



**NOTICE AND AGENDA
CITY COUNCIL WORK SESSION
TUESDAY, NOVEMBER 19, 2024, 6:30 P.M.**

Notice is hereby given that the City Council of the City of Glenn Heights, Texas will hold a Work Session on Tuesday, November 19, 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 discuss the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.

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

CALL TO ORDER

PUBLIC COMMENT

The public is invited to address City Council on any topic. Speakers should complete a Public Comment form and submit it to the City Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits City Council from discussing or taking action on issues not posted on the agenda; however, the Mayor, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

AGENDA

1. Discuss and receive feedback regarding the Northwest corner of Ovilla Road and Uhl Road (Multifamily and Retail). (Parviz Pourazizian, Director of Planning and Development Services)
2. Discuss and receive feedback regarding the Northeast corner of E Bear Creek Road and Mourning Dove Drive (Multifamily and Commercial PAD). (Parviz Pourazizian, Director of Planning and Development Services)
3. Discuss and receive feedback regarding S Westmoreland Road, West of the "Meadow Springs" Subdivision (Mix Use of Single Residential Family, Multifamily, and Commercial/ Industrial PADs). (Parviz Pourazizian, Director of Planning and Development Services)

ADJOURNMENT

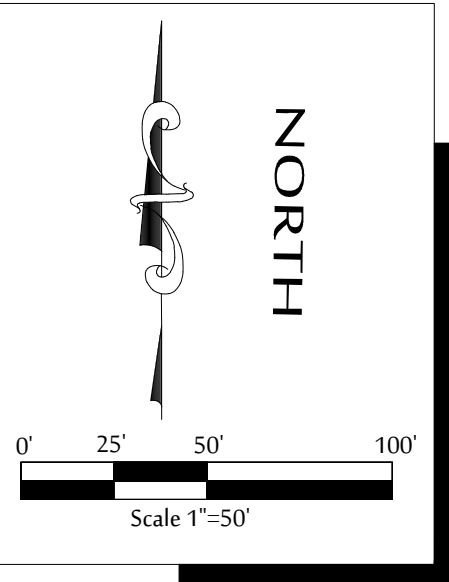
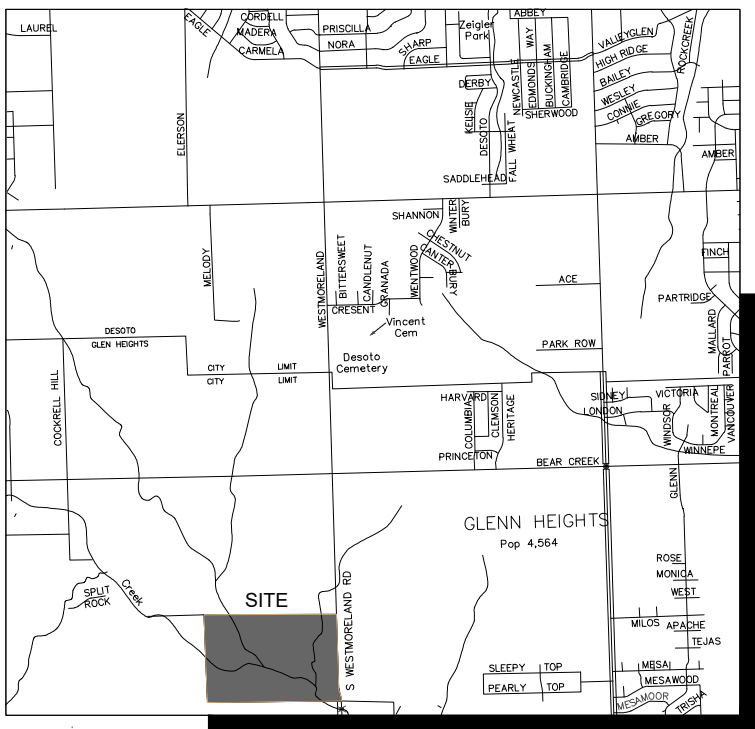
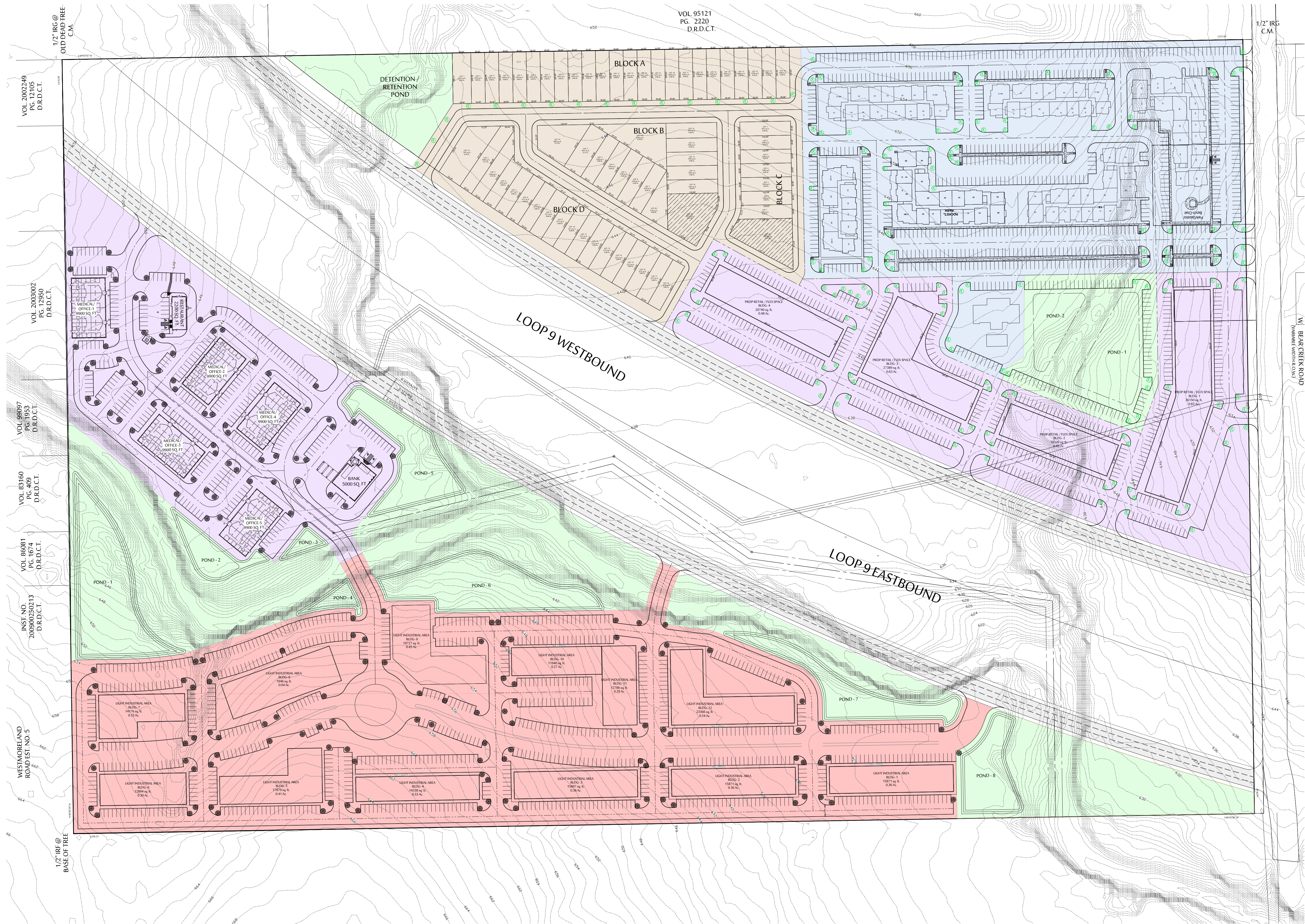
In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in

advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Friday, November 15, 2024.

Pursuant to Section 551.071 of the Texas Government Code, the City Council 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



	PROPOSED LAND USE	
COLOR	LOT DESCRIPTION	NO. OF UNITS
	DISTRICT 1: PATIO HOMES/TOWNHOMES	60
	DISTRICT 2: MULTIFAMILY	06
	DISTRICT 3: COMMERCIAL	11
	DISTRICT 3: LIGHT INDUSTRIAL AREA	11
	OPEN/PARK SPACE, POND AREAS	10

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (including open space)
District-1 Single-Family Residential/Farmhouse/Townhomes	SRP12 Single-Family Residential/Townhomes	8.78 acres (12.02%)
District-2 Multifamily Residential District	MP7 Multifamily Residential	11.78 acres (17.09%)
District-3 Commercial District	C7 Commercial	10.80 acres (23.38%)
District-4 Office/Office Warehouse/Light Industrial District	CO Office and Industrial	17.88 acres (24.87%)
Open/Park Spaces, Recreational Ponds and Amenities (Min. Required)	N/A	6.93 acres (10%)
Open/Park Spaces, Recreational Ponds and Amenities (Proposed)	N/A	14.41 acres (20.78%)
Total Developable area (Excluding Future Loop-9 ROW)		69.29 acres

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

ddc

DESIGN DEVELOPMENT CONSULTANTS, INC.

CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT
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Tel: 214-868-9320
Email: abed.ddc@gmail.com

OWNER/DEVELOPER:
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151 PLAYERS CIRCLE
SOUTHLAKE, TEXAS 76092
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EMAIL: farrukh_azim@hotmail.com

ENGINEER:
S.I.ABED, P.E., C.F.M.
PRINCIPAL, DDC, INC.
TEXAS REGISTRATION NO. 97531
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TBPLS FIRM NO. 10194205

EXHIBIT B:
CONCEPT PLAN
WESTMORELAND ESTATES
2011 S WESTMORELAND ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.