



City of Glenn Heights

COMPREHENSIVE PLAN 2023

2010 UPDATE

Neighborhoods

Community Identity

Urban Design

Thoroughfares

Parks and Open Space



Adopted January 18, 2011

Prepared In cooperation with City of Glenn Heights Staff &
The Comprehensive Plan Advisory Committee

Community Discovery

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COMMUNITY DISCOVERY

Comprehensive Plan Purpose

The City of Glenn Heights is on the verge of a new and exciting period in its history. A new direction and collective excitement has created the need for an examination of the vision for the community to ensure agreement and consensus. As a result, an update to the City’s comprehensive plan was needed, bringing together City staff and community representatives.

A City’s comprehensive plan can be defined as a long-range planning tool that is intended to be used by City staff, decision-makers and citizens to guide the growth and physical development of a community for ten years, twenty years, or an even longer period of time. It is a vision of what the community can become and is a long-range statement of public policy.

In basic terms, the primary objectives of a comprehensive plan are to accomplish the following:

- Efficient delivery of public services,
- Coordination of public and private investment,
- Minimization of potential conflicts between land uses,
- Management of growth in an orderly manner
- Cost-effective public investments, and
- A rational and reasonable basis for making decisions about the community.

Legal Authority

Authority of a City to create a comprehensive plan is rooted in Chapters 211, 212 and 213 of the Texas Local Government Code.

Chapter 211

Chapter 211 of the Texas Local Government Code allows the government body of a community to regulate zoning.

Chapter 212

Chapter 212 of the Texas Local Government Code allows the governing body of a community to regulate subdivision development within the City limits and also within the Extraterritorial Jurisdiction (ETJ) which varies depending upon the population of the community.

Chapter 213

Chapter 213 of the Texas Local Government Code allows the governing body of a community to create a comprehensive plan for the “long-range development of the municipality.” Basic recommendations for comprehensive planning are to address land use, transportation and public facilities, but may include a wide variety of other issues determined by the community.

It is important to note that a comprehensive plan is **NOT** a zoning ordinance, but rather is intended to be used as a tool to guide development, infrastructure and land use decisions in the future. The comprehensive plan does, however, serve as a basis on which zoning decisions are made, as specified by Chapter 211 of the Texas Local Development Code.



Community Discovery

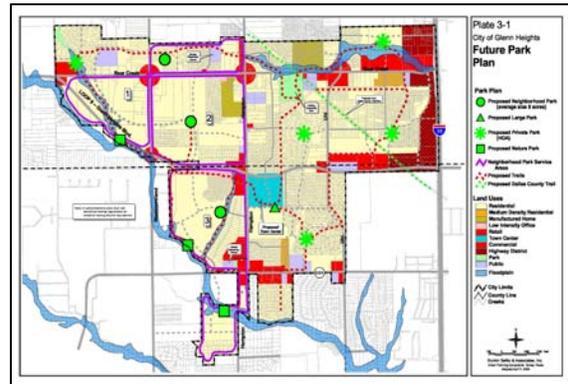
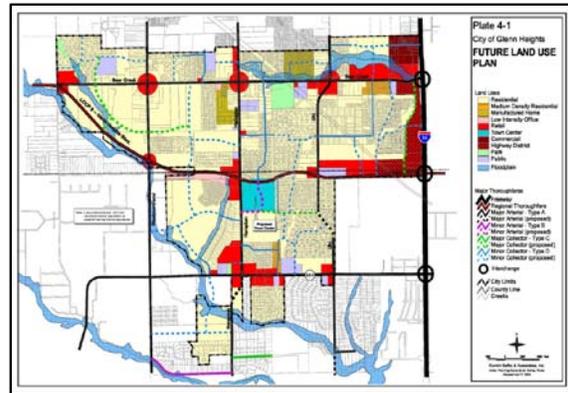
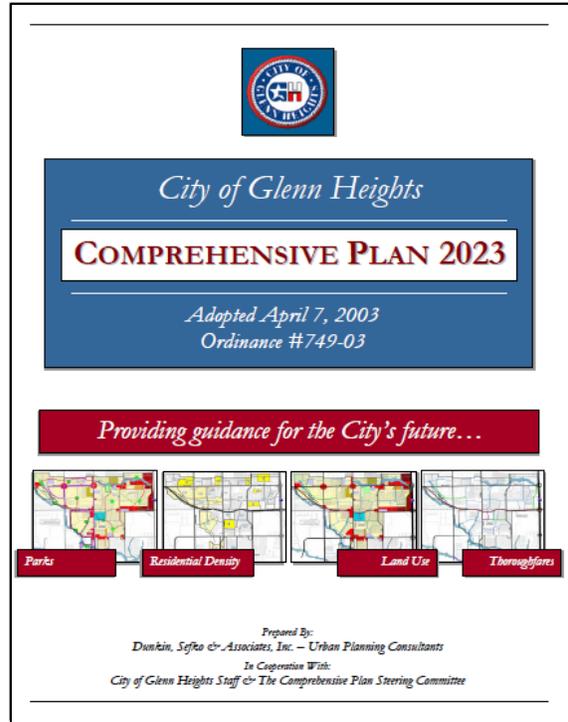
Background

In 2003, the City of Glenn Heights adopted Comprehensive Plan 2023 prepared by Dunkin, Sefko & Associates, Inc. This plan included coordinated visioning efforts with both City staff as well as the general public.

Comprehensive Plan 2023 included six components; 1) Baseline Analysis, 2) Goals & Objectives, 3) Park, Recreation & Open space Plan, 4) Future Land Use Plan, 5) Thoroughfare Plan, and 6) Implementation Strategies.

Since the creation and adoption of Comprehensive Plan 2023, the City has undertaken numerous efforts towards implementing Plan recommendations, particularly planning for future infrastructure enhancements and the creation of a park master plan. Since the preparation of the 2003 Plan, other regional issues have become clearer, particularly Loop 9 schematics. It is evident that Loop 9 will no longer be able to function as a boulevard through the City, but will instead function as a limited access toll facility. In light of this realization, the City must prepare for how to use this facility in a manner that is most advantageous for Glenn Heights. This issue, combined with opportunistic timing for the City, created the need for a fresh look at the vision for Glenn Heights and the need for an update to Comprehensive Plan 2023.

This document will serve as an update/amendment to Comprehensive Plan 2023 and is intended to function in conjunction with the existing plan. The update is intended to highlight key focus areas, update future land use and thoroughfares, and provide an updated list of issues and priorities for City decision makers.



Community Discovery

Glenn Heights Retreat

This process began on January 16, 2010 when a strategic planning retreat was conducted with City Council and City staff. The purpose of the retreat was to highlight and inform Council of recent efforts conducted by the City as well as to determine if now was the appropriate time for a renewed look at City goals and issues—an update to the City’s Comprehensive Plan. One of the ultimate conclusions of the retreat was the need for an updated comprehensive plan and CIP prioritization process. The strength and success of a plan or vision often lies within its perceived relevance by all parties involved. This update began with a strong foundation that was rooted in initial consensus building by the City’s decision makers and began with the acknowledgement that the appropriate time for action in Glenn Heights is now.



Setting a Vision/Actions

Some Ideas...

- Town Center/City Hall
- Loop 9
- I-35E Development
- Road Improvements
- Drainage Improvements
- Water Improvement
- Comprehensive Plan
- Wastewater Improvement
- Public Facilities
 - Fire
 - Police
 - Public Works
 - Animal Shelter
- Parks

** Not in order of importance

An aerial photograph of a town center with buildings and parking lots, and a diagram below it showing a street layout with various colored zones and labels.

As a component of the January retreat, a Strengths, Weakness, Opportunities, and Threats (SWOT) exercise was conducted. Some of the indicated Strengths and Opportunities of Glenn Heights included:

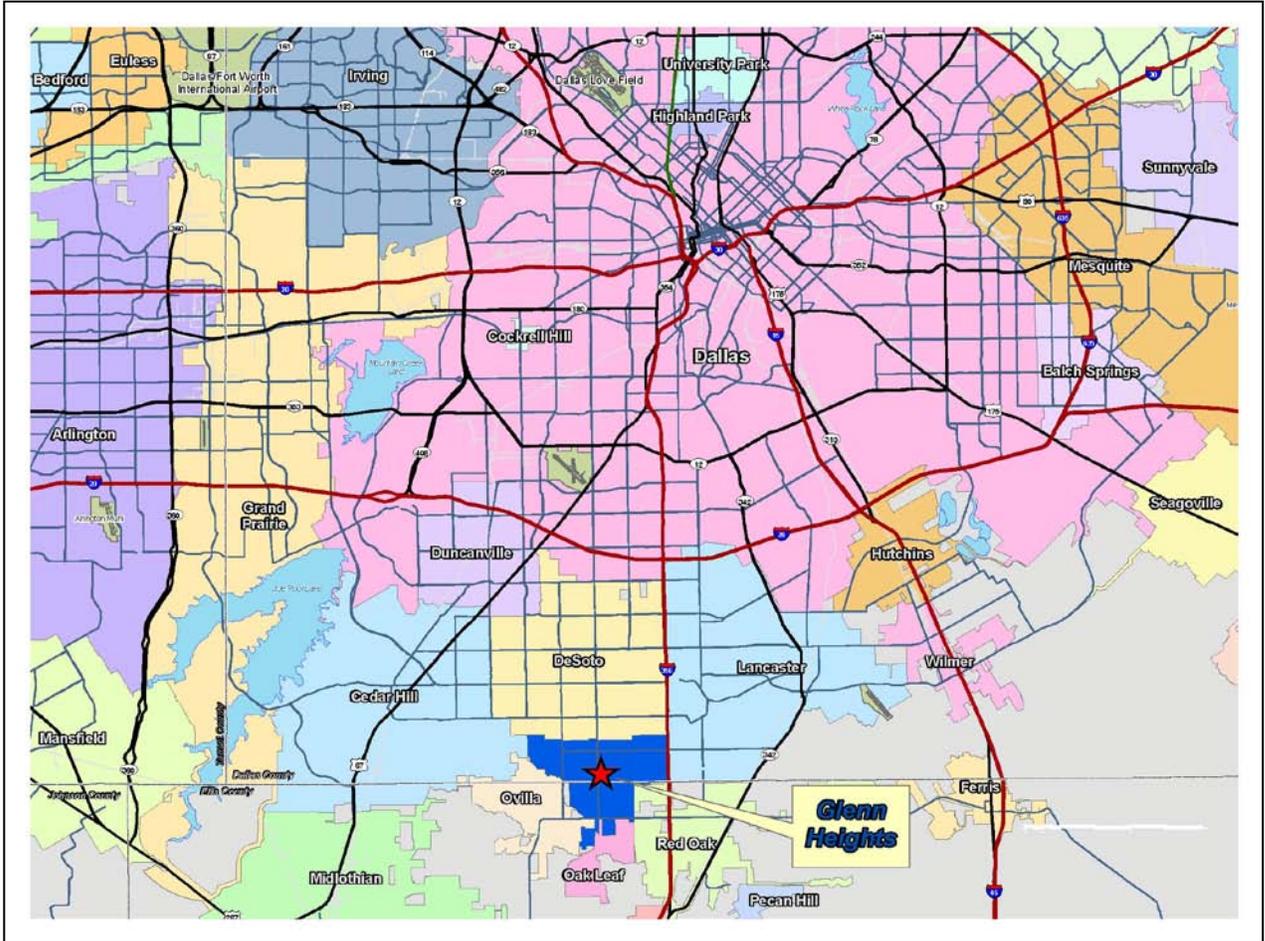
- Vacant Developable Land
- City Administration and Staff
- Interstate 35-E
- “Still in Hunt”
- Redevelopment potential
- Partnerships with neighbors



Community Discovery

COMMUNITY SNAPSHOT

Regional Relationship



Glenn Heights is located at the southeastern edge of the Dallas/Fort Worth Metroplex straddling Dallas and Ellis Counties. Interstate 35-E provides connections to a greater network of interstate and regional highways linking Glenn Heights to downtown Dallas, major employment and entertainment centers as well as major airports. The Interstate 35-E corridor, particularly between Dallas and San Antonio, is expected to be the focus of major population and economic growth in the coming decades.

Location	Mileage
----------	---------

Downtown Dallas	22
Love field	25
DFW Airport	37
International Inland Port of Dallas	18
Cedar Hill	9
Northpark Center	24
Medical District (Dallas)	22



Community Discovery

Population Growth

Since 2000, Glenn Heights and its neighbors have continued to experience population increases, a trend likely to continue in the near future. Since 2000, nearly 5,000 new residents have moved to Glenn Heights, the largest numeric increase in the City's history. This equates to a roughly 5 percent growth rate—consistent with growth during the previous decade.

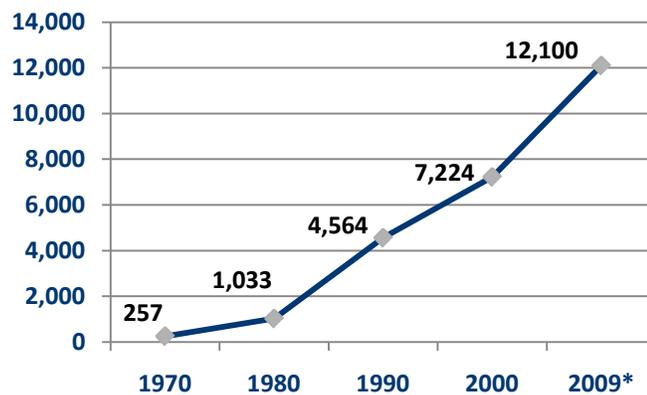
Communities within the immediate area have experienced strong rates of growth since 1970, consistent with the robust growth of the DFW metropolitan area. When compared to neighboring and near-by communities, Glenn Heights has experienced the highest growth rate at 10 percent. Cedar Hill and Red Oak follow with 8 and 7 percent growth rates respectively.

Glenn Heights Population Growth

Year	Population	Growth	Percent Change	Growth Rate
1970	257	-----	-----	-----
1980	1,033	776	301.90%	15.00%
1990	4,564	3,531	341.80%	16.00%
2000	7,224	2,660	58.30%	5.00%
2009*	12,100	4,876	67.50%	5.00%

Sources: U.S. Census (years 1970-2000)

*NCTCOG 2009 Estimate



Regional Population Growth

Place	1970	1980	1990	2000	2009	1970-2009	
						Change	CAGR**
Glenn Heights	257	1,033	4,564	7,224	12,100	11,843	10%
County							
Dallas County	1,327,321	1,556,390	1,852,810	2,218,899	2,471,000	1,143,679	2%
Ellis County	46,638	59,743	85,167	111,360	152,750	106,112	3%
City							
Cedar Hill	2,610	6,849	19,988	32,093	45,600	42,990	8%
Dallas	844,401	904,078	1,007,618	1,188,580	1,306,350	461,949	1%
DeSoto	6,617	15,538	30,544	37,646	48,700	42,083	5%
Grand Prairie	50,904	71,462	99,606	127,427	168,500	117,596	3%
Red Oak	767	1,882	3,124	4,301	9,900	9,133	7%
Midlothian	2,322	3,219	5,040	7,480	16,250	13,928	5%
Ovilla	399	1,187	1,659	1,774	3,850	3,451	3%
Oak Leaf	NI	NI	984	1,209	1,600	NA	NA

Source: U.S. Census

*2009 NCTCOG Estimates

**CAGR: Compound Annual Growth Rate



Community Discovery

Residential Characteristics

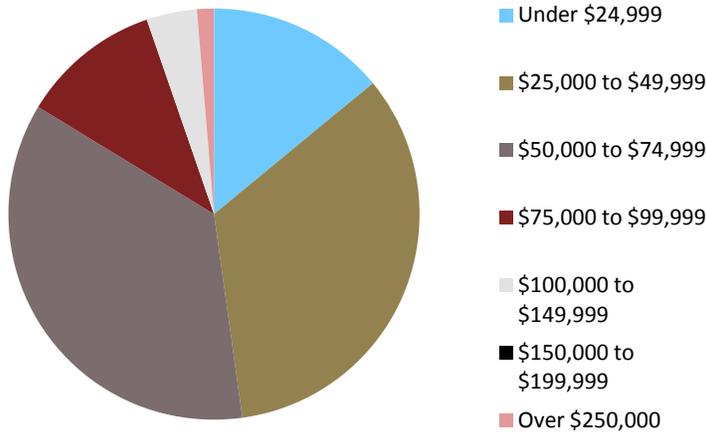
Household Size

	U.S. Census		NCTCOG Projections		
	1990	2000	2010	2020	2030
Glenn Heights	3.02	3.07	3.01	3.01	2.99
DFW MSA	2.61	2.69	-	-	-
Texas	2.73	2.74	-	-	-

Source: U.S. Census, NCTCOG 2030

Household size within Glenn Heights has traditionally been higher than both the DFW area and the State of Texas. NCTCOG projections reflect a decreasing household size in the future. This trend is reflective of national trends towards smaller family sizes and more single households.

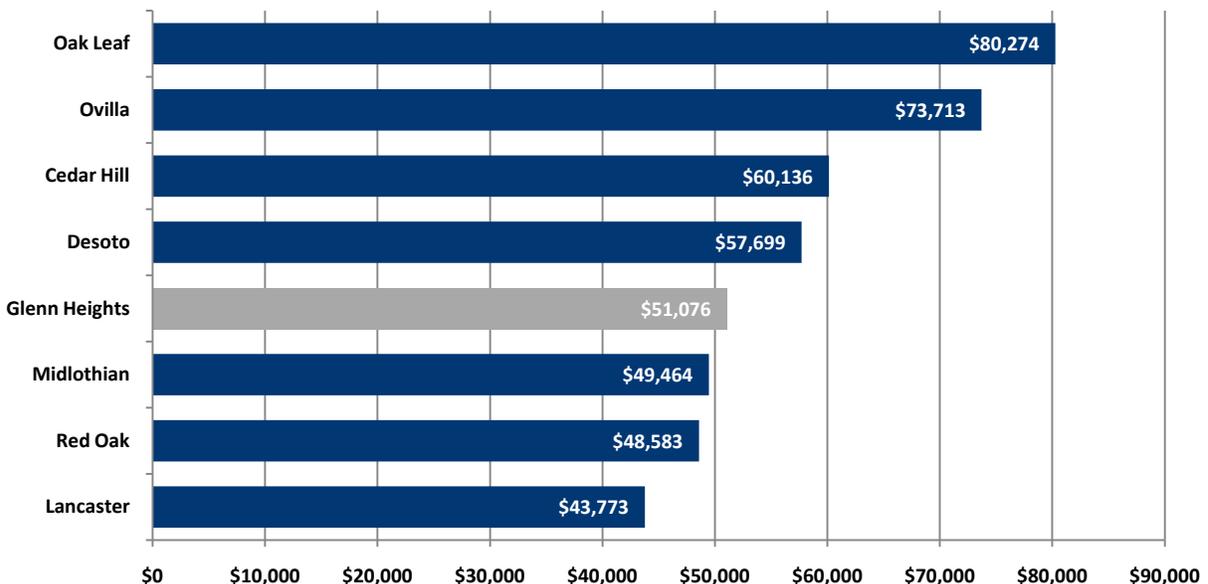
Glenn Heights Household Income (2000)



To the left, a breakdown of income within Glenn Heights is shown. \$50,000 to \$74,999 represents the largest household income bracket in Glenn Heights.

Median income serves as a general indicator of a community's purchasing power—how much disposable income may exist within the community. Glenn Heights, and surrounding communities, are reflected in the chart below.

Median Household Income (2000)

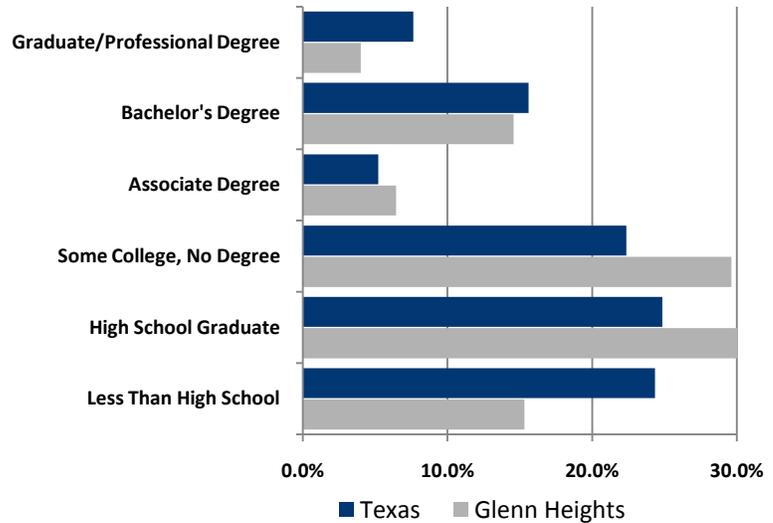


Community Discovery

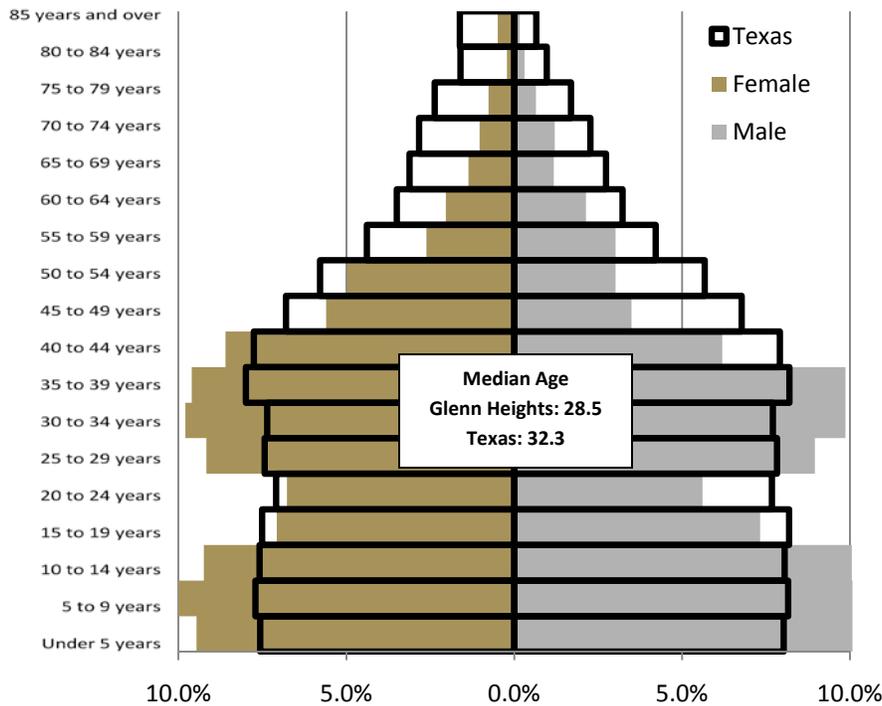
Educational attainment in Glenn Heights is shown to the right. The graph reveals that in 2000 Glenn Heights had higher educational attainment levels than the State of Texas in every category except Graduate/Professional Degrees and Bachelor's Degree.

Age distribution aids in analyzing who is living in Glenn Heights and what services should be targeted. When compared to Texas, Glenn Heights has a higher share of its population between the ages of 30 and 49 and also under the age of 14. This indicates a large number of families with children in the community.

Educational Attainment



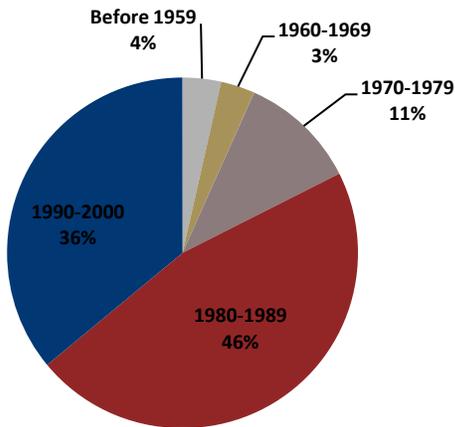
Glenn Heights Age Distribution (2000)



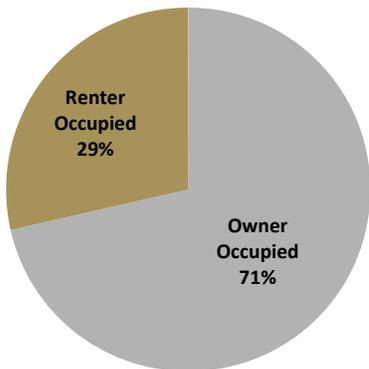
Community Discovery

Housing Characteristics

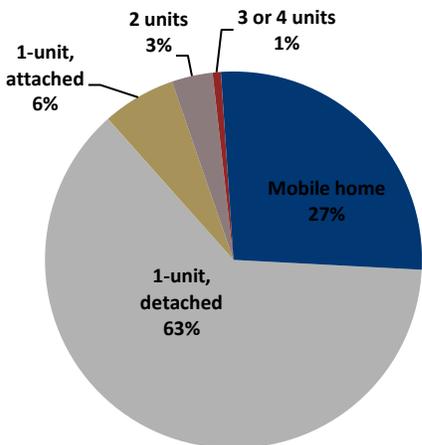
Housing Unit Age



Housing Tenure

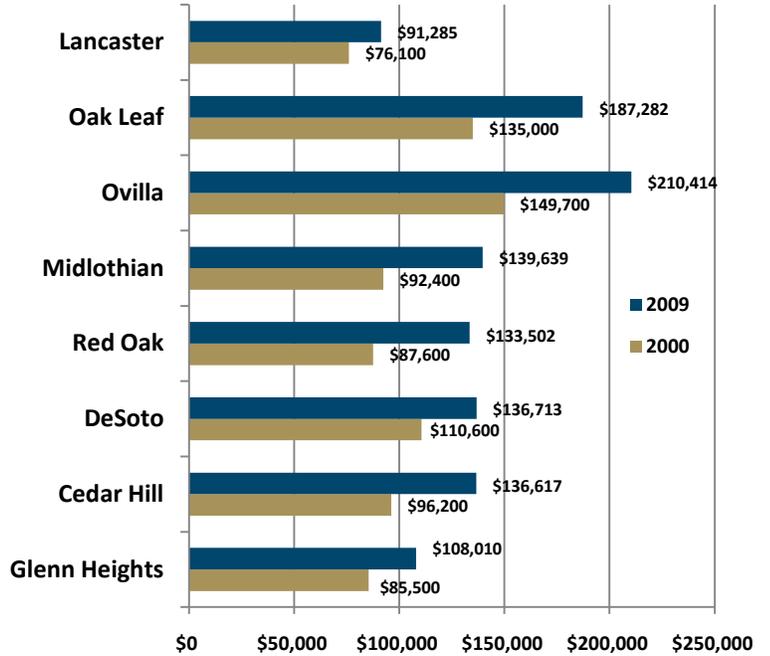


Housing Type



Source: 2000 U.S. Census

Median Home Value (2000-2009)



Source: Dallas and Ellis County Appraisal District

Housing stock within the City has predominantly been constructed over the past few decades—82 percent of housing was constructed after 1980. This not only indicates rapid growth over the past few decades, but indicates that housing preservation strategies will be necessary to preserve and protect existing neighborhoods. 71 percent of all housing stock is owner occupied compared to 29 percent renter occupied (2000 US Census). This is somewhat higher than the statewide average of 67 percent owner occupancy (2000 US Census).

Glenn Heights has a fairly large percentage of mobile home housing types, accounting for 27 percent of the City’s housing stock in 2000.

As of 2009, the median home value in Glenn Heights was 108,500, a 26 percent increase since 2000. The average increase of the comparison cities was an increase of 37 percent between 2000 and 2009.

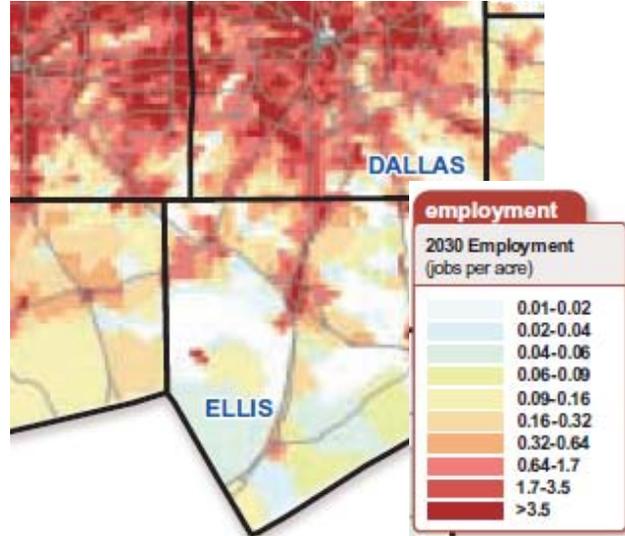


Community Discovery

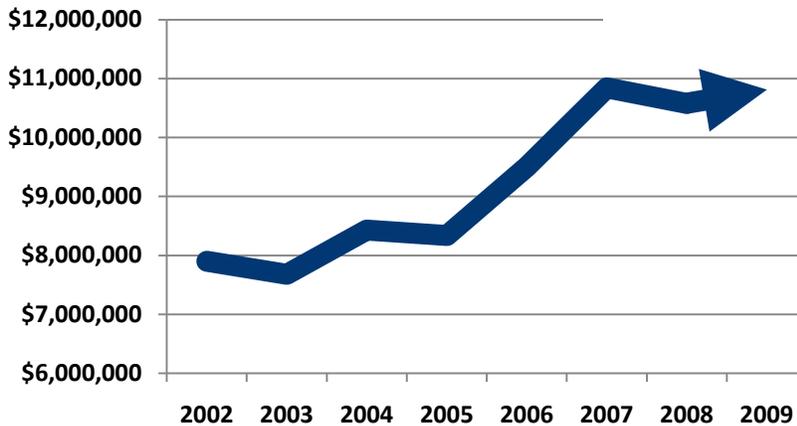
Economy

Employment

North Central Texas Council of Governments 2030 Demographic Forecast for employment projects that by 2030 Glenn Heights will accommodate 2,340 jobs, and increase of approximately 224 percent from 2000 levels. The benefits of this increase are obvious in that it is projected that Glenn Heights will have additional non-residential construction, providing jobs and contributing to the City's future tax base.



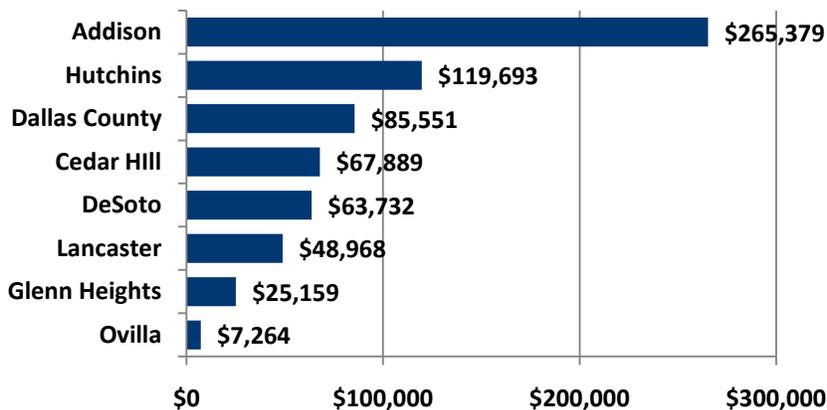
Sales Tax Data



Source: Texas State Comptroller

Examining the Quarterly Sales Tax Report indicates that sales tax revenue is generally increasing within Glenn Heights growing from \$7.9 million in 2002 to just under \$11 million in 2009. A slight dip occurred between 2007 and 2009, coinciding with national economic conditions.

Value Per Capita



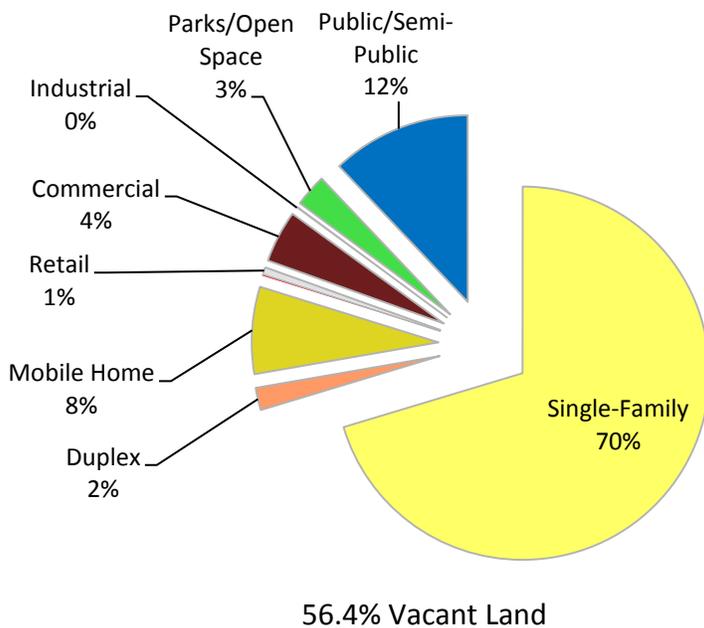
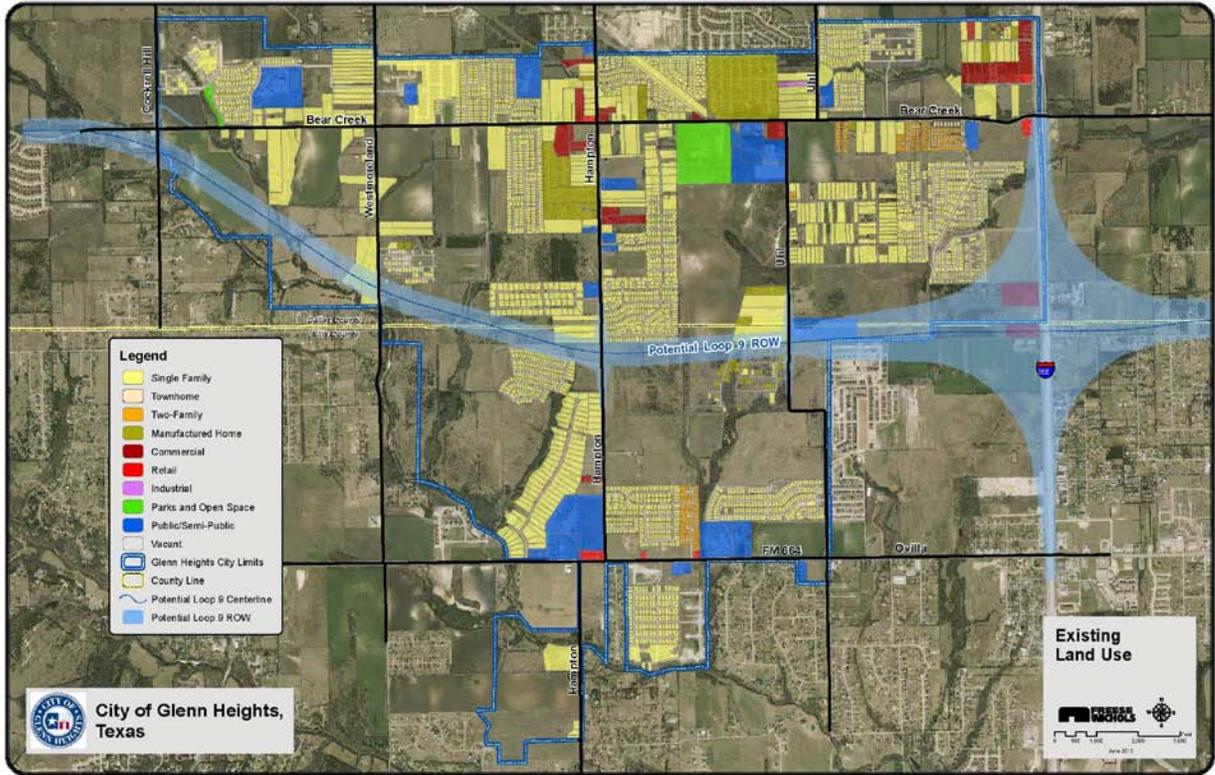
Source: Dallas/Ellis County Central Appraisal Districts

Value per capita refers to the total assessed value of the community divided by population. Communities with diversified land uses tend to have higher assessed values, leading to additional property tax and sales tax revenue for the City. Non residential uses in Addison and the Inland Port in Hutchins serve as examples.



Community Discovery

Existing Land Use



Examining developed land use within Glenn Heights reveals that the vast majority of developed land is currently Single-Family residential followed by Public-Semi-Public uses—city owned property, churches, and schools.

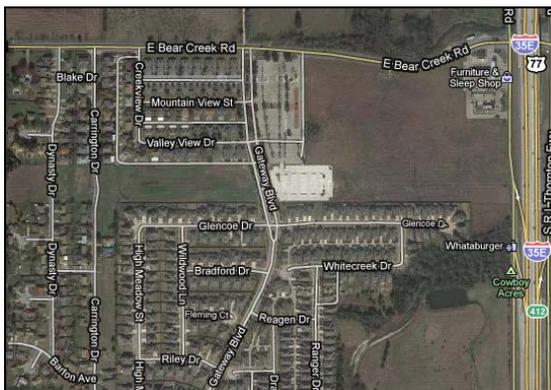
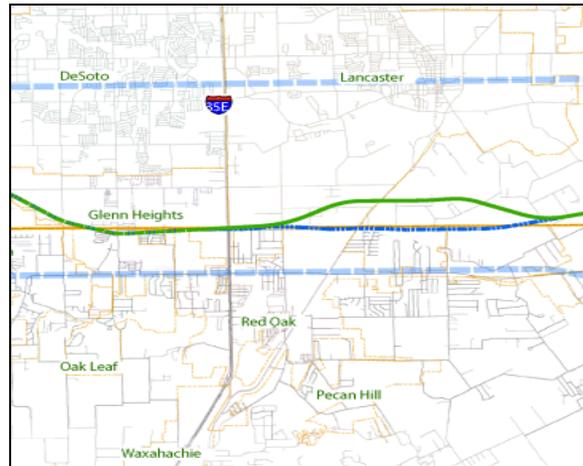
Currently, the City contains a total of 4,683 acres of land, of which 2,643 acres are vacant. This equates to 56.4 percent of the community being vacant and presenting significant opportunities for future development within Glenn Heights.



PLANNING CONTEXT

Loop 9

Loop 9, which will serve as the regional outer loop, is envisioned as a toll facility with staged implementation over the next 25 years and beyond. Section E is anticipated to traverse through the center of Glenn Heights—currently identified as Glenn Heights Boulevard in the 2003 Comprehensive Plan. Schematics indicate that the roadway will be constructed as a limited access tollway, with various degrees of access at Uhl Road, Hampton Road and Westmoreland Road in Glenn Heights. A new assessment of land use will be a component of the Land Use Map update, specifically highlighting development opportunities and ways of preserving the character of Glenn Heights while also mitigating any associated negative effects of Loop 9 on the community.



Regional Growth

The continued growth of Glenn Heights coincides with the rapid growth of the metropolitan area. Dallas/Fort Worth is now the fourth largest metropolitan area in the nation and has claimed the title as the nation's fastest growing metropolitan area. Projections anticipate that nearly 9 million people will call North Texas home by 2030, an increase of nearly 2.5 million people in the next two decades. Glenn Heights has tremendous opportunity to define and direct new growth to achieve long term community objectives.



Community Discovery

Planning Efforts

Regional Planning Efforts

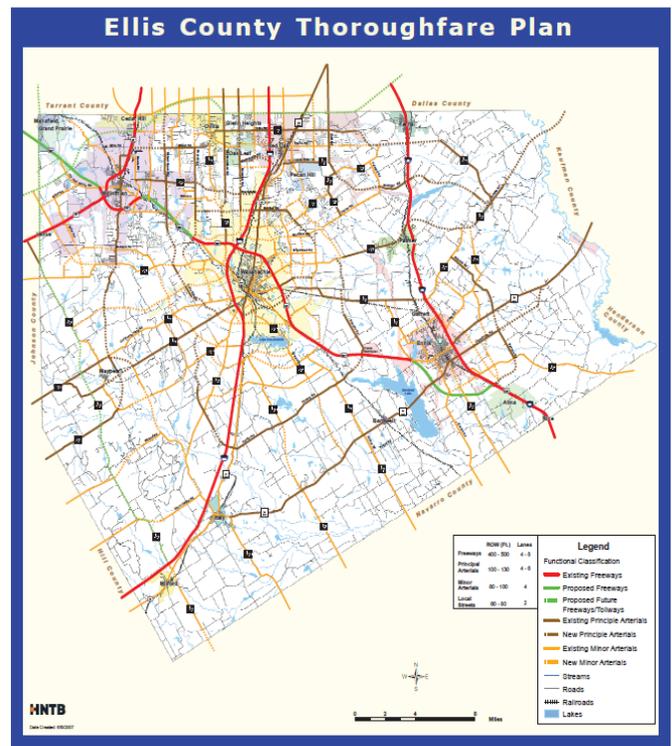
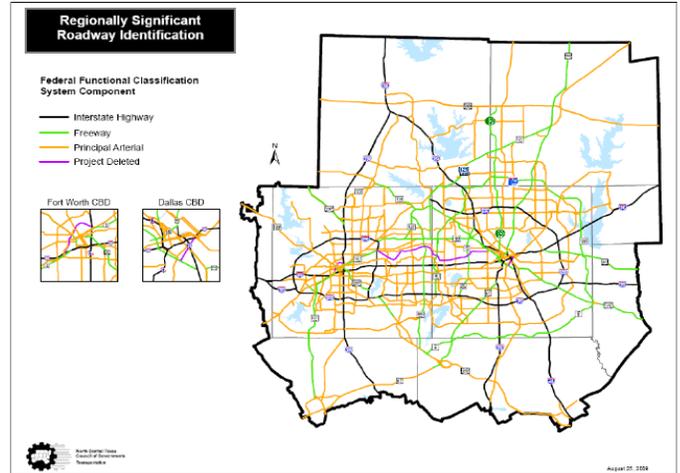
The North Central Texas Council of Governments (NCTCOG) serves as the regional metropolitan planning organization and plays a large role in coordinating and managing growth within the metropolitan DFW area. It is important that Glenn Heights be aware of NCTCOG initiatives, such as Mobility 2030, and work to ensure that any local changes are conveyed and reflected in regional plans.

In addition to NCTCOG, there are other regional planning efforts which should be considered—consistency between various plans is advantageous in applying for and receiving grant funding. These may include the Ellis County Thoroughfare Plan, Dallas County Thoroughfare Plan and, to a certain degree, Vision North Texas recommendations.

Local Planning Efforts

Recent efforts have been completed by the City which, combined with this Update, contribute to the new vision and direction of the City. These efforts were considered as a component of this Update to ensure continuity. Examples of recent planning efforts include:

- Parks, Recreation & Open Space Master Plan
- Impact Fees
- Pavement Management Program
- Facilities Master Plan
- Strategic Plan



Community Vision

COMMUNITY VISION

An important component of the Update was reevaluating the vision for Glenn Heights. Since the 2003 Update, a number of internal and external changes have occurred resulting in a need to re-identify and solidify the vision for what Glenn Heights ultimately wishes to become. Several day-long workshops were conducted with the Comprehensive Plan Advisory Committee (CPAC) to re-evaluate the vision and ultimately decide on an agreed upon land use development scenario.

Comprehensive Plan Advisory Committee (CPAC)

A committee of community residents and stakeholders was compiled in order to assist in the update of the 2003 Plan. Committee members were selected based upon a variety of criteria including the quadrant which they resided, past council experience, business ownership and school district knowledge. Their input was invaluable during the process and their understanding of community issues was an integral part of creating the development scenario.

Town Hall Meetings

Two Town Hall meetings were conducted during the comprehensive plan update, one at the onset of the process, the other near the termination to gather final public input. Town hall meetings were conducted in order to inform the public of the process, to gather feedback, to create transparency in the process and to ultimately allow the public a voice in any recommendations or concerns.



Community Vision

Visioning Process



Committee members had the opportunity to craft a guiding vision statement. The purpose of the comprehensive plan vision statement is to generally summarize the guiding principles and to define the ultimate vision of the community.

A Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis was conducted in order to identify and analyze the various internal and external issues which would need to be examined, utilized or mitigated. Committee members identified a number of different opportunities which existed in Glenn Heights as well as a number of perceived weaknesses.

Good to Great Vision Statement Exercise	
Core Principles	Envisioned Future
Core Purpose	20-Year BHAG
Core Values	Vivid Descriptions

S Strengths

- Code Enforcement Plan (2 yrs)
- Adopt a Street
- New Leadership
- Drivable Road
- Natural Features (Bourbon)
- DART
- Diversity
- Dallas/Ellis County
- Lack of Congest
- Embracing a new Dim
- ROW

W Weakness

- Lock of Direction
- Image
- Streets (non-name) does not have
- Code Enforcement
- Citizen Engagement/Overship
- Lack of communication
- Lack of Connectivity (Bike, Sidwalks, Trails)
- Money/Funding
- Need for Transparency/Funding
- (Bibb City a City)

O Opportunities

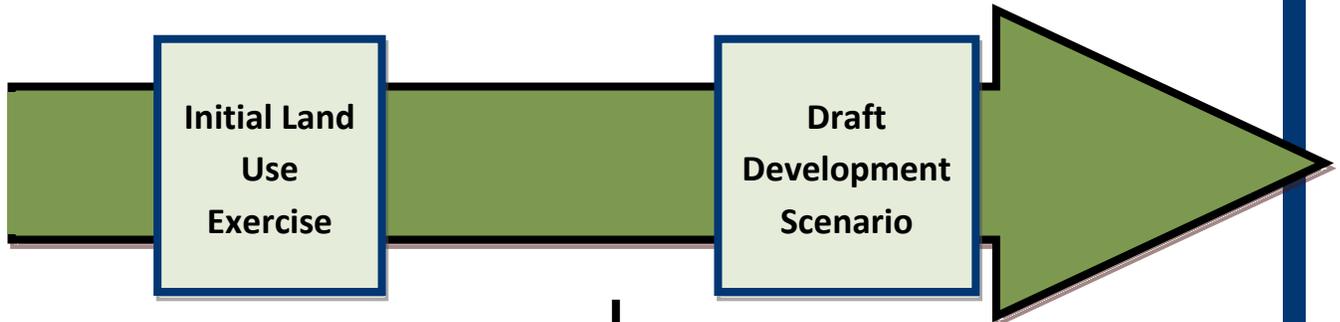
- Finney Frontage (35 a loop 9)
- Blank Slate - Devol Potential
- Branding & Visioning
- Location
- New Business Dist
- Technology
- "Broken Windows" - the little things
- Athletic Complex
- Sidewalks
- Image Change - More comf
- Diversification of Top
- Activities for all ages
- Building Citizen Particip
- Public Outreach/Education

T Threats

- Manufactured Homes
- Potential turnover in Leadership
- Infrastructure Development



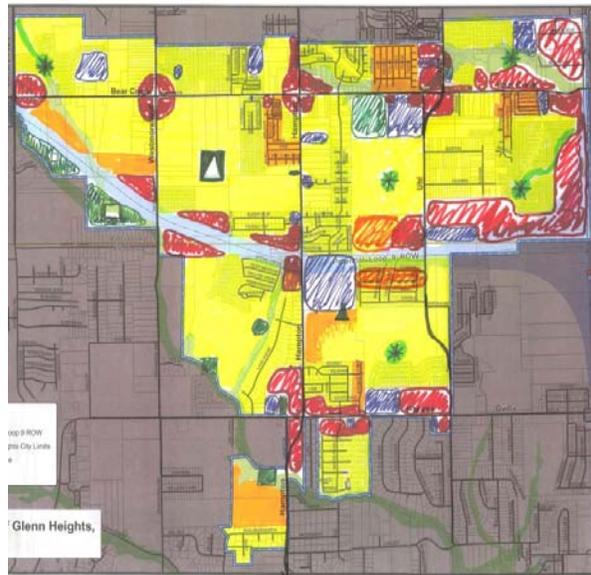
Community Vision



The purpose of the land use exercise conducted with committee members was to allow participants to identify key areas of the city for protection or development. Additionally, the exercise introduced committee members to the physical community, including city boundaries, existing development, natural features and building constraints. From the exercise, several ideas were identified.

Based upon feedback received from the first steering committee meeting and land use exercise, a Draft Development Scenario was created reflecting opportunities for expanding housing options, diversifying the tax base by providing more non-residential uses at strategic locations, protecting natural areas and formulating more concrete ideas about the Town Center and its relationship to adjacent areas.

- Committee Ideas**
- Open Spaces/Trails
 - Sidewalks
 - Restaurants on I-35
 - Movie Theater
 - Hotels
 - Community Gardens
 - Retail, Entertainment, Dining at Town Center
 - Gym/Sports Complex
 - Natorium
 - Equestrian Center
 - Senior Housing
 - Performing Arts Center



Community Vision

Visioning Outcome

The participation of the Steering Committee, City staff and the general public helped to create a strong foundation for what the vision of Glenn Heights should ultimately be. Opportunity for discourse and evaluation of a number of different factors allowed for educated opinions to be formulated and decisions made on what is best for the future of Glenn Heights. This foundation served to guide the formulation of the Land Use Plan for the community and ultimately helped to define who Glenn Heights is and what characteristics the community values and wishes to preserve.

At the end of the visioning process, a final vision statement was agreed upon, reflecting both the values of the community and setting a vision for what Glenn Heights should ultimately become. Additionally, key issues were exposed, allowing for further discussion on the best ways to mitigate potential threats and utilize potential opportunities. The discussions by the steering committee during the visioning stages helped to create an understanding and awareness for both internal and external issues within the community. Additionally, many “new” areas of town were discovered by steering committee members during the exercise, leading to the desire for a “tour of the community,” revealing additional assets and discoveries which were previously unknown.

Vision Statement

Glenn Heights values the vitality and synergy created when neighbors gather. The City envisions a sense of serenity created by natural features and well maintained thoroughfares. Parks, open spaces, public facilities and retail spaces will create options for our residents within the community. Residents and businesses will enjoy a sense of place and identity in Glenn Heights.

Top Rated Issues

Image	18 Votes
New Business	16 Votes
Diversify Tax Base	9 Votes
Branding & Visioning	8 Votes
Perception/Need Quality	5 votes
Streets (Maintenance)	4 Votes
Code Enforcement	4 Votes
Public Outreach/Education	3 Votes
Citizen Involvement	3 Votes
Transparency in Gov't	2 Votes
Technology	2 Votes



COMMUNITY CHARACTER

The Community Character section is intended to focus upon the physical characteristics of the community or the “physical realm” of Glenn Heights. This pertains to how the community is both identified and perceived by both residents and visitors. Discussion with the Advisory Committee has indicated certain focus areas, coinciding with topics identified during the 2003 Comprehensive Plan—Neighborhoods, Community Identity, Urban Design, Thoroughfares and Parks and Natural Features. Ultimately, focusing upon these topics will ensure that Glenn Heights develops quality neighborhoods and retail spaces, attractive roadways and a recognizable identity while providing recreational opportunities for residents and preserving key natural features for future generations.

The following sections include principles and actions which may be considered by the City as development occurs in the future. They are in addition to the original recommendations contained within the 2003 Plan. The principles discussed and outlined should help to facilitate discussion, particularly where and how such principles may be most appropriately incorporated within the community.



Guiding Principles

2003 Plan

Safe and Continuous Travel

Upgrade and Improve Existing Transportation System

Alternative (Multi-Modal) Transportation System

Consider Physical Form of the City

Adequate Provision of Public Services

Adequate Provision of Service

Enhancement through Urban Design

Conservation of Open Spaces

Adequate and Equitable Parks Infrastructure



Community Character

Neighborhoods

Neighborhoods are one of the most obvious and vital components of the community. There are several principles and features which may be utilized to enhance neighborhood development and assist with long-term sustainability.



Life-Cycle Housing

Encourage a variety of housing types and sizes to accommodate different of housing needs and lifestyles within Glenn Heights.



Connectivity

Encourage connected neighborhoods emphasizing both internal and external connectivity. Neighborhoods should be linked to each other as well as to the community as a whole.



Walkability

Ensure that appropriate sidewalks and trails are incorporated in new development, emphasizing walkable connections to parks, recreation centers and neighborhood retail centers.



Recreational Access

Incorporate the Parks Master Plan in order to create outdoor recreational opportunities for both neighborhoods and the community, enhancing quality of life opportunities.



Quality Development

Encourage quality neighborhood development through anti-monotony standards and quality building materials which reduce maintenance and preserve long-term appearance.



Neighborhood Conveniences

Incorporate neighborhood retail centers in strategic locations which optimize convenience for adjacent neighborhoods. Encourage walkability and connectivity with adjacent neighborhoods.



Workforce Housing

Provide a range of housing choices, including multi-family options, to create affordable options for community residents and families.



Neighborhood Signage

Delineate different neighborhoods through entrance features and signage toppers.



Community Character

Traditional Neighborhood Design

A major component of discussion was the potential inclusion of traditional neighborhood design (TND) as a neighborhood development tool in the future. TND is premised upon re-organizing neighborhoods in a more “traditional” fashion—different housing types and sizes, reduced setbacks, rear placement garages, connected street grid, parks and gathering spaces and neighborhood retail clusters. TND is compatible with development in bedroom communities and creates viable and attractive residential neighborhoods. Interaction, parks spaces and gathering locations often help to create an identity for the neighborhood or district.



- Walkability
- Connectivity
- Mixed Use & Diversity
- Mixed Housing
- Quality Architecture and Urban Design
- Traditional Neighborhood Structure
- Increased Density
- Transportation Options
- Sustainable

Conservation Subdivisions

Glenn Heights has a number of important natural features which have been identified as important for protection as the community grows. Conservation Subdivisions are created in order to permit residential development while also preserving open space and protecting natural features. Developers are given a density bonus in exchange for preserving open space and natural features. This allows for housing lot sizes to be reduced, allowing for an increased number of residential units to be constructed. The “clustering” of residential units on smaller lot sizes creates open spaces which may serve as parks or may remain natural. This may be an attractive option in Glenn Heights particularly due to the desire to keep the “rural” and natural feel of the community, while continuing to encourage new residential development.

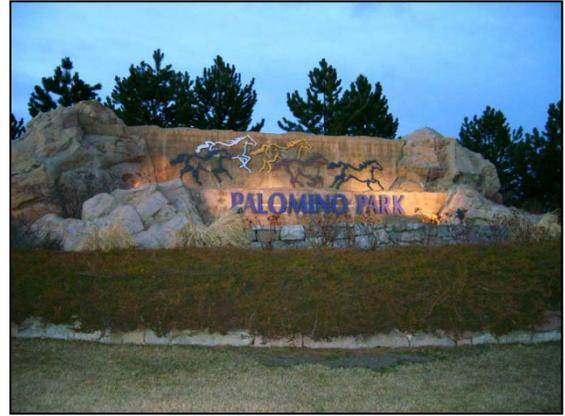
Clustering: 100 Single Family Lots in Each Option, open space preserved in bottom option



Community Character

Community Identity

In a metropolitan region, such as DFW, it is often essential that communities distinguish themselves from their neighbors. Creating a recognizable identity allows the community to be both visually identifiable and helps to create a sense of ownership and pride among the residents themselves. This issue was of significant importance to committee members and it is believed that developing a clear identity for Glenn Heights will help significantly with community perception and economic development.



Gateways

Identify significant regional thoroughfares, such Interstate 35-E, Loop 9, Hampton Road and Bear Creek Road, and create gateway features clearly delineating entrance into the community. Identifying community features should be utilized in gateway design creating a positive and identifiable “first impression” of the community. Gateways may be incorporated in a variety of ways including signage, public art, water features, etc.

Branding

Community branding involves the creating of an image unique to Glenn Heights and incorporating that image throughout the community. This may include certain architectural features or building materials. The City logo may be incorporated in strategic locations, such as roadway signs and directive signs, and special banners may be included along community lighting fixtures highlighting upcoming events.

Roadways

Roadways provide internal and external connections and are the most utilized area of public space. Identity should therefore be reflected in roadway design through inclusion of community branding and logos in signage, quality aesthetics, and utilizing intersections and right-of-way to promote Glenn Heights. Banners and other accessories containing the Glenn Heights logo may be incorporated on lighting fixtures.

Town Center

The Glenn Heights Town Center creates an opportunity to define and distinguish Glenn Heights from surrounding communities by way of creating a unique and identifiable center for the community. It should be designed to provide community facilities, open spaces for community events and should contain destination retail to attract patrons from surrounding communities.



Community Character

Urban Design

Attention to urban design is an important component of creating a “sense of place” within the community. Although intangible, urban design helps to increase the visual perception of residents and visitors by creating a recognizable and attractive physical realm. Urban design gives special attention to aesthetics and specifically considers details pertaining to the overall community appearance. The 2003 Comprehensive Plan identified “enhancement through urban design” as a Quality of Life goal (page 2-11).

Urban design may be promoted by both the public and private sector. The City may take a proactive approach to urban design by incorporating enhancements in community public works projects, such as street design, parks or community facilities. The City also may utilize various ordinances to regulate the community’s physical appearance by the private sector including sign standards, landscaping standards and building articulation/masonry requirements.



Pedestrian Amenities

Safe and traversable pathways should be considered as a component of roadway design, not simply an amenity. Additional enhancements or amenities may be added including pedestrian lighting, benches, refuse containers, public art, landscaping/shade and raised or textured crosswalks, among others.



Architectural Enhancements

Building requirements should encourage the use of masonry and quality building materials, building height and depth articulations and a consistent theme or appearance to establish continuity without creating monotony. The use of awnings and other building enhancements should be encouraged, especially in relation to pedestrian areas.



Signage

Signage, if left unregulated, can clutter roadways and detract from the community’s aesthetic perception. Signage should be regulated based upon size, quantity, positioning and materials. When possible, signs should be shared by multiple businesses and pole signs should be prohibited, except with a distance study along Interstate 35-E.



Landscaping

Streetscape/landscaping standards should be created and consistently applied to new development, particularly along Interstate 35-E, Bear Creek Road and other major roadways. In addition to landscape requirements for residential and non-residential uses, code compliance should be enforced to guarantee that landscaping is properly maintained.



Community Character

Thoroughfares

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. Additionally the incorporation of public amenities, such as multi-modal trails for public use, should be encouraged in order to truly utilize roadways as a community amenity, enhancing quality of life rather than detracting from it.

The 2003 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.

Inclusive Street Components

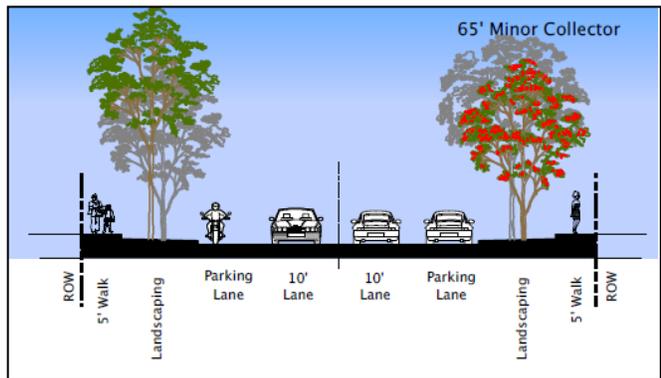
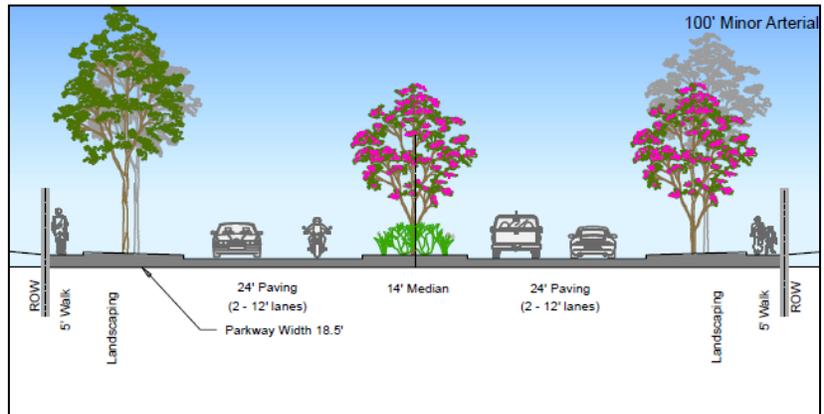
			
Amenities	Multi-Modal	Intersection Enhancements	Context Sensitive
Trails, landscaping and other amenities may be incorporated within the parkway of the roadway, creating recreational opportunities and enhancing overall community aesthetics. Greenway corridors are often utilized to safely incorporate multi-purpose pathways alongside roadways, particularly in conjunction with the Trails Master Plan.	Roadways should be planned to accommodate more than simply the automobile. Pedestrian and bicycle paths should be considered, linking various activity centers and providing recreational opportunities for residents. Bike lanes may be appropriate near the Town Center, however most pathways will be included in the parkway section of the roadway, through a Greenway Corridor.	Enhancements to roadway intersections, such as landscaping, textured crosswalks, lighting features, lighted signage, corner plazas, community art and incorporation of the Glenn Heights logo, should be considered in future capital projects at key intersections. The Bear Creek and Hampton Road intersection, as well as intersections near the Town Center, should be the initial focus areas.	Designing roadways to be context sensitive refers to considering adjacent land use and function in addition to traffic volumes. A roadway may be designated as a Major Arterial but the roadway may reflect different characteristics as it traverses the community. Context Sensitive Solutions, in particular, involves extensive stakeholder input and consensus building in determining the best design for roadways in the community.



Community Character

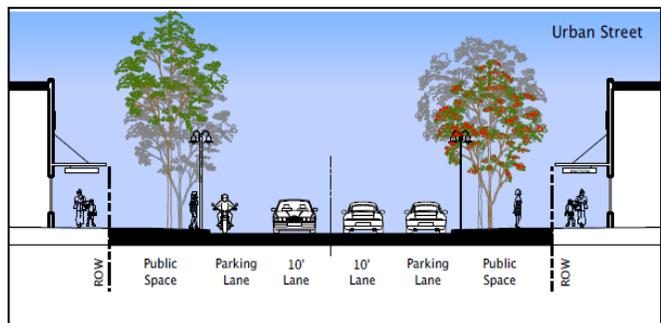
Context Sensitive Solutions (CSS)

The 2003 Comprehensive Plan and this Update have assigned 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. Discussion should include public participation and input, should consider adjacent land uses, should examine the intended character of the adjacent area and should ultimately consider how the roadway fits in with ultimate community objectives. This discussion based approach between stakeholders, engineers, planners and community members is referred to as Context Sensitive Design.



Multi-Modal Design

Multi-modal options refer to the ability to accommodate vehicular traffic along with pedestrian and bicycle options, particularly through multi-use pathways. These pathways are often incorporated as “greenway corridors” along roadways, particularly those identified in the Parks Master Plan. Pathways may be included within the existing ROW or may be acquired through easement. An advantage in Glenn Heights is that ROW for many roadways has been acquired. Roadway volumes may not immediately warrant the construction of a roadway to its full capacity, say a 6 lane divided arterial; therefore, ROW may be utilized to construct greenways, accommodating multi-modal options, enhancing community aesthetics and creating recreational opportunities for residents.



Community Character

Parks and Natural Features

Natural features were identified as a positive trait of Glenn Heights. Several creeks and floodplains with natural tree cover traverse the community creating opportunities for outdoor recreation and open space preservation. The rural and open feel of the community was believed to be a positive characteristic, one that should be preserved as the community grows. Creation of additional parks as well as preserving natural features will aid in this endeavor by enhancing recreational opportunities for residents while maintaining open spaces.

The 2003 Plan addressed conserving open spaces and developing park infrastructure. The Parks Master Plan was created in 2008 allowing Glenn Heights to be competitive in attracting Texas Parks and Wildlife Grant Funding. As development occurs, conservation subdivisions may be examined to preserve natural areas and additional parks and trails should be constructed in accordance with the Parks Master Plan, some of which may be created during the subdivision development stages.



Park Amenities

Activities for all ages should be included within community parks including walking/biking trails, gardens, activity courts, picnic tables and potentially an amphitheater or recreational facility within or near the future Town Center.



Natural Connectivity

Attention should be given to the natural riparian and ecological systems creating a logical and connected sequence of open spaces and parks. Parks and natural features should utilize floodplain areas as a form of natural connectivity and parks should be linked together, where possible, by trails.



Environmental Sustainability

In addition to providing recreational opportunities and enhancing the overall quality of life, natural systems aid in processing pollutants and impurities. Trees and natural open spaces help improve air quality and create permeable surfaces for rainwater absorption. Responsible storm water management practices should be considered, particularly the /SWM program established by NCTCOG, in order to protect regional water quality.



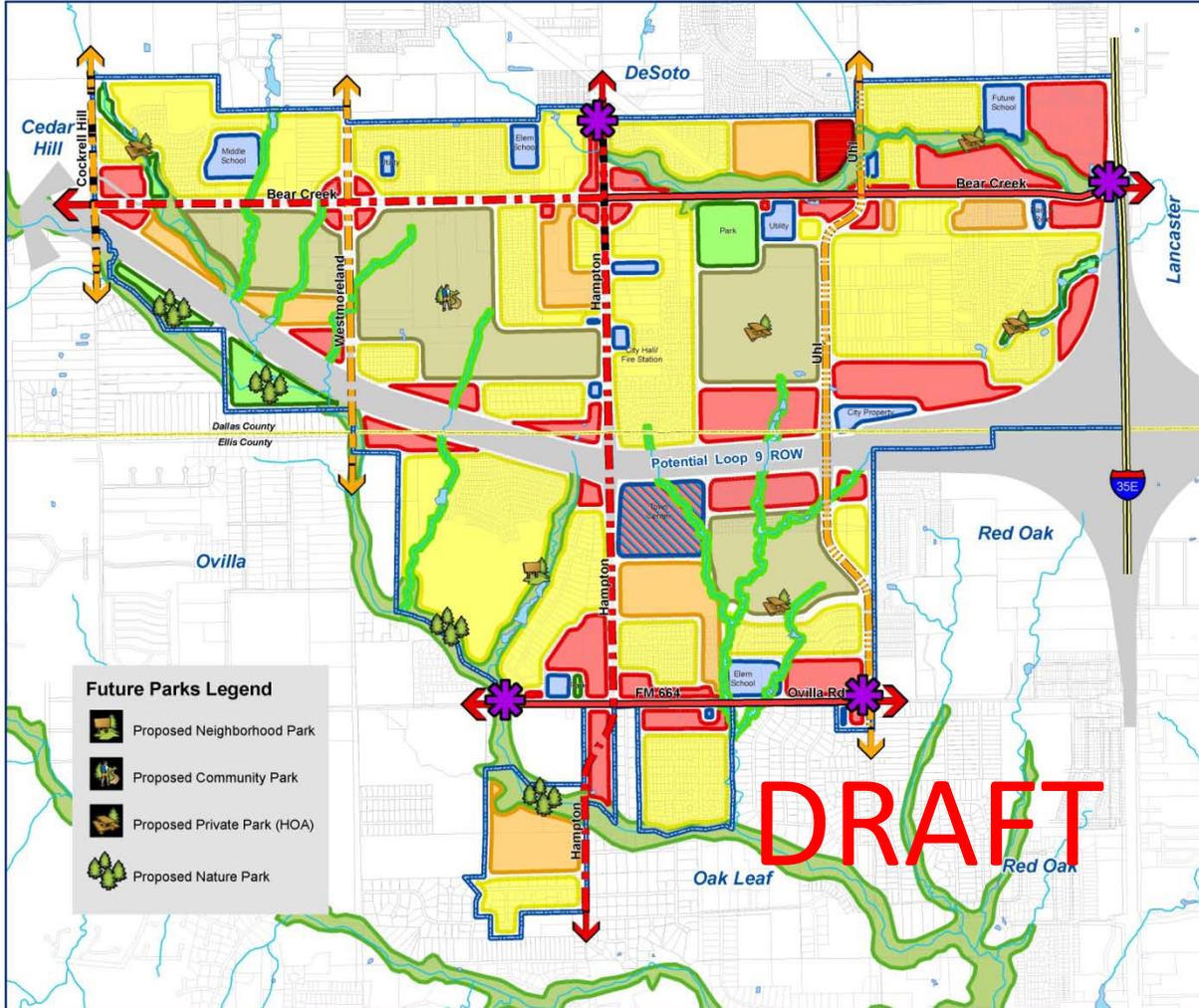
Natural Features

The community should proactively identify areas with significant natural importance to the community, such as streams, open spaces and areas of natural tree cover. As development occurs, the City should negotiate and be flexible with development to ensure that these natural features are preserved. This may be accomplished through conservation subdivisions and density bonus incentives.



Community Character

Future Land Use Plan (11x17 foldout in Final)



City of Glenn Heights, Texas

2010 Comprehensive Plan

Future Land Use Plan

Future Land Use Legend

- Low Density Residential
- Traditional Neighborhood Development
- Medium Density Residential
- Parks and Open Space
- Public/Semi-Public
- Town Center
- Retail
- Commercial
- Riparian Zone

Road Improvements

- Greenway
- Greenway
- Multi-Modal



- Glenn Heights City Limits
- County Line

Map 5-1

August 2010



0 500,000 2,000 3,000 4,000 Feet



DRAFT



Community Character

**Intentionally Left Blank for
11x17 Map**



Community Character

Land Use Categories



Low Density Residential

Single-family residential structures are examples of low-density residential uses. This is the primary land use within Glenn Heights. Residential densities in these areas will typically remain below 6 dwelling units per acre.



Medium Density Residential

Medium density options are indicative of duplex units, small lot single-family residential uses, multi-family uses, garden homes, row homes, townhomes and mixed-uses. Residential densities in these areas will typically range between 7 to 15 dwelling units per acre.



Traditional Neighborhood Design (TND)

TND is proposed within Neighborhood A and 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.



Parks and Open Space/Riparian Zones

Includes all designated park areas including community ballparks, neighborhood parks, regional parks, nature centers and natural open spaces. Riparian Zones refer to areas directly adjacent to creeks. These areas may be protected in the future as open space/neighborhood amenities for quality of life enhancement and environmental protection.



Community Character



Public/Semi Public

Land use indicative of all uses that are governmental, educational or religious in nature. Public/Semi Public includes community facilities, fire/police facilities, schools, churches and any additional land used by the city for storage or utilities.



Town Center

The Town Center is envisioned as the identifiable center of Glenn Heights. Various activities and land uses will be included ranging from shopping and retail to public facilities and open spaces. The location of city hall and other city services would likely be included. The area will be designed in a walkable nature, emphasizing pedestrian orientation and urban design. Structured parking may be necessary so as not to detract from the areas character. Gathering spaces for community events and a possible amphitheater would be incorporated into the town center. Mixed uses may be appropriate, gradually transitioning into medium density residential at the southern edge.



Retail

Retail uses typically include establishments which provide merchandise for retail sale and may also include light commercial uses, such as lodging and banks. Retail is located in areas with higher visibility and accessibility and contributes additional taxable revenue to the city's coffers through sales taxes generated. In Glenn Heights, retail areas may also include office space.



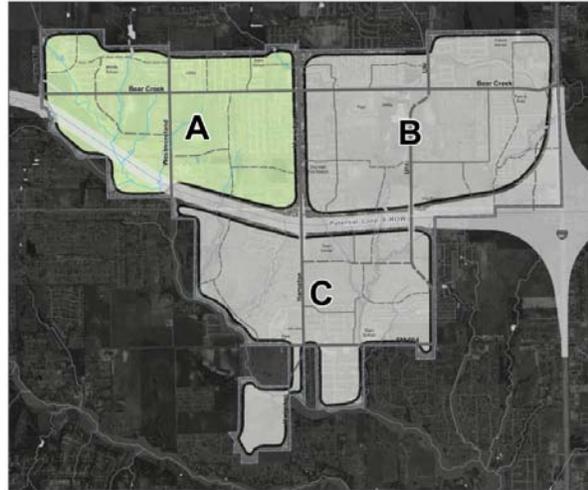
Community Character

Neighborhood Areas

Neighborhood A

Description

A major feature of this area is the inclusion of traditional neighborhood design creating the opportunity for unique and vibrant residential neighborhoods. A community park is proposed within this area and should be incorporated and connected with adjacent neighborhoods through sidewalks and trails. Retail and medium density housing are recommended along Loop 9 as well as at major intersections. Community nature parks are proposed south of Loop 9 within the 100 year floodplain, preserving the existing creek and natural tree cover and enhancing the aesthetic view of Glenn Heights to passing traffic along Loop 9.



Character and Form

Primary Intent

Provide unique, attractive and sustainable residential options in Glenn Heights. Provide local and regional recreational opportunities through the proposed nature parks. Some non-residential and medium density residential will be included along Loop 9 and at major roadway intersections.

Character

Homes are situated closer to the street with architectural enhancements, such as porches, creating a unique feel and sense of place. Parks are integrated with neighborhoods and connected by trails. Clusters of neighborhood retail and open spaces enhance the area and a street grid ensures connectivity.

Land Use Mix

- **Low Density Residential** 65%
- **Medium Density Residential** 15%
- **Retail** 10%
- **Parks and Open Spaces** 10%

	Traditional neighborhoods with integrated parks, connective streets, and architectural enhancements.
	Community park facility contains linkages to adjacent neighborhoods and activities/amenities for all ages.
	Nodes of retail are located at major intersections and along Loop 9. Centers should be integrated with adjacent neighborhoods.
	Nature Parks protect and sustain the local environment while providing opportunities to enjoy the outdoor recreation and wildlife.

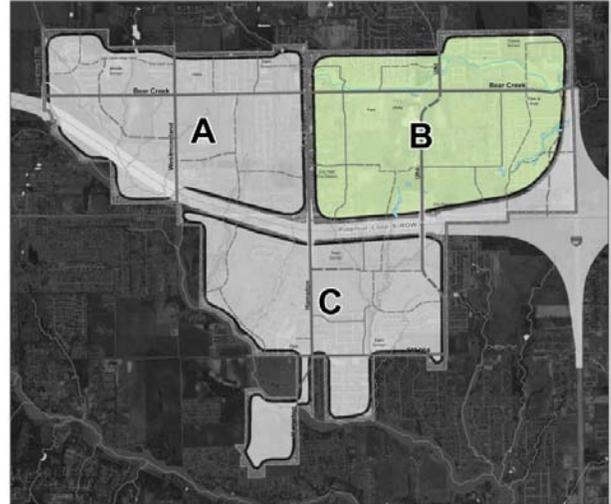


Community Character

Neighborhood B

Description

Neighborhood B is adjacent to Interstate 35-E and contains the NW section of the IH 35-E/Loop 9 interchange. Newer residential development has occurred, primarily in northern and eastern sections. Bear Creek serves as the major east-west arterial with Uhl Road traversing the center of the area. Retail uses will be located along Bear Creek, particularly at major intersections, and retail will be concentrated along loop 9 and IH 35-E to capitalize on freeway frontage and visibility. Low density infill development will continue in vacant areas, served and connected by parks, trails and collector roadways.



Form and Character

Primary Intent

Provide quality retail areas along Interstate 35-E and Loop 9. Quality non-residential development enhances community image along both corridors and provides additional tax revenues to support desired quality of life amenities. Low density residential development will continue to develop between existing neighborhoods with consideration for connectivity and parks and trails integration.

Character

Non-residential uses emphasize quality building materials, architectural enhancements and landscaping. Neighborhoods are buffered from more intense uses through floodplains, screening/buffering and medium densities. Appropriate connections are made between residential and non-residential uses. Parks and trails are integrated according to the Master Plan.

Land Use Mix

- **Low Density Residential** 55%
- **Medium Density Residential** 5%
- **Retail** 25%
- **Parks and Open Spaces** 15%



Regional retail and service uses located along Interstate 35-E capturing pass-by trips as well as serving local communities.



Continuation of quality low density residential neighborhood construction with a focus on integration with adjacent neighborhoods.



Gateway/signage features along Bear Creek Road welcoming visitors and providing directions to community attractions such as the Town Center.



Retail uses serving the local community at the intersection of Uhl Road and Loop 9 as well as other major roadway intersections.

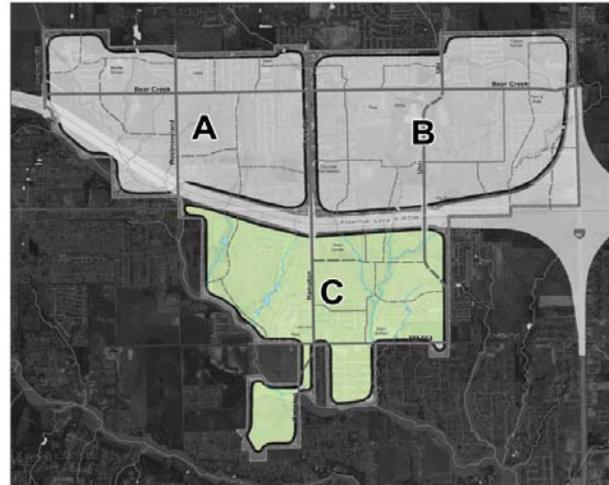


Community Character

Neighborhood C

Description

The area south of Loop 9 will contain the “core” of the community with the Town Center. The Town Center will provide public facilities, shopping and dining venues, entertainment options and open spaces for public engagement and recreation. Surrounding neighborhoods should be integrated into the town center by way of roadway connectivity. Medium density/TND residential areas may be located adjacent to the Town Center, gradually decreasing in density with distance from the Town Center. Two nature parks are proposed in areas identified as containing significant natural features. Ovilla Road and Loop 9 will serve as the anchors for additional retail uses.



Form and Character

Primary Intent

Create an identifiable “center” of the community—a location for residents to gather, socialize, shop, dine and play. The Town Center will reflect the community and will be identifiable throughout the region. Additional retail will be located along Ovilla Road to capitalize on visibility and pass-by trips, further diversifying the City’s tax base.

Character

Special attention to aesthetics, compact development and walkability. Street design within the Town Center should be oriented around the pedestrian with public spaces strategically located to enhance urban design and create public gathering spaces. Medium density options should be encouraged adjacent to the Town Center with street linkages and connectivity. Quality low density development will be located in remaining areas integrating parks, trails and open spaces.

Land Use Mix

- **Low Density Residential** 35%
- **Medium Density Residential** 20%
- **Retail** 30%
- **Parks and Open Spaces** 15%



The Town Center will provide retail, entertainment and community gathering venues.



Medium density housing should be included within close proximity of the town center.



Office uses and light commercial uses, such as lodging, may be provided along Loop 9.

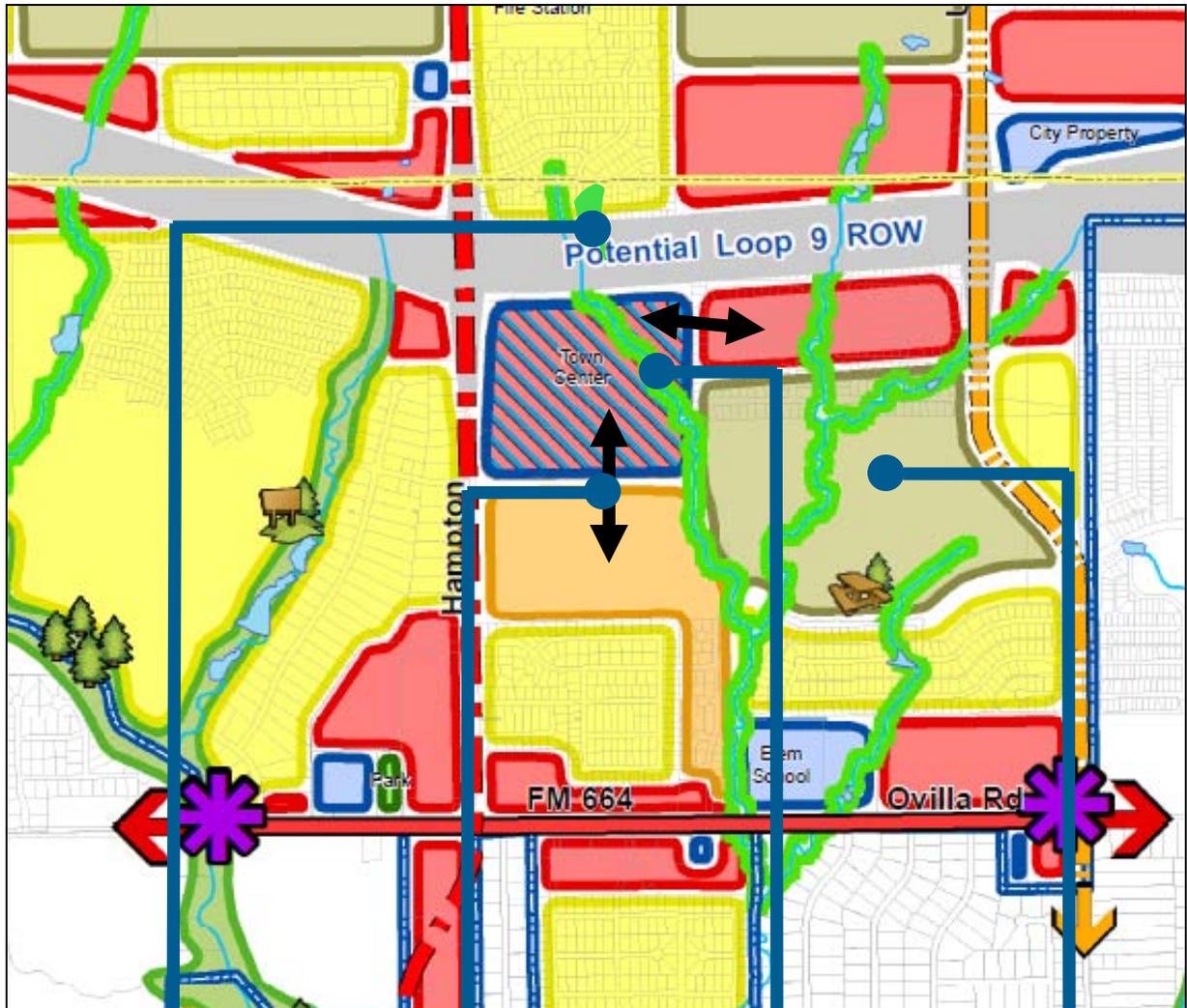


Retail uses along Ovilla Road may capture through traffic between IH 35-E and adjacent communities.



Community Character

Town Center Concept



Greenways are used to connect surrounding neighborhoods to the Town Center by way of trails. An underpass may be constructed giving walkable access to the Town Center from neighborhoods north of Loop 9.

Adjacent medium density and Traditional Neighborhood areas should be linked to the Town Center by way of roadway connectivity and sidewalks. Density should gradually increase with proximity to the Town Center.

Natural features should be incorporated into development within the Town Center area, serving as both a buffer as well as an amenity for residents to enjoy. Within the Town Center, this may serve as an aesthetic enhancement and may include adjacent park amenities.

Traditional Neighborhood Design may be incorporated in adjacent neighborhoods, incorporating a variety of housing sizes, lot sizes and housing types. Connections to the Town Center should be included to encourage walkability and create synergy.



Community Character



Urban Design

Pedestrian orientation and amenities, architectural building enhancements and public spaces should be integrated encouraging activity.



Public Space

Public lawns, water features, recreation facilities, pocket plazas, courtyards, open spaces and an amphitheater should be incorporated to create opportunities for public engagement.



Entertainment

Entertainment venues, such as retail shopping, dining and a movie theater may be considered to facilitate the usage and draw of the Town Center.



Public Facilities

City Hall, public safety and other community recreational and public facilities may be located within the Town Center providing the public element of the community's "downtown."

Primary Intent

The Town Center is intended to serve as the identifiable center or "downtown" of Glenn Heights, providing retail, dining and entertainment options. Additionally, public lawns, parks, recreation courts, gardens and an amphitheater will create gathering places for public enjoyment. City Hall and other public facilities would contribute to the public space element and would clearly identify the area as the center of Glenn Heights. The Town Center would be a location for residents to live, work and play and would be an identifiable and recognizable feature of the community.

Character

Urban design would be carefully considered, incorporating architectural enhancements and strategic placement of buildings to maximize vistas and enhance the feeling of public space. Pedestrian amenities, such as street trees, benches and public art should be incorporated to enhance the pedestrian experience. Public lawns at the center will provide areas for public festivals or gatherings, with City Hall serving as a backdrop. On-street parking should be utilized in appropriate areas and structured parking should be encouraged elsewhere. Medium density residential, such as townhomes, may be located directly to the south and east, transitioning to traditional neighborhood design and low density residential.



Community Character

Town Center Conceptual Plan



IMPLEMENTATION STRATEGY

The plan created can only be as successful as the plan for action, or implementation which follows. This comprehensive plan update was a part of a greater process aimed at renewing, redefining and refocusing efforts within the City of Glenn Heights. These circumstances help to invigorate the passion and determination by both staff and citizens to see physical, tangible results in Glenn Heights.

This update is put forth at an exciting point in Glenn Heights' relatively short history. Focused efforts by City staff and Council help to position Glenn Heights for strong, quality growth in the coming years. Discussed within this update, the metropolitan area is growing and these trends are not expected to change

within the near future. Glenn Heights should therefore take every step necessary to position itself strategically for growth, and that begins with providing quality public services, roadways, competitive regulatory and funding mechanisms, and quality public spaces, among others. Identifying top issues and prioritizing issues in a strategic manner will help with the long term efficiency of implementing actions. The following is a brief discussion of the Capital Improvement Program Ranking process conducted with Staff, Council and CPAC members during the final stages of the update as well as the updated goals and action items which received the highest levels of priority by the CPAC.



Implementation Strategy

Updated Goals and Objectives

Transportation and the Thoroughfare Network

Goal 1	Establish a hierarchy of thoroughfare classifications that will provide for safe and convenient flow of traffic throughout the community
1.1	Develop and continuously examine a Thoroughfare Plan to ensure efficient and desirable connections between major arterials and other thoroughfares.
1.2	Update roadway design standards to reflect the “roadway diet,” allowing for aesthetics, such as green swells and multi-purpose pathways, when traffic volumes do not necessitate roadway to be constructed at full capacity.
1.3	Ensure a balanced relationship between land use development and the transportation system by incorporating impact fees and coordinating roadway expansion projects in a timely manner with new development.
Goal 2	Provide continuity of traffic flow within and between neighborhoods and throughout the community.
2.1	Ensure that the Glenn Heights thoroughfare system provides connectivity to the regional circulation system by monitoring both regional transportation plans and by coordinating roadway efforts with neighboring communities.
2.2	Mandate a minimum number of neighborhood connections in the subdivision ordinance to ensure connectivity between subdivisions.
2.3	Design and place traffic control devices so as to maximize efficient traffic flow and minimize the impedance of traffic flow.
2.4	Preserve existing rights-of-way to minimize future land acquisition costs when roadway expansions become necessary.
2.5	Maximize a grid street pattern to provide for the free flow of people, goods and services, and to ensure minimum response time for emergency vehicles.
Goal 3:	Upgrade and improve existing street infrastructure to enhance system carrying capacity, reduce congestion and minimize accidents
3.1	Pursue opportunities to provide a third major east/west transportation corridor located midway between Bear Creek and Ovilla Road.
3.2	Pursue improvements at intersections of major roadways to facilitate efficient traffic movement and to minimize delays to emergency vehicles.
3.3	Identify and define minimum design and construction standards to be met by Year 2020 and consistently incorporate design standards in new roadway construction.
3.4	Establish implementation priorities for all street improvements through Capital Improvement Project ranking.
3.5	Identify funding alternatives and resources available for implementation, including State and Federal matching grants.



Implementation Strategy

Goal 4	Establish and maintain a network of new and existing sidewalks
4.1	Provide a safe and effective means to accommodate pedestrian traffic and prioritize sidewalk improvement areas based upon type of street and adjacent land use. Submit for Safe Routes to Schools program administered by TxDOT.
4.2	Provide a means of safe pedestrian crossing of major thoroughfares and other streets with high traffic volumes, incorporating raised and enhanced crosswalks.
Goal 5	Provide a balanced multi-modal transportation system that will effectively serve the existing and projected travel needs of the community.
5.1	Consider the inclusion of greenway corridors incorporating bike lanes and multi-modal pathways where appropriate, particularly in conjunction with the Master Trails Plan.
5.2	Develop guidelines that will integrate transit-oriented design concepts in key areas, particularly near DART Park-and-Ride locations and future bus stops, encouraging walkability, connectivity to adjacent development and sheltered/shaded waiting areas.
5.3	Identify and pursue opportunities to connect to DART rail service on the east side of Interstate 35-E if and when commuter rail is expanded along SH 342.
5.4	Improve upon and coordinate DART services (e.g., pull-offs, bus stops, commuter lots, etc.).
Goal 6	Coordinate with neighboring communities and regional planning authorities to expand inter-urban transportation
6.1	Engage in the planning processes for regional transportation systems to ensure that these systems will be compatible with the City of Glenn Heights' existing and planned roadway systems and will provide the maximum benefit possible to the City.
6.2	Coordinate between TxDOT, Dallas and Ellis Counties, North Texas Transit Authority, NCTCOG and other local agencies to maintain roadway system continuity.
6.3	Continue working with DART to maximize its role in meeting the needs of Glenn Heights residents.
Goal 7	Incorporate Greenway Corridors and other aesthetics into roadway design where appropriate.
7.1	Include landscaping, multi-purpose pathways and other amenities to enhance aesthetics, provide recreational opportunities, and better utilize community right-of-way.
7.2	Consider a "roadway diet" where appropriate, reducing traffic lanes in favor of enhancing design and aesthetics within right-of-way.
Goal 8	Utilize Context Sensitive Solutions (CSS) into roadway design considering adjacent land uses and intended community characteristics.
8.1	Utilize Context Sensitive Solutions to facilitate discussions between residents, planners, engineers and stakeholders to determine scenarios for roadway design based upon adjacent land use and traffic volumes.
8.2	Consider adjacent land use and community character goals in addition to level of service and thoroughfare classifications during roadway design.



Implementation Strategy

Land Use

Goal 9	Provide opportunities for coordinated well-planned growth and development
9.1	Maintain a continuous and coordinated planning process that involves citizens, stakeholders, City Council, City boards/commissions, City departments and other public and private entities in policy development and decision making.
9.2	Provide for the efficient use of land, coordinated with the provision of essential public infrastructure and facilities by continuously monitoring and updating the City's Comprehensive Plan and Future Land Use Plan.
9.3	Promote the future development of a variety of uses to diversify Glenn Heights' tax base.
9.4	Utilize the Future Land Use Plan in daily decision-making regarding land use and development proposals for consistency and continuity.
9.5	Develop companion policies and guidelines to assist in the review of zoning and development requests.
9.6	Determine appropriate locations for future residential and nonresidential development considering existing neighborhoods and natural features.
9.7	Separate or create transitions/buffer design standards between conflicting or incompatible land uses.
9.8	Engage in cooperative efforts with the Red Oak and DeSoto Independent School Districts in planning for the projected population of the City with respect to educational needs.
9.9	Develop cooperative efforts with neighboring cities to plan and prepare for growth, especially along the City's fringe areas.
9.1	Develop and continuously update a Capital Improvement Program and ranking system which coordinates and prioritizes infrastructure needs within the community.
Goal 10	Project a positive and identifiable visual image of the City
10.1	Identify key corridors of the City where projecting a positive image is of prime importance, such as along Bear Creek Road and other major thoroughfares. Consider additional design criteria development for identified corridors.
10.2	Practice proactive code enforcement in order to ensure that properties are consistently maintained to a high level.
10.3	Utilize gateways at major entrances to Glenn Heights, as depicted on the Future Land Use Plan, to clearly identify Glenn Heights from adjacent communities.
10.4	Utilize the Town Center as the recognizable and identifiable center of Glenn Heights for both residents and visitors.



Implementation Strategy

<p>Goal 11</p>	<p>Encourage the development of high quality residential neighborhoods that are aesthetically pleasing yet meet the diverse housing market needs of the community.</p>	
<p>11.1</p>	<p>Consider development of design guidelines incorporating masonry and anti-monotony standards for future single-family and multi-family developments to ensure provision of safe, attractive places for people to live.</p>	
<p>11.2</p>	<p>Identify areas on the Future Land Use Plan that are appropriate for Traditional Neighborhood Design, medium-density residential and low density residential to provide a variety of neighborhood characters and housing choices.</p>	
<p>11.3</p>	<p>Encourage a variety of lot sizes to create full life-cycle neighborhoods.</p>	
<p>11.4</p>	<p>Develop design criteria that encourages a variety of exterior designs throughout the City.</p>	
<p>11.5</p>	<p>Preserve and protect single-family neighborhoods from high traffic volumes, congestion and through traffic.</p>	
<p>11.6</p>	<p>Adopt residential guidelines and encourage master planning to ensure future residential areas develop according to a "neighborhood center" concept.</p>	
<p>11.7</p>	<p>Incorporate parks, trails and other public areas into residential neighborhoods to maximize value and long term stability.</p>	
<p>11.8</p>	<p>Encourage Traditional Neighborhood Design (TND) in identified areas on the Future Land Use Plan.</p>	
<p>Goal 12</p>	<p>Encourage quality nonresidential development that is aesthetically pleasing yet meets the market and economic development needs of the community.</p>	
<p>12.1</p>	<p>Consider development of design guidelines (and possibly overlay zoning districts) for commercial properties fronting Interstate 35-E and other regional corridors addressing signage, landscaping, parking, building orientation, articulation, setbacks, etc.</p>	
<p>12.2</p>	<p>Identify areas suitable for light commercial; retail and/or business park development within the City.</p>	
<p>12.3</p>	<p>Consider development of design guidelines that suggest different landscaping techniques for transition/buffer areas between non-residential developments and residential neighborhoods.</p>	
<p>12.4</p>	<p>Identify a community theme and develop design elements and/or guidelines that are in keeping with this theme (e.g., signage, landscaping, building materials, architectural enhancements, etc).</p>	
<p>Goal 13</p>	<p>Support quality non-residential development to diversify the City's tax base.</p>	
<p>13.1</p>	<p>Continuously monitor the City's Future Land Use Plan to maintain a land use pattern which both reflects existing development as well as desired land use patterns.</p>	
<p>13.2</p>	<p>Provide regional retail and commercial activities along Interstate 35-E and Loop 9 attracting patrons from adjacent communities.</p>	
<p>13.3</p>	<p>Integrate neighborhood retail centers at major intersections and within neighborhood units to provide convenience to necessary services.</p>	



Implementation Strategy

Goal 14		Provide for coordinated growth and physical expansion of the City in a sustainable manner
14.1	Promote quality development that improves the City's overall quality of life and economic viability.	
14.2	Ensure that future infill development is compatible with the City's natural features and is integrated with existing residential neighborhoods.	
14.4	Preserve natural resources by encouraging clustering and conservation subdivisions and by offering development bonuses for open space preservation.	
14.5	Preserve natural resources and important natural features where possible.	
14.6	Consider establishing a tree replacement provision within the Subdivision Ordinance to encourage existing trees be preserved.	
14.7	Encourage connected and integrated land use layouts which facilitate interaction between residential and non-residential uses.	
14.8	Encourage mixed-use development within the Town Center and other neighborhood activity centers.	
Goal 15		Encourage and positively influence the development of existing vacant properties within Glenn Heights.
15.1	Explore various alternatives for the creation of a new Town Center within the City, including public/private partnerships, economic incentives, financing mechanisms and developer incentives.	
15.2	Ensure that infill development is both compatible and connected to adjacent development and that buffering and screening techniques are used to mitigate higher intensity uses from existing residential neighborhoods.	
Goal 16		Develop a strategy and plan to create a Town Center that will help create an identity and central focus for the City and increase community pride.
16.1	Establish a central, mixed-use area of the community that is readily accessible to the entire community and serves as the "downtown" area of Glenn Heights.	
16.2	Develop a strategy and master plan for the Town Center to ensure that this area will ultimately develop as the "heart" of the City.	
16.3	Adopt a strategic action plan for the Town center, addressing design issues, architecture, construction, site planning and development standards.	
16.4	Consider the inclusion of parks, civic and recreational facilities, public facilities and other similar functions within the Center.	
16.5	Incorporate quality urban design within the Town Center including pedestrian walkability and amenities, building orientation and articulation, shared/structured parking and other design elements.	
16.6	Explore creative initiatives within the Town Center such public/private partnerships, development/financial incentives, financing mechanisms and active marketing of the Town Center concept at conventions and gatherings.	



Implementation Strategy

Public Services and Facilities

Goal 17	Ensure that public services and facilities (e.g., police and fire protection, library services, administrative facilities, etc.) will adequately serve present and future residents and businesses.
17.1	Define standards for adequate response/service levels and funding mechanisms for public services and facilities (Police protection, fire protection and emergency medical services, library services, water supply and storage management, solid waste management, public administrative facilities, public transportation and accessibility, civic or recreation center).
17.2	Provide public services and facilities for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible.
17.3	Use the Future Land Use Plan and future land use projections to help plan where public service/administrative facilities will be needed.
17.4	Whenever possible, co-locate public facilities with other municipal facilities or with those of other quasi-governmental jurisdictions (e.g., School District, etc).
17.5	Utilize recycling and other solid waste management techniques when they are financially feasible and environmentally responsible.
17.6	Identify sources to help the City fund necessary improvements to public services and facilities



Implementation Strategy

Infrastructure and Utility Systems

Goal 18	Ensure that utility and infrastructure system (e.g., water supply, wastewater treatment, storm drainage, etc) will adequately serve present and future residents and businesses
18.1	Define standards for adequate service levels for public utility infrastructure systems (water treatment, storage and distribution; wastewater collection and treatment; storm water/drainage management and erosion control).
18.2	Provide utilities and infrastructure for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible.
18.3	Develop a set of capital recovery tables/schedules that will ensure that the above listed utility services are fiscally maintained for all customers.
18.4	Use the Future Land Use Plan and future land use projections to help plan where infrastructure improvements will be needed.
18.5	Encourage new development to occur within areas that are already served by necessary utilities/infrastructure, or where utility extensions can be realistically provided, by adopting an Adequate Public Facilities Ordinance.
18.6	Address future water and sewer demands within areas not already served, and within areas that will be difficult to serve.
18.7	Encourage private/franchise utilities (e.g., telephone, gas, electricity, cable TV, etc) to provide service to newly developing areas as quickly and efficiently as possible and to place utility lines underground and within shared conduits, wherever possible.
18.8	Ensure that private/franchise telecommunications facilities and services are coordinated with City planning efforts.
18.9	Update capital recovery mechanisms to recoup the costs associated with infrastructure needed to serve new developments (e.g., impact and other capital recovery fees) based upon recommendations contained within the new Comprehensive Plan.
18.1	Use the development review process to help coordinate development with the provision of essential public infrastructure and utilities.
18.11	Consider development of guidelines and other mechanisms that will help to ensure that storm water runoff, and potential non-point pollution problems, will not adversely affect floodplains, surrounding properties, or other properties. Guidelines should also be complementary to development density objectives.
18.12	Coordinate efforts with other agencies and entities (e.g., applicable water and utility districts) to ensure the long-term provision of adequate utility commodities and services for Glenn Heights's residents and businesses.
18.13	Infrastructure planning and calculations should be based on the Future Land Use Plan and current zoning.



Implementation Strategy

Quality of Life

Promote a more livable City and high quality of life through good urban design practices and through a proactive approach to the City appearance.	
Goal 19	
19.1	Consider development of streetscape/urban design standards to enhance the City's visual and aesthetic appeal, particularly along Bear Creek Road and Interstate 35-E. This may include regulations on landscaping, building facades, signage, entryway treatments, etc.
19.2	Create visual "gateways" at principal entry points, as indicated on the Future Land Use Plan, to establish a design "theme" for Glenn Heights.
19.3	Create and promote a stronger sense of "community" through urban design. Reinforce Glenn Heights's assets and continue efforts to instill a stronger sense of civic pride and involvement among citizens.
19.4	Consider pedestrian needs during development plat approval to ensure walkability and connectivity between new and existing developments. Also ensure that the Trails Master Plan is incorporated where necessary to create a contiguous trail system within Glenn Heights.
19.5	Update the zoning ordinance to ensure that quality building materials, such as masonry, are required in residential and non-residential construction.
19.6	Utilize Planned Developments and consider creating a mixed-use zoning district to permit vertical and horizontal mixed uses in appropriate areas of the community.
19.7	Consider a zoning district or utilizing Planned Developments to incorporate Traditional Neighborhood Design (TND), providing connectivity, walkability, park integration, architectural enhancements and neighborhood retail centers.
19.8	Encourage signage toppers, monuments and neighborhood gateway signs to identify various neighborhoods and districts within Glenn Heights.
19.9	Consider banners and other signage which informs residents and visitors of various community destination points and which highlight community events.



Implementation Strategy

Parks and Open Spaces

Goal20	Promote respect, conservation and enhancement of important natural features and resources within the community.
20.1	Develop standards for the preservation and, where appropriate, dedication of floodplain and other flood hazard areas in their natural states in order to ensure that the City's natural drainage systems are not compromised.
20.2	Develop and implement conservation regulations and guidelines, such as a tree preservation ordinance, to identify and preserve important natural features.
Goal 21	Ensure that adequate parks and recreation facilities are distributed equitably throughout the community to meet the needs of each and every citizen.
21.1	Continue to implement the hierarchy of park classification established by the Park Master Plan in order to provide an equitable distribution of park facilities throughout the community.
20.2	Develop standards for the preservation and/or dedication of land for park facilities to ensure that adequate park amenities are provided throughout the planning area.
20.3	Continue to implement the Park Master Plan in new developments, providing trails and a system of parks which provide connectivity, recreational opportunities and which enhance the overall quality of life in Glenn Heights.
20.4	Utilize utility easements and rights-of-way to provide connectivity through the parks and trails.
20.5	Continue to update and revise the current Park Dedication Ordinance fee to reflect the true cost of the park system.
20.6	Ensure that parks incorporate activities and amenities for residents of all ages to enjoy.
20.7	Incorporate recreational facilities and activities within and near the Town Center.



Implementation Strategy

Top Issues

During the final Comprehensive Plan Advisory Committee workshop, an instant polling exercise was conducted in order to identify which issues the committee felt were the most important issues facing Glenn Heights. It is important to note that many other issues were considered important and should be continuously evaluated and addressed, but the following issues were seen as the most significant issues within the community and are listed in no particular order:

	<h3>City of Glenn Heights Comprehensive Plan Update</h3>
Top Issues	1 Upgrade and improve existing street infrastructure.
	2 Support economic development and non-residential construction to diversify the tax base.
	3 Project a positive visual image of the City by continuing code enforcement efforts.
	4 Develop a strategy and plan to create a Town Center that will help create an identity and central focus for the City and increase community pride.
	5 Encourage development of high quality residential neighborhoods for long term reinvestment.
	6 Encourage quality nonresidential development that is aesthetically pleasing.
	7 Promote a more livable city and high quality of life through good urban design practices.
	8 Ensure that public services and facilities adequately serve present and future residents and businesses (fire, police, etc).
	9 Ensure that utility and infrastructure systems will adequately serve present and future residents and businesses (water, wastewater, storm water).
	10 Create gateways at major roadway intersections into Glenn Heights for identity development.



Implementation Strategy



Implementation Strategy





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