



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, SEPTEMBER 14, 2020**

Notice is hereby given in accordance with the Order of the Office of the Governor issued March 16, 2020, the City of Glenn Heights will conduct a Regular Meeting by telephone and video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Novel Coronavirus (COVID-19).

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

To view this Commission Meeting live, please use the following link: <https://www.facebook.com/CityofGlennHeights>.

NOTICE IS HEREBY GIVEN THAT THE CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION WILL HOLD A REGULAR MEETING ON MONDAY, SEPTEMBER 14, 2020 BEGINNING AT 6:30 P.M., VIA TELEPHONE AND VIDEO CONFERENCE, AS PRESCRIBED BY V.T.C.S., GOVERNMENT CODE SECTION §551.041, TO CONSIDER AND POSSIBLY TAKE ACTION ON THE FOLLOWING AGENDA ITEMS. ITEMS DO NOT HAVE TO BE TAKEN IN THE SAME ORDER AS SHOWN IN THE MEETING NOTICE.

PUBLIC HEARINGS

If you would like to speak during a Public Hearing, please email Miamauni Hines, City Planner, at miamauni.hines@glennheightstx.gov no later than **5:30 P.M. on September 14, 2020**. Please include the following information in your email:

- Name
- Address
- Email Address and Phone Number
- Designate which Public Hearing

Once your request is received, you will be given information to access the meeting via telephone or video conference (which provides two-way communication during the Public Hearing portions of the meeting).

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of June 29, 2020.

AGENDA

1. Discuss and take action to appoint the Planning and Zoning Commission Chair and Vice-Chair.
2. **Zoning Case 20-006-SUP:** Public hearing to receive testimony concerning a Specific Use Permit request by Elvia and Mario Argueta for an accessory structure with a floor area greater than 650 square feet. The 0.996-acre property is zoned SF-1 and is described as Lot 6, Block C of Morgan Heights. The property address is 705 Barton Avenue, Glenn Heights, Dallas County, Texas. The land is currently used as a residence and the applicant proposes to use the accessory structure for the storage and keeping of equipment used to maintain the property.
3. **Zoning Case 20-006-SUP:** Discuss and take action on a Specific Use Permit request by Elvia and Mario Argueta for an accessory structure with a floor area greater than 650 square feet. The 0.996-acre property is zoned SF-1 and is described as Lot 6, Block C of Morgan Heights. The property address is 705 Barton Avenue, Glenn Heights, Dallas County, Texas. The land is currently used as a residence and the applicant proposes to use the accessory structure for the storage and keeping of equipment used to maintain the property.
4. **Zoning Case 20-007-SP:** Public hearing to receive testimony concerning a Site Plan by Aaron Blake and Harvest Family Life Ministries on behalf of Harvest Hill Family Church for a church. The 6.037-acre property is situated in the Samuel Clark Survey, Abstract No. 249 and is zoned Single-Family 1 (SF-1) with a null and void SUP for Fresh Start Community Church. The property address is 1800 South Hampton Road, Glenn Heights, Dallas County, Texas. The land is currently developed with an unfinished structure. The applicant proposes to complete the construction of this structure and develop the remainder of the property in accordance with the City's Zoning Ordinance requirements for churches.
5. **Zoning Case 20-007-SP:** Discuss and take action on a Site Plan by Aaron Blake and Harvest Family Life Ministries on behalf of Harvest Hill Family Church for a church. The 6.037-acre property is situated in the Samuel Clark Survey, Abstract No. 249 and is zoned Single-Family 1 (SF-1) with a null and void SUP for Fresh Start Community Church. The property address is 1800 South Hampton Road, Glenn Heights, Dallas County, Texas. The land is currently developed with an unfinished structure. The applicant proposes to complete the construction of this structure and develop the remainder of the property in accordance with the City's Zoning Ordinance requirements for churches.
6. **Zoning Case 20-008-SUP:** Public hearing to receive testimony concerning a Specific Use Permit request by Gilco Contracting on behalf of Bloomfield Homes for a temporary concrete batch plant. The 71.088-acre property is zoned Planned Development 22, Single-Family 3 (PD-22, SF-3) and situated in the William Rawlings Survey, Abstract No. 1205. The property address is 1945 Hampton Road, Glenn Heights, Dallas County, Texas. The developers are currently in the process of clearing and grading the land for a new single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the

completion of this project.

7. **Zoning Case 20-008-SUP:** Discuss and take action on a Specific Use Permit request by Gilco Contracting on behalf of Bloomfield Homes for a temporary concrete batch plant. The 71.088-acre property is zoned Planned Development 22, Single-Family 3 (PD-22, SF-3) and situated in the William Rawlings Survey, Abstract No. 1205. The property address is 1945 Hampton Road, Glenn Heights, Dallas County, Texas. The developers are currently in the process of clearing and grading the land for a new single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the completion of this project.
8. **Zoning Case 19-006-RZ:** Public hearing to receive testimony concerning the reconsideration of a request by JDJR Engineers and Consultants on behalf of Mohammed Tariq and Bear Creek Elegance, LLC for a new Planned Development. The proposed Planned Development encompasses two properties totaling 39.820 acres situated in the Elias R Parks Survey, Abstract No. 1131. The 38.820-acre property is addressed 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas and the 1.000-acre property is addressed 1182 West Bear Creek Road, Glenn Heights, Dallas County, Texas. Both properties are currently zoned SF-1. The request is to allow a Planned Development for no more than 70 single-family residential lots with an SF-3 base zoning. In addition to the residential component, the proposal also includes 6.010 acres of open space, a pedestrian trail, park benches, playground equipment, and gazebos.
9. **Zoning Case 19-006-RZ:** Discuss and take action to reconsider a request by JDJR Engineers and Consultants on behalf of Mohammed Tariq and Bear Creek Elegance, LLC for a new Planned Development. The proposed Planned Development encompasses two properties totaling 39.820 acres situated in the Elias R Parks Survey, Abstract No. 1131. The 38.820-acre property is addressed 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas and the 1.000-acre property is addressed 1182 West Bear Creek Road, Glenn Heights, Dallas County, Texas. Both properties are currently zoned SF-1. The request is to allow a Planned Development for no more than 70 single-family residential lots with an SF-3 base zoning. In addition to the residential component, the proposal also includes 6.010 acres of open space, a pedestrian trail, park benches, playground equipment, and gazebos.

ADJOURNMENT

I, Brandi Brown, City Secretary, do hereby certify that the Notice and Agenda was posted in a place convenient to the Public on September 11, 2020. Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

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

MONDAY, JUNE 29, 2020

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

On the 29th day of June 2020, the Planning and Zoning Commission of the City of Glenn Heights, Texas convened in a special called meeting via video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing” to slow the spread of Novel Coronavirus (COVID-19) and consider the following items, with these members in attendance:

BOARD MEMBERS

Sheena Morgan	*	Chair
Mandy Owen	*	Vice Chair
Austin Kelley	*	Board Member
Debra Jones	*	Board Member
Mark Boson	*	Board Member

STAFF

Brian Lockley	*	Deputy City Manager
Mia Hines	*	City Planner
Marlon Goff	*	Economic Development Administrator
Byron Hardy	*	IT Administrator

Call to Order Commissioner Morgan called the meeting to order at 6:42 p.m.

Invocation Commissioner Boson

Pledge of Allegiance

Consent Agenda

1. Discuss and take action to approve the meeting minutes of May 11, 2020.

Motion by Commissioner Kelley to approve the minutes. Commissioner Boson made the second. The motion carried by the following vote:

Votes: (5-0) Kelley, Owen, Morgan, Boson, and Jones

Agenda

1. **Zoning Case 19-006-RZ:** Public hearing to receive testimony concerning a request by

JDJR Engineers and Consultants on behalf of Mohammed Tariq and Bear Creek Elegance, LLC for a new Planned Development. The proposed Planned Development encompasses two properties totaling 39.82 acres situated in the Elias R Parks Survey, Abstract No. 1131. The 38.82-acre property is addressed 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas and the 1.00-acre property is addressed 1182 West Bear Creek Road, Glenn Heights, Dallas County, Texas. Both properties are currently zoned SF-1. The request is to allow a Planned Development of no more than 70 single-family residential lots with an SF-3 base zoning. In addition to the residential component, the proposal also includes 6.43 acres of open space, a pedestrian trail, park benches, playground equipment, and gazebos.

Motion to open the Public Hearing at 6:47 p.m. by Commissioner Owen.
Commissioner Boson made the second. The motion carried by the following vote:

Votes: (5-0) Kelley, Owen, Morgan, Boson, and Jones

Speakers:

Gloria North
1002 West Bear Creek Road
Glenn Heights, Texas 75154

Mrs. North stated that she was against the proposed development and expressed her concerns on how the proposed development would effect the schools, traffic, and the house sizes. She also asked for clarification on the amount of homes and size of the lots.

Mia Hines, City Planner

Ms. Hines stated that the applicant proposes no more than 70 single-family residential homes on minimum 9,000 square foot lots.

Mrs. North also asked about the potential prices of the proposed homes and the location of utilities.

Jessika Lopez
1008 West Bear Creek Road
Glenn Heights, Texas 75154

Mrs. Lopez expressed her concerns of the traffic, increasing the volume within the nearest DeSoto ISD school, Loop 9, and privacy.

Jack Morris
1182 West Bear Creek Road
Glenn Heights, Texas 75154

Mr. Morris stated his concerns about being surrounded by the proposed development and asked for more details concerning the aesthetics and utilities of the proposed development.

Motion to close the Public Hearing at 7:04 p.m. by Commissioner Jones.
Commissioner Boson made the second. Motion carried by the following vote:

Votes: (5-0) Kelley, Owen, Morgan, Boson, and Jones

- 2. Zoning Case 19-006-RZ:** Discuss and take action on a request by JDJR Engineers and Consultants on behalf of Mohammed Tariq and Bear Creek Elegance, LLC for a new Planned Development. The proposed Planned Development encompasses two properties totaling 39.82 acres situated in the Elias R Parks Survey, Abstract No. 1131. The 38.82-acre property is addressed 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas and the 1.00-acre property is addressed 1182 West Bear Creek Road, Glenn Heights, Dallas County, Texas. Both properties are currently zoned SF-1. The request is to allow a Planned Development of no more than 70 single-family residential lots with an SF-3 base zoning. In addition to the residential component, the proposal also includes 6.43 acres of open space, a pedestrian trail, park benches, playground equipment, and gazebos.

Brian Lockley, Deputy City Manager

Mr. Lockley presented the information related to the proposed planned development and stated Staff's recommendation of denial.

Commissioner Owen asked if a traffic analysis had been done for the proposed development.

Mr. Lockley confirmed that the City would be asking for a traffic study when the developer submits for plats and civil plans.

Commissioner Jones asked that the applicant address some of the concerns from the public comments.

Commissioner Kelley expressed his concerns about building within the flood plain.

Mr. Lockley clarified that the proposed development does not show development in the flood plain but designates this area as open space and park space.

Commissioner Boson asked how the proposed Loop 9 project would effect this development and neighboring properties.

Mr. Lockley stated that the proposed Loop 9 alignment is along the southern end of the development.

Commissioner Morgan asked the applicant to address the potential traffic impact along Bear Creek

**Jim Dewey, JDJR Engineers and Consultants
2500 Texas Drive
Irving, Texas 75062**

Mr. Dewey delivered a brief synopsis of the proposal and addressed some of the concerns stating that they are not proposing any construction within the flood plain, the applicant proposes to dedicate a thirty-foot frontage to the future widening of Bear Creek Road, many of the homes will be larger than 2,000 square feet, utilities will be extended and stubbed out for neighboring properties, each lot will be screened, and the owners anticipate homes priced between \$350,000 and \$400,000. Mr. Dewey also asked the Commission to reconsider the amount designated towards playground equipment and stated he is available to answer additional questions.

Commissioner Morgan asked the applicant about their intention to preserve trees.

Mr. Dewey stated that the developer does not intend to remove the trees on the backsides of these lots.

Mr. Lockley asked the applicant to clarify the type of fencing along the open space areas.

Mr. Dewey stated that these properties would have decorative metal fencing along the property lines that abut the open space areas.

Motion by Commissioner Owen to recommend denial of the proposed amendment as presented. Commissioner Boson made the second. Motion carried by the following vote:

Votes: (4-1)

Aye - Kelley, Morgan, Boson, and Owen

Nay - Jones

- 3. Zoning Case 20-005-RZ:** Public hearing to receive testimony concerning the reconsideration of Ordinance O-10-20, an Ordinance of the City of Glenn Heights, Texas, amending Chapter 14 "Zoning" of the City's Code of Ordinances by amending Exhibit A "Zoning Ordinance" Article IX "Zoning Districts" Section 3 "Provisional Districts" to remove certain restrictions of multifamily development.

Motion to open the Public Hearing at 7:52 p.m. by Commissioner Kelley. Commissioner Jones made the second. The motion carried by the following vote:

Votes: (5-0) Kelley, Owen, Morgan, Boson, and Jones

Mr. Lockley stated there were no public comments on this item.

Motion to close the Public Hearing at 7:53 p.m. by Commissioner Kelley. Commissioner Jones made the second. The motion carried by the following vote:

Votes: (5-0) Kelley, Owen, Morgan, Boson, and Jones

4. Zoning Case 20-005-RZ: Discuss and take action to reconsider Ordinance O-10-20, an Ordinance of the City of Glenn Heights, Texas, amending Chapter 14 “Zoning” of the City’s Code of Ordinances by amending Exhibit A “Zoning Ordinance” Article IX “Zoning Districts” Section 3 “Provisional Districts” to remove certain restrictions of multifamily development.

Mr. Lockley presented the information related to the proposed changes to Chapter 14 of the City’s Code of Ordinances.

Marlon Goff, Economic Development Administrator

Mr. Goff presented some examples of potential developments that the City might be able to consider if the proposed amendments were to be approved.

Commissioner Morgan asked if the commercial demand would warrant a mixed-use development and if the City’s infrastructure would support a mixed-use development.

Mr. Goff stated that Glenn Heights currently has a lack of retail space and a mixed-use development would help create a critical mass and improve the City’s productivity per land area.

Mr. Lockley added that there are specific corridors and areas of the City best suited for mixed-use development so that land uses do not clash.

Commissioner Owen asked for clarification on what defines a provisional district.

Mr. Lockley stated that a provisional district is stipulated by the City’s Zoning Ordinance as a district that does not stand alone and requires a Planned Development.

Commissioner Kelley stated that he believed the area along I-35 would be better suited for a mixed-use development.

Commissioner Owen stated that she believes the retail would be beneficial to the community.

Motion by Commissioner Jones to recommend approval of the proposed amendment as presented. Commissioner Kelley made the second. Motion carried by the following vote:

Votes: (4-1)

Aye - Kelley, Morgan, Owen, and Jones

Nay - Boson

Commissioner Jones made a motion to adjourn at 8:20 p.m. Commissioner Kelley made the second. Motion carried by the following vote:

Votes: (5-0) Kelley, Boson, Owen, Morgan, and Jones

Sheena Morgan, Chair

Attest:

Mia Hines, City Planner

Passed and approved on the _____th day of _____, 2020.



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: September 14, 2020

SUBJECT

Discuss and take action to appoint the Planning and Zoning Commission Chair and Vice-Chair.

REPORT IN BRIEF

The Planning and Zoning Commission will vote on the new Planning and Zoning Commission Chair and Vice-Chair.

BACKGROUND / DISCUSSION

Since the places of Chair and Vice-Chair have been replaced by new appointees, the Commission must now elect two members to serve in these roles. A Commission member must nominate one other member to serve as the Chairperson and one other member to serve as the Vice-Chairperson. Following these nominations, the Commission shall take a roll call vote for these elections.

FISCAL IMPACT

N/A

PUBLIC CONTACT

N/A

RECOMMENDATIONS / ALTERNATIVES

Considering the experience of all current Planning and Zoning Commission members, Staff recommends nominating and electing Commissioner Debra Jones as the Chairperson and Commissioner Austin Kelley as the Vice-Chairperson.

PREPARED BY

Miamauni Hines, Planner

REVIEWED BY

Marlon Goff, Interim Planning and Development Services Director

ATTACHMENTS

N/A



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: September 14, 2020

SUBJECT

Discuss and take action on a Specific Use Permit request by Elvia and Mario Argueta for an accessory structure with a floor area greater than 650 square feet. The 0.996-acre property is zoned SF-1 and is described as Lot 6, Block C of Morgan Heights. The property address is 705 Barton Avenue, Glenn Heights, Dallas County, Texas. The land is currently used as a residence and the applicant proposes to use the accessory structure for the storage and keeping of equipment used to maintain the property.

REPORT IN BRIEF

The Planning and Zoning Commission will hear a Specific Use Permit request for an accessory structure with a floor area greater than 650 square feet.

BACKGROUND / DISCUSSION

Given the underlying zoning and existing development, the applicant proposes to further develop the property by constructing an accessory structure with a floor area of 2,700 square feet. The applicant proposes to use this structure for the storing and keeping personal lawn maintenance and construction equipment.

Zoning Ordinance

The Zoning Ordinance defines an accessory building:

ACCESSORY BUILDING. A subordinate building or a portion of the main building located on the same lot as the main building, the use of which is incidental to that of the dominant use of the building or premises and not exceeding the maximum lot

coverage. Accessory buildings must meet all requirements of the zoning district in which they are located. Accessory buildings generally include parking garages, adjacent farm structures, home workshops and tool houses, storage shed, home greenhouses, etc. Farms with working barns may be exempt if the land is subject to an agricultural use exemption; proof of receipt of such an exemption from the applicable appraisal district must be available for inspection. Accessory buildings may only exist in conjunction with a primary structure and may not be constructed in the absence of a primary structure unless provided by ordinance. In the event a primary structure is destroyed, the accessory building may continue to exist in the absence of the primary structure for six months provided a primary structure is being reconstructed. Failure to timely construct a primary structure requires the removal of the accessory structure. Accessory structures shall not include structures commonly known as sea boxes, PODs, trailer containers, railroad boxes and the like.

For all properties zoned SF-1, an accessory building is allowed if it is under 650 square feet and meets all applicable design criteria as stated in the City's Zoning Ordinance. However, an accessory building with a floor area greater than 650 square feet requires that a Specific Use Permit request be considered by the Planning and Zoning Commission and City Council. Approval of this request would allow the applicant to submit a building permit application for the construction of such structure at 705 Barton Avenue. Approval of this request would subsequently approve the intended use of the proposed structure.

Section IX4.4.B – Status of Conditionally Permitted Uses

The following general rules apply to all conditional uses:

1. The designation of a use in a zoning district as may be permitted by SUP in Section XI.4.4 of this Ordinance does not constitute an authorization or assurance that such use will be approved.
2. Approval of a Specific Use Permit shall authorize only the particular use for which the SUP is issued. An SUP may only be issued to the identified property and to the applicant. Any change in applicant shall render the SUP null and void. An SUP cannot be transferred to any other owner, applicant or property.

3. No use authorized by a Specific Use Permit shall be enlarged, extended or relocated, nor may the number of dwelling units be increased, unless an application is made for approval of a new Specific Use Permit in accordance with the procedures set forth in Section XI.4.4 of City Code of Ordinances.
4. Development of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the City Code of Ordinances, and any permits that may be required by regional, State or Federal agencies.

The applicant meets and is amendable to these requirements. If reviewed favorably by the Planning and Zoning Commission and approved by the City Council, the applicant will process a Site Plan for approval that reflects the requirements of the Zoning Ordinance for the proposed use and any conditions of approval that will become part of the ordinance granted with this SUP request.

FISCAL IMPACT

N/A

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by August 28, 2020. Notice was also published in a local newspaper by August 30, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

ALTERNATIVES

N/A

RECOMMENDATIONS

Staff recommends *approval* of this Specific Use Permit request with the condition that the site be further developed in accordance with the presented site plan and elevations.

PREPARED BY

Miamauni Hines, Planner

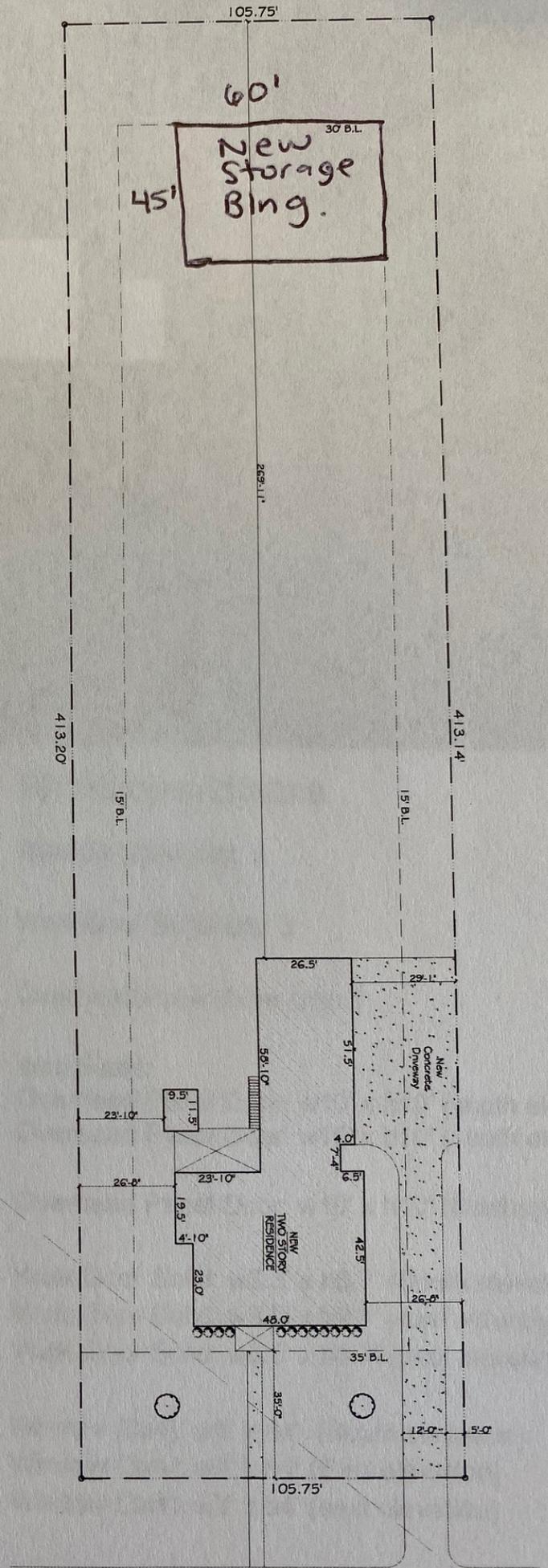
REVIEWED BY

Marlon Goff, Interim Planning and Development Services Director

ATTACHMENTS

- I. Proposed Site Plan
- II. Proposed Building Elevations

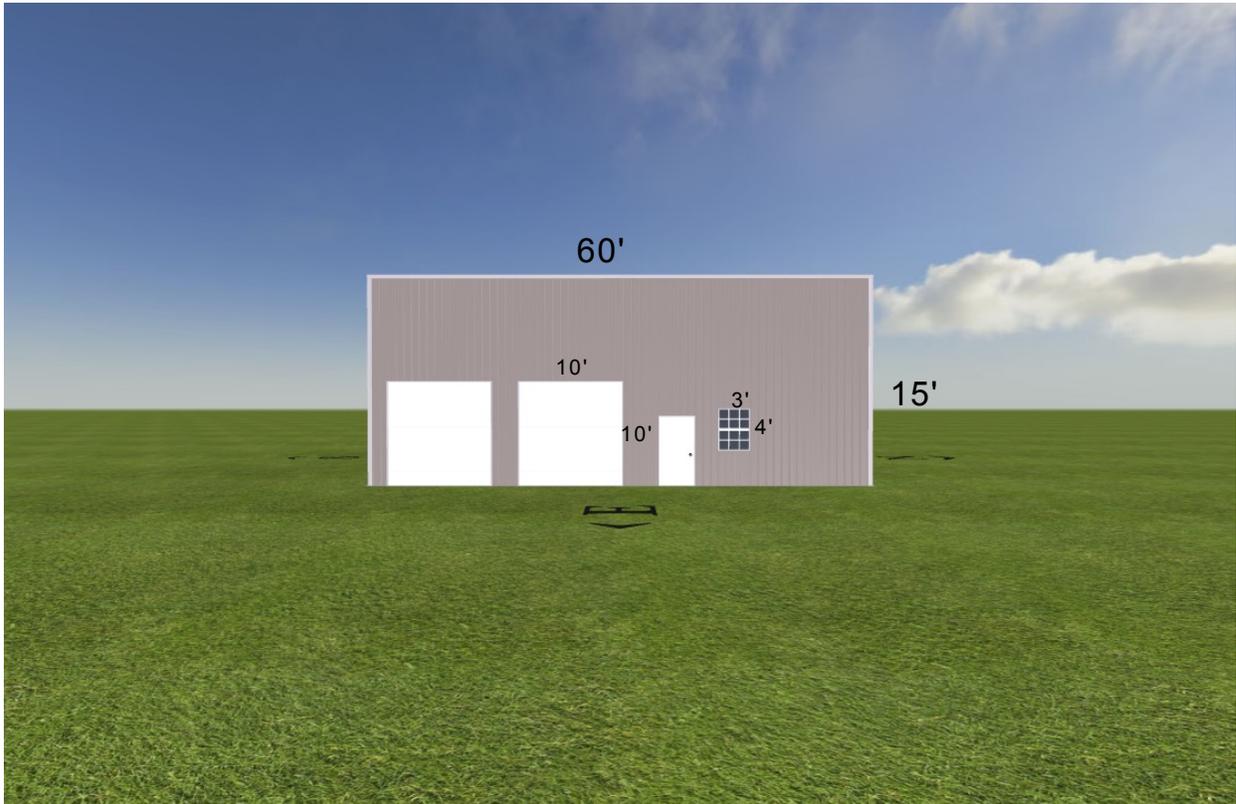
Backyard setback: 30ft
 side set backs: 15ft.



SITE PLAN

BARTON AVENUE

South Elevation (front side)
705 Barton Ave



Building Specs

Width: 60'
Length: 45'
Height: 15'
Roof Type: Single Slope
Roof Pitch: -1":12"

-Metal enclosed Building
-14-gauge galvanized squared tubing

Colors

Roof Color: Matte Black
Wall Color: Ash Gray
Trim Color: Regal White
Wainscot Color: Regal White

Windows/doors

Window (3x4) Qty: 3

Walk Door Solid Qty: 3

Overhead Panel Door Qty: 3

Item Sizes:

Overhead Panel Door: w10' x h10' (south elevation)

Overhead Panel Door: w10' x h10' (south elevation)

Overhead Panel Door: w10' x h10' (North elevation)

Walk Door Solid: w3.5' x h6.7' (South elevation)

Walk Door Solid: w3.5' x h6.7' (east elevation)

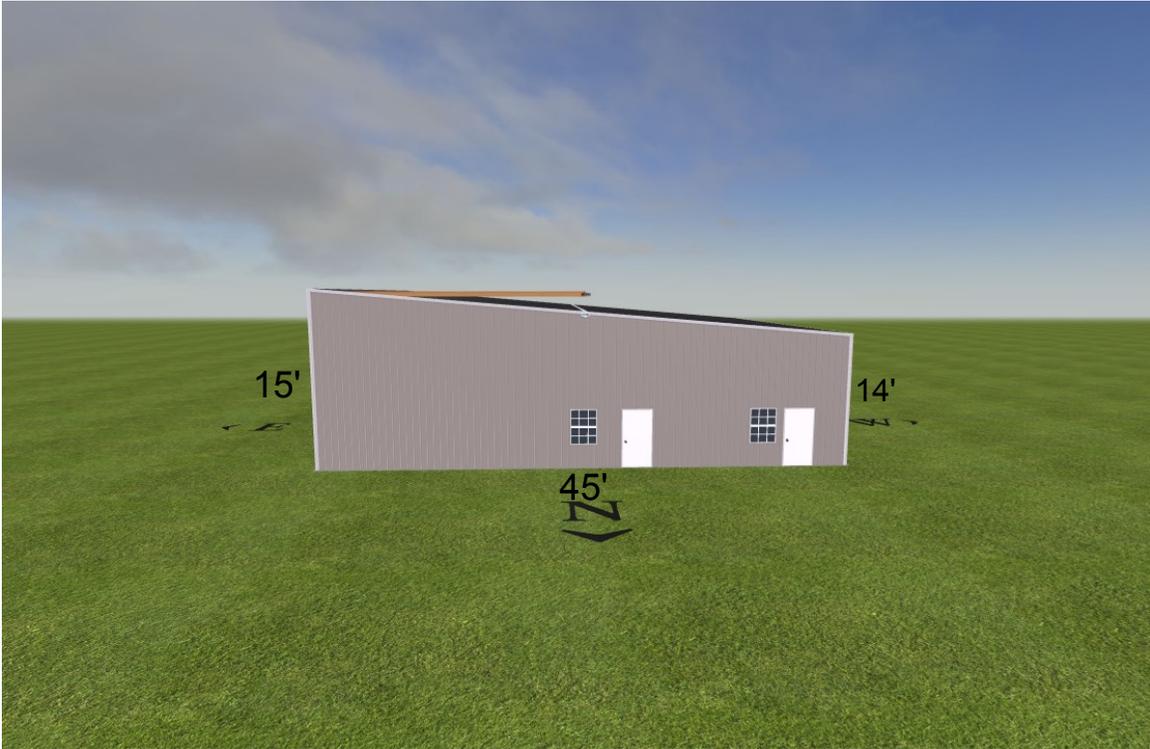
Walk Door Solid: w3.5' x h6.7' (east elevation)

Window (3x4): w3' x h4' (South elevation)

Window (3x4): w3' x h4' (East elevation)

Window (3x4): w3' x h4' (east elevation)

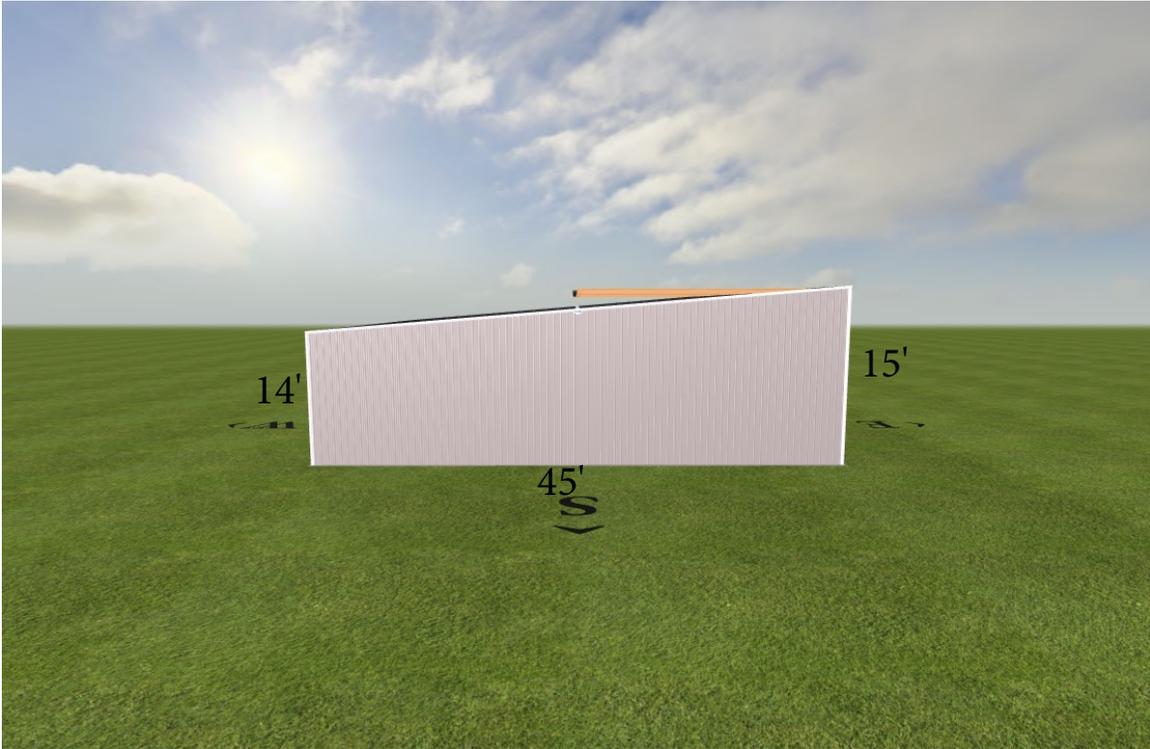
East side Elevation



North side Elevation (back side)



West Elevation





CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: September 14, 2020

SUBJECT

Discuss and take action on a Site Plan request by Aaron Blake and Harvest Family Life Ministries on behalf of Harvest Hill Family Church for a church. The 6.037-acre property is situated in the Samuel Clark Survey, Abstract No. 249 and is zoned Single-Family 1 (SF-1) with a null and void SUP for Fresh Start Community Church. The property address is 1800 South Hampton Road, Glenn Heights, Dallas County, Texas. The land is currently developed with an unfinished structure. The applicant proposes to complete the construction of this structure and develop the remainder of the property in accordance with the City's Zoning Ordinance requirements for churches.

REPORT IN BRIEF

The Planning and Zoning Commission will hear a Site Plan request for a church.

BACKGROUND / DISCUSSION

Given the underlying zoning, the applicant proposes to develop the property by completing the construction of a church. A Specific Use Permit was approved by the City Council of the City of Glenn Heights on August 4, 2008 via Ordinance O-23-08. However, this Ordinance states that the Specific Use Permit shall be specific to the owner/applicant Fresh Start Community Church, and may not be transferred to another person, entity or location without the approval of the City Council of the City of Glenn Heights, Texas. Since Harvest Family Life Ministries took ownership in 2017, the SUP has become null and void. The applicant requests to develop the sight similar to the original site plan of the Fresh Start Community Church but cannot move forward with

construction without the City Council approval of a site plan for Harvest Hill Family Church and Harvest Family Life Ministries.

Zoning Ordinance

The Zoning Ordinance defines a church:

CHURCH. A building for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and may be a place of residence for ministers, priests, nuns or rabbis on the premises. A place of worship, including a church, synagogue, temple, mosque or other building or facility, primarily engaged in religious worship. The term "accessory activities" does not include uses such as schools, recreational facilities, day care or child care facilities, kindergartens, dormitories, or other facilities for temporary or permanent residences, which are connected or related to the church or the principal building on the site, or are located on the same site, even if the curriculum or services offered as part of such use includes religious services or training.

For all properties zoned Single Family 1 (SF-1), a church is permitted subject to the approval of a site plan by the City Council. Approval of this request would allow the applicant to submit building permit applications to finish developing the site at 1800 South Hampton Road. Approval of this request would subsequently approve the intended use of the proposed structure. If reviewed favorably by the Planning and Zoning Commission and approved by the City Council, the applicant will process building permits for approval that reflects the requirements of the Zoning Ordinance for the proposed use and any conditions of approval that may be subsequent to the approval of this site plan.

FISCAL IMPACT

N/A

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by August 28, 2020. Notice was also published in a local newspaper on August 30, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

RECOMMENDATIONS / ALTERNATIVES

Staff recommends approval of this Site Plan as presented

PREPARED BY

Miamauni Hines, Planner

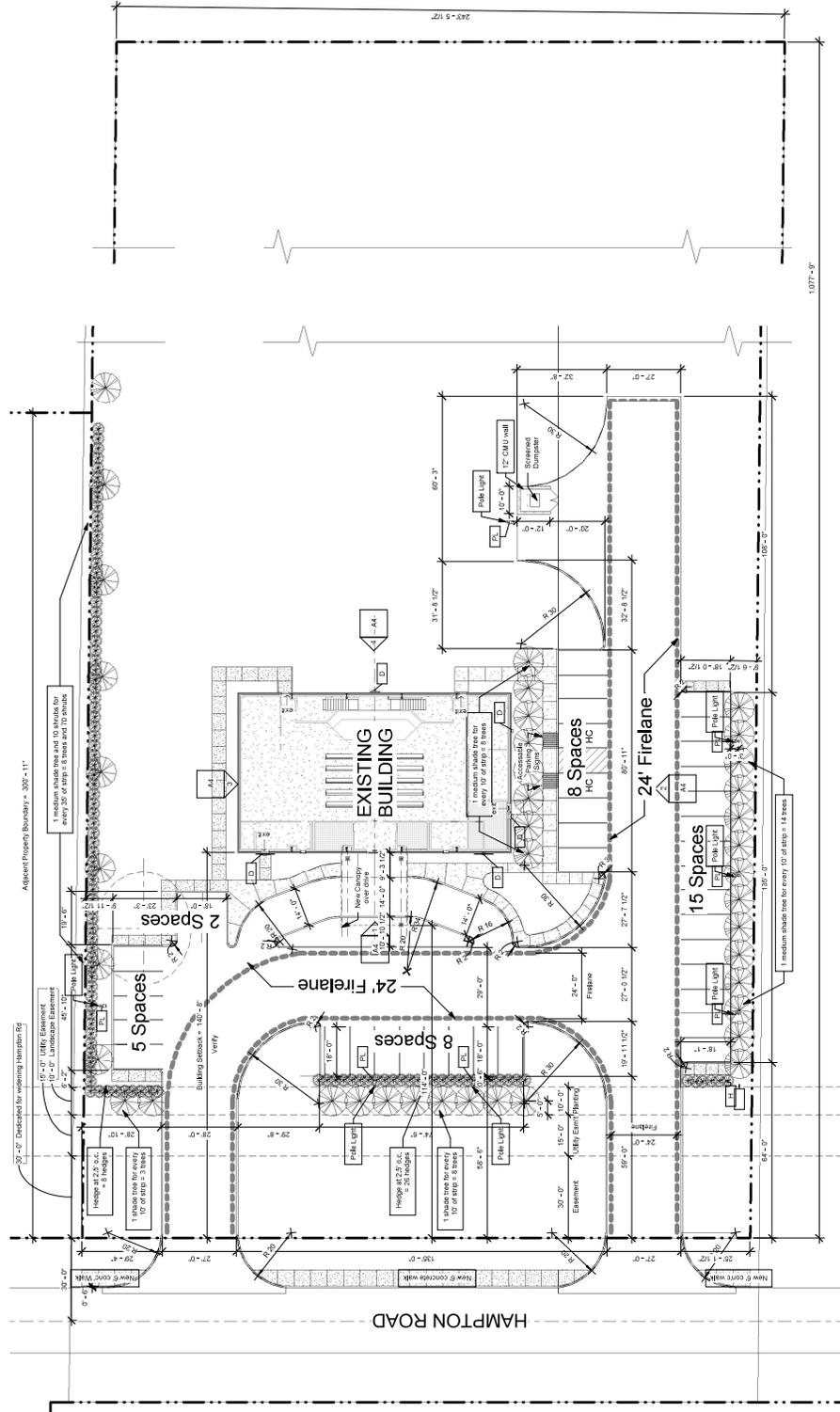
REVIEWED BY

Marlon Goff, Interim Planning and Development Services Director

ATTACHMENTS

- I. Harvest Hill Family Church Site Plan

Revisions	
No.	Description



① Building Site Plan
 1" = 20'-0"

Family	Count	Type	Comments
RPC Shrub	110	Burford Holly 4-6"	Select from approved Planning and Zoning planting list
RPC Tree - Deciduous	40	American Beech - 20" 13 caliper	
Grand total			150

PARKING	REQUIRED	PROVIDED
ONE SPACE PER 3 SEATS REQUIRED PROVIDED	80 PEOPLE 27 SPACES	PROVIDED
TOTAL	38 SPACES	38 SPACES



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: September 14, 2020

SUBJECT

Discuss and take action on a Specific Use Permit request by Gilco Contracting on behalf of Bloomfield Homes for a temporary concrete batch plant. The 71.088-acre property is zoned Planned Development 22, Single-Family 3 (PD-22, SF-3) and situated in the William Rawlings Survey, Abstract No. 1205. The property address is 1945 Hampton Road, Glenn Heights, Dallas County, Texas. The developers are currently in the process of clearing and grading the land for a new single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the completion of this project.

REPORT IN BRIEF

The Planning and Zoning Commission will hear a Specific Use Permit request for temporary concrete batch plant.

BACKGROUND / DISCUSSION

Given the underlying zoning and approved infrastructure plans, the applicant is seeking permission to construct a temporary concrete batch plant to pave the streets of the proposed Maplewood Phase II subdivision.

Zoning Ordinance

The Zoning Ordinance defines a temporary concrete batch plants as follows:

CONCRETE OR ASPHALT BATCHING PLANT (TEMPORARY). A temporary manufacturing facility for the storing of raw materials and production or concrete or

asphalt during construction of a project. Plant shall be removed when the project is completed.

Additionally, the following conditions apply to all temporary concrete batching plants:

- The batching plant site shall comply with all applicable provisions of city, state, and federal laws.
- The batch plant shall not be located within one thousand feet (1,000') of an inhabited residence.
- Hours of operation and hauling shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. and Saturday, 9:00 a.m. to 5:00 p.m. Aggregate trucks shall be prohibited from hauling to or from the site on Sunday.
- The batch plant permit shall be valid for a three-month period. No extensions will be allowed without approval of the City Council.
- No portion of the batch plant or its operations shall be located on a public or private street, or on land dedicated to the city for parks and open space.
- The batch plant shall only furnish concrete, asphalt, or both, to the specific project for which the temporary permit is issued. The placement of a temporary batching plant for a private project is restricted to the site of the project.
- The temporary plant shall be operated in a manner that eliminates unnecessary dust, noise and odor (as illustrated by, but not limited to covering trucks, hoppers, chutes, loading and unloading devices and mixing operations, and maintaining driveways and parking areas free of dust).
- A bond issued to the City of Glenn Heights in the amount determined by the City Manager or his or her designee, shall be required prior to the issuance of the TUP for the restoration of the site. The site must be clear of all equipment, material and debris as well as all contaminated soil, chemicals and hazardous waste within seven (7) calendar days of completion of the project. In the event the site has not been restored to the satisfaction of the City Manager, the City will make every attempt to have the repairs complete within a period of one hundred and eighty (180) days thereupon returning any dollar amount in excess of the bond.

- A bond issued to the City of Glenn Heights, in an amount determined by the City Manager or his or her designee, shall be required prior to the issuance of the TUP for the repair of all public improvements that are damaged by any and all equipment necessary for and during the operation of the temporary batching plant. The applicant may choose to make the necessary repairs or replacements within thirty (30) calendar days of completion of the project for the return of the bond. In the event these repairs and replacements have not been made to the satisfaction of the City Manager the City will make every attempt to have the repairs complete within a period of one hundred and eighty (180) days thereupon returning any dollar amount in excess of the bond.
- Upon issuance and expiration of the temporary use permit and cessation of activities, the City Building Official and permittee shall walk the site to verify compliance with these special conditions.
- Every attempt should be made by the applicant to ensure that no residential street is utilized for ingress and egress to the batch plant.

Although the Zoning Ordinance does state that the City Manager may approve a temporary asphalt or concrete batching plant subject to these conditions, this site of the proposed batch plant does not meet the residential distance requirement. Any exceptions to these conditions must ultimately be reviewed and approved by the City Council.

Section IX4.4.B – Status of Conditionally Permitted Uses

The following general rules apply to all conditional uses:

1. The designation of a use in a zoning district as may be permitted by SUP in Section XI.4.4 of this Ordinance does not constitute an authorization or assurance that such use will be approved.
2. Approval of a Specific Use Permit shall authorize only the particular use for which the SUP is issued. An SUP may only be issued to the identified property and to the applicant. Any change in applicant shall render the SUP null and void. An SUP cannot be transferred to any other owner, applicant or property.

3. No use authorized by a Specific Use Permit shall be enlarged, extended or relocated, nor may the number of dwelling units be increased, unless an application is made for approval of a new Specific Use Permit in accordance with the procedures set forth in Section XI.4.4 of City Code of Ordinances.
4. Development of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the City Code of Ordinances, and any permits that may be required by regional, State or Federal agencies.

The applicant meets and is amendable to these requirements. If reviewed favorably by the Planning and Zoning Commission and approved by the City Council, the applicant will issue restoration and repair bonds to the City of Glenn Heights and the applicant will be permitted to construct and use the proposed batching plant in accordance to the requirements of the City's Zoning Ordinance and any conditions of approval that will become part of the ordinance granted with this SUP.

FISCAL IMPACT

If the applicant is not permitted to construct a temporary concrete batching plant on this site, the applicant would have to haul ready-mix concrete to the site for the construction of Maplewood Phase II. The total weight of these ready-mix trucks would be about 4.4 million pounds more than the total weight of the batch plant material delivery trucks. Additionally, this Specific Use Permit would require that the applicant issue both a maintenance and restoration bond to help cover the cost of repairing all public improvements that are damaged by any and all equipment necessary for and during the operation of the temporary batching plant.

Furthermore, the applicant estimates traffic disruption of only four (4) days with the temporary concrete batch plant as opposed to nine (9) days with ready-mix hauling.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by August 28, 2020. Notice was also published in a local newspaper by

August 30, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

RECOMMENDATIONS / ALTERNATIVES

Staff recommends *approval* of this Specific Use Permit request to construct and use a temporary concrete batching plant for Maplewood Phase II.

PREPARED BY

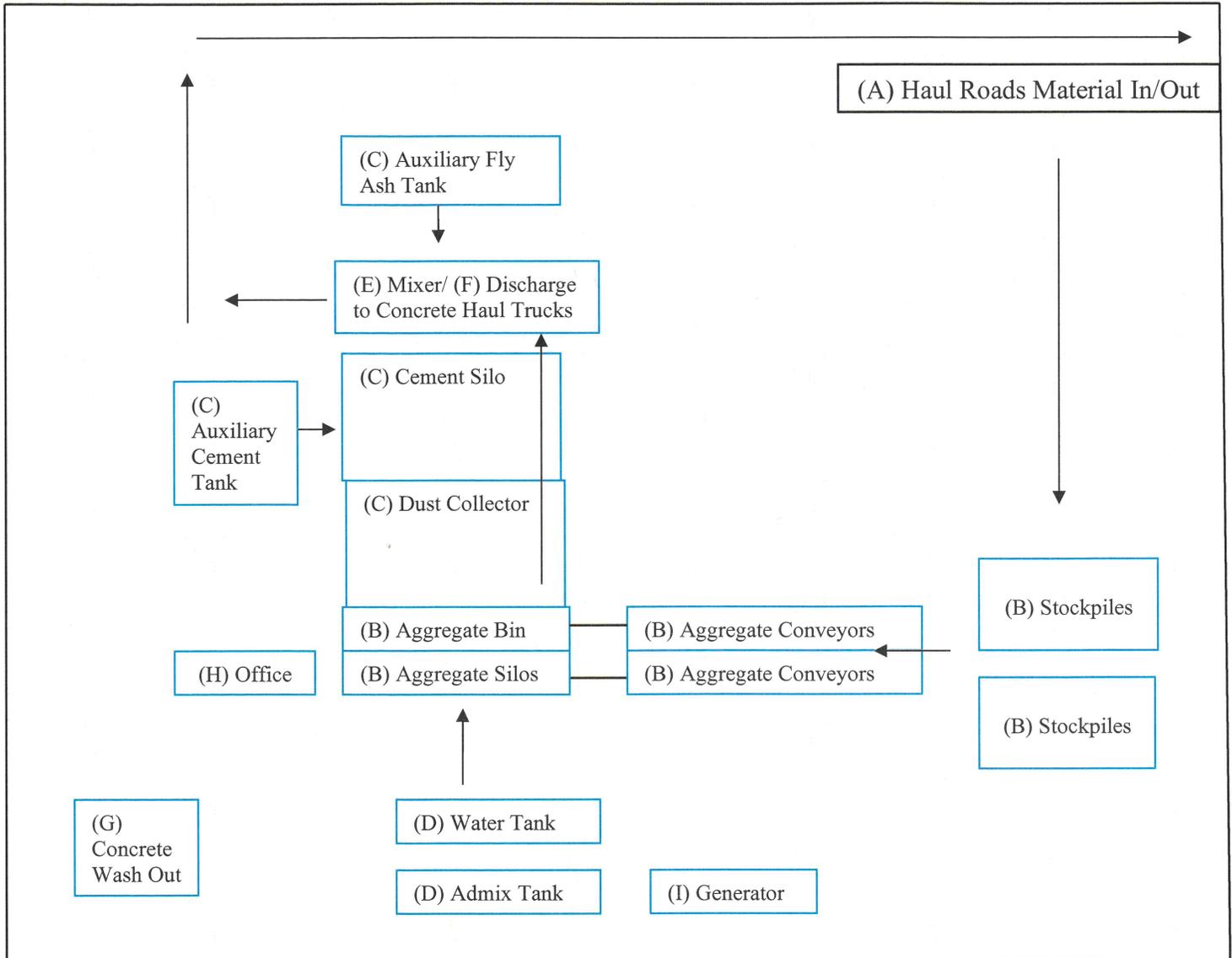
Miamauni Hines, Planner

REVIEWED BY

Marlon Goff, Interim Planning and Development Services Director

ATTACHMENTS

- I. Process Flow Diagram
- II. Proposed Site Plan
- III. Aerial



Process Flow Diagram and Process Description

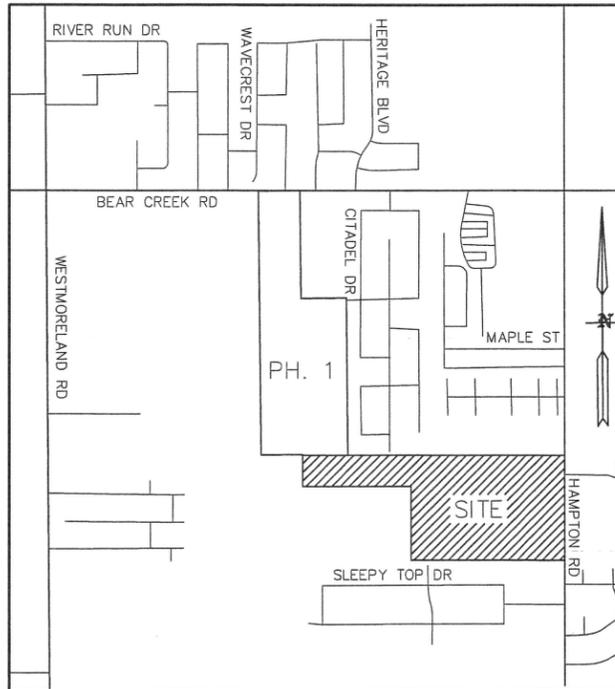
- (A) Washed raw aggregate materials are hauled to the project site in covered trucks via non-paved haul roads.
- (B) Materials are stored in stockpiles until needed for concrete production. Aggregates are then loaded into aggregate conveyors using a front- end loader. Aggregate stockpiles and haul roads are watered for dust control emissions throughout the entire process. Aggregate material waste is removed from the site with covered trucks.
- (C) Cement and fly ash are pumped to contained auxiliary storage tanks from delivery trucks using a closed air hose pumping system for storage. Then, cement and fly ash is pumped via closed air hose pumping system from tanks to separate silos for use in concrete production.
- (D) Liquid ad mixtures and water are delivered to site via trucks and stored enclosed tanks until needed for concrete production.
- (E) Aggregate conveyors and hoses transport materials from bins and tanks to silos where the materials are combined, weighed and discharged to concrete trucks. Emissions for aggregates, cement and fly ash are handled by the central dust collection system.
- (F) Concrete trucks deliver finished materials onsite to concrete placer.
- (G) A concrete wash out pit is installed at the plant site to collect residual concrete from trucks and to collect concrete wastewater. After paving operations the pit will be cleaned and concrete waste disposed of.
- (H) Plant controls system is stored in the office.
- (I) Generator supply's plant with electricity.

Process/Emission Source/Control:

- 1) (A) Material Delivery/Particulate Matter/ wet material is delivered in covered trucks.
- 2) (A), (B) Stockpile Management/ Particulate Matter / stockpiles and haul roads are sprinkled with water.
- 3) (C), (E) Batching Materials/ Particulate Matter / Silos are equipped with a visible warning mechanism to warn operators when silos are full. Dust Collector vacuums excess material and removes it from air delivery.

CONSTRUCTION PLANS FOR MAPLEWOOD, PHASE 2

AN ADDITION TO THE CITY OF GLENN HEIGHTS
DALLAS COUNTY, TEXAS
133 SINGLE-FAMILY LOTS
62.95 ACRES



LOCATION MAP
NOT TO SCALE

SHEET NO.	DESCRIPTION
1	COVER SHEET
2-3	FINAL PLAT (2 SHEETS)
4	PAVING PLAN & PROFILE: WEST MILAS LANE ~ BEGIN TO STA 9+50
5	PAVING PLAN & PROFILE: WEST MILAS LANE ~ STA 9+50 TO 20+00
6	PAVING PLAN & PROFILE: WEST MILAS LANE ~ STA 20+00 TO END
7	PAVING PLAN & PROFILE: TIN GEE TOP DRIVE
8	PAVING PLAN & PROFILE: STREET "D"
9	PAVING PLAN & PROFILE: STREET "E" & STREET "C"
10	PAVING PLAN & PROFILE: STREET "B"
11	PAVING PLAN & PROFILE: STREET "A"
12	PAVING PLAN & PROFILE: BERKELEY DRIVE & BELLFLOWER DR
13	LOT GRADING PLAN ~ NORTHEAST
14	LOT GRADING PLAN ~ NORTHWEST & SOUTHEAST
15	LOT GRADING PLAN ~ FUTURE PHASE 3
16	DETENTION POND PLAN
17	DRAINAGE AREA MAP
18	OFF-SITE DRAINAGE AREA MAP & INLET CALCULATIONS
19	PIPE FLOW DRAINAGE CALCULATIONS
20	STORM SEWER P&P: LINE "J" & LINE "K"
21	STORM SEWER P&P: LINE "L" & LINE "L3"
22	STORM SEWER P&P: LINE "M" & LINE "R"
23	STORM SEWER P&P: LINE "N", LINE "P" & LINE "O"
24	STORM SEWER P&P: LINE "Q" & LINE "S"
25	STORM SEWER P&P: DITCH "A"
26	STORM SEWER P&P: DITCH "B"
27	WATER PLAN
28	SANITARY SEWER PLAN
29	SANITARY SEWER SERVICE AREA MAP
30	S.S. PROFILES: LINE "H"
31	S.S. PROFILES: LINE "I" & LINE "K"
32	S.S. PROFILES: LINE "J" & LINE "O"
33	S.S. PROFILES: LINE "L"
34	S.S. PROFILES: LINE "M" & LINE "N"
35	WATER PROFILES: LINE "W1"
36	STREET LIGHT & STREET SIGN PLAN
37	EROSION CONTROL PLAN
38	EROSION CONTROL DETAILS
DETAILS	
39	PAVING DETAILS
40	WATER DETAILS
41	SANITARY SEWER DETAILS
42	STORM SEWER DETAILS
43	TxDOT CH-FW-0 HEADWALL
44-47	TxDOT PED-12A CURB RAMPS

APPROVED FOR CONSTRUCTION BY
CITY OF GLENN HEIGHTS

DATE _____ DIRECTOR OF PUBLIC WORKS INFRASTRUCTURE

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

OWNER/DEVELOPER

BLOOMFIELD HOMES, LP
1050 E. HWY. 114, SUITE 210
SOUTH LAKE, TEXAS 76092
OFFICE: 817-416-1572



ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
201 WINDCO CIRCLE, SUITE 200
WYLIE, TEXAS 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM
T&PE FIRM NO: F-1145

REVISIONS:

DATE: **JANUARY, 2020**

PROJECT NO.: 06538
DWG FILE NAME: D:\ECDLP Maplewood\ECDLP Maplewood Master PHA.prt

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TODD D. WINTERS, P.E. 87085. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMITTING. F-1145

MAPLEWOOD, PHASE 2
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS

ENGINEERINGCONCEPTS & DESIGN, L.P.

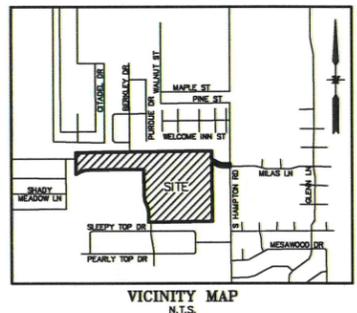
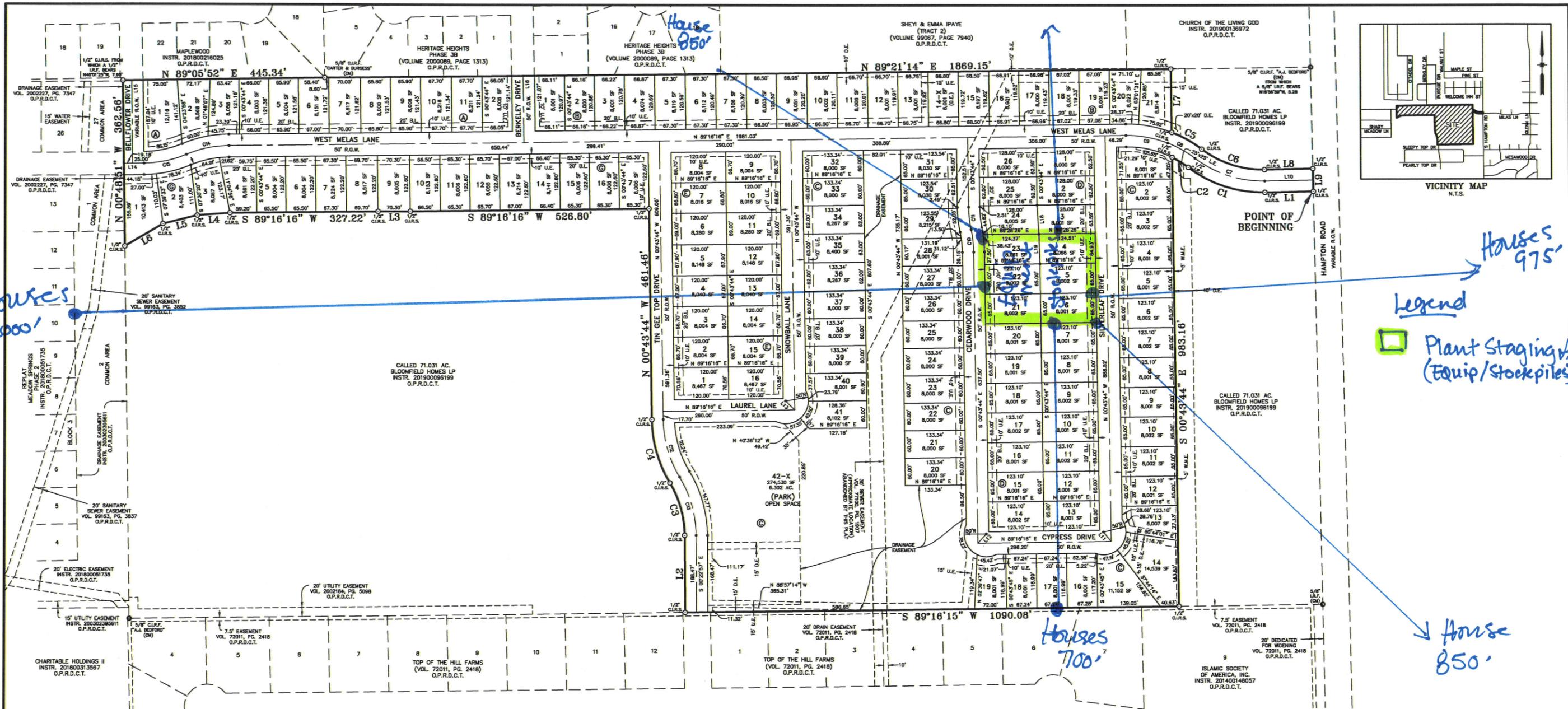
JANUARY, 2020

FOR REVIEW

Job No. 06538, MAPLEWOOD, PHASE 2, CITY OF GLENN HEIGHTS, TEXAS

1394

1394



House 2000'

House 850'

House 700'

Houses 975'

Legend
 Plant Staging Area (Equip/Stockpiles)

House 850'

- NOTE:
- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
 - A 1/2-inch iron rod with cap stamped ONEAL 6570 will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
 - By graphical plotting, the parcel described hereon lies within an Area of Minimal Flood Hazard (Zone "X"), as delineated on the Dallas County, Texas, and Incorporated Areas, Flood Insurance Rate Map, Map Number 48113C0640K, dated July 7, 2014, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

LEGEND

1/2" C.I.R.S. 1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570"	
I.R.F.	IRON ROD FOUND
C.I.R.F.	IRON ROD FOUND WITH CAP
CM	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
C.A.	COMMON AREA LOT
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
C.A.	COMMON AREA

WAIVER OF CLAIM FOR DAMAGES

The Owner and the Developer release the City of Glenn Heights from any and all claims, damages, obligations, or liabilities by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform the grades established in this plat.

COMMON AREAS

All Common Area Tracts will be owned and maintained by the Homeowner's Association.

PLANNED DEVELOPMENT

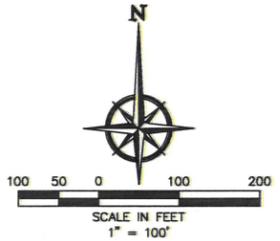
Sold Plat shall be subject to all requirements as established by Ordinance 0-01-19.

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 88°59'34" W	107.15'
L2	N 00°22'57" W	168.77'
L3	S 89°35'50" W	70.28'
L4	S 85°43'19" W	72.00'
L5	S 76°04'52" W	77.67'
L6	S 59°41'13" W	96.80'
L7	S 00°43'44" E	138.58'
L8	N 88°59'34" E	107.06'
L9	S 01°06'29" E	50.00'
L10	N 88°59'34" E	107.11'
L11	N 39°32'32" W	26.96'
L12	N 44°16'16" E	28.28'
L13	N 45°43'44" W	28.28'
L14	N 89°11'09" E	44.18'
L15	S 00°43'44" E	182.08'
L16	S 00°43'44" E	146.07'
L17	S 40°36'12" E	29.80'
L18	S 03°53'24" E	63.25'
L19	N 01°57'59" W	65.39'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	37°53'03"	275.00'	94.38'	181.83'	S 72°03'54" E	178.54'
C2	10°42'13"	225.00'	21.06'	42.03'	N 58°28'29" W	41.97'
C3	30°47'16"	225.00'	61.95'	120.90'	N 15°46'35" W	119.45'
C4	30°26'29"	275.00'	74.82'	146.11'	S 15°56'58" E	144.40'
C5	15°52'40"	275.00'	38.35'	76.21'	N 61°03'43" W	75.96'
C6	37°53'03"	225.00'	77.22'	148.77'	S 72°03'54" E	146.08'
C7	37°53'03"	250.00'	85.80'	165.30'	S 72°03'54" E	162.31'
C8	15°52'40"	250.00'	34.86'	69.28'	N 61°03'43" W	69.06'
C9	21°43'42"	250.00'	47.98'	94.81'	N 79°51'53" W	94.24'
C10	11°21'45"	250.00'	24.87'	49.58'	N 06°24'37" W	49.50'
C11	11°21'45"	250.00'	24.87'	49.58'	S 06°24'37" E	49.50'
C12	30°26'30"	250.00'	68.02'	132.83'	S 15°56'58" E	131.27'
C13	30°47'16"	250.00'	68.83'	134.34'	N 15°46'35" W	132.73'
C14	22°02'00"	250.00'	48.67'	96.14'	S 78°15'16" E	95.51'
C15	21°56'18"	250.00'	48.46'	95.72'	N 78°12'25" E	95.14'



FINAL PLAT
MAPPLEWOOD
PHASE 2A
 1-12, BLOCK A; 1-21 BLOCK B;
 1-41, 42-X BLOCK C; 1-26 BLOCK D;
 1-16 BLOCK E; 1-17 BLOCK G
 BEING
 39.128 ACRES
 133 RESIDENTIAL LOTS
 1 COMMON AREA TRACT
 SITUATED IN THE
WILLIAM RAWLINGS SURVEY, ABST. NO. 1205
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE SUITE 200, WYLIE TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401

OWNER/DEVELOPER
BLOOMFIELD HOMES, L.P.
 1050 E. HWY. 114, SUITE 210
 SOUTHLAKE, TX 76092
 (972) 416-1572

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
 P.O. BOX 361
 ATHENS, TX 75751
 TBPLS Firm No. 10194132 JOB NO. _____
 don@oneal-surveying.com (903) 804-2891

DATE: MAY 7, 2020 SCALE: 1"=100' SHEET 1 OF 2

Maplewood Ph 2

Gilco Contracting, Inc.
Aerial Photo of the site



1394 Maplewood Phase 2, Glenn Heights



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: September 14, 2020

SUBJECT

Discuss and take action to reconsider a request by JDJR Engineers and Consultants on behalf of Mohammed Tariq and Bear Creek Elegance, LLC for a new Planned Development. The proposed Planned Development encompasses two properties totaling 39.82 acres situated in the Elias R Parks Survey, Abstract No. 1131. The 38.82-acre property is addressed 1198 West Bear Creek Road, Glenn Heights, Dallas County, Texas and the 1.00-acre property is addressed 1182 West Bear Creek Road, Glenn Heights, Dallas County, Texas. Both properties are currently zoned SF-1. The request is to allow a Planned Development of no more than 70 single-family residential lots with an SF-3 base zoning. In addition to the residential component, the proposal also includes 6.43 acres of open space, a pedestrian trail, park benches, playground equipment, and gazebos.

REPORT IN BRIEF

The Planning and Zoning Commission will hear a rezoning request by JDJR Engineers and Consultants for a Planned Development with an SF-3 base zoning. The subject properties are currently zoned SF-1 and the request is to allow for the development of no more than 70 single-family residential lots with certain deviations from the traditional SF-3 zoning standards.

On June 29, 2020, the Planning and Zoning Commission recommended denial of the proposed Planned Development. The applicant has since worked with Staff to resolve most of the concerns expressed at this meeting. Due to these changes, the City Council

voted to remand this request back to the Planning and Zoning Commission for its review and reconsideration.

BACKGROUND

The subject area is made up of two properties located at 1198 and 1182 West Bear Creek Road, Glenn Heights, Dallas County, Texas. The larger tract is described as a 38.820-acre parcel situated in the Elias R Parks Survey, Abstract No. 1131. The smaller tract described as a 1.000-acre parcel situated in the Elias R Parks, Survey, Abstract No. 1131.

DISCUSSION

A Planned Development (PD) district is a tool to permit new or innovative concepts in land utilization not permitted by other zoning districts in the City Zoning Ordinance, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community. This tool requires that one or more of the following purposes are met:

- A. To provide for a superior design on lots or buildings;

The proposed Development Standards provides for a uniform, master planned subdivision with open spaces and amenities for the enjoyment of the community.

- B. To provide for increased recreation and open space opportunities for public use and enjoyment;

The proposed concept plan designates a total of 6.430 acres of open space.

- C. To provide amenities or features that would be of special benefit to the property users or to the overall community;

The proposed 6.430 acres of open space will include a six-foot wide pedestrian trail, park benches, playground equipment, and gazebos.

- D. To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes viewsapes, or wildlife habitats;

The proposed concept plan was designed in such a way as to preserve a natural drainage area. This preservation would help alleviate some of the drainage issues that come with mass residential development.

E. To protect or preserve existing historical buildings, structures, features or places;
There are no structures or buildings of historical significance to preserve on the petitioned site.

F. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and
The proposed development is consistent with the Future Land Use Map, providing a traditional neighborhood design. The proposed development also designates land area for the proposed Loop 9 ROW by TxDOT.

G. To meet or exceed the standards of this Ordinance.

The table below illustrates how the proposed Planned Development compares to traditional SF-3 zoning standards:

	SF-3 Standards	Proposed Standards
Lot Area	9,000 sq. ft.	9,000 sq. ft.
Lot Width	70'	65'
Lot Depth	120'	120'
Minimum Dwelling Unit Size	1,750 sq. ft.	2,000 sq. ft.
Front Yard	30'	25'
Side Yard	8'	5'
Side Yard of Corner Lots	15'	15'
Rear Yard	20'	20' (40' adjacent to Loop 9 alignment)
Maximum Lot Coverage of Building/Structure(s)	40%	50%
Main Structure Height	35'	35'
Accessory Structure Hight	15'	15'
Individual Lot Landscaping Requirements	two 3" caliper trees w/ 40' crowns; two 3" caliper trees w/ 20' crowns; 20% of total lot area;	one 3" caliper tree in front yard; one 3" caliper tree in rear yard; 12 5-gal shrubs

		in front yard; 20% of total lot area
Max Residential Density	3.5 dwelling units per acre	2.6 dwelling units per acre
Minimum Roof Pitch	6:12	6:12
Maximum Fence Height	6'	6'

CONCEPT PLAN REVIEW AND EVALUATION

The Development Review Committee met and performed Concept Plan review and evaluation with respect to the following:

- The Plan's compliance with all provisions of the Zoning Ordinance and other ordinances of the City.
- The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
- The relationship of the development to the base zoning standards in terms of harmonious design, façade treatment, setbacks, maintenance of property values, and any possible negative impacts.
- The provision of a safe and efficient vehicular and pedestrian circulation system.
- The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the City as adopted and amended.
- The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
- The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
- Protection and conservation of watercourses and areas that are subject to flooding.
- Consistency with the Comprehensive Master Plan of the City as adopted or amended.

COMPREHENSIVE PLAN ALIGNMENT

Staff has reviewed this application to determine its compatibility with the City's Future Land Use Map and Comprehensive Plan which designates this area as Traditional Neighborhood Development (TND):

Traditional Neighborhood Development

TND typically involves reduced street setbacks, rear entry garages, integrated parks and open spaces, architectural enhancements/design, connected street grids and clusters of neighborhood retail/services.

The proposed development aligns with that of a Traditional Neighborhood Development.

FISCAL IMPACT

The development and construction of the proposed Planned Development would have a construction valuation of about \$14.9 million, generating a revenue of over \$440,000 in building permit and plan review fees. Once fully developed, the City would collect \$0.833523 per \$100 assessed valuation for each lot.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by August 28, 2020. Notice was also published in a local newspaper by August 30, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

RECOMMENDATIONS

Staff recommends *approval* of the proposed Planned Development as presented.

PREPARED BY

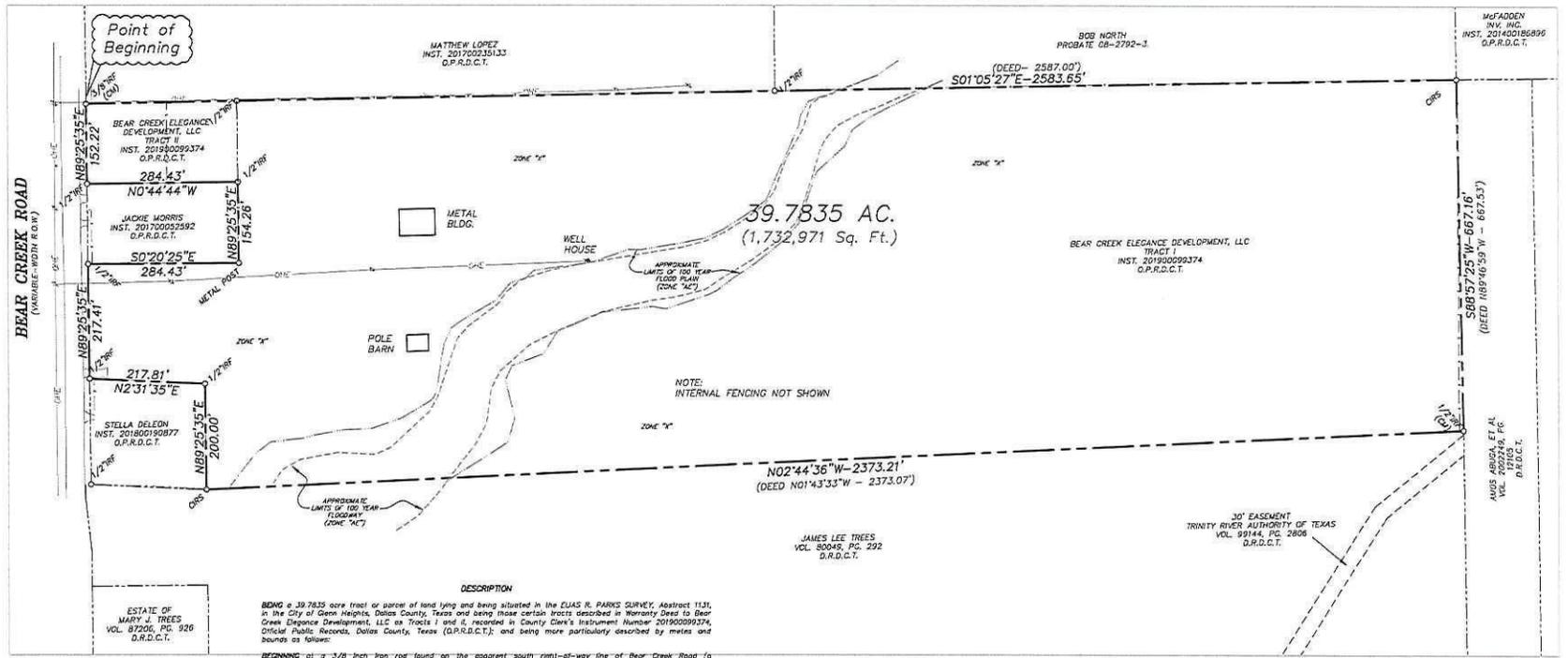
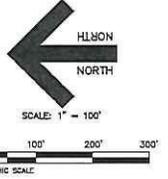
Miamauni Hines, Planner

REVIEWED BY

Marlon Goff, Interim Planning and Development Services Director

ATTACHMENTS

- I. Bear Creek Elegance Property Survey & Legal Description
- II. Bear Creek Elegance PD Development Standards
- III. Bear Creek Elegance Zoning Concept



- LEGEND**
- CHRS 3/8 INCH IRON ROD SET WITH CAP STAMPED "C&J"
 - CHRS 5/8 INCH IRON ROD FOUND WITH CAP STAMPED "C&J"
 - CHRS UNLESS OTHERWISE SHOWN
 - CHRS 1/2 INCH IRON ROD FOUND
 - CHRS NON PIPE FOUND
 - CHRS CONTROL MONUMENT
 - CHRS RECORD BEARING/DISTANCE
 - CHRS DEED RECORDS, DALLAS COUNTY, TEXAS
 - CHRS OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
 - CHRS COUNTY CLERK'S FILE NUMBER
 - CHRS VOL. & PG.
 - CHRS DEED
 - CHRS POWER POLE
 - CHRS SANITARY SEWER MANHOLE
 - CHRS SIGN
 - CHRS WATER METER
 - CHRS WATER VALVE
 - CHRS CONDUIT
 - CHRS EASEMENT
 - CHRS FENCE
 - CHRS OVERHEAD ELECTRIC

DESCRIPTION

BEING a 39.7835 acre tract or parcel of land lying and being situated in the ELIAS R. PARKS SURVEY, Abstract 1131, in the City of Glen Heights, Dallas County, Texas and being those certain tracts described in Warranty Deed to Bear Creek Elegance Development, LLC as Tracts I and II, recorded in County Clerk's Instrument Number 20190009374, Official Public Records, Dallas County, Texas (D.P.R.D.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found on the apparent south right-of-way line of Bear Creek Road to a variable-width right-of-way for the northeast corner of Tract II of said Bear Creek Elegance Development, LLC Tract; said iron rod also being the northwest corner of that certain tract described in Warranty Deed to Mathiew Lopez, recorded in County Clerk's Instrument Number 201700235133, D.P.R.D.C.T.;

THENCE South 21 degrees 05 minutes 27 seconds East, along the east line of said Tract II and the west line of said Lopez tract, a distance of 284.43 feet to a 1/2 inch iron rod for the southeast corner of said Tract II and the most westerly northeast corner of said Bear Creek Elegance Development, LLC Tract I; at a distance of 1255.52 feet pass a 1/2 inch iron rod found for the southwest corner of said Lopez tract and the northwest corner of that certain tract described in Probate 08-2792-3 to Bob North, Probate Court Records; and continuing for a total distance of 2583.65 feet to a 5/8 inch iron rod with plastic cap marked "C&J" set (hereinafter referred to as a set iron rod) for the southwest corner of said Tract I and the southwest corner of said Bob North tract; said set iron rod also being the northwest corner of that certain tract described in deed to McRobison Investments, Inc., recorded in County Clerk's Instrument Number 201400188896, D.P.R.D.C.T.; and the northeast corner of that certain tract described in Warranty Deed to Amos Abzug, recorded in Volume 2502246, Page 17156, Deed Records, Dallas County, Texas (D.P.R.D.C.T.);

THENCE South 88 degrees 57 minutes 25 seconds West, along the south line of said Tract I and the north line of said Abzug tract, a distance of 671.16 feet to a 1/2 inch iron rod found for the southwest corner of said Tract I and the southeast corner of that certain tract described in Warranty Deed to James Lee Trees, recorded in Vol 80049, Page 292, D.P.R.D.C.T.;

THENCE North 02 degrees 44 minutes 36 seconds West, along the west line of said Tract I and the east line of said Trees tract, a distance of 2373.21 feet to a set iron rod at an angle point in the north line of said Tract I and the southwest corner of that certain tract described in Warranty Deed to Stella DeLeon, recorded in County Clerk's Instrument Number 201600108877, D.P.R.D.C.T.;

THENCE North 83 degrees 25 minutes 35 seconds East, along the north line of said Tract I and the south line of said DeLeon tract, a distance of 200.00 feet to a 1/2 inch iron rod for the southeast corner of said DeLeon tract and an angle point in the north line of said Tract I;

THENCE North 02 degrees 31 minutes 35 seconds East, along the east line of said DeLeon tract and continuing along the north line of said Tract I, a distance of 217.81 feet to a 1/2 inch iron rod found for the northeast corner of said DeLeon tract and an angle point in the north line of said Tract I located on the apparent south right-of-way line of the aforementioned Bear Creek Road;

THENCE North 89 degrees 25 minutes 35 seconds East, continuing along the north line of said Tract I and said south right-of-way line, a distance of 212.41 feet to a 1/2 inch iron rod found for an angle point in the north line of said Tract I and the northeast corner of that certain tract described in Warranty Deed to Jackie Morris, recorded in County Clerk's Instrument Number 201700052592, D.P.R.D.C.T.;

THENCE South 00 degrees 20 minutes 25 seconds East, continuing along the north line of said Tract I and the west line of said Morris tract, a distance of 284.43 feet to a metal fence post found for the southwest corner of said Morris tract located at an angle point in the north line of said Tract I;

THENCE North 89 degrees 25 minutes 35 seconds East, continuing along the north line of said Tract I and the south line of said Morris tract, a distance of 194.26 feet to a 1/2 inch iron rod found for the southeast corner of said Morris tract and the northeast corner of the aforementioned Bear Creek Elegance Development, LLC Tract I;

THENCE North 00 degrees 44 minutes 44 seconds West, along the east line of said Morris tract and the west line of said Tract I, a distance of 284.43 feet to a 1/2 inch iron rod located on the aforementioned south right-of-way line for the northeast corner of said Morris tract and the northeast corner of said Tract I;

THENCE North 89 degrees 25 minutes 35 seconds East, along the north line of said Tract II and said south right-of-way line, a distance of 152.22 feet to the Point of Beginning, and containing 39.7835 Acres (1,322,971 square feet) of land.

- GENERAL NOTES**
- The bearings shown hereon are based on the found monumentation noted as "C&J" (Control Monument) of the deed to BEAR CREEK ELEGANCE, recorded in Vol. 20180009374, D.P.R.D.C.T. as measured by systematic GPS observation based upon the Leica SmartTrk, GEO123A, Texas North Central zone, NAD83.
 - According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (Areas determined to be outside the 100-Year Flood Plain) and in Zone "AE" (Areas where Base Flood Elevations have been determined), as shown on Map No. 481100020C, Map Revised, July 2, 2014, for Dallas County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
 - The survey was prepared without the benefit of a Title Commitment. Surveyor has made no investigation or independent search for easements of record, encroachments, restrictive covenants, adverse title evidence, or any other facts which an accurate and current title search may disclose.
 - UTILITIES: The surveyor did not research the location and/or existence of utility service lines for the subject property, and any underground utilities shown hereon were taken from record information or a representation of routing maps by their respective companies; actual locations were not field verified except at surface structure such as manholes.



LOCATION MAP
N.T.S.

TITLE SURVEY

BEING A 39.7835 ACRE TRACT OF LAND SITUATED IN THE ELIAS R. PARKS SURVEY, A-1131, CITY OF GLEN HEIGHTS, DALLAS COUNTY, TEXAS

(NOTE: THE USE OF THE WORD "TRAC" IS MERELY DESCRIPTIVE AND DOES NOT IMPLY THAT C&J ENGINEERS AND CONSULTANTS INC. ISSUES OR GUARANTEES TITLE TO THE PROPERTY SURVEYED.)

The plot hereon is an accurate representation of the property as determined by on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plot, the size, location and type of buildings and improvements are as shown, all visible improvements being within the boundaries of the property set back from the property lines the distance indicated. There are no visible encroachments, conflicts or protrusions except as shown.

Surveyed on the ground, 26 AUGUST, 2019.
Kerry M. Koefner
 KERRY M. KOEFNER - M.P.L.S. 4562
 19 SEPT, 2019



JDJR	PREPARED BY:	ENGINEERS AND CONSULTANTS, INC.
	ENGINEERS • LAND PLANNERS • SURVEYORS	2500 Texas Drive Suite 100 Irving, Texas 75038 Tel 972-252-5357 Fax 972-252-0668
DATE: 19 SEPT, 2019	DRAWN BY: KSH	JDJR PROJECT NO. 1293-1-19
SCALE: 1" = 100'	CHECKED BY: KSH	© COPYRIGHT 2019

DESCRIPTION

BEING a 39.7835 acre tract or parcel of land lying and being situated in the ELIAS R. PARKS SURVEY, Abstract 1131, in the City of Glenn Heights, Dallas County, Texas and being those certain tracts described in Warranty Deed to Bear Creek Elegance Development, LLC as Tracts I and II, recorded in County Clerk's Instrument Number 201900099374, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found on the apparent south right-of-way line of Bear Creek Road (a variable-width right-of-way) for the northeast corner of Tract II of said Bear Creek Elegance Development, LLC tract; said iron rod also being the northwest corner of that certain tract described in Warranty Deed to Matthew Lopez, recorded in County Clerk's Instrument Number 201700235133, O.P.R.D.C.T.;

THENCE South 01 degrees 05 minutes 27 seconds East, along the east line of said Tract II and the west line of said Lopez tract, at a distance of 284.45 feet pass a 1/2 inch iron rod for the southeast corner of said Tract II and the most westerly northeast corner of said Bear Creek Elegance Development, LLC Tract I; at a distance of 1295.92 feet pass a 1/2 inch iron rod found for the southwest corner of said Lopez tract and the northwest corner of that certain tract described in Probate 08-2792-3 to Bob North, Probate Court Records; and continuing for a total distance of 2583.65 feet to a 5/8 inch iron rod with plastic cap marked "JDJR" set (hereinafter referred to as a set iron rod) for the southeast corner of said Tract I and the southwest corner of said Bob North tract; said set iron rod also being the northwest corner of that certain tract described in deed to McFadden Investments, Inc., recorded in County Clerk's Instrument Number 201400186896, O.P.R.D.C.T. and the northeast corner of that certain tract described in Warranty Deed to Amos Abuga, recorded in Volume 2002249, Page 12105, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE South 88 degrees 57 minutes 25 seconds West, along the south line of said Tract I and the north line of said Abuga tract, a distance of 667.16 feet to a 1/2 inch iron rod found for the southwest corner of said Tract I and the southeast corner of that certain tract described in Warranty Deed to James Lee Trees, recorded in Vol. 80049, Page 292, D.R.D.C.T.;

THENCE North 02 degrees 44 minutes 36 seconds West, along the west line of said Tract I and the east line of said Trees tract, a distance of 2373.21 feet to a set iron rod at an angle point in the north line of said Tract I and the southwest corner of that certain tract described in Warranty Deed to Stella DeLeon, recorded in County Clerk's Instrument Number 201800190877, O.P.R.D.C.T.;

THENCE North 89 degrees 25 minutes 35 seconds East, along the north line of said Tract I and the south line of said DeLeon tract, a distance of 200.00 feet to a 1/2 inch iron rod for the southeast corner of said DeLeon tract and an angle point in the north line of said Tract I;

THENCE North 02 degrees 31 minutes 35 seconds East, along the east line of said DeLeon tract and continuing along the north line of said Tract I, a distance of 217.81 feet to a 1/2 inch iron rod found for the northeast corner of said DeLeon tract and an angle point in the north line of said Tract I located on the apparent south right-of-way line of the aforementioned Bear Creek Road;

THENCE North 89 degrees 25 minutes 35 seconds East, continuing along the north line of said Tract I and said south right-of-way line, a distance of 217.41 feet to a 1/2 inch iron rod found for an angle point in the north line of said Tract I and the northeast corner of that certain tract described in Warranty Deed to Jackie Morris, recorded in County Clerk's Instrument Number 201700052592, O.P.R.D.C.T.;

THENCE South 00 degrees 20 minutes 25 seconds East, continuing along the north line of said Tract I and the west line of said Morris tract, a distance of 284.43 feet to a metal fence post found for the southwest corner of said Morris tract located at an angle point in the north line of said Tract I;

THENCE North 89 degrees 25 minutes 35 seconds East, continuing along the north line of said Tract I and the south line of said Morris tract, a distance of 154.26 feet to a 1/2 inch iron rod found for the southeast corner of said Morris tract and the southwest corner of the aforementioned Bear Creek Elegance Development, LLC Tract II;

THENCE North 00 degrees 44 minutes 44 seconds West, along the east line of said Morris tract and the west line of said Tract II, a distance of 284.43 feet to a 1/2 inch iron rod located on the aforementioned south right-of-way line for the northeast corner of said Morris tract and the northwest corner of said Tract II;

THENCE North 89 degrees 25 minutes 35 seconds East, along the north line of said Tract II and said south right-of-way line, a distance of 152.22 feet to the Point of Beginning, and containing 39.7835 Acres (1,732,971 square feet) of land.

EXHIBIT C

**CONDITIONS FOR PLANNED DEVELOPMENT
ZONING CASE No. 19-006-RZ
BEAR CREEK ELEGANCE
39.820 ACRES FOR PD-SINGLE FAMILY (PD/SF-3).**

I. GENERAL CONDITIONS:

- A. 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.

Planned Development – Single Family (PS/SF-3)	
Lot Size (Minimum)	
Lot Area (sq. ft.)	9,000
Lot Width (feet)	65*
Lot Depth (feet)	120**
Yard Requirements – Main Structures	
Front Yard (feet)	25
Side Yard (feet)	5
Side Yard of Corner Lots	15
Rear Yard (feet)	20 (40 adjacent to future Loop 9)
Maximum Lot Coverage of Building Structure	50%
Dwelling Regulations	
Minimum Living Area (sq. ft.)	2,000
Height of Main Structure (feet)	35
Landscape Regulations	
Minimum landscape materials per lot	One 3” caliper tree in the front yard, one 3” caliper tree in the rear yard, and 12 shrubs in the front yard

*Cul-de-sac and Elbow lots may have a minimum width of 60 feet at the front building line.

**100 feet for Lots 1-4 & 18, Block A and Lots 1, 12-14, and 40, Block C



II. SPECIAL CONDITIONS:

- A. Maximum number of residential lots not to exceed 70 lots.
- B. Lots which back or side onto park land shall provide a decorative metal fence of uniform design to be installed by the homebuilder. Maximum height of decorative metal fence shall be 8 feet.
- C. All common areas along the creek to preserve as many trees as reasonable to provide a natural area. Trees to be removed only as necessary to construct/install all open space amenities.
- D. Common area Lot17X, Block A, to include a 6 foot wide concrete trail the entire length of the creek, a minimum of 5 benches, 2 gazebos, and playground equipment for ages 2 to 12.
 - 1. Scope and finish of the gazebos should be consistent with community guidelines established in the PD.
 - 2. All improvements shall be maintained by the Home Owners Association.
 - 3. Events, hours and rules shall be defined by the Home Owners Association.
- E. Common area Lot 32X, Block C, to include a 6 foot wide concrete trail the entire length of the creek/lot, a minimum of 2 sitting area with benches.
- F. Developer commits to \$171,500 for the costs including installation of the concrete trails, benches, gazebos, playground equipment and playground area amenities.
- G. A eight (8) foot tall vinyl fence shall be installed along the east side of the development adjacent to the Lopez property (approximately 1,269 linear feet.
- H. Lots 13, 14, 15, and 16 Block A shall have one story residences. No two story residences will be allowed on these lots.
- I. Prior to construction of this development or any phase thereof, the developer must submit a traffic impact analysis to the City for approval.

III. MAINTENANCE OF THE PARK/COMMON AREA

- A. It is the Developers' responsibility to install irrigation systems, benches, concrete trails, entry features, subdivision screening wall and any other improvements included in this Planned Development.
- B. Maintenance of the park/common areas will be the responsibility of the homeowners' association (HOA).
- C. Developer will be the contact entity with the City for all concerns regarding maintenance of park and open space until 100% of HOA control is turned over to the homeowners.
- D. HOA maintenance and responsibilities of amenities include:
 - 1. Clean up and litter removal.
 - 2. Landscaping installation, care, and maintenance.
 - 3. Trimming, clearing, and removal of unwanted vegetation.
 - 4. Maintain irrigation system, pay for the water used in the system.
 - 5. Maintain benches, concrete trail, entry feature and any other installed improvements, per Zoning Exhibit.
 - 6. Maintain the gazebos
 - 7. Pay for the electricity used for the lighting for the entry feature.

IV. MAINTENANCE OF THE RESERVE LOTS

- A. The reserve tracts (Lot 1X and Lot 12X, Block B) are reserved for the purpose of future development.
- B. The developer will retain ownership of these reserve tracts.
- C. The developer is responsible for maintenance of the reserve tracts. The developer may assign maintenance responsibility to the Homeowners' Association (HOA) until the reserve tracts are developed.

V. DESIGN CONDITIONS:

- A. Land Design Standards – New Residential Requirements**



Desired Land Design requirements are achieved by projects in accordance with the Zoning Exhibit and the following criteria:

1. Example of Potential Park Equipment

- a) Final Park Layout/Equipment to be agreed upon between City and Developer before final approval of the subdivision plat for the development. The playground equipment shall be designed to accommodate children of ages 2 thru 12. The playground equipment will be similar to the examples below. The brand and configuration of the equipment may vary from what is shown.



B. Street and Sidewalk Standards – New Residential Requirements

Desired street and sidewalk requirements are achieved in accordance with the following criteria:

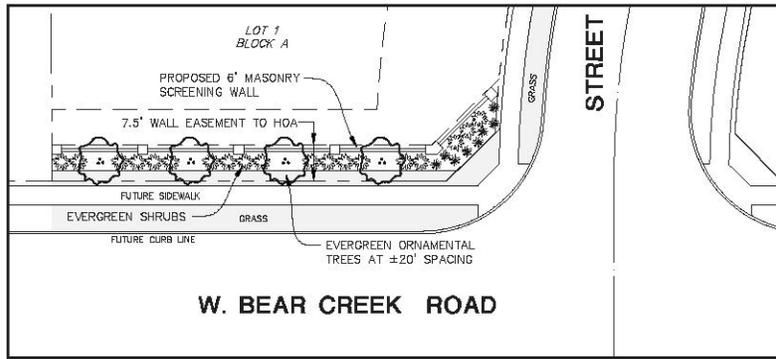
1. Street Treatments – Entry Feature and Signage at Entries

Architectural features on stone and/or brick monument with landscaping and incorporated into open space area illuminated by means others than street lights.

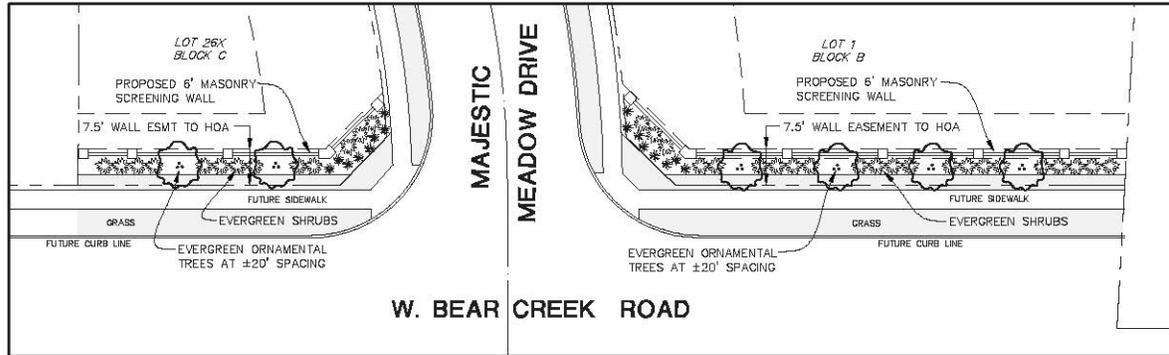
a. Desirable Design Attributes

Decorative tile accent panels of 2 or more difference type/color of stone (can be synthetic or cultured).





LANDSCAPE DETAIL BEAR CREEK ROAD AT STREET B STREET



LANDSCAPE DETAIL BEAR CREEK ROAD AT MAJESTIC MEADOW DRIVE

2. Street Treatments – Street Name Signs

Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

3. Pedestrian Sidewalks – Sidewalk Locations

4 feet wide concrete pedestrian sidewalks shall be located on both sides of the street, in the right-of-way of every internal street.

C. Architectural Standards – New Residential Requirements

1. Building Bulk and Articulation

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

2. Exterior Facades – Porch

Each single-family residential unit shall have a combined total covered front, side or rear entry of a minimum of 120 total square feet of floor area.

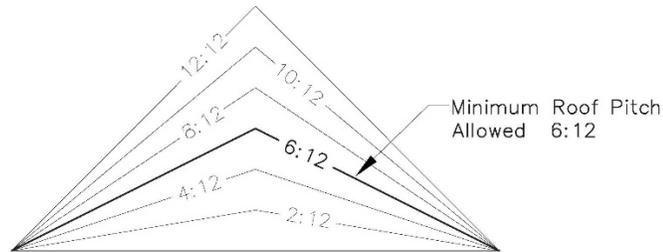


3. Exterior facades – Chimneys

Chimney flues on an exterior wall shall be enclosed with material matching exterior walls of the residential unit and capped.

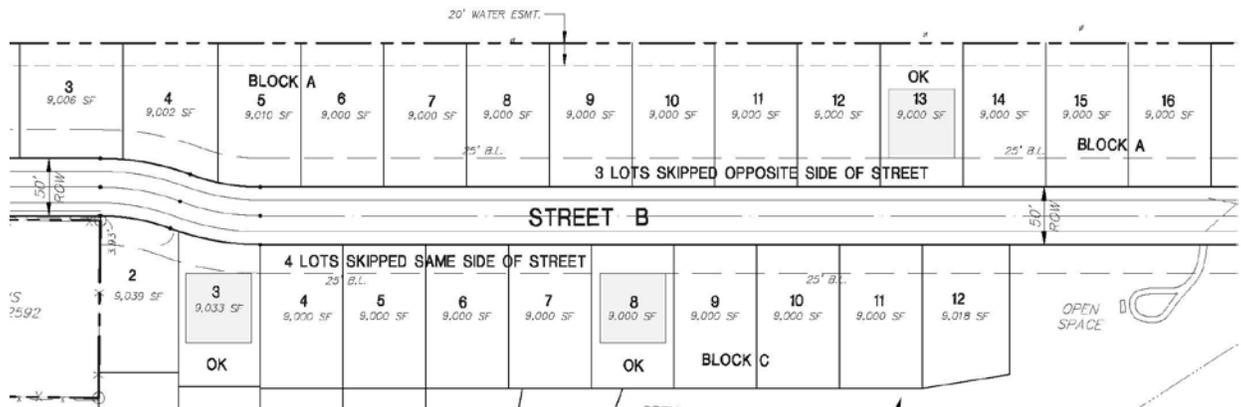
4. Roofs and Roofing – Roof Pitch

All single-family residential units shall have a minimum roof pitch of 6:12 on primary pitches, with articulation, dormers or a combination of hip and gable roofing.



5. Repetition of Residential Unit Designs – Repetition of Floor Plan and Elevation

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 the 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.



Identical or nearly identical floor plan means that the layout, size and function of the rooms are essentially the same. Identical or nearly identical street elevation design means little or no variation in the articulation of the façade, height or width of façade, placement of the primary entrances, porches, number and placement of windows, and other major architectural feature. It does not mean similar colors, materials, or small details.



6. Garage Entry

All Garage doors may be located on the primary street elevation (front entry) of a single-family residential unit with an upgraded insulated door with carriage hardware. J-swing type front entry is also allowed. The primary street would be the addressed street front. Each main garage shall be a minimum 20' wide and 20' deep. Garage doors shall be painted to compliment house color. Variation of the garage door styles is required, with traditional front-entry garage doors to include distinct design and/or architectural features. All traditional front-entry garage door materials and designs shall be approved by the City prior to construction.



Typical Elevation – Traditional Front Entry



Typical Elevation – J-Swing Front Entry



7. Dwelling Size

The minimum square footage of floor space shall be 2,000 square feet, measured within the outside dimensions of the residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.

8. Fencing and Screening

- a) Side and rear yard fences shall be permitted to a height of 8 feet 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 a minimum of 4 ft. in height. Maximum height of fence shall be 8 feet.
- d) A masonry screening wall (6 feet in height) shall be constructed along the south right-of-way of West Bear Creek Road.

9. Residential Landscaping

- a) Each residential dwelling shall have a sodded front, side, and rear yard with a minimum of one (3-inch caliper) tree in the front yard, one (3-inch caliper) tree in the rear yard and twelve (12) shrubs in front yard.
- b) 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 replace shall be replaced as soon as possible by the homeowner. Each residential dwelling unit shall have an automated, subsurface irrigation system.

10. Conservation/Sustainability

- a) Each residential dwelling unit must comply with the Energy component of the Building Code. 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. In addition to meeting CPTED standards, lighting in the proposed Bear Creek Elegance Planned Development will also be reviewed for compatibility with City-wide goals and objectives. Street light fixtures used in Bear Creek Elegance shall be ornamental or decorative in styles as approved by the Director of Public Works at the time of the review. 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.



