South Hampton Road. We want to thank the City of Glenn Heights for their support of the planning process and their generous use of the city facilities for these public meetings.

Sample of Public meeting #3 slides

3-6 Project Website | www.compplanglennheightstx.co

The website was created to educate citizens about the comprehensive planning process and provide information about opportunities for citizens to get involved. The website provided a timeline of public events and access to important planning documents to ensure transparency for citizens to know how and why the plan is moving in the direction that it is. The site served as the depository for all items linked to the planning process. Residents could at their leisure engage with past presentations material and still provide comments. They could also foresee future scheduled events in attempts to attend future live sessions.



Project Website

The pages in this site included: Introduction to Project, Project News, Project Team (both City and consultant), Schedule of Events, Document Library, Sign up for Future Notifications and a Contact Link. Citizens mentioned the ease at getting data from the web site and the benefits of 24/7 access.

Glenn Heights' van supporting community relationship

4

Chapter 4 : Alternative Scenario

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4-1 : Introduction

To establish this Future Land Use Plan, the project team used the alternative scenario approach to create the preferred direction. These alternative scenarios allow citizens to visualize options and ultimately select their preferences in land use and urban design. The scenarios created for Glenn Heights are described in detail in the following chapter.

Providing and maintaining a high quality of life for its citizens is crucial to a community's ability to recruit and retain businesses and residents. Quality of life is most directly impacted by neighborhood-based services. When residents are happy and quality of life in a neighborhood is high, property values tend to increase. Thereby providing more revenue to the city so that these services can be maintained and enhanced. Well-maintained streets and utilities, quality schools and parks, and close access to other daily needs are common traits of competitive neighborhoods (or as realtors like to say, "location, location, location!").

In recent years, there has been an increase in demand for "live, work, play" neighborhoods where a variety of residential types, office and retail are all integrated relatively close together. This neighborhood type is increasing with changing demographics and the health concerns and impacts from COVID-19, but also because these types of development are more fiscally productive, flexible and resilient.

4-2 : Purpose

In order to develop a city-wide future land use map, the project team first worked to create scenarios that established preferred land uses within currently undeveloped or vacant land in the city. Scenarios help graphically depict how a community can shape their future. Three city-wide scenarios were developed with stakeholder input during the public visioning process. These scenarios were then used to develop the future land use plan which is discussed later in the Land Use chapter.

4-3 : Plan Goals

Goals for the comprehensive plan began early in the planning process. First, as a part of the stakeholder interviews as goals for the plan and pier cities were discussed. Next, we entered the discussion with the Comprehensive Plan Advisory Committee and the goals were trimmed, edited and enhanced.
The process also included input from local citizens at Public Meeting #1 on inputs for community goals. So as defined, project goals have been vetted at numerous phases in the engagement process. A final set of goals for the Glenn Heights Comprehensive Plan are listed below.

ECONOMIC DEVELOPMENT

1. Improve transparency across city government to better allow citizen a healthy role in the process of citizenship.

2. Increase meaningful outreach opportunities into the community to improve communication.

CITY GOVERNMENT

1. Maximize economic development to provide increased revenue to the city and provide high-quality services to citizens.

2. Expand employment opportunities for citizens across Glenn Heights.

INFRASTRUCTURE

1. Provide quality services for new and existing development.

2. Use industry best practices for the planning and design of infrastructure systems across the community.

RESILIENCY

1. Planning for resiliency is important in emergency system projections.

2. Increase coordination with regional organizations and neighboring cities to improve public safety.

HOUSING & NEIGHBORHOODS

1. Provide a range of residential types (single family, townhomes, patio homes, apartments and others) to citizens to help match their family needs with their budget.

2. Use code enforcement to manage safety and appearance across existing neighborhoods in the community.

COMMUNITY HEALTH

1. There is a need for a local grocery store in Glenn Heights to better serve the citizens with healthy options such as fresh food, fruit and vegetables.

2. Establish a plan to create a community garden so citizens can grow local food and benefit from all the many health improvements.

LAND USE PATTERNS

1. Along major corridors create a commercial land use pattern for a growing economic development impact.

2. Create quality land use and buffer transitions primarily between residential and commercial uses.

TRANSPORTATION & MOBILITY

1. Increase access to the DART network for our citizens.

2. Create better pedestrian access/ mobility across the city for all.

COMMUNITY CHARACTER

1. Improve the community image across the city through public and private PLACE making projects.

2. The city can provide better quality environments in the community with increased maintenance.

PARKS & ENVIRONMENT

1. Enhance existing space to increase use of existing parks

2. Provide adequate access to greenspace as new development continues

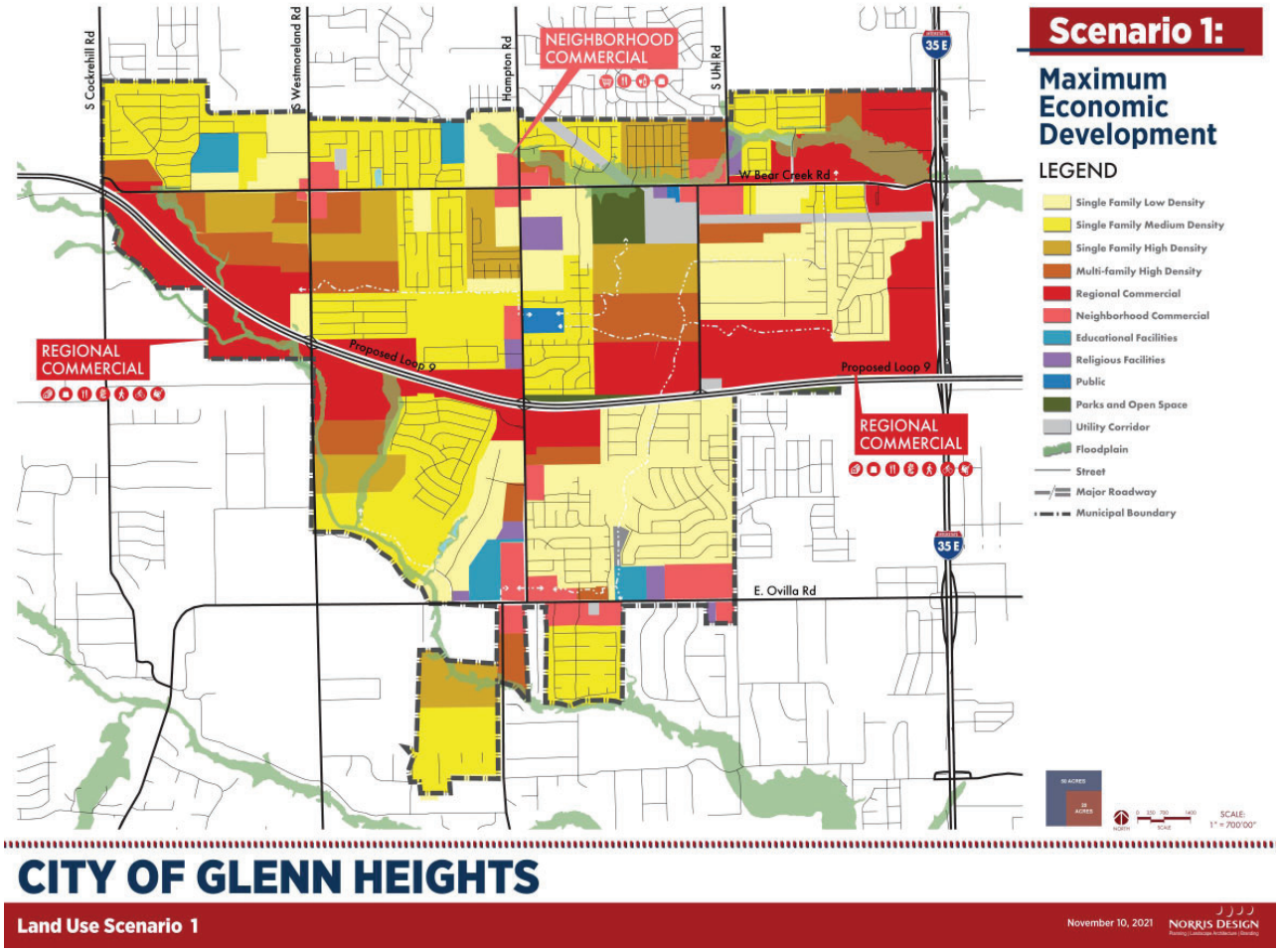
4-4 : ALTERNATIVE SCENARIOS

The vision for Glenn Heights was born out of input from general citizens and city-wide property owners. It is important to note, that the three (3) scenarios were developed with short and long-term opportunities – the desired preferred scenario or final city-wide vision is full of short-term projects to build

SCENARIO 1

Attributes for this scenario include:

1. Regional commercial corridors at I-35 and Proposed Loop 9.
2. Neighborhood commercial nodes at several intersections.
3. Good variety of residential land uses.
4. Protect creek corridors for future pedestrian trails.
5. Proposed Loop 9 will be a local and regional roadway.

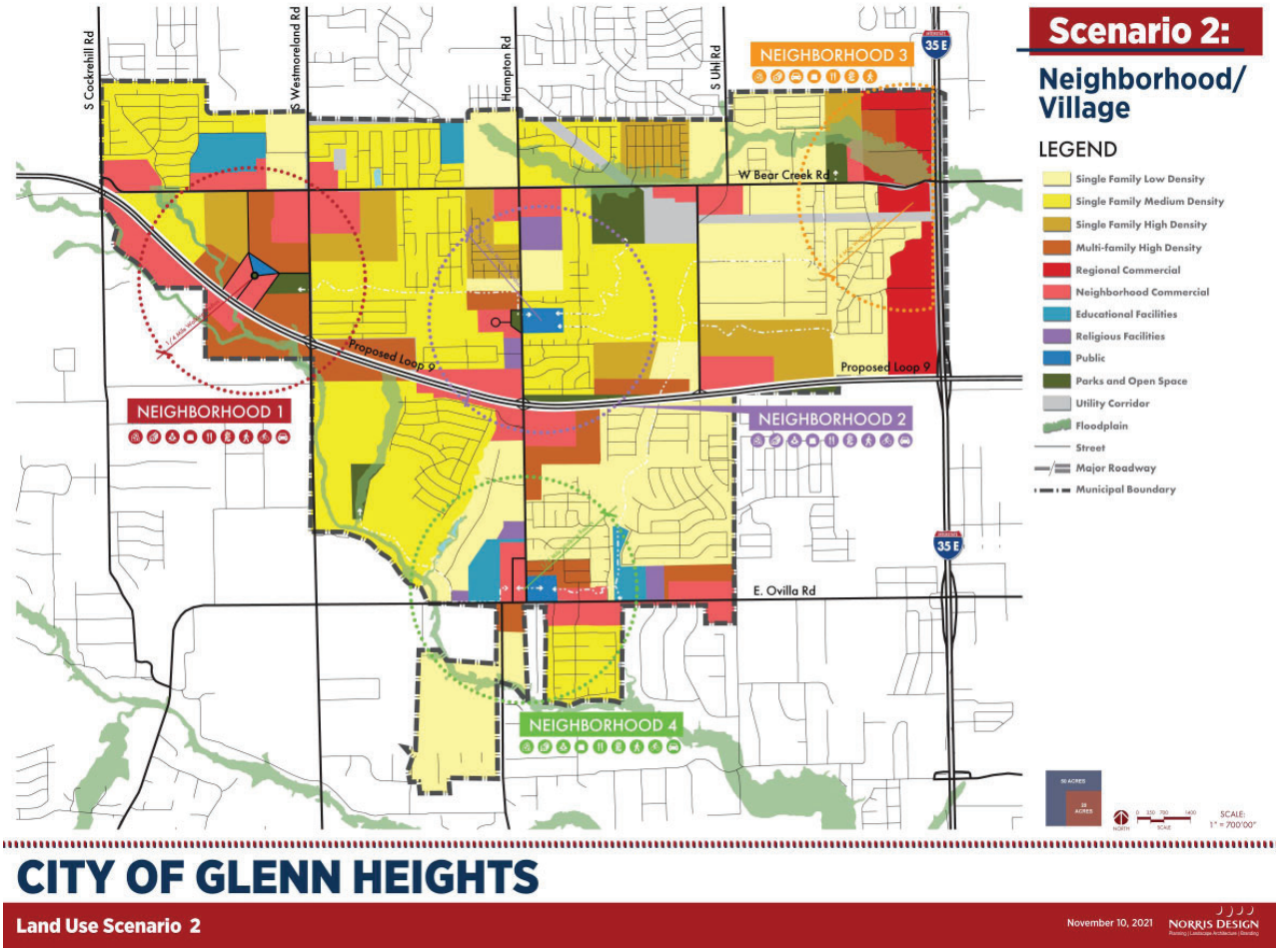


Proposed scenario #1 - Maximum Economic Development

SCENARIO 2

Attributes for this scenario include:

1. Good amount of regional commercial along I-35.
2. Excellent amount of neighborhood commercial along proposed Loop 9 and at major roadway crossings.
3. Three or four defined villages that have a civic or retail center at the core. Focus on trail and sidewalk connections to center. Radius is a ¼ mile which is an easy pedestrian walk..
4. Also, balance of a variety of future residential types and densities (low, med & MF).

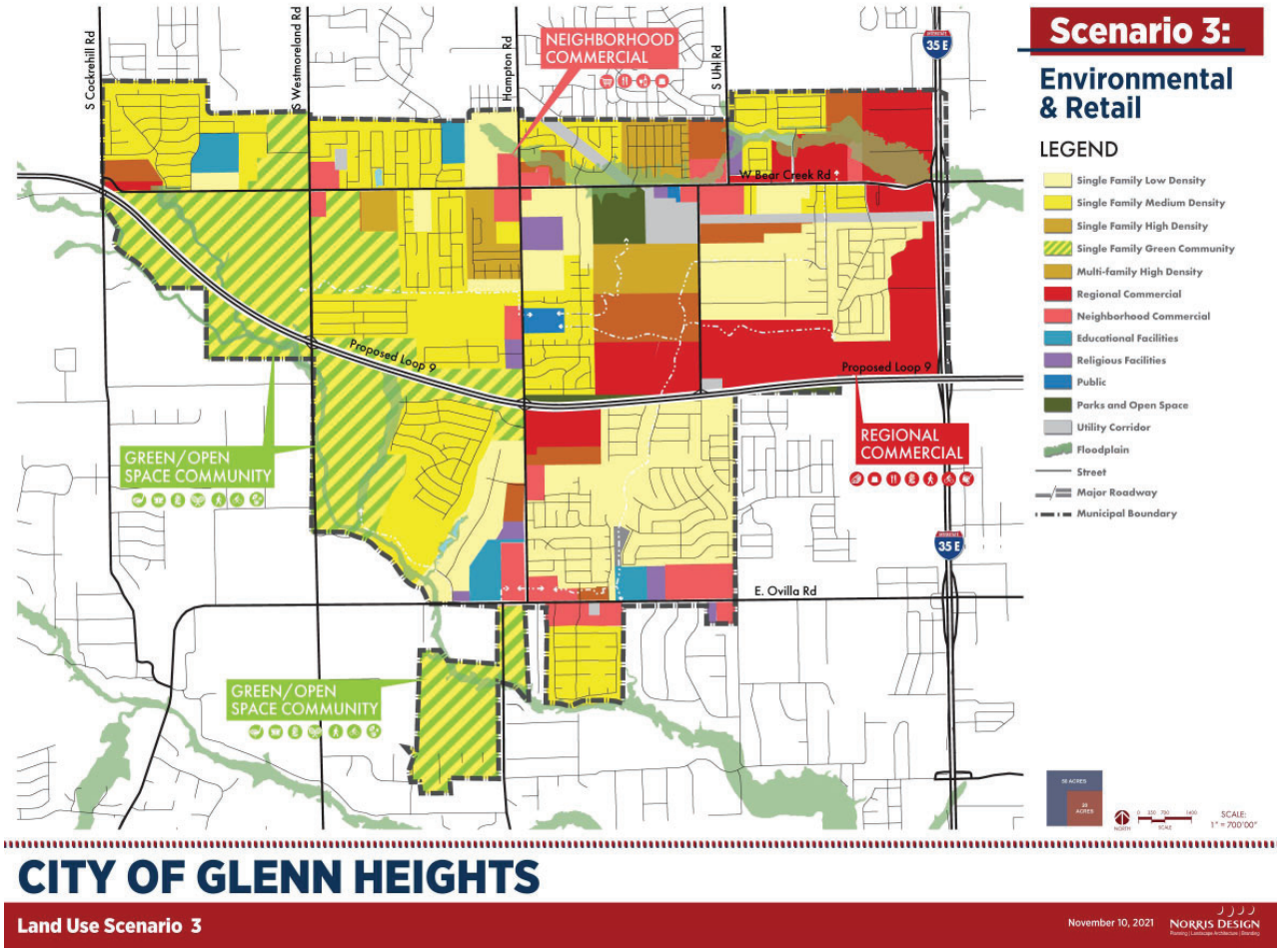


Proposed scenario #2 - Neighborhood/Village

SCENARIO 3

Attributes for this scenario include:

1. Regional commercial corridors at I-35 and Proposed Loop 9.
2. Neighborhood commercial nodes at several intersections.
3. Good variety of residential land uses.
4. Protect creek corridors for future pedestrian trails.
5. Proposed Loop 9 will serve as a local and regional roadway.



Proposed scenario #3 - Environmental & Retail

4-5 : PREFERRED SCENARIOS

The preferred scenario comes from community input, best practices in community planning and a growing North Texas economic trends. The proposed scenario provides quality residential for a range of family lifestyles and development patterns. The future Loop 9 segment brings a tremendous amount of opportunity for new economic development and employment potential.

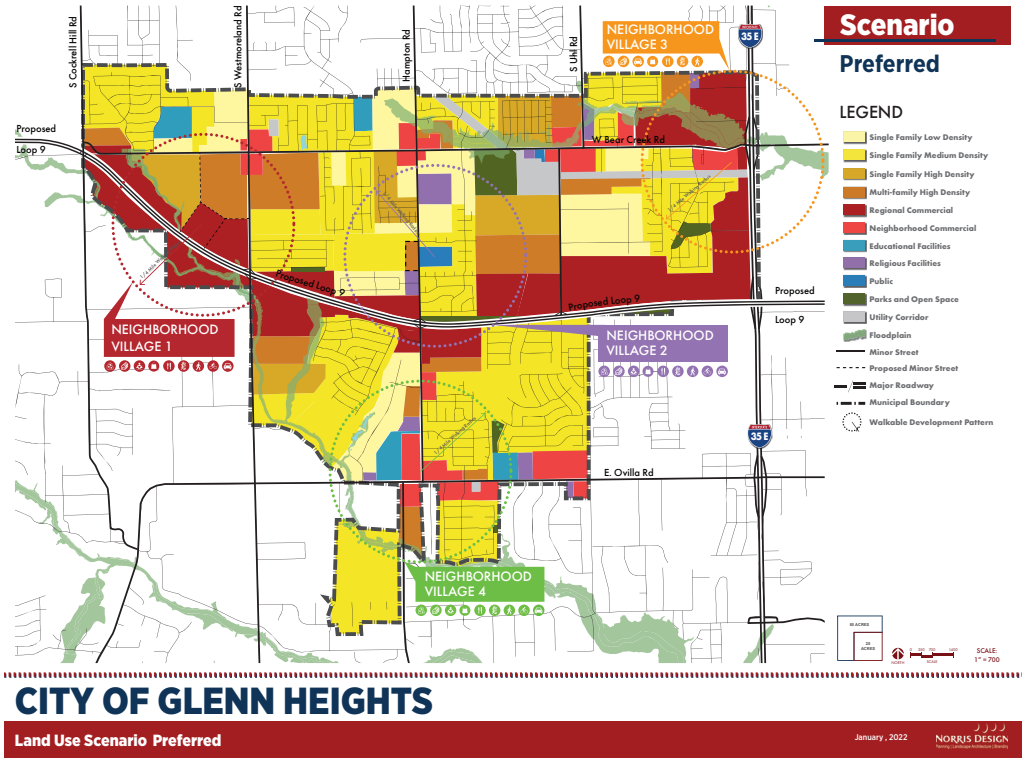
PREFERRED SCENARIO

Attributes for this scenario include:

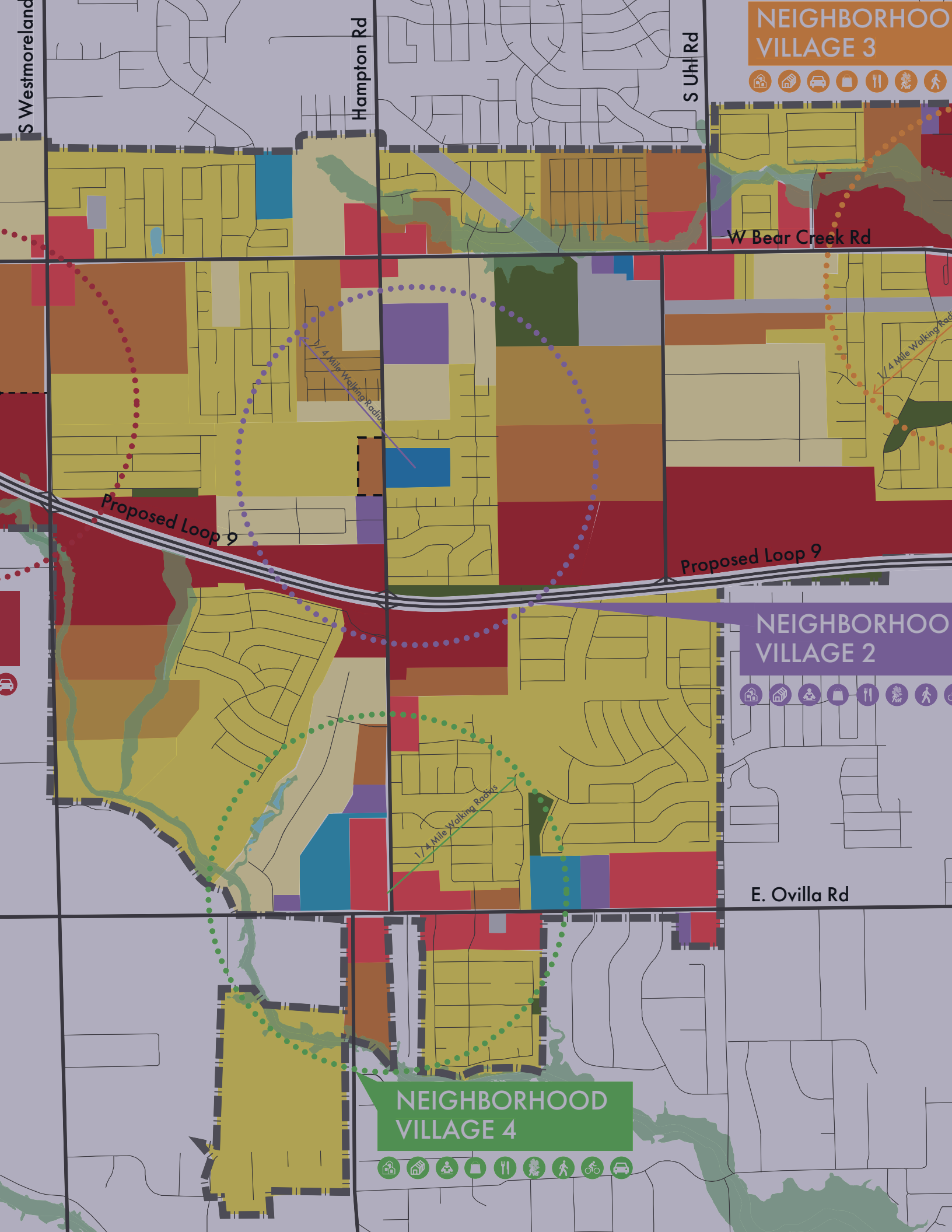
1. Regional commercial corridors at I-35 and Proposed Loop 9.
2. Three or four defined villages that have a civic or retail center at the core. Focus on trail and sidewalk connections to center. Radius is a ¼ mile which is an easy pedestrian walk.
3. Also, balance of a variety of future residential types and densities (low, med & MF).
4. Good variety of residential land uses.
5. Protect creek corridors for future pedestrian trails.
6. Proposed Loop 9 will serve as a local and regional roadway.

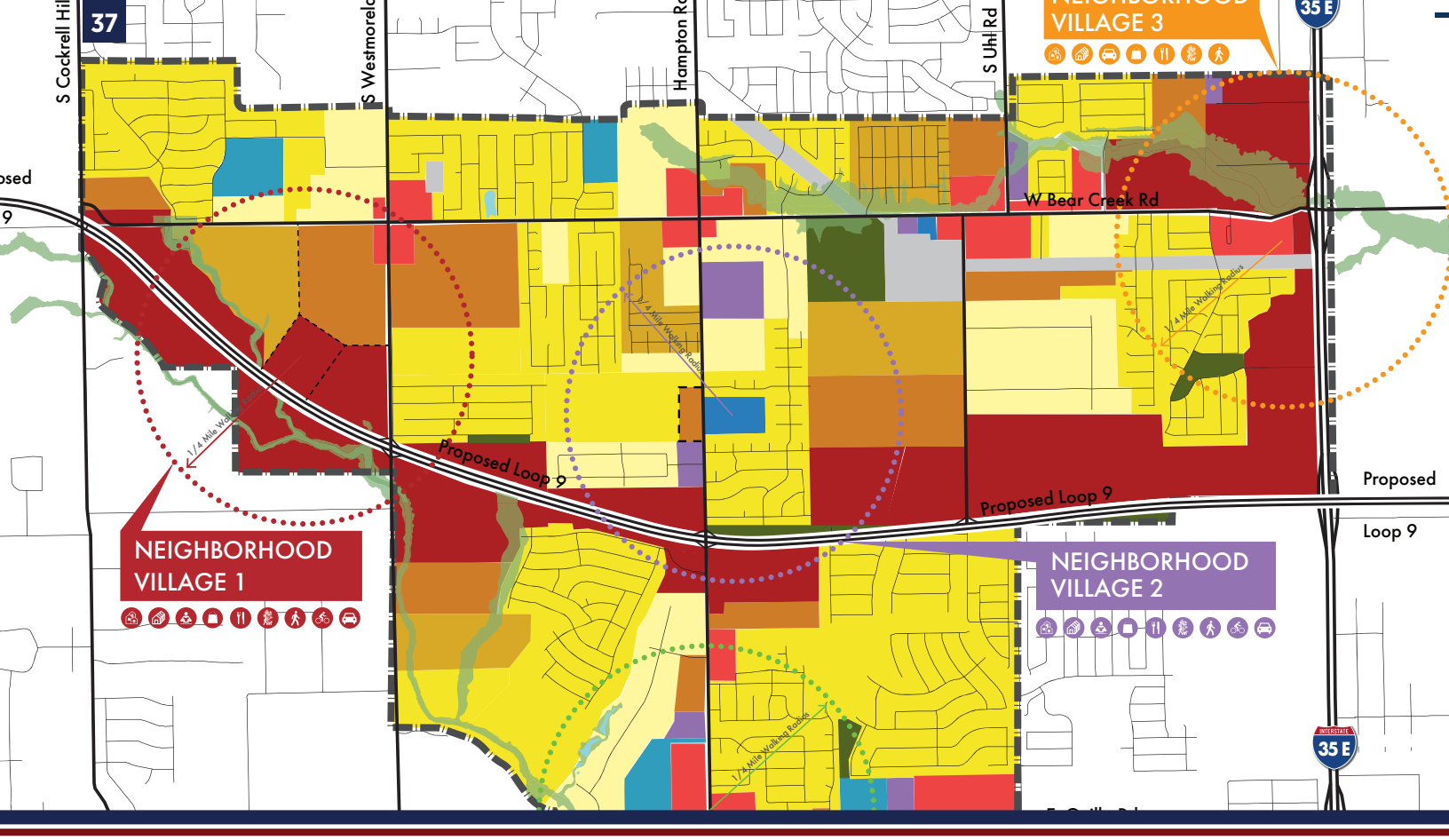
The single preferred scenario includes ten (10) elements of community character. These elements will be described in detail in the Future Land Use chapter.

The elements are as follows: Neighborhood Center Focused, Walkable Development, Parking not Dominant, Density is Good, Usable Open Space, Connected Across the City, Street Trees, Signage Regulations, Community Gardens and Housing Choice.



Preferred Land Use Scenario


S Westmoreland
Hampton Rd
S Uhl Rd
NEIGHBORHOOD VILLAGE 3
W Bear Creek Rd
1/4 Mile Walking Radius
1/4 Mile Walking Radius
Proposed Loop 9
Proposed Loop 9
NEIGHBORHOOD VILLAGE 2
1/4 Mile Walking Radius
E. Ovilla Rd
NEIGHBORHOOD VILLAGE 4



Chapter 5 : Future Land Use Plan

5

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5-1 : Introduction

At the core of a comprehensive plan is a well-thought out and articulated future land use framework that serves as a vision representing how citizens and stakeholders want their city to look in the future. This section describes the relationships between the existing land uses in Glenn Heights as well as the process the project team underwent to identify alternative land use scenarios that emphasize different visions for the city and to agree upon the eventual preferred scenario.

The planning process begins with an understanding of existing land uses and development patterns. We have worked with the city's data set of existing land use, roadways, parks and other in progress developments to assemble a graphic for land use scenario development.

5-2 : Approach

To establish this Future Land Use Plan, the alternative scenarios approach was utilized to create the singular preferred direction. Identifying and refining (3) separate scenarios helped to identify the key components that were to derive the preferred land use plan. Essentially, these alternative scenarios allow citizens to visualize options and ultimately select their preferences in land use and urban design. The alternative scenarios created for Sanger are described in detail in the following pages.

Public meetings were part of sourcing feedback during the process

This plan is fundamental in providing a framework for future development of Glenn Heights. Creating an organized and systematic approach directly impacts the development process of the city derived from community and city input. The preferred plan also identifies and protects green space and natural assets. This unified plan is the proposed approach for future development and economic growth in Glenn Heights. As mentioned previously these are two key components to improving life quality, and creating a higher quality of life improve the overall health, happiness and satisfaction of the community.

5-3 : Community Transect

The "transect" is a land-use term that describes a location based on its relative density, natural and/or built form characteristics. All places within Sanger fall into one of six transect zones, which extend from the most natural areas (T1), such as Lake Ray Hubbard, to the most developed urban place (T6) like the property in downtown. Of course, there are transition zones between, but a quick look at the transect zones reveals common characteristics:

T1- Natural Environment: Wilderness, forests and natural stream corridors.

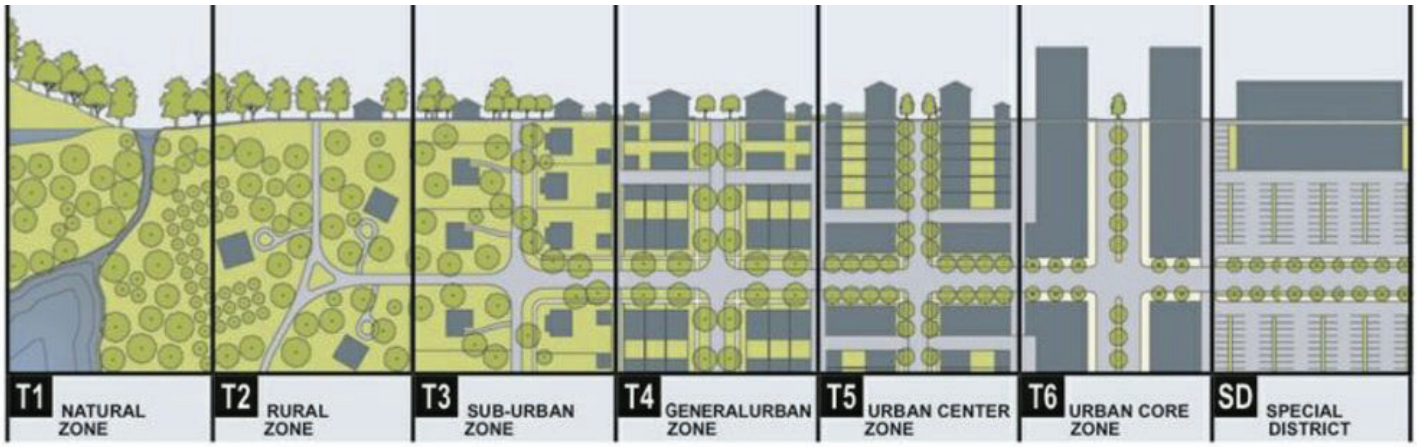
T2- Rural Places: Undeveloped farm and ranch lands.

T3- Suburban-Urban Places: Most new development post-WWII, retail, office development.

T4- Traditional Neighborhood Places: Residential smaller-lot neighborhoods in towns, cities and first-tier suburbs.

T5- Downtown Places: Traditional centers in large and small towns comprised of retail, office, campuses, civic spaces, town square define civic space.

T6- Urban Core: Multi-story buildings at the center of most cities. Glenn Height's T6 zone is not as currently as dense as other Texas cities, but it can be walkable and full of economic potential.



Community Transect reflects density and characteristics of development

5-4 : City Center Complex

The City Center project will be hub of all municipal and city-social activities in Glenn Heights. It is currently under construction all will be a wonderful addition to the community for all to enjoy. On February 18, 2020, the City of Glenn Heights unveiled its new City Center Complex. To enhance the customer experience, the City Center Complex will combine all existing administrative city facilities and Public Safety operations into one central location where city services are easily accessible to the public.

The estimated cost for the project is $13.2 million dollars and include this summary of features:

Public Safety Building (Police and Fire - 18,591 SF)
Community Center (17,800 SF)
City Hall & Municipal Court Building (11,833 SF)
All-Abilities Park (5-acres)

Imagery of Glenn Heights City Center

5-5: Land Use and Density

The primary component of the final land use plan focused on the development of district nodes where multiple land uses converge along intersections to create walkable, resilient nodes. The Business Education scenario brought about a new land use category to help enhance exiting education/institutional uses and bring jobs and employment to the forefront of each node. This land use category differs from the typical office/institution category by focusing on research institutions, technology, trade schools, co-working spaces, and work-training facilities. It would not allow uses such as: cemeteries, fire stations, public works facilities, etc.

The descriptions below describe the land use designations on the Future Land Use Plan. The plan is a graphic depiction of the desired future land use pattern for Glenn Heights, based on input from the public, planning team and city staff comments. The different land use categories included in the future land use map are described as follows:

SINGLE FAMILY LOW DENSITY

Residential detached developments and land use that may include larger lot and/or gentleman ranching and generally range between 1 dwelling units (DU) to 4 DU/Acre

SINGLE FAMILY MEDIUM DENSITY

Residential detached developments that typically follow a more typical suburban pattern of curvilinear streets and generally range between 4 DU to 9 DU/Acre.

SINGLE FAMILY HIGH DENSITY

Residential detached developments that follow a more smaller typical lot size with short straight streets pattern and generally range between 9 DU to 12 DU/Acre.

MULTI-FAMILY DENSITY

Residential attached developments and land use that generally are at 12 DU to 40 DU/Acre. Includes garden style apartments, duplexes, townhomes, etc.

REGIONAL COMMERCIAL

Regional retail and office land use is often times located adjacent to a regional highway or major arterial. It typically serves big-box stores and corporate branded retailers.

NEIGHBORHOOD COMMERCIAL

Neighborhood serving retail and office land uses frequently located adjacent to the neighborhoods they serve, and neighborhood scaled roadways . Development type examples include hair salons, dry cleaners, and pharmacies.

EDUCATIONAL FACILITIES

This land use includes the complete range of public and private schools. Typically, this development type is one-story, sometimes two-story, buildings with ample surface parking.

RELIGIOUS/ WORSHIP FACILITIES

This is a land use that includes development for individual and family worship and the celebration of those religious events.

PUBLIC

City-owned and managed spaces and any future federal facilities that include city center complex, police and fire stations, libraries, post office, etc.

PARKS AND OPEN SPACE

This land use includes public park facilities found throughout the city and open space that is planned within developments. This use is not vacant undeveloped properties.

UTILITY

This land use includes utilities provided by city, State of Texas and/or a private provider. They can be to an individual site or running through Glenn Heights as a regional and/or state easement/ROW.

FLOODPLAIN

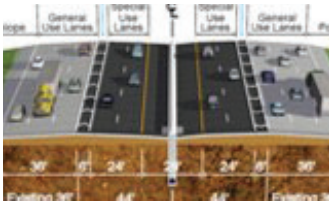
Land that is included in the city/FEMA's 100-year floodplain and general open space land near floodplains. Floodplain should remain clear of development but may contain recreation uses, trails, or open space for wildlife.

STREET/ ROADWAY

Smaller public streets and roads having several different widths both as phase one and at final capacity.

REGIONAL ROADWAYS

Larger highway scaled roadways serving regional and local traffic. They have limited access and egress along with also having a frontage road design at final capacity.



5-6: Intent of the Future Land Use Plan

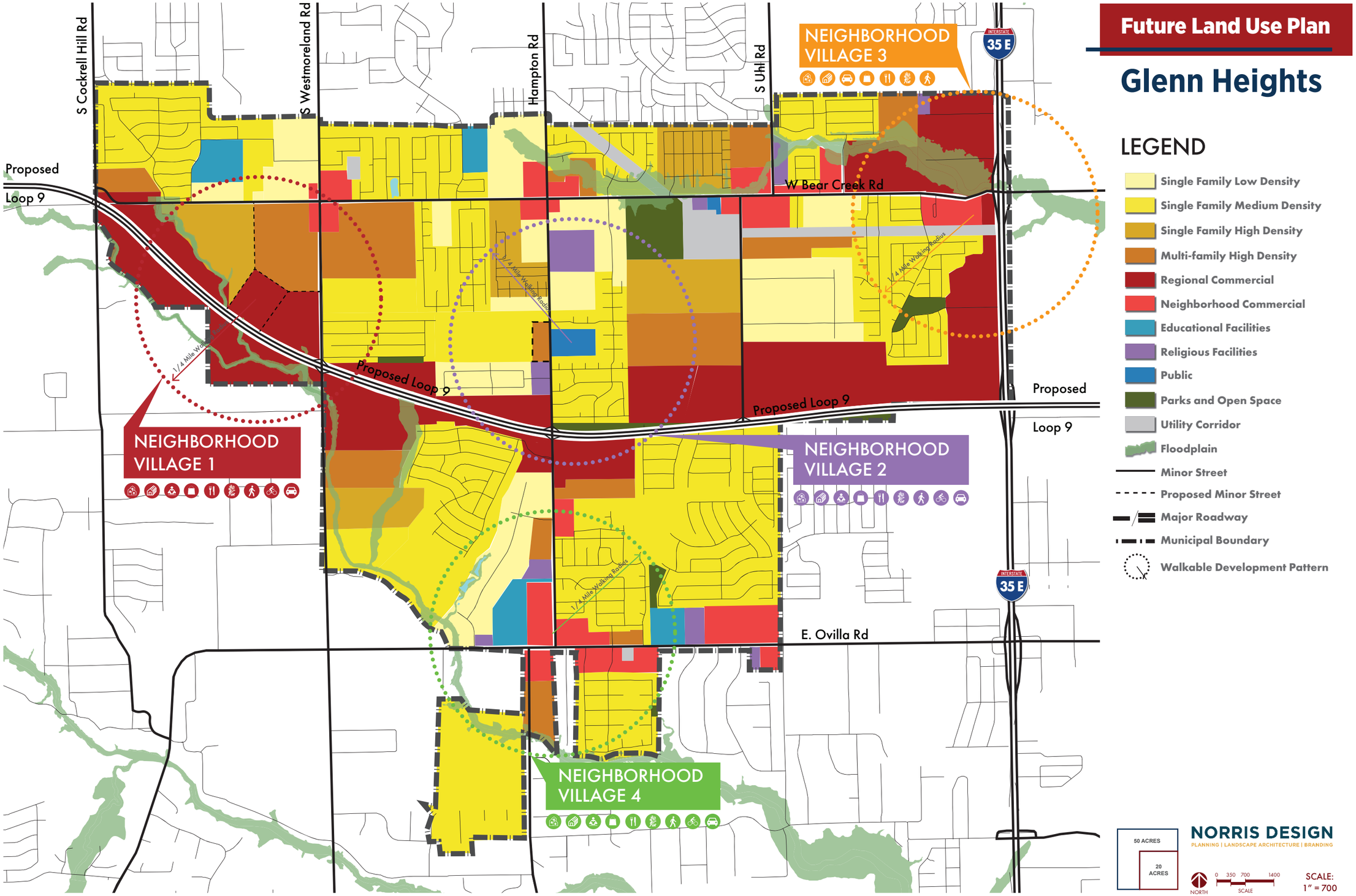
At times, the City of Glenn Heights will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Future Land Use Plan. Review of such development proposals should include the following considerations:

1. Will the proposed change enhance the site and the surrounding area?
2. Is the necessary infrastructure already in place?
3. Is the proposed change a better use than that recommended by the Future Land Use Plan?
4. Is the proposed change an enhancement to the communities' goals and objectives?
5. Will the proposed use impact adjacent residential areas in a negative manner? Will the proposed use be compatible with, and/or enhance, adjacent residential areas?
6. Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
7. Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the city's long-term economic well-being?

Development proposals that are inconsistent with the Future Land Use Plan (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated on their own merit.

It is important to recognize that proposals contrary to the Glenn Heights Comprehensive Plan could be an improvement over the uses shown on the map for a particular area. This may be due to changing real estate markets, the quality of proposed developments, and/or economic trends that occur at some point in the future. Thus, proposals should be evaluated and considered based on their alignment with the spirit and intent of this plan and its content.

5-7: Future Land Use Plan



5-8: Future Land Use Plan and Zoning

Specific zoning changes shall be evaluated based on all policies included within the Comprehensive Plan and should consider timing, financial and budget constraints, specific site suitability among other appropriate factors that exist at the time the request is presented to the city for consideration. Zoning changes should be evaluated on these factors in addition to the designations on the Future Land Use Map.

Glenn Heights shall not be obligated to approve any zoning change consistent with the Comprehensive Plan and Future Land Use Plan (FLUP). As with any zoning change, the applicant shall bear the burden to meet the standards of submission regarding adopted policies to demonstrate that their zoning and development request is in the best interest of the community.

A zoning map should reflect the vision of the Future Land Use Plan to the fullest extent possible. It is important to note that the Future Land Use Map is not a zoning map. The zoning map is the graphic which legally regulates locational specific development requirements on individual parcels. Rather, the zoning map should be guided by the graphic depiction of the city's preferred long-range development pattern as shown on the Future Land Use Plan. Chapter 211 of the Texas Local Government Code states that zoning regulations must be adopted in support with a Comprehensive Plan.

5-9: Community Character

Urban design, as well as other design element of a community affects the overall experience residents and visitors have in a place. Urban design can be focused on a variety of scales – from streets and public spaces to neighborhoods, districts, and even entire cities. Common elements associated with urban design include landscaping, site furniture, lighting, gateways, intersection treatments, and public art. This section presents recommendations for incorporating comprehensive urban design strategies within Glenn Heights' urban fabric.

While there are areas of Glenn Heights that evoke positive elements of urban design, the majority of the city lacks a cohesive urban character. The Center for Design Excellence in the U.S. defines that urban design is composed of buildings, public spaces, streets, transportation options, and landscape.

From input provided during the planning process there have been ten (10) elements of community character that Glenn Heights can use to add to their community as new development occurs. They are outlined in the following pages with positive attributes listed.

1. Neighborhood Center Focused
2. Walkable Development
3. Parking not Dominant
4. Density is Good
5. Usable Open Space
6. Connected Across the City
7. Street Trees
8. Signage Regulations
9. Community Gardens
10. Housing Choice

Neighborhood Center Focus

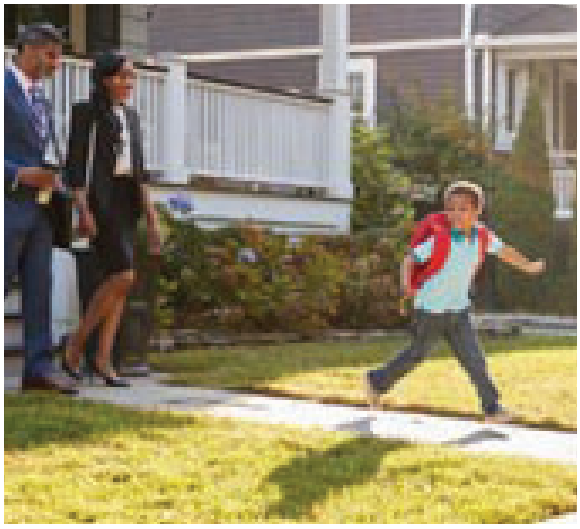
Attributes -

1. Neighborhood centers (NC) can affect the greatest number of people
2. NC areas can possibly have the greatest impact on the look of Glenn Heights
3. NC can assist the city with new economic development

Walkable Development

Attributes -

1. Less dependence on the automobile
2. Connects users to schools, parks and retail services by means of pedestrian focused trails/walk.
3. Supports a healthier lifestyle
4. Must have a network of sidewalks



Parking not Dominant

Attributes -

1. Supports safer parking and pedestrian access
2. Creates higher-quality development with focus on user experience rather than parking
3. Helps to create a better Glenn Heights with less dominant parking

Higher Density is Good

Attributes -

1. Higher density housing in Glenn Heights adds to many items:
   a. Helps to bring more retail
   b. Brings more revenue for City services
   c. Supports additional employment opportunities
2. Better cost/benefit for infrastructure cost
3. Supports a more walkable development pattern

Useable Open Space in Development Plan

Attributes -

1. Open space for people/residents
2. Creates a more useful and desirable neighborhood
3. Open space services a suppose just not leftover land
4. Example to the left:
   a. Focus of development
   b. Connected for pedestrians
   c. Creates value ($$)

Connected Walkways Across the City

Attributes -

1. Pedestrian sidewalks on a public street
2. Linear trails to help connect the city
3. All TxDOT roadways also must include wide pedestrian walkways
   (Loop 9, Bear Creek Road, etc.)

Street Trees

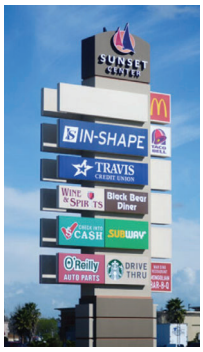
Attributes -

1. Street trees create shade for pedestrians
2. Shade is very important in Texas' climate
3. Trees add true real-estate value to any community and/or neighborhood

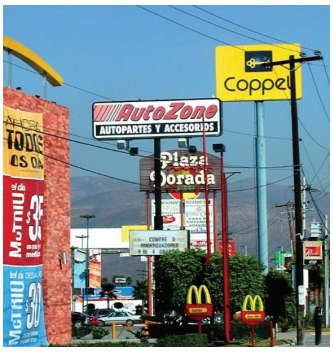
Signage Regulations

Attributes -

1. Signage can help to define a community
2. Higher quality road signage can communicate a community many want to live and/or shop in
3. Update Glenn Heights development regulations to get good commercial signage



Preferred



Not recommended

Community Gardens

Attributes -

1. Community gardens can help to bring fresh food to your community
2. Faith-based organizations and/or city can help to establish a garden(s) for local neighborhoods
3. Helps to improve overall citizen health

Housing Choice

Attributes -

1. Variety of choices healthy for community
2. Variety of densities good for citizens
3. Rental or for purchase good for all
4. Walkable, close to transit and/or supported by auto transport

5-10: Catalyst Projects

Catalyst projects are public and/or private projects that are planned and designed to cause a corresponding and complementary development reaction on surrounding properties. They are projects of sufficient magnitude to stimulate redevelopment of underdeveloped properties or major rehabilitation of underutilized buildings. The identification and implementation of catalyst projects provides an opportunity for public and private investments to receive a reasonable return. The measure of return on investment can include jobs creation, new place making amenities, increase in land value, improved transportation and access, and new affordable housing units. We list three catalyst development opportunities for the city to assist in moving forward.

Multi-family near Municipal Complex

Multi-family development near the new Glenn Heights municipal center would assist in creating a walkable development pattern focused on civic, cultural, and residential development. Sidewalks on both sides of Hampton Road will safety allow people to enjoy this neighborhood village.

This multi-family residential accommodates a range of housing types, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with say 12 to 24 dwelling units per building. Cottage homes and small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be in proximity to transit facilities. Some prototypical images of this development pattern are shown below.

Examples of Multi-family developments

Regional Commercial

Regional commercial development at and near the interchange of I-35 and the proposed Loop 9 would be an excellent land use and help to create additional tax revenue and jobs. Regional commercial includes high intensity uses that draw customers from both adjacent communities as well as the larger metroplex region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate transit facilities.

Samples of potential mixed-use development

Examples of regional commercial uses include, but are not limited to, movie theaters, retail centers, fitness centers, home improvement, hotels, mid-rise office buildings, and medical centers. Some prototypical images of this development pattern are shown below.

Example of regional commercial development

Neighborhood Village 1

This village is planned along the northern side of Loop 9 and includes great access from Bear Creek Road, Westmoreland, and Loop 9 frontage roads. The proposed development program can include regional commercial along with urban mixed-use development which allow a combination of retail, residential, and employment.

Urban mixed-use contains a mixture of residential, commercial, and institutional uses at a medium level of intensity. Building footprints may be block-scale but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Some prototypical images of this development pattern are shown below.

Potential development within neighborhood villages

6

Chapter 6 : Mobility & Analysis

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6-1 : Introduction

The transportation system in a community has a profound impact on the quality of life, economic development, and potential for growth. A well-planned and functioning multi-modal transportation system helps ensure that residents and visitors can safely travel to, from, and within the city. This section assesses the existing transportation system in Glenn Heights and makes recommendations for future policies and actions that will result in a safer, more accessible, and better-connected transportation system.

According to the 2015 American Community Survey, 94% of commuters drove to work, 1% took transit, 1% walked, and 1% worked from home. While Glenn Heights is predominantly auto oriented like other Texas cities, there are other options available within the region. The following describes the different types of transportation facilities found in Glenn Heights.

6-2 : Existing Mobility Network

Road Mobility

As defined by the Federal Highway Administration's (FHWA) Functional Roadway Classification System, there are a variety of roadway types found in Glenn Heights. The following is a brief description and examples of each.

Interstate and Highways

Are officially designated as part of the Interstate Highway System and offer the most mobility and least accessibility. There is one interstate that relates to the city of Glenn Heights-

Interstate 35 East: This major interstate connects Glenn Heights to Dallas and runs south to Houston and north to Oklahoma City and beyond. The six-lane interstate runs along the east edge of the city and has just one interchange within the city limits at Bear Creek Road. This is a regional serving roadway.

Loop 9: Is a proposed major highway that will have primary lanes and a frontage road system. This loop corridor is defined in detail in the public engagement chapter. It is clear, Loop 9 will bring a change in mobility and economic development opportunity to Glenn Heights.

I-35 E near Ovilla Road Overpass

Principle Arterials

Provide significant through traffic and speeds that are medium. Parking is not allowed, and common land uses along these roadways are commercial and more dense residential uses due to the visibility. Examples of principle arterials in Glenn Heights include:

> Bear Creek and Hampton Roads: These major arterials run through modestly urbanized parts of Glenn Heights going across the city. Both of these arterials are currently built to handle the current level of traffic. Right of Way (ROW) for the potential full roadway should be five lanes with a center turn lane.

Bear Creek Road at the entrance of Heritage Park

Minor Arterials

Provide connections between adjacent neighborhoods and within a city. Occasionally parking may be located on-street. Minor arterials receive traffic from local collectors and local streets. Examples of minor arterials in Glenn Heights include Glenn Lane and Sagebrush Drive.

Uhl Road connects newly developing neighborhoods on the eastern side of Glenn Heights

Local Streets

Provide direct driveway access to adjacent properties and allow roadside parking. Examples of local streets in Glenn Heights include residential streets such as Glen Meadow Drive, Pearly Top Road, Lakeside Drive, and many other streets.

Active Transportation

Active transportation includes walking and cycling and is made possible by having a well-connected network of sidewalks, trails, and bikelanes. In Glenn Heights, there are many miles of trails planned, primarily within parks and along creeks. Sidewalks are included in some areas of town, but not throughout the entire city. Trails are more fully discussed in the Parks and Trails section of this document.

Public Transportation

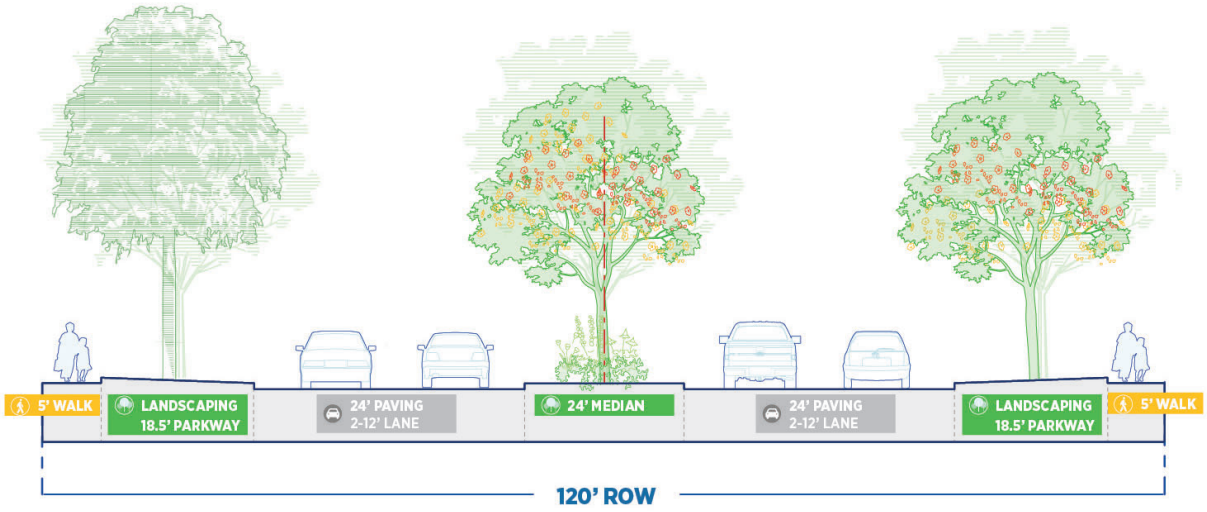
The Glenn Heights metropolitan area is served by the Dallas Area Rapid Transit, also known as the DART. As of 2013, there are five fixed bus routes serving Downtown Dallas Monday through Saturday. Paratransit services are also offered by the transit company.

6-3 : Thoroughfare Concept

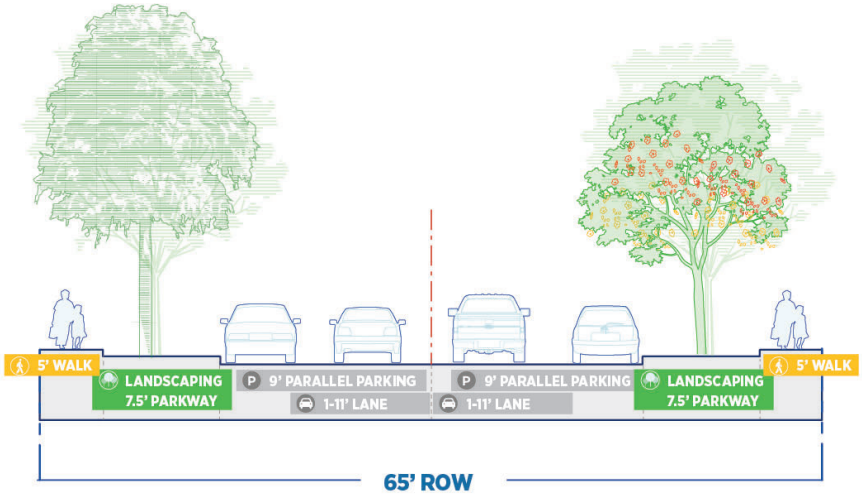
The relationship of roadways and land use coincide—there is a direct relationship between land use intensity and thoroughfare types. The fact that roadways consume such a large portion of public space creates the need to design roadways to be a component of public space through careful consideration of adjacent land uses and intended land use character. These tend to gravitate toward more complete streets.

The 2003 comprehensive plan established a functional roadway network for Glenn Heights based upon an arterial and collector roadway system. Although cross-sections and right-of-way are specified for each classification, adjacent land uses and community goals should be considered in roadway expansion projects, incorporating landscaping or multi-modal trails rather than 6 roadway lanes, for example, when and where appropriate.

That comprehensive plan from 2003 and this plan have assigned several traditional thoroughfare classifications to various major streets within Glenn Heights for organization and ultimate functionality. When a capital project is initiated, a number of issues should be examined, particularly how the roadway may account for elements other than simply vehicular capacity.

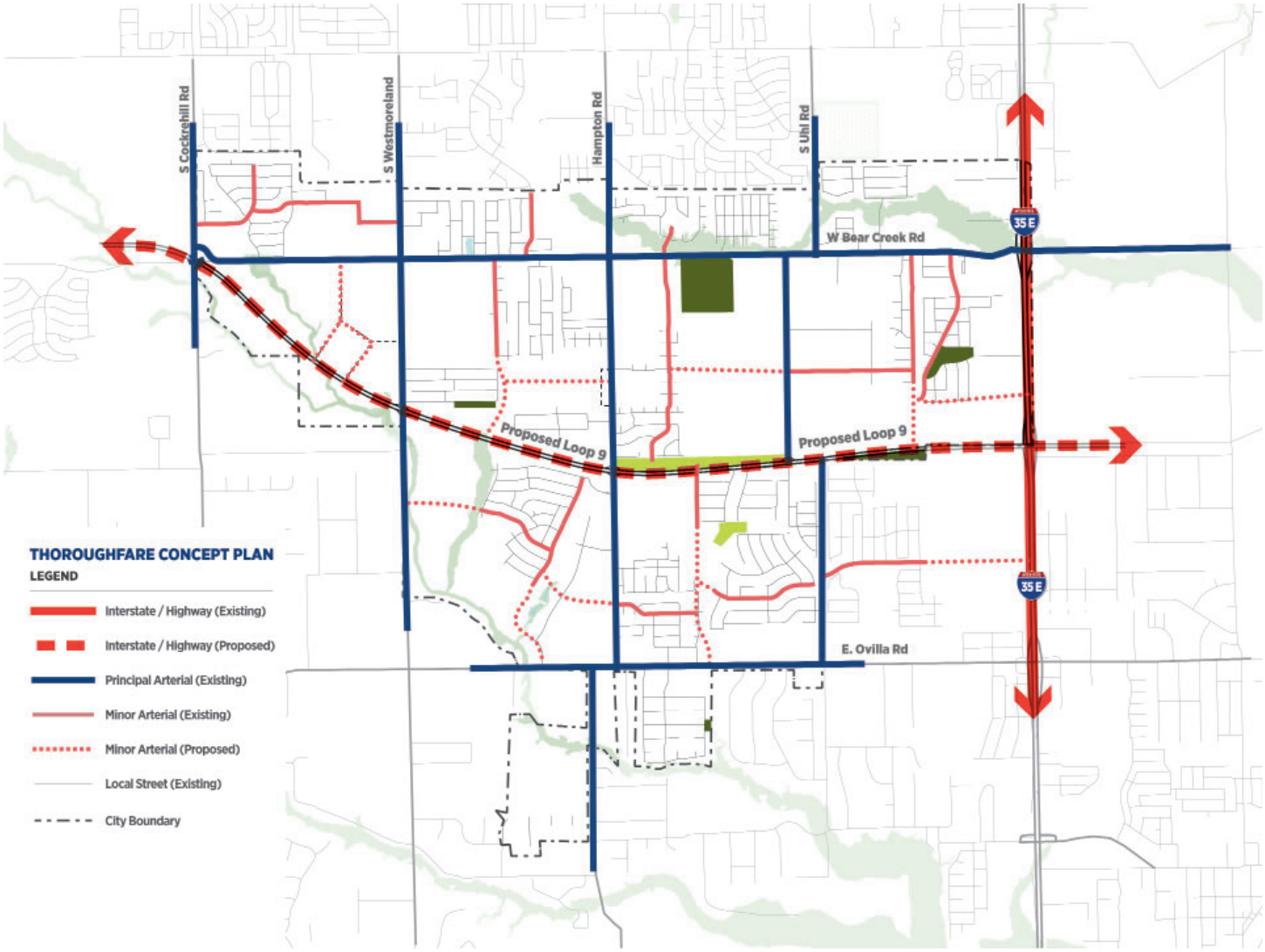


Principal Arterial road section



Minor Arterial road section

6-4 : Thoroughfare Concept Map



Citywide thoroughfare concept map

In addition to the future land use plan, transportation is a major component to an overall comprehensive plan. The proposed elements of the future transportation system in Glenn Heights would make the system safer, more accessible, and create connections for all modes.

This mobility/transportation chapter is a conceptual overview, it was not completed by a transportation engineer. As Glenn Heights grows, they will need to invest in a technical analysis to establish a detailed set of road sections and hierarchy standards. The recommendations and actions for the proposed transportation system are described in the implementation strategies chapter.

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Chapter 7: Implantation & Economic Strategies

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7-1 : Introduction

This chapter presents the implementation strategy to give Glenn Heights the roadmap to realize this plan's recommendations for the city, commercial corridors and neighborhoods. This chapter's implementation strategy builds a framework for strategic investment and provides short-term and long-term action items that city decision-makers can execute in a tactical way. This implementation strategy is intended as a guide, rather than a controlling mechanism, because Glenn Heights is a dynamic environment and part of a larger North Texas whole.

Potential partners for Glenn Heights moving forward

7-2 : Partnerships

To easily and effectively carry out the implementation strategies, partnerships with public and private sector entities are needed. The following is a list of potential partners needed to carry out the implementation actions. In addition to these public and private sector entities, coordination is also needed with elected and appointed officials, including the Glenn Heights City Council, Planning & Zoning Committee, and Zoning Board of Adjustment.

- Dallas County
- Ellis County
- City of DeSoto
- City of Lancaster
- City of Red Oak
- City of Oak Leaf
- City of Ovilla
- City of Cedar Hill
- UNT at Dallas
- Paul Quinn College
- Dallas Baptist University
- Southern Dallas County EDC
- Dallas Area Rapid Transit (DART)
- Glenn Heights Chamber of Commerce
- Dallas Regional Chamber of Commerce
- International Inland Port of Dallas (IIPOD)
- Union Pacific Dallas Intermodal Terminal (DIT)
- Texas Department of Transportation (TxDOT)
- North Central Texas Council of Governments (NCTCOG)
- Southern Dallas Progress Community Development Corporation

7-3 : Funding

The City of Glenn Heights is already making use of many traditional and innovative funding sources to enhance the community. This inventory of funding sources includes mechanisms that the city already uses and other sources that the city could tap into in the future.

Tax Increment Financing (TIF)/Tax Increment Reinvestment Zone (TIRZ):
an area where a specified portion of the property tax that is generated is reinvested back into the area through the development of infrastructure.

Public Improvement District (PID):

a defined geographic area established to provide specific types of improvements or maintenance that is financed by assessments against the property owners in the district. A PID can provide a means to fund supplemental services and improvements to meet community needs which could not otherwise be funded. Chapter 382 of the Texas Local Government Code authorizes cities to create PIDs.

Chapter 380/381 Economic Development Districts:

these agreements allow the granting of certain incentives by cities to encourage developers to build within the jurisdiction. The incentives typically take the form of property tax abatements, loans or grants, commitments for infrastructure, or sales tax rebates.

Capital Improvement Plan:

long-range plan that identifies projects or purchases that require a lot of capital. The Planning and Development Department should use the implementation strategies to define high priority items for future Capital Improvement Plans.

Economic funding is important and evolving in Glenn Heights

Grant Funding Sources

Community Development Block Grant:

flexible program that provides communities with resources to address unique community development needs. Objectives of the program are to ensure decent affordable housing, to provide services to the most vulnerable in communities, and to create jobs through the expansion and retention of businesses. In Texas, the Department of Agriculture administers the program and there are several funding categories that each have their own purpose and requirements.

Texas Parks and Wildlife Department (TPWD) Outdoor Recreation Grants:

this program provides 50% matching funds to local governments with a population of less than 500,000 to acquire and develop parkland or to renovate existing public recreation areas. Two funding cycles occur each year with a maximum ward of $500,000.

Transportation Alternatives Set-Aside Program:

under the current federal transportation authorization bill, Transportation Alternatives and Safe Routes to School projects are eligible under this category. Trail, bikeway, and sidewalk projects that exceed $300,000 are the best fit for this program since there is a significant amount of administrative work required. Call for projects occur about every two years and is administered by TxDOT or MPOs in large metropolitan areas.

7-4 : Measuring Progress

Over the extent of its lifespan, the Glenn Heights Comprehensive Plan is meant to be an adaptable document. As political, economic, physical, technological and social conditions and/or any other influence that alters the priorities of the Glenn Heights community evolve, this plan should reflect the same sentiment.

Regular assessment of the plan shall ensure the content is still relevant, appropriate and applicable. At a minimum, every five years the Mayor and City Council or P&Z should prepare an evaluation report with input from city staff and other municipal boards. This overview report should evaluate the listed actions in the Plan and define if they are in process, taking longer or are in need of modification. Additional implementation actions can also be added to the Plan via a plan modification.

Because this process uses a multi-year time frame, it is critical that community leaders take ownership of this plan and maintain their commitment to its ongoing implementation. City officials, including the City Manager, City Council, Planning and Zoning Commission, other boards and commissions, and staff—as well as local committees and organizations — play an essential role in the implementation of this plan. Education, networking, communication, and coordination ensure all necessary parties are involved and working toward achieving a shared goal.

Implementation Diagram

7-5 : Implementation Strategies

The plan defines six general types of actions, including implementation tools, defined as follows:

1. **Planning**: Actions that involve additional planning or study to address specific issues. An example of this would be a detailed Interstate-35 Plan or Loop Corridor Plan, as recommended for economic development, compatibility areas and for centers and corridors.

2. **Regulation**: Actions that involve development of new regulations and revisions to Glenn Height's planning and development documents to include tools such as overlay districts, new zoning categories, etc.

3. **Program**: Actions involving a series of steps to be carried out to accomplish an objective.

4. **Capital**: Actions that involve investments through the City's Capital Improvement Program (CIP), as well as potential funding mechanisms, including Tax Investment Reinvestment Zones (TIRZs) and Public Improvement Districts (PIDs).

5. **Outreach:** Actions involving outreach to the public, residents and special organizations.

6. **Partnership:** These include actions that involve coordination or collaboration with one or more entities to implement the action.

The actions are organized according to each element of the plan. Reference to relevant actions from other elements are provided for each action. The actions are assigned to one of four time frames established to prioritize and organize the actions into manageable and realistic groupings for implementation.

Short-Term: These are actions that should be addressed within three years (<3 yrs.) from plan adoption.

Mid-Term: These are actions that should be addressed within a range of three to five years (3-5 yrs.) from plan adoption.

Long-Term: These are actions designated to be carried out beyond five years or more (5> yrs.) from adoption.

Ongoing: These are actions currently being addressed or should be addressed on a continuing basis.

These actions are not intended to be a definitive prescription or a rigid formula. The purpose is to establish a framework or "to-do list" to guide decision making and the allocation of resources. The provided action plan should not preclude certain actions from being implemented earlier or later than indicated, subject to the availability of city resources.

NUMBER	KEY ACTION	ACTION TYPE (Panning, Regulation, Program, Capital, Outreach and etc.)	TIMEFRAME (Short, Mid, Long-term or Ongoing)	RESPONSIBLE DEPARTMENT OR AGENCY	POTENTIAL PARTNERS
Future Land Use					
1	Support and plan for the implementation of the Loop 9 regional corridor.	Planning	Short-term	Planning & Dev.	TxDOT, NTTA and others
2	Expand infrastructure after analysis of future proposed developments as a catalyst to spur new commercial (revenue producing) growth	Planning	Short-term	Planning & Dev.	GH Chamber
3	Work to create a 'Pedestrian Village' focused on the Center City project that is under construction. This will include retail and multi-family development connected with a network of pedestrian walkways.	Planning	Ongoing	Planning & Dev.	
4	New residential development. Identify large green-field areas for new single family and multi-family development. Ensure necessary infrastructure and zoning is in place.	Planning	Mid-term	Planning & Dev.	
5	Provide pedestrian sidewalks along public streets for all new development in Glenn Heights. Adjust regulations as necessary.	Regulation	Short-term	Planning & Dev.	
6	Work to make liquor stores not so prominent within key intersections in the community.	Planning	Ongoing	Planning & Dev. / City Manager	GH Chamber
7	Plan and create a Glenn Heights with a broad range of residential building types (SF small and large lot, patio homes, townhomes, zero-lot line and apartments) for both purchase and rental.	Planning	Ongoing	Planning & Dev.	
8	Continue strong code enforcement for substandard and/or subpar buildings and property yards to support new businesses desire to develop.	Planning	Ongoing	Planning & Dev. / City Manager	GH Chamber

NUMBER	KEY ACTION	ACTION TYPE (Panning, Regulation, Program, Capital, Outreach and etc.)	TIMEFRAME (Short, Mid, Long-term or Ongoing)	RESPONSIBLE DEPARTMENT OR AGENCY	POTENTIAL PARTNERS
Future Land Use					
9	Support and regularly update your Impact Fee Program to help fund future infrastructure. Update regularly to define Glenn Heights' position within regional other communities.	Planning	Ongoing	Planning & Dev. / City Manager	
10	Monitor growth and plan for public facilities, as needed, to meet level of service and population demand.	Regulation	Ongoing	Planning & Dev.	
11	Follow and implement your Parks and Trails Concept Master Plan which was adopted in 2020.	Program	Ongoing	Planning & Dev.	Texas Parks & Wildlife
12	Support pedestrian village plans and implementation in general locations per the comp plan. Land uses can vary but need to clearly support a pedestrian walkable development pattern.	Planning	Ongoing	Planning & Dev.	
13	Create a series of high-quality signage / gateway elements to identify that one in entering Glenn Heights.	Planning	Mid-term	Planning & Dev.	
14	Create programs for the use of the City Center for the better of all local citizens for items just as; healthy living, nutrition, low impact exercise, and much more.	Program	Ongoing	Planning & Dev.	
15	Make sure level of service (LOS) benchmarks are achieved for the Police / Fire / Public Safety force at a level appropriate for Glenn Heights.	Program	Ongoing	Planning & Dev. / City Manager	

NUMBER	KEY ACTION	ACTION TYPE (Panning, Regulation, Program, Capital, Outreach and etc.)	TIMEFRAME (Short, Mid, Long-term or Ongoing)	RESPONSIBLE DEPARTMENT OR AGENCY	POTENTIAL PARTNERS
Mobility / Transportation					
1	Support and plan for the implementation of the Loop 9 regional corridor.	Planning	Short-term	Planning & Dev. / Future Eng. Dept.	TxDOT / NTTA
2	Work to acquire full right-of-way (ROW) for all street and roadways	Planning	Ongoing	Planning & Dev. / Future Eng. Dept.	TxDOT
3	Acquire ROW land for new streets and street expansion from land developers as much as possible.	Planning	Ongoing	Planning & Dev. / Future Eng. Dept.	
4	Support and follow the conceptual thoroughfare plan graphic in this document.	Planning	Ongoing	Planning & Dev. / Future Eng. Dept.	TxDOT
5	In the future conduct a technical thoroughfare planning master plan	Capital	Mid-term	Planning & Dev. / Future Eng. Dept.	TxDOT
6	Require all new developments and redevelopment projects in Glenn Heights to construct sidewalks along streets and roads.	Regulations	Short-term	Planning & Dev. / Future Eng. Dept.	
7	Plan for the frontage road network to be phase 1 of construction of the Loop 9 project	Planning	Mid-term	Planning & Dev. / Future Eng. Dept.	TxDOT / NTTA
8	Support and plan for the coordinated system of pedestrian trails to aid in mobility	Planning	Short-term	Planning & Dev. / Future Eng. Dept.	
9	Encourage developments which feature mixed uses, commercial streets designed to slow traffic, shorter blocks and continuous sidewalks and trails --- to reduce the dependency on automobiles and encourages healthy pedestrian activity.	Planning	Ongoing	Planning & Dev. / Future Eng. Dept.	
10	Monitor and communicate the condition of city roadways, infrastructure, and facilities. Incorporate needed improvements in the Capital Improvement Plan.	Regulations	Ongoing	Planning & Dev. / Future Eng. Dept.	

NUMBER	KEY ACTION	ACTION TYPE (Panning, Regulation, Program, Capital, Outreach and etc.)	TIMEFRAME (Short, Mid, Long-term or Ongoing)	RESPONSIBLE DEPARTMENT OR AGENCY	POTENTIAL PARTNERS
Mobility / Transportation					
11	Explore the use of traffic calming measures where needed (landscaped medians, roundabouts, neckdowns and others) on new and existing streets, as physically possible.	Planning	Short-term	Planning & Dev. / Future Eng. Dept.	
12	Hire a City Engineer with municipal experience in civil and transportation projects.	Capital	Mid-term	Planning & Dev. / Future Eng. Dept.	

NUMBER	KEY ACTION	ACTION TYPE (Panning, Regulation, Program, Capital, Outreach and etc.)	TIMEFRAME (Short, Mid, Long-term or Ongoing)	RESPONSIBLE DEPARTMENT OR AGENCY	POTENTIAL PARTNERS
Community Character					
1	Create a community based around neighborhood center that use pedestrian mobility	Planning	Short-term	Planning & Dev.	
2	Plan and build walkable developments to promote economic growth which connects schools, parks and neighborhoods together.	Planning	Ongoing	Planning & Dev.	
3	Create parking lots that are based on average needs not peak demand.	Planning	Short-term	Planning & Dev.	
4	Support higher density housing which adds to bringing more retail creating revenue opportunities for City services and supports additional employment opportunities	Planning	Ongoing	Planning & Dev.	
5	Create usable open space in new developments not odd leftover areas.	Planning	Short-term	Planning & Dev.	
6	Create connected pedestrian walkways across the city	Planning	Mid-term	Planning & Dev.	
7	Create streets with street trees as they add important shade for pedestrians and establish true real-estate value to any community and/or neighborhood	Planning	Mid-term	Planning & Dev.	

8	Create a set of sign controls	Planning	Mid-term	Planning & Dev.	
9	Create community gardens which can help to bring fresh food to your city	Planning	Short-term	Planning & Dev.	Local faith based groups
10	Preserve open space through the maintenance of natural floodplains, creation of parks, clustering of development, conservation of environmentally sensitive areas, and shading of paving (such as streets, parking lots) to reduce the ambient temperature in the city and provide a more comfortable environment.	Planning	Ongoing	Planning & Dev.	
11	Create signage for all residential neighborhoods	Regulation	Short-term	Planning & Dev.	
12	Consider the update of a parkland dedication ordinance for park land creation and subdivision design	Regulation	Mid-term	Planning & Dev.	

NUMBER	KEY ACTION	ACTION TYPE (Panning, Regulation, Program, Capital, Outreach and etc.)	TIMEFRAME (Short, Mid, Long-term or Ongoing)	RESPONSIBLE DEPARTMENT OR AGENCY	POTENTIAL PARTNERS
Economic Development					
1	Work with TxDOT and the NTTA to set a project schedule for Loop 9. Once this is set start the long-term marketing of commercial development opportunities along Loop 9 for key sites.	Planning	Short-term	Planning & Dev.	TxDOT & NTTA
2	Research example corridor marketing plans and strategies from other successful city - examples include; US 380, Frisco; SH 121, The Colony, SH 183, Euless and SH 114, Southlake.	Planning	Mid-term	Economic Dev.	Other D/FW cities
3	Create a special marketing strategy for Bear Creek Road and I-35 corridors.	Planning	Mid-term	Economic Dev.	Glenn Heights Chamber

4	Review the economic development toolbox for up-to-date strategies.	Planning	Short-term	Economic Dev.	Glenn Heights Chamber
5	Update the City Council strategic plan for grow programs and strategies.	Planning	Short-term	Economic Dev.	Glenn Heights Chamber
6	Create a Strategic Plan with City Council and use an experienced economic development consultant.	Planning	Mid-term	Economic Dev.	Glenn Heights Chamber
7	Develop policies and incentives that encourage development of activity centers (entertainment & retail). Examples may include providing tax breaks for desired development typologies.	Program	Mid-term	Planning & Dev.	
8	Plan to create a pedestrian oriented village focused around the City Center project currently under construction	Planning	Short-term	Planning & Dev.	
9	Plan to create a pedestrian oriented village focused around the City Center project - which may require an special Overlay District to aid in pedestrian improvements and development coordination.	Planning	Short-term	Planning & Dev.	
10	Update the city's zoning ordinance to incorporate the intent of each future land use designation to aide in economic development.	Regulation	Short-term	Planning & Dev.	
11	Create additional street lighting for safety and economic development	Program	Short-term	Planning & Dev.	TxDOT
12	Start a program to create new pedestrian sidewalks where most needed - build 2 blocks of new sidewalk each year. Shows positive growth and appeal to community.	Program	Short-term	Planning & Dev.	TxDOT

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8

Chapter 8 : Appendix

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A-1 : Definitions

Alternative Scenarios: The options or alternatives that were developed during the planning process to solicit input from the community/citizens regarding choices that Glenn Heights could select.

Arterial Streets: The primary function is to provide for continuity and high traffic volumes between major activity centers. Property access is a medium level priority, with an emphasis on limiting the location of driveways and groups of curb cuts that access this roadway type.

Capital Improvement Plan (CIP): Public dollars earmarked for improvement and extension of infrastructure in the city.

City Council: The governing body of the City of Glenn Heights, Texas.

City: Glenn Heights, Texas.

Collector Streets: The street's primary function is to collect and distribute traffic from local access streets to the arterial or major streets. Collector streets move moderate amounts of traffic volumes and provide limited access to adjacent properties.

Community Park: A community park serves multiple neighborhoods and provides many of the same facilities as neighborhood parks and may include additional fields and facilities.

Community Vision: The comprehensive aspects of the community's desires.

Comprehensive Plan: A document with graphics, text, and tables that forms policies governing the future development of the city and consisting of various components governing specific geographic areas and functions and services of the city. This document is established with the input of citizens, property owners, city staff, and elected / appointed city officials.

Comprehensive Plan Elements: The specific components of the comprehensive plan. These elements combine to create the over-all plan. Includes items such as; land use, thoroughfares, parks and recreation, urban design, water, wastewater and other elements.

Design Standards: Formal set of standards for development which require certain development character and quality levels for the built and natural environment.

Dwelling Unit (DU): A single dwelling unit for habitation.

Extra-territorial jurisdiction (ETJ): An area of unincorporated County land immediately adjacent to an incorporated city. In Texas, the city may exercise certain development powers (subdivision regulations), but not zoning.

Floodplain: An area of land subject to inundation by a 100-year frequency flood, as shown on the floodplain map from the FEMA.

Future Land Use Plan (FLUP): The graphic document that illustrates the generalized location of future land uses. This graphic document is supported by a complete section in the comprehensive plan that defines and highlights in detail the graphic document. This plan covers land in the city limits and land within the city's ETJ.
Highways: Major roadways carrying large volumes of traffic usually on controlled access roadways. They are intended to convey vehicles for longer distances (city to city, regionally, and beyond). Highways are the jurisdiction of regional, State, and Federal agencies.

Industrial: Industrial uses include assembly, distribution, manufacturing, outdoor storage, warehousing and other similar uses.

Infill Development: Development of new homes, commercial and/or retail buildings, and public facilities on unused or underused lands in existing communities.

Local Streets: Intended for low volume and low speed traffic movement, local streets provide access to residential lots and building sites.

Mixed Use (MXD): A compatible mix of residential and non-residential uses allowed on the same property, or within the same structure. Horizontally mixed-use developments may include any combination of office, retail and residential uses sited adjacent to one another within the same structure or within adjacent structures, on the same property. Vertically mixed-use developments may include any combination of office, retail and residential uses sited above or below one anther within the same structure.

Multi-Family Residential: Attached dwelling units designed to be occupied by three or more families living independently of one another, exclusive of boarding houses, hotels, or motels.
Neighborhood Retail: Local retail serves populations within a two (2) mile radius and usually comprised of a major anchor tenant (such as a grocery store) and multiple inline lease spaces.

Office: Development uses include multi-tenant lease spaces and single occupant buildings that house professional businesses.

Parks and Open Space: Areas reserved for active and/or passive recreation, provided either by the city or by private development.

Pedestrian Environment: Commercial and/or neighborhood environment designed to accommodate needs of pedestrians, as well as through and destination traffic, by incorporating select infrastructure improvements, design elements, and traffic management mechanisms.

Planned Development (PD): Planned associations of uses developed as integral land use units such as industrial parks or industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing, including attached single family dwellings or any appropriate combination of uses which may be planned, developed or operated or integral land use units either by a single owner or a combination of owners.

Planning Process: The process used to develop a document, plan or policy.

Redevelopment: Restoration of existing buildings and properties blighted and/or which diminish the character and function of a neighborhood including adaptive use and historic preservation properties.

Regional Retail: Regional Retail serves a larger population radius – generally about 5 miles. These developments may have multiple anchor tenants along with many pad sites developed on the fringe of the center.

Retail: Retail uses include stores, restaurants, service businesses (banks, hair salons, etc.), and business-to business companies.

Right-of-Way (ROW): Land provided for the purpose of vehicular access.

Single Family Residential (SF): A detached dwelling unit designed to be occupied by not more than one family.

Slope: The percentage (%) of rise over fall of land.

Comprehensive Plan Advisory Committee (CPAC): For this community planning project, the committee was comprised of members recommended by the Glenn Heights City Council.

Technology: Businesses which specialize in the research, development, and/or production of technically advanced products (usually electronically or digitally based).

Traffic Impact Analysis (TIA): A process that helps the community understand the demands and impacts placed on the city's transportation network from development. There are two types of TIA. The first assesses the effects that a particular development's traffic will have on the transportation network resulting from a change in land use different from the future land use plan, while the second type assesses the specific site and roadway improvements needed resulting from a proposed development.

TxDOT: Texas Department of Transportation

Urban Design: Urban design is about making connections between people and places, movement and urban form, nature and the built fabric. Urban design draws together the many strands of place-making, environmental stewardship, social equity and economic viability into the creation of places with distinct beauty and identity.
Utilities: Services provided by public and private agencies that support development. Utility services include water, sanitary sewer, storm drainage, electrical, natural gas, telephone and telecommunications, and other similar services.

Wetlands: Areas identified by the National Wetland Inventory (NWI) with a high potential for wetland habitats. The NWI is not an exact location, but a guide to areas that may exhibit wetland conditions.

A-2 : Stakeholder Interviews

GLENN HEIGHTS
COMPREHENSIVE PLAN

Glenn Heights Comprehensive Plan
City of Glenn Heights, Texas July 2021

STAKEHOLDER INTERVIEWS

Interview of: _____

Interviewed by: _____

Date & Time: _____

I. Individual Introductions
II. Project Overview
III. Any Questions Before Questions?
IV. Interview

Answer all the following questions from your ***personal perspective***.

1. Do you think Glenn Heights is special and provides its citizens a superior quality of life?
   ____ Agree ___ Somewhat Agree ____ Somewhat Disagree ____ Disagree ____ Not sure

2. Glenn Heights is an aesthetically pleasing and interesting place for bringing visitors?
   ____ Agree ___ Somewhat Agree ____ Somewhat Disagree ____ Disagree ____ Not sure

3. Glenn Heights is a high-quality community for raising a family?
   ____ Agree ___ Somewhat Agree ____ Somewhat Disagree ____ Disagree ____ Not sure

4. What words or phrases best describes the term "Glenn Heights's Character"?

_____
_____
_____
_____
_____
_____

July 2021 – Stakeholder Interviews

NORRIS DESIGN
Planning | Landscape Architecture | Branding

5. Glenn Heights is an economically attractive environment for starting or locating a business?
   ____ Agree ___ Somewhat Agree ____ Somewhat Disagree ____ Disagree ____ Not sure

Why?

_____
_____
_____

6. What are the biggest barriers that might prevent Glenn Heights from reaching its full potential?

_____
_____
_____
_____
_____
_____
_____

7. Tell us three (3) goals that you hope we can "achieve" that will help define success as a part of this Glenn Heights Comprehensive Plan?

_____
_____
_____
_____
_____
_____
_____

8. If the City of Glenn Heights could invest in just one or two capital investments in the next few years to help provide a catalytic benefit – what would be those investments?

   (i.e. – road improvements, signalization, access improvements from I-35, etc.)

_____
_____
_____
_____
_____
_____
_____

July 2021 – Stakeholder Interviews

NORRIS DESIGN
Planning | Landscape Architecture | Branding

9. Rank the following categories as to greatest need in Glenn Heights?
With **1 (+)** being the greatest and **8 (-)** the lowest.

____ Quality retail
____ Grocery store
____ Employment opportunities
____ Quality housing (SF detached)
____ Variety of quality housing types (SF, Small lots, Patio Homes, Apts., etc.)
____ Define future vision
____ Pedestrian trails
____ Multi-family housing (Apts)
____ _____ write in

10. What are the greatest resources of Glenn Heights for strengthening economic development and creating new employment opportunities? (limit to three)

1. _____
2. _____
3. _____

11. Of the following land use/development types, which could/should play a larger role in the economy of Glenn Heights? Please pick your top three (3) choices.

_____ Distribution
_____ Light industrial
_____ Office
_____ Retail
_____ Entertainment/sports facilities
_____ Lodging

12. What city or town in North TX could be an example city for what Glenn Heights wants to become? Give us 2 or 3 examples?

_____
_____
_____
_____
_____

13. Twenty years (20) from now, what kind of community do you envision (want) Glenn Heights to be? (list 3 words or phrases that defines that future)

1. _____

2. _____

3. _____

A-3 : Alternate Scenarios Questions

Glenn Heights Comprehensive Plan

GLENN HEIGHTS COMPREHENSIVE PLAN

Future Land Use **Scenario #1**

1. This scenario offers maximum economic development potential due to its large amount of land dedicated to Regional Commercial.

   ☐ Like ☐ Neutral ☐ Dislike

2. Maximum economic development potential can create a good revenue ($$) stream for the City of Glenn Heights to then help provide quality city services to its residents.

   ☐ Like ☐ Neutral ☐ Dislike

3. This scenario creates strong commercial corridors along I-35 and the proposed Loop 9. This commercial development could create a greater amount of automobile traffic near these stores and offices.

   ☐ Like ☐ Neutral ☐ Dislike

4. This scenario most likely, would result in the lowest overall population for the city.

   ☐ Like ☐ Neutral ☐ Dislike

5. Currently, this scenario has a low amount of pedestrian and place making spaces for public use and enjoyment around the city.

   ☐ Like ☐ Neutral ☐ Dislike

6. This scenario could create a regional draw for shopping / entertainment and employment potential within the Southern Sector.

   ☐ Like ☐ Neutral ☐ Dislike

7. This scenario has the potential to create the greatest amount of new employment opportunities.

   ☐ Like ☐ Neutral ☐ Dislike

8. The focus of the scenario is on growing commercial development (retail, office and hotel).

   ☐ Like ☐ Neutral ☐ Dislike

Glenn Heights Comprehensive Plan

Future Land Use **Scenario #3**

GLENN HEIGHTS COMPREHENSIVE PLAN

1. This scenario offers the potential for Glenn Heights to include a large master planned residential development designed with pedestrian trails in a creekside setting due to the land dedicated to SF Green Community?

   ☐ Like ☐ Neutral ☐ Dislike

2. This scenario blends economic development potential with a high-quality new residential development opportunity.

   ☐ Like ☐ Neutral ☐ Dislike

3. This scenario uses existing sensitive environmental areas (creeks and wetlands) as residential development property.

   ☐ Like ☐ Neutral ☐ Dislike

4. This scenario most likely, would result in the highest overall population for the city due to having the greatest land for residential.

   ☐ Like ☐ Neutral ☐ Dislike

5. Currently, this scenario has a medium amount of pedestrian and place making spaces for public use and enjoyment around the city.

   ☐ Like ☐ Neutral ☐ Dislike

6. This potential master planned community most likely would include single family (SF) and multi-family attached housing units.

   ☐ Like ☐ Neutral ☐ Dislike

7. This scenario has the potential to create the greatest amount of new residential living opportunities.

   ☐ Like ☐ Neutral ☐ Dislike

8. The focus of the scenario is on growing a quality new residential development in Glenn Heights.

   ☐ Like ☐ Neutral ☐ Dislike

Glenn Heights Comprehensive Plan

Future Land Use **Scenario #2**

GLENN HEIGHTS COMPREHENSIVE PLAN

1. This scenario offers good economic development potential and several (4) neighborhood villages which provide a walkable link to neighborhood services.

   ☐ Like ☐ Neutral ☐ Dislike

2. The four (4) neighborhood villages in this scenario (shown on the plan with a ¼ mile ped walking radius and/or circle) are proposed areas with a mix of land uses. The land use may include neighborhood retail, professional office, civic (city hall), public parks, senior housing and more. The concept is to create a walkable pattern of development within ¼ mile radius for enjoyment.

   ☐ Like ☐ Neutral ☐ Dislike

3. This scenario recommends other neighborhood serving commercial at key intersections across the city.

   ☐ Like ☐ Neutral ☐ Dislike

4. Pedestrian trails could be planned to connect these neighborhood villages together.

   ☐ Like ☐ Neutral ☐ Dislike

5. Regarding the neighborhood village scenario, if you had to pick – which **one** village is the most appealing to you in this scenario?

   ☐ #1 West side ☐ #2 City Hall ☐ #3 Bear Creek Rd. ☐ #4 Ovilla Rd.

6. Regarding the neighborhood village scenario, if you had to pick – which is the **second** most appealing village to you in this scenario?

   ☐ #1 West side ☐ #2 City Hall ☐ #3 Bear Creek Rd. ☐ #4 Ovilla Rd.

7. Currently, this scenario has a high amount of pedestrian and place making spaces for public use and enjoyment – due to the pedestrian focus within these neighborhood villages.

   ☐ Like ☐ Neutral ☐ Dislike

8. The focus of the scenario is on creating a future land use pattern of pedestrian walkable neighborhoods and villages.

   ☐ Like ☐ Neutral ☐ Dislike

Glenn Heights Comprehensive Plan

Future Land Use **General Questions**

GLENN HEIGHTS COMPREHENSIVE PLAN

25. Do you see some of the benefits to the proposed Loop 9?

☐ Yes ☐ No ☐ Not Sure

26. Do you feel the benefits outweigh the negatives regarded to the proposed Loop 9?

☐ Yes ☐ No ☐ Not Sure

27. Do you see some merit to blending together the positives to these scenarios and creating a Preferred Scenario?

☐ Yes ☐ No ☐ Not Sure

28. From your perspective, does Glenn Heights need a greater variety of commercial development or residential development?

☐ Commercial ☐ Residential

29. From your perspective, do you prefer Glenn Heights being a better community for walkability? That is a community with more sidewalks and greater pedestrian safety.

☐ Yes ☐ No ☐ Not Sure

30. Would you like to see pedestrian trails connect Glenn Heights to some of our neighboring communities mainly along creek and roadway corridors?

☐ Yes ☐ No ☐ Not Sure

Thank You!
Please turn your answer sheet into city staff tonight.

A-4 : Bibliography

City of Glenn Heights Comprehensive Plan 2023 - 2010 Update. Adopted 18 January 2011, F&N 2011.

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Regional Choices for North Texas, Vision North Texas – Understanding Our Options for Growth. VNT Research Team – Strategic Community Solutions. November 2008.

Urban Planning and Design Criteria. Joseph DeChiara and Lee Koppelman. Von Nostrand Reiehold Co.; London, England. 1975.

Walkable Thoroughfares Guide – Building better streets saves time, lives and money. Congress for New Urbanism (CNU). April 2010.

Photo Image Disclaimer

Norris Design as the consultant for the City of Glenn Heights, Texas to develop their Comprehensive Plan (2022), along with the City of Glenn Heights disclaim any use of photographs taken during the planning process or within this document of citizens, local businesses, exterior environments, and special community events for commercial or professional advantage of any kind.

GLENN HEIGHTS
COMPREHENSIVE PLAN

AGENDA SUMMARY SHEET

April 8, 2024

AGENDA, ITEM 2

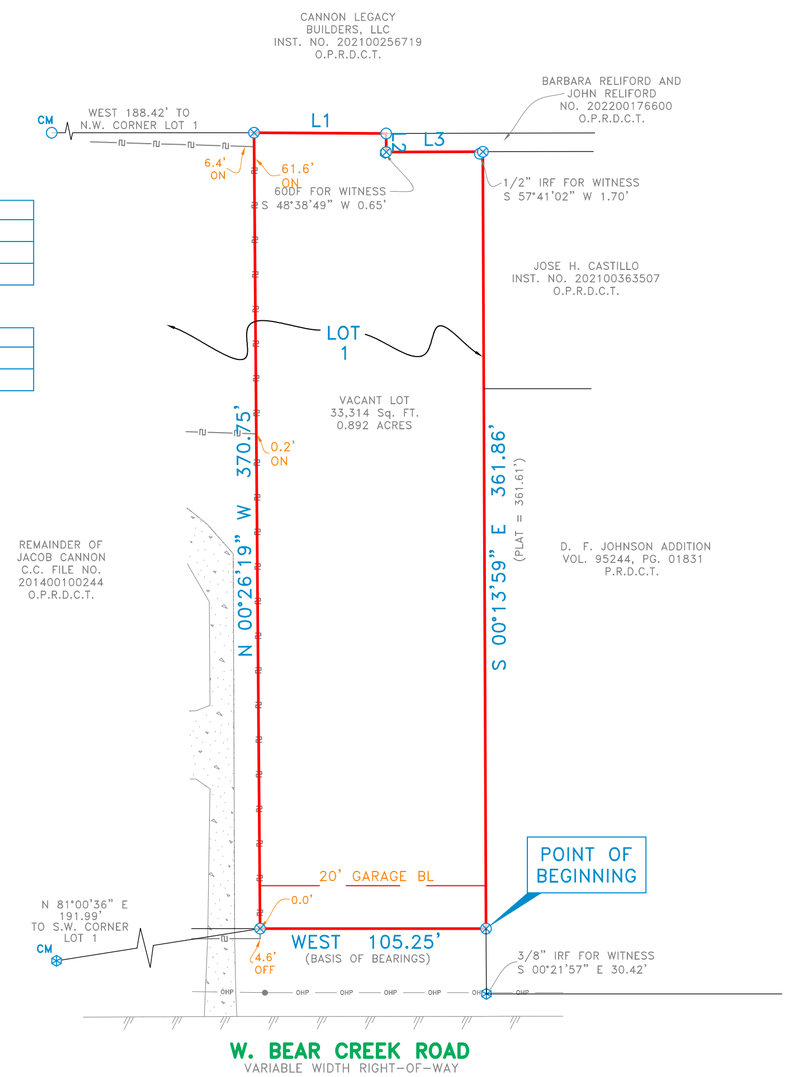
Zoning Case: Public hearing to discuss and consider making a recommendation to City Council regarding a change in zoning request by Santiago Martinez, amending the Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, Texas, as amended by granting a change in zoning for an approximately 0.892 acre tract of land, situated in the Abraham Hart Survey, Abstract No. 563, Dallas County, Texas and being all of Lot 1, Block 1, Cannon Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in county clerk instrument 201400100244, said tract conveyed unto Jacob Cannon by deed recorded in Instrument No. 201200363927 Dallas County Texas and being commonly known as 925 W. Bear Creek Road, Glenn Heights, Texas from Single-Family Residential-1 (SF-1) to Single-Family Residential-2 (SF-2).

MEASURED

LINE	BEARING	DISTANCE
L1	S 89°39'31" E	61.58'
L2	S 00°13'59" E	8.63'
L3	N 89°51'05" E	45.00'

PLAT

LINE	BEARING	DISTANCE
L1	EAST	61.58'
L2	S 00°13'59" E	9.00'



925 W. Bear Creek Road

Being a tract of land out of the Abraham Hart Survey, Abstract No. 563, situated in Dallas County, Texas, being a portion of Lot 1, Block 1, Cannon Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in County Clerk's File No. 201400100244, Official Public Records, Dallas County, Texas, said tract conveyed unto Jacob Cannon by deed recorded in Instrument No. 201200363927, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being on the West line of said D.F Johnson Addition, according to the plat thereof recorded in Volume 95244, Page 01831, Plat Records, Dallas County, Texas, said corner being in the North line of W. Bear Creek Road (a variable width right-of-way), from which a 3/8 inch iron rod found for the Southwest corner of said D.F. John Addition, bears South 00 degrees 21 minutes 57 seconds East, a distance of 30.42 feet for witness;

THENCE West, along the North line of said W. Bear Creek Road, a distance of 105.25 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of the herein described tract of land, from which a 3/8 inch iron rod found for the Southwest corner of said Lot 1, bears South 81 degrees 00 minutes 36 seconds West, a distance of 191.99 feet;

Thence North 00 degrees 26 minutes 19 seconds West, over and across said Cannon tract, a distance of 370.75 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being in the South line of a tract of land conveyed unto Cannon Legacy Builders, LLC., by deed recorded in Instrument No. 202100256719, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 39 minutes 31 seconds East, along the South line of said Cannon Legacy tract, a distance of 61.55 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Northwest corner of a tract of land conveyed unto Barbara Reliford and John Reliford, by deed recorded in Instrument No. 202200176600, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 13 minutes 59 seconds East, along the West line of said Reliford tract, a distance of 8.63 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of said Reliford tract, from which a 60d nail found bears South 48 degrees 38 seconds West, a distance of 0.65 feet for witness;

THENCE North 89 degrees 51 minutes 05 seconds East, along the South line of said Reliford tract, a distance of 45.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Northwest corner of a tract of land conveyed unto Jose Castillo by deed recorded in Instrument No. 202100363507, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears South 57 degrees 41 minutes 02 seconds West, a distance of 1.70 feet for witness;

THENCE South 00 degrees 13 minutes 59 seconds East, along the West line of said Castillo tract, the West line of said Johnson tract, a distance of 361.86 feet, to the POINT OF BEGINNING and containing 33,314 square feet or 0.892 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 10th day of October, 2022

Registered Professional Land Surveyor

STATE OF TEXAS
REGISTERED
ABEL P. STENDAHL
6754
PROFESSIONAL
LAND SURVEYOR

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: According to the F.I.R.M. in Map No. 48113C0620K ,this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

0 50 100 150

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
60D NAIL FOUND
FENCE POST CORNER
"X" FOUND / SET
3/8" ROD FOUND
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
PE – POOL EQUIPMENT
COLUMN
AC – AIR CONDITIONING
FIRE HYDRANT
OES – OES
OHP – OHP
POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING
DOUBLE SIDED WOOD FENCE

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
419 Century Plaza Dr.
Suite 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	09/20/2022	2217745	N/A	BRH/RL

METES AND BOUNDS

ABRAHAM HART SURVEY, ABSTRACT NO. 563

CITY OF DALLAS, DALLAS COUNTY

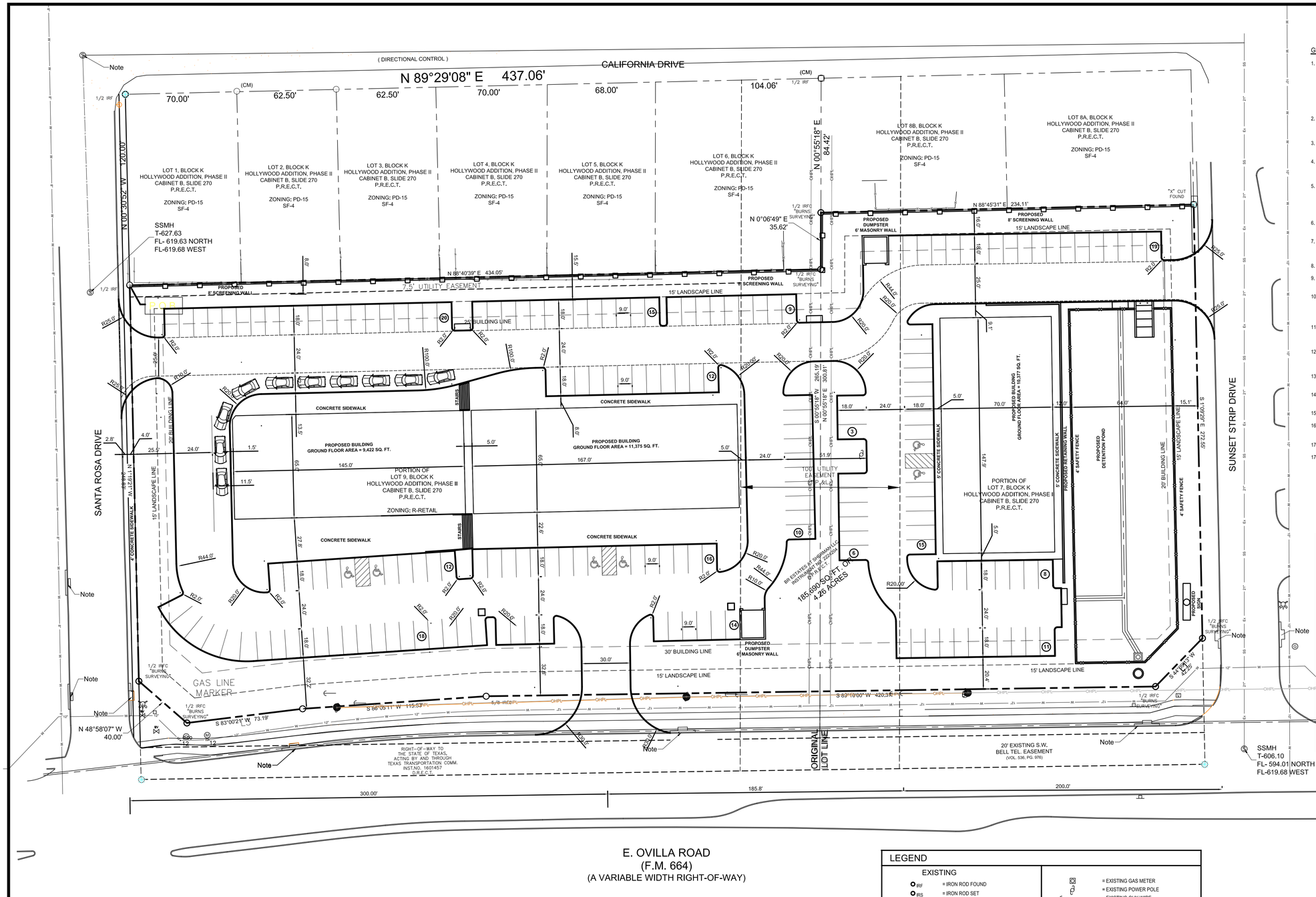
925 W. BEAR CREEK ROAD

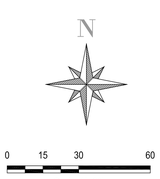
AGENDA SUMMARY SHEET

April 8, 2024

AGENDA, ITEM 3

Zoning Case: Public hearing to discuss and consider making a recommendation to City Council regarding a change of zoning request by Raghu Raj Reddy on behalf of BR Estates at Shermans to change the zoning classification from retail (R) to retail with a specific use permit for restaurant (Dine-In and Drive Thru) (R SUP) for an approximately 4.26 acres tract of land described as portion of Lot 7 and portion of Lot 9, Block K, Hollywood Addition, Phase II, located at the Northeast corner of Ovilla Road and Santa Rosa Drive, Glenn Heights, Ellis County, Texas.





LEGEND

EXISTING

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- CM = CONTROLLING MONUMENT
- X = EXISTING CHAIN LINK FENCE
- = EXISTING WOOD FENCE
- OHE = OVERHEAD ELECTRIC
- W = EXISTING WATER
- SS = EXISTING SANITARY SEWER
- G = EXISTING GAS LINE
- T = EXISTING TELEPHONE LINE
- = EXISTING STORM SEWER
- = EXISTING CURB & GUTTER
- = EXISTING PROPERTY LINE
- = EXISTING EASEMENT
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE
- WM = EXISTING WATER METER
- = EXISTING SANITARY SEWER CLEANOUT
- = EXISTING SANITARY SEWER MANHOLE
- = EXISTING LIGHT POLE
- = EXISTING TELEPHONE RISER
- = EXISTING GAS METER
- = EXISTING POWER POLE
- = EXISTING GUY WIRE
- = EXISTING TELEPHONE MANHOLE

PROPOSED

- FF=652.60 = PROPOSED FINISH FLOOR
- = PROPOSED WATER
- = PROPOSED FIRE HYDRANT
- = PROPOSED WATER VALVE
- = PROPOSED SANITARY SEWER
- = PROPOSED SANITARY SEWER MANHOLE
- = PROPOSED STORM SEWER
- = PROPOSED CURB INLET
- = PROPOSED LIGHT POLE

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ARLINGTON SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
3. ALL WORK SHALL CONFORM TO THE CITY OF GLENN HEIGHTS, SPECIFICATIONS, STANDARDS AND DETAILS.
4. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
5. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONTRACTOR SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ARLINGTON ENGINEERING DEPARTMENT FOR REVIEW.
8. STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
9. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF GLENN HEIGHTS REQUIREMENTS, TYP.
10. THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING. INCLUDING A METAL GATE, PRIMED AND PAINTED, SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER.
11. THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GLENN HEIGHTS DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.
12. THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE CITY OF GLENN HEIGHTS CODE OF ORDINANCES.
13. THE SITE SHALL CONFORM TO THE CITY OF GLENN HEIGHTS STORM WATER MANAGEMENT ORDINANCE.
14. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
15. ALL OTHER RADIUS' UNLESS OTHERWISE NOTED ARE 2 FOOT.
16. THE FIRE LANE SHALL BE CONSTRUCTED OF A CONCRETE OR ASPHALT SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES AND SHALL SUPPORT AN 80,000 POUND VEHICLE
17. PROPOSED BUILDING TYPE IS IIB AND NONE SPRINKLED.
17. ALL ON-SITE PLUMBING WORK MUST BE PERFORMED BY A TEXAS STATE LICENSED PLUMBING

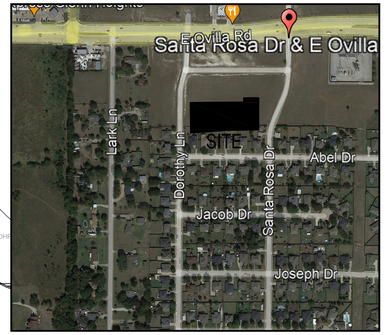
SITE AND DESIGN DATA

SITE SQ. FT.	186,690 S.F. OR 4.26 ACRES
EXISTING ZONING	RETAIL
3-PROPOSED BUILDING SQ. FT.	31,174 S.F.
PARKING REQUIRED: 1 PARKING SPACE PER 200 SQ. FT. 31,177 SQ. FT / 156 SQ. FT	156 SPACES
PARKING PROVIDED	187 SPACES
BUILDING COVERAGE	38,520 S.F. OR 16.70%
BUILDING HEIGHT TOTAL LEVELS	1 STORY

ADTM ENGINEERING & CONSTRUCTION CORP.
1475 HERITAGE PARKWAY, SUITE 217
MANSFIELD, TEXAS 76063
CONTACT PERSON: RODNEY MARTINEZ
PHONE: 817-798-4039
TEXAS REGISTRATION NUMBER: F-16984

STATE OF TEXAS
MICHAEL ALTURK
73400
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by MICHAEL ALTURK, P.E. 73400, on 01/19/24



VICINITY MAP
MAPSCO 69A-M
NOT TO SCALE

FOXTROT RETAIL
4.26 ACRES
CITY OF GLENN HEIGHTS
DALLAS COUNTY, TEXAS

SITE PLAN

Design: RM
Drawn: RM
Checked By: MA
Date: 01/19/24

No.	Date:	Revisions

Sheet
C1

PROJECT NAME

AGENDA SUMMARY SHEET

April 8, 2024

AGENDA, ITEM 4

Planned Development PD-27: Public hearing to discuss and consider making a recommendation to City Council regarding a request by Farrukh Azim, on behalf of Shamrock Angel, LLC amending the City of Glenn Heights Comprehensive Zoning Ordinance, Plan and Zoning Map, as previously amended, by amending the zoning of a 111.606± tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described from Planned Development-6 (DP-6), Retail (R), Multi-Family (MF), and Single-Family Residential-1 (SF-1) to Planned Development-27 (PD-27) for Mixed Use Single-Family Residential (Base Single-Family Residential-3), Townhome and Multi-Family.

EXHIBIT: B

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PARADISE ESTATES

SOUTHEAST CORNER OF BEAR CREEK ROAD & WESTMORELAND ROAD

CITY OF GLENN HEIGHTS, TEXAS

March 2024

DEVELOPMENT REGULATIONS

TABLE OF CONTENTS

PART 1. PURPOSE AND INTENT

PART 2. ALLOCATION OF LAND USES

PART 3. DISTRICT DESIGN & DEVELOPMENT STANDARDS

PART 4. NONRESIDENTIAL DEVELOPMENT STANDARDS

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

PART 1. PURPOSE AND INTENT

1.01 General

This Planned Development district is meant to allow for a mixed-use development near the southeast corner of South Westmoreland Road and West Bear Creek Road. The 111.606-acre property would be comprised of Single Family Residential and Multifamily Residential with open spaces, parks, playgrounds, recreational ponds and 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 three 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 detached or 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 21.08 acres with a Multifamily base zoning for the development of up to four-story modern style apartment buildings.

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 21.6 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, 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%)	3.65acres (15.31%)	15%	12
District-2 Single-Family PH-2 Development	SF-3/ Single-Family Residential-3	66.10 acres (59.25%)	11.63 acres (17.8%)	15%	8
District-3 Multifamily Residential District	MF/ Multifamily Residential	21.08 acres (18.87%)	7.90 acres (37.47%)	15%	30
	Total	**111.606 acres (100%)**	**23.18 acres (20.77%)**	-	-

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

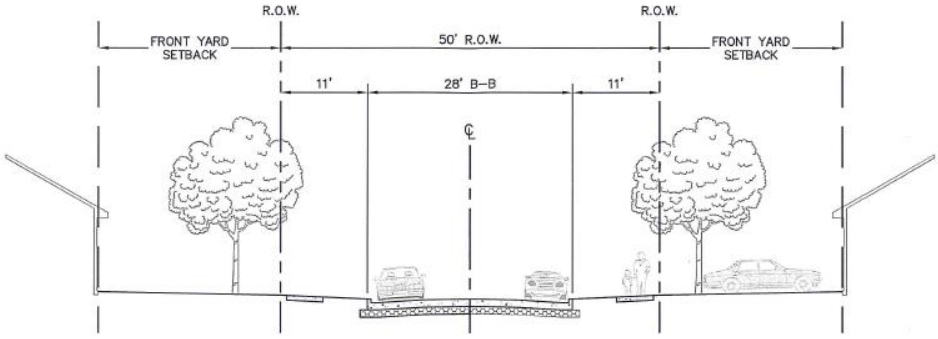
This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein. All regulations not specifically defined in this PD will be subject to the City of Glenn Heights Code of Ordinances.

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.



TYPICAL RESIDENTIAL STREET SECTION
NTS

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 or detached 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:

   i. The total land area of this district shall not exceed 30% of the total land area for this PD.
   ii. All buildings within this district shall contain no more than 8 single-family attached units.
   iii. All units may be front entry.
   iv. The number of lots within this district shall not exceed 230.
   v. The residential density within this district shall not exceed 12 units per acre.
   vi. 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:

   i. 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: **See Exhibit D-1 Townhomes**

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 are 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:

i. 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 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 to 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. Building material for Single Family Façade to meet min. City Standard specification or 50% of Front facing façade of all single-family dwelling must be constructed of brick, Fiber Cement, stucco, or stone veneer, whichever is greater.

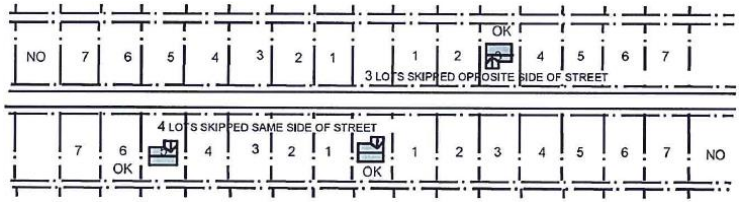
ii. To avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset a minimum of 1 foot (1') either protruding from or recessed back from the remainder of the façade.

iii. 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.

iv. A minimum two covered off-street parking spaces shall be required for each residential unit within this district.

v. 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.

vi. 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.



vii. Example single-family home elevation: **See also Exhibit D-2 Single-Family**

D. <u>Landscaping and Screening</u> – Each residential lot within this district shall comply with the following criteria:

a. Side and rear yard fences shall be permitted to a height of six feet (6') maximum and constructed of wood with metal posts and rails to the inside.
b. Pressure treated wood is prohibited.
c. Decorative iron fences shall be constructed on lots with residential dwellings along the property line adjacent to public open space and shall be minimum four feet (4') in height.
d. Each residential lot shall have sodded front, side, and rear yard with a minimum of one tree planted in the front yard and two trees planted in the rear yard. Each tree shall be a minimum 3" caliper.

e. All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where is it 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	3/4 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:

i. 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.
ii. Each Building within this district shall contain no more than 140 residential dwelling units.
iii. The number of residential units within this district shall not exceed 450.
iv. 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:

i. 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.
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.

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 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.

ii. Building material for Single Multifamily Façade to meet min. City Standard specification or 40%-50% of Front facing façade of all single-family dwelling must be constructed of brick, Fiber Cement, stucco, or stone veneer, whichever is greater.

iii. City of Glenn heights general development code to be followed for parking design. Required parking spaces for this district shall be as follows:

a. 2 spaces per 1-bedroom unit
b. 2 spaces per 2-bedroom unit
c. 2.5 spaces per 3-bedroom unit
d. Guest parking for every 5 units.
e. Following is the list for approximate parking numbers for general multifamily units included with PD for reference purposes.

Building Type-D/ No. Of units # 3				
	1 BR	2BR	3BR	Total
Units	32	18	2	52
Parking	64	36	5	105
Parking for all units				315

Building Type-B/ No. of units # 4				
	1 BR	2BR	3BR	Total
Units	23	12	4	39
Parking	46	24	10	80
Parking for all units				320

Building Type-A/ No. of units # 2				
	1 BR	2BR	3BR	Total
Units	14	8	4	26
Parking	28	16	10	54
Parking for all units				108

Parking for all Buildings	
Guest Parking	74
Total parking	74

Parking provided	867
Indoor parking	79
Outdoor Parking	788

iv. Example elevation: **See Exhibit D-3 Multifamily**

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 with appropriate party.
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. Dumpster Facilities – the Dumpster facilities within this district shall meet the following criteria:

a. The Multifamily district shall have Dumpster 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 with masonry wall.
c. Dumpster to be oriented such that the open side is not visible from the public right-of-way including S. Westmoreland and Bear Creek Road.

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 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-Concept Plan" 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. More detail design of buildings including material list required to be submitted with Building Permit application which to meet or exceed the City requirements. The final product design, material choices depends on the Builder and their standards which to exceed or match the City requirements.

EXHIBIT D-1: Townhomes

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.

EXHIBIT D-1: Townhomes

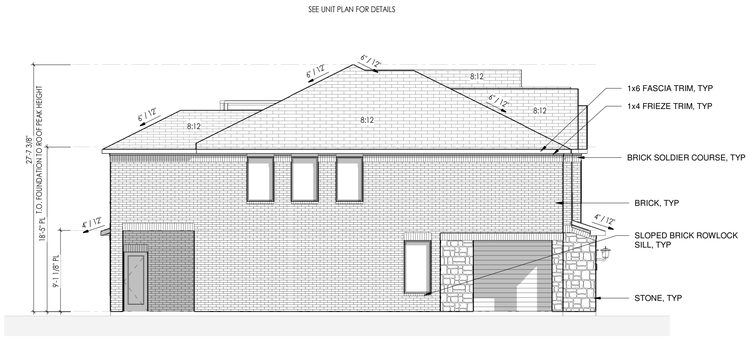
(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.

ROOF NOTES:

UNIT FRAMING SHALL BE STRUCTURALLY INDEPENDENT AT PROPERTY LINES AND CANNOT HAVE HIP/VALLEYS INTERSECTING THE FIRE WALLS. REFER TO DETAIL 3/A60.02

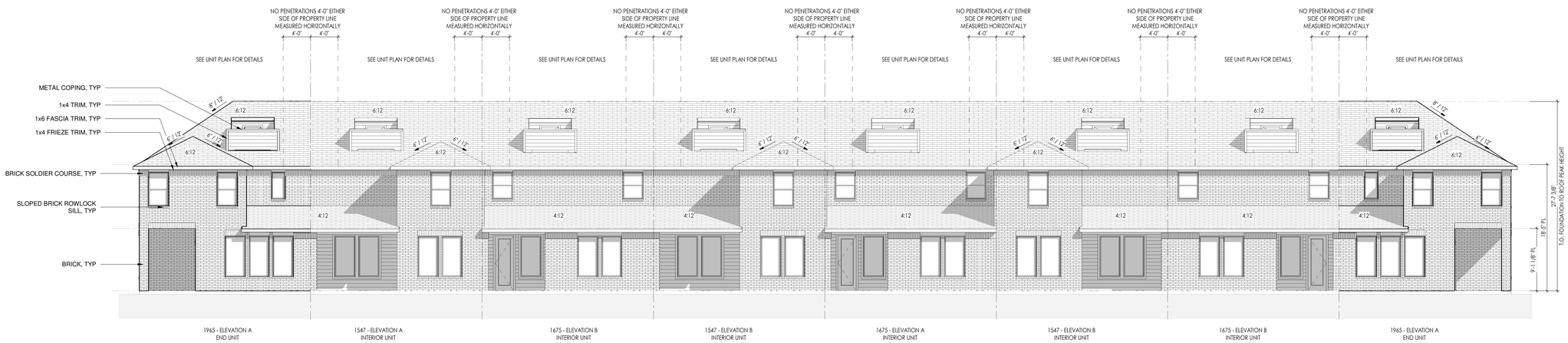
STRAND

10003 Technology Blvd. West
Dallas, TX. 75220
972-620-8204

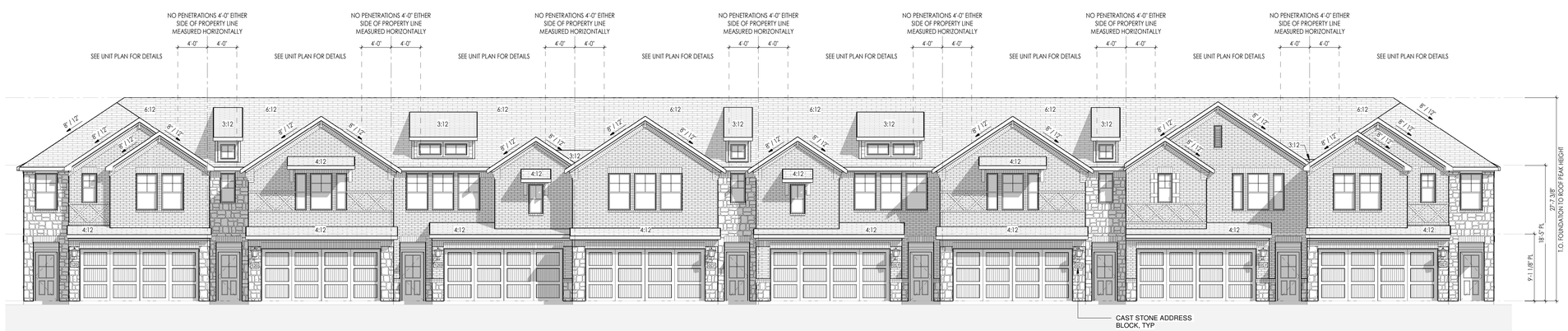


4 LEFT ELEVATION
1/8" = 1'-0"

3 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

BLOCK

VERSION 1

BUILDER DR Horton DFW (East)
SUBD. Hurricane Creek North
LOT
ADDRESS
CITY Anna, TX
PLAN 1547, 1675, 1965 TOWNHOMES

EXTERIOR ELEVATIONS

A20.04

STRAND 2308533

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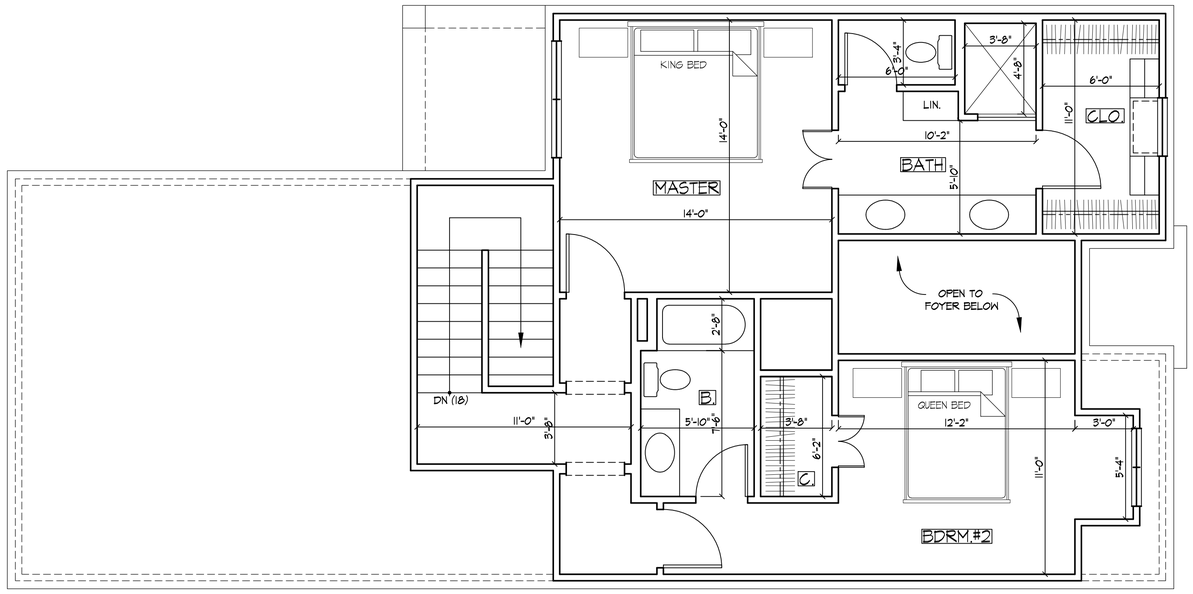
EXHIBIT D-2: Single Family

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.

EXHIBIT D-2: Single Family

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.

AREAS	
FIRST FLOOR LIVING AREA	1,097 SQ. FT.
SECOND FLOOR LIVING AREA	824 SQ. FT.
TOTAL LIVING AREA	1,921 SQ. FT.
GARAGE	446 SQ. FT.
PORCH & PATIO	27 SQ. FT.
OUTDOOR LIVING	62 SQ. FT.
TOTAL UNDER ROOF AREA	2,456 SQ. FT.

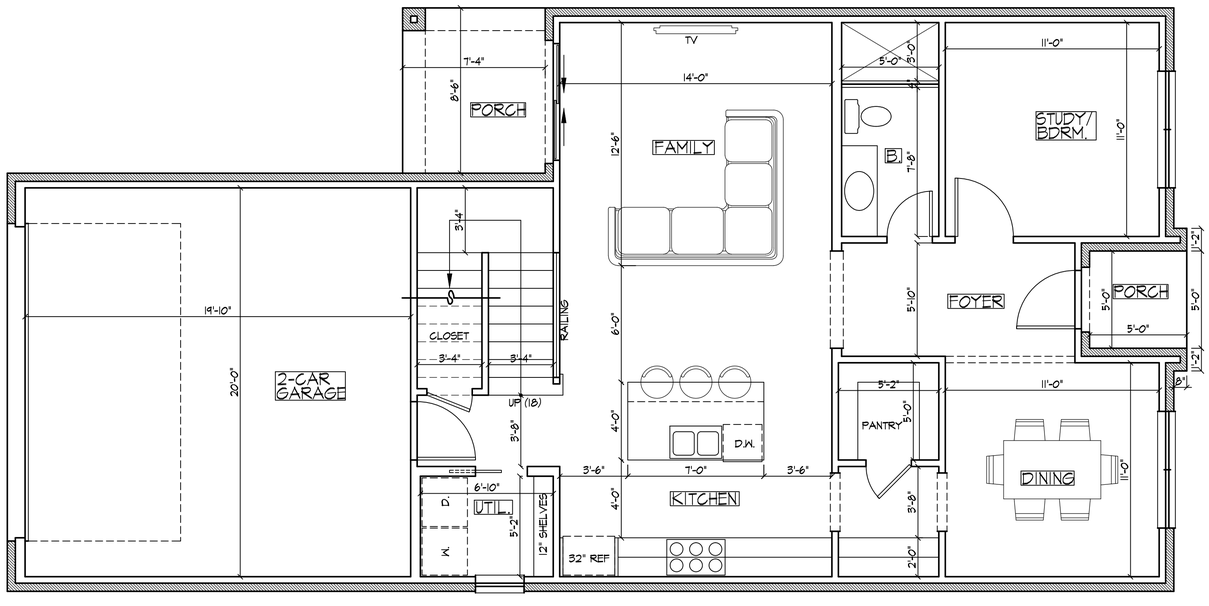


SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

FRONT ELEVATION

SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

FILE NAME:2264-PLAN_A (04-22-2022) HW

EXHIBIT D-3a: Multifamily

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.

3 BUILDING ELEVATION 3
1/8" = 1'-0"

BUILDING MATERIALS PERCENTAGE			
CATEGORY A - MASONRY(BRICK, STONE)	1702	SQ. FT	51 %
CATEGORY B - FIBER CEMENT	1613	SQ. FT	49 %
TOTAL	3315	SQ. FT	100 %

4 BUILDING A ELEVATION 4
1/8" = 1'-0"

BUILDING MATERIALS PERCENTAGE			
CATEGORY A - MASONRY(BRICK, STONE)	778	SQ. FT	61 %
CATEGORY B - FIBER CEMENT	627	SQ. FT	39 %
TOTAL	1275	SQ. FT	100 %

2 BUILDING A ELEVATION 2
1/8" = 1'-0"

BUILDING MATERIALS PERCENTAGE			
CATEGORY A - MASONRY(BRICK, STONE)	778	SQ. FT	61 %
CATEGORY B - FIBER CEMENT	627	SQ. FT	39 %
TOTAL	1275	SQ. FT	100 %

1 BUILDING A ELEVATION 1
1/8" = 1'-0"

BUILDING MATERIALS PERCENTAGE			
CATEGORY A - MASONRY(BRICK, STONE)	1734	SQ. FT	53 %
CATEGORY B - FIBER CEMENT	1566	SQ. FT	47 %
TOTAL	3300	SQ. FT	100 %

MATERIALS KEY

FACADE TREATMENT MATERIALS

	LPS	FIBER CEMENT LAP SIDING 10" EXPOSURE
	LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
	B&B	BOARD & BATTEN
	FCP	FIBER CEMENT PANEL
	ROOF	SHINGLES 30 YR COMP.(30 LB)

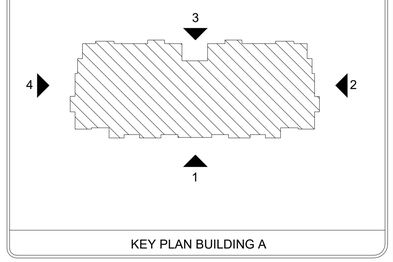
LEGEND

- ELECTRIC METER LOCATION
- WALL PACK
- EXT. SCONCE
- BLDG. A — BLDG. SIGNAGE

T.O.H. = TOP OF HEEL
T.O.P. = TOP OF PLATE
T.O.D. = TOP OF DECKING
T.O.F. = TOP OF FOUNDATION

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PAKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/ FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS



KEY PLAN BUILDING A

EXHIBIT D-3: Multifamily

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.)

01/03/2024

REVISIONS

DHI ELEVON - MULTI-FAMILY

325 APARTMENT UNITS IN LAVON, TEXAS
DHI COMMUNITIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
01/03/2024

PROJECT
23128

SHEET NUMBER
A4-10

ELEVATION BLDG A

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EXHIBIT D-3b: Multifamily

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.

3 BUILDING D ELEVATION
1/8" = 1'-0"

BUILDING MATERIALS PERCENTAGE		
CATEGORY A - MASONRY(BRICK, STONE)	1595 SQ. FT	52 %
CATEGORY B - FIBER CEMENT	1469 SQ. FT	48 %
TOTAL	3064 SQ. FT	100 %

2 BUILDING D ELEVATION
1/8" = 1'-0"

BUILDING MATERIALS PERCENTAGE		
CATEGORY A - MASONRY(BRICK, STONE)	694 SQ. FT	54 %
CATEGORY B - FIBER CEMENT	584 SQ. FT	46 %
TOTAL	1278 SQ. FT	100 %

1 BUILDING D ELEVATION
1/8" = 1'-0"

BUILDING MATERIALS PERCENTAGE		
CATEGORY A - MASONRY(BRICK, STONE)	2217 SQ. FT	50 %
CATEGORY B - FIBER CEMENT	2217 SQ. FT	50 %
TOTAL	4434 SQ. FT	100 %

MATERIALS KEY		
FACADE TREATMENT MATERIALS		
	LPS	FIBER CEMENT LAP SIDING 10" EXPOSURE
	LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
	B&B	BOARD & BATTEN
	FCP	FIBER CEMENT PANEL
	ROOF	SHINGLES 30 YR COMP.(30 LB)

LEGEND	
	ELECTRIC METER LOCATION
	WALL PACK
	EXT. SCONCE
BLDG. A	BLDG. SIGNAGE

T.O.H. = TOP OF HEEL
T.O.P. = TOP OF PLATE
T.O.D. = TOP OF DECKING
T.O.F. = TOP OF FOUNDATION

NOTES
- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PAKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
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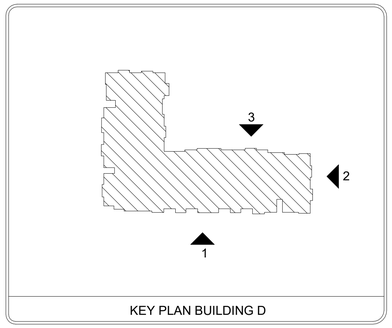

KEY PLAN BUILDING D

EXHIBIT D-3: Multifamily

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.)

01/03/2024

REVISIONS

DHI ELEVON - MULTI-FAMILY

325 APARTMENT UNITS IN LAVON, TEXAS
DHI COMMUNITIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
01/03/2024

PROJECT
23128

SHEET NUMBER
A4-40

ELEVATION BLDG D

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EXHIBIT D: Monument Sign (Example of 8'x5' is Shown)

EXHIBIT E: Street Sign and Post (by Brandon Industries or Equivalent)

Exhibit F: Street Light

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

Exhibit G: Decorative 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

Exhibit L: Masonry Wall

AGENDA SUMMARY SHEET

April 8, 2024

AGENDA, ITEM 5

Planned Development PD-29: Public hearing to discuss and consider making a recommendation to City Council regarding a request by Patrick McIntyre on behalf of Stewart Farms 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-29”) 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”), said property being comprised of two tracts located in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas.

Stewart Farms
Planned Development District Regulations

City of Glenn Heights, Texas

_____ ___, 2024

Stewart Farms
Development Regulations

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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, also referred to as "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) "Owner" or "Owners" means the owner(s) of the Property.

(m) "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.

(n) "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.

(o) "Property" shall mean the property more particularly described on **Exhibit "A-1"** and **Exhibit "A-2"** hereto.

(p) "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 read 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:

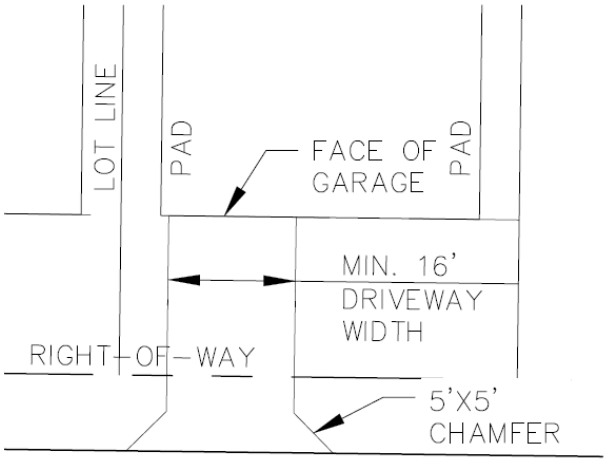
(1) Single-Family Dwelling Unit - A minimum of two (2) enclosed, attached parking spaces behind the front building line on the same lot as the main structure, plus two (2) additional parking spaces on a paved driveway having a minimum length of twenty feet (20') from any paved or improved public surface (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 16 feet from the right-of-way to the garage. The minimum width is measured perpendicularly from the edges of the concrete driveway. See **Figure 1** below for an illustration showing the measurement of the minimum paved width. The requirements of Section 15.04.004 of the Development Standards do not apply.

Figure 1.



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 read 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:

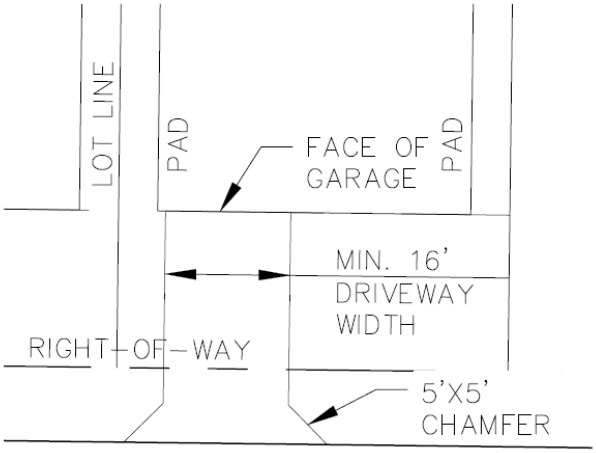
(1) Single-Family Dwelling Unit - A minimum of two (2) enclosed, attached parking spaces behind the front building line on the same lot as the main structure, plus two (2) additional parking spaces on a paved driveway having a minimum length of twenty feet (20') from any paved or improved public surface (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 16 feet from the right-of-way to the garage. The minimum width is measured perpendicularly from the edges of the concrete driveway. See **Figure 2** below for an illustration showing the measurement of the minimum paved width. The requirements of Section 15.04.004 of the Development Standards do not apply.

Figure 2.



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 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, as applicable. Within the governing documents, the HOA 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, except as provided or amended by this Planned Development District.

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 trials, 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**.

(a) An HOA shall be created within Stewart Farms.

(b) Any document or agreement creating the HOA within Stewart Farms shall set forth the various rights, duties, obligations, and privileges of such HOA and the Owner(s) of the Property. Maintenance of open spaces, amenities, etc. shall be outlined within said documents. As stated above in Section 8.03, the HOA shall be responsible for the maintenance of all common areas (as described in the HOA documents) and the open space required pursuant to Section 8.03 herein.

(c) The documents creating any HOA 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 substantially current with the filing of the final plat in the real property records for the county in which the Property is located.

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 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

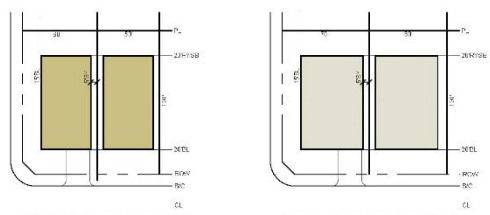
Detention / Open Space	15.7
Area (Net of Perimeter ROW)	93.3
Total Percent Open Space	**16.8%**

Lot Type Summary

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

Density Summary (Units per Acre)

Gross	3.5

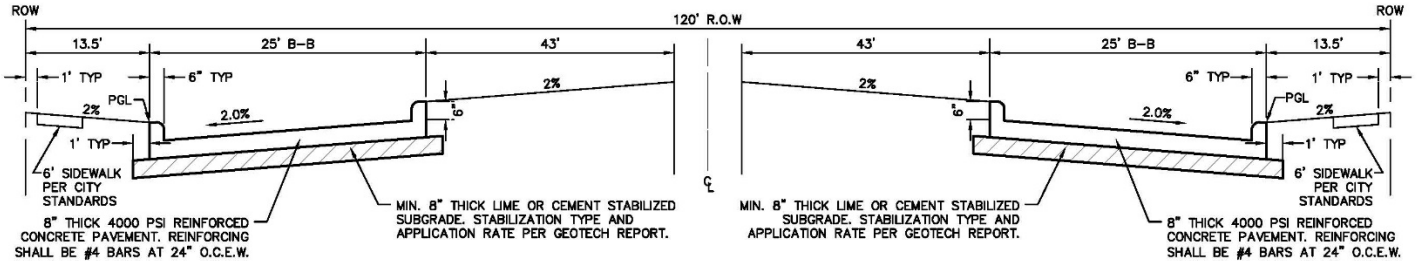


Kimley»Horn
400 N. Oklahoma Dr.
Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

Exhibit "C"

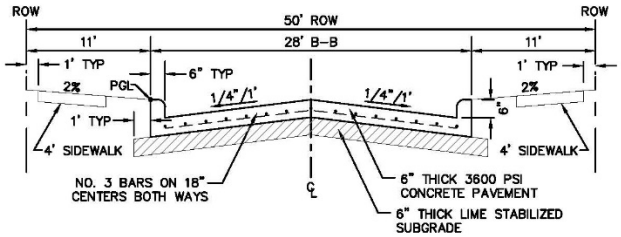
Typical Street Sections

(see attached)



ARTERIAL STANDARD SECTION

NTS



STREET SECTION 50' ROW 28' B-B

NTS

STEWART FARMS
PROPOSED ROADWAY SECTIONS

Kimley»Horn

Exhibit "D"

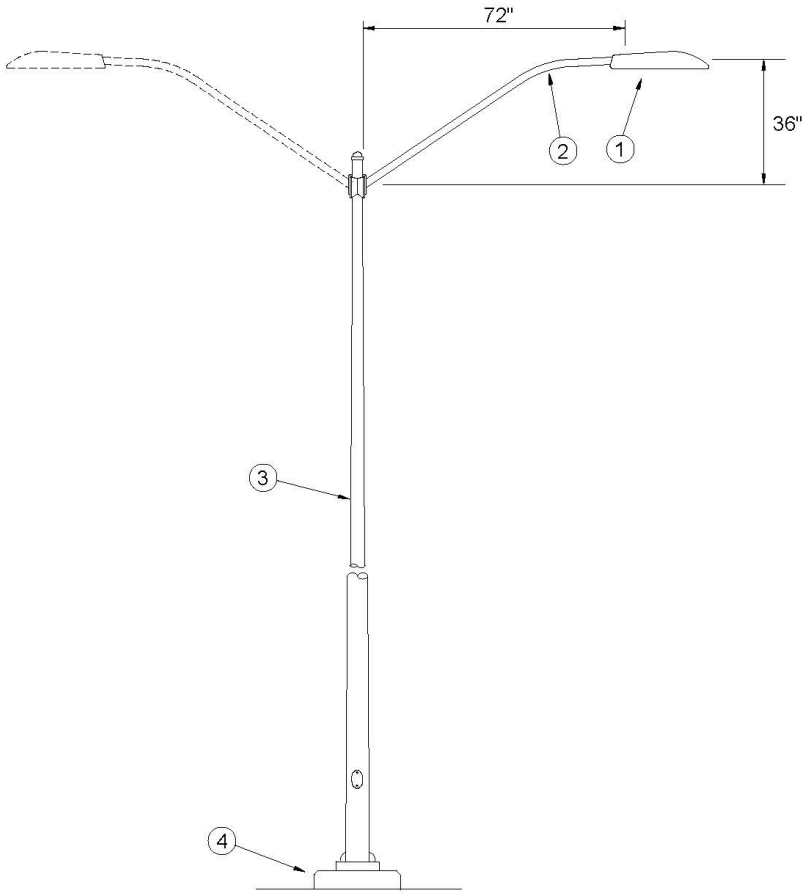
Street Lamp Exhibit

(see attached)

DocuSign Envelope ID: 52BF6C09-A5ED-444D-947B-E6E7A3CE7E85

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	

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ONCOR

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**

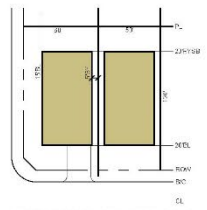
Open Space Acreage Summary

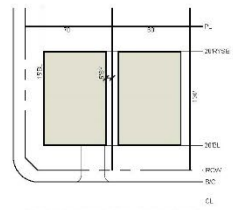
Detention / Open Space	15.7
Area (Net of Perimeter ROW)	93.3
Total Percent Open Space	**16.8%**

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


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