



AMENDED
NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, JULY 22, 2024, 6:30 P.M.

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Planning and Zoning Commission Meeting on Monday, July 22, 2024, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

AGENDA

1. **Zone Change:** Public hearing to discuss and consider making a recommendation to City Council regarding amending the Comprehensive Zoning Ordinance, Plan and Zoning Map of the City of Glenn Heights, Texas, as previously amended, by granting planned development zoning from residential (PD-16B, Ordinance O-734-02) to Planned Development (PD-30) with base zoning of "I"-Industrial to allow for a data center and electrical substation on a 140.984+/- acre tract of land situated in abstract 1118 of the John F. Porter Survey, City of Glenn Heights, Dallas County, Texas, located at 1118 Uhl Road, Glenn Heights, Dallas County, Texas.
2. **Public Hearing to receive input on Congressional funding for the Fiscal Year 2024 Community Project Fund, supported by Congresswoman Jasmine Crockett, in the approved amount of \$510,000 on a 75/25 match.**

ADJOURNMENT

In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the city to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by 6:30 P.M. on Friday, July 19, 2024.

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

Brandi Brown, City Secretary

Exhibit "A"
[Legal Description of the Property]

BEING a tract of land situated in the John F. Porter Survey, Abstract No. 1118, City of Glenn Heights, Dallas County, Texas, being a portion of a called 194.508 acre tract of land described in the Special Warranty Deed to HARLAN PROPERTIES, INC. recorded in Instrument No. 202200109103 of the Official Public Records of Dallas County, Texas (OPRDCT) and being a portion of Uhl Road (a variable width right of way) and being more particularly described as follows:

COMMENCING at a 3-1/4" aluminum disk in concrete stamped "TU ELECTRIC SURVEY MARK-DO NOT DISTURB" found in the west right-of-way line of said Uhl Road, and being the southeast corner of a called 16.12 acre tract of land described as "Tract 1" in the Warranty Deed to Texas Power & Light Company recorded in Volume 73236, Page 1459 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) and the northeast corner of said 194.508 acre tract;

THENCE with said west right-of-way line of Uhl Road and the east line of said 194.508 acre tract, South 0°41'19" East, a distance of 300.00 feet to a 1/2" iron rod with orange plastic cap stamped "MCADAMS MARKER" found for the **POINT OF BEGINNING**;

THENCE over and across said Uhl Road, North 89°17'11" East, a distance of 26.78 feet to the approximate centerline of said Uhl Road;

THENCE along said approximate centerline of Uhl Road, South 0°35'49" East, a distance of 2,132.43 feet to a point for corner;

THENCE South 89°22'13" West, over across said Uhl Road at a distance of 23.38 feet, passing the east line of said 194.508 acre tract, continuing over and across said 194.508 acre tract, in all a total distance of 2,654.74 feet to the west line of said 194.508 acre tract and the east line of The Mesa Phase IV, an addition to the City of Glenn Heights, Texas according to the plat recorded in Volume 83209, Page 2190 D.R.D.C.T.;

THENCE with the west line of said 194.508 acre tract and the east line of said The Mesa Phase IV addition, North 1°01'52" West, a distance of 207.45 feet to the northeast corner of Lot 5, Block 4 of said The Mesa Phase IV addition and the southeast corner of Lot 4, Block 3, of The Mesa Phase II addition, an addition to the City of Glenn Heights, Texas according to the plat recorded in Volume 82172, Page 1018 D.R.D.C.T.;

THENCE with the west line of said 194.508 acre tract and with said east line of The Mesa Phase II addition, North 0°30'09" West, a distance of 417.23 feet to a point for corner;

THENCE continuing with the west line of said 194.508 acre tract and with said east line of The Mesa Phase II addition and the terminus of Milas Lane (a 50' wide right-of-way), North 0°28'30" West, a distance of 421.54 feet to a 1/2" iron rod found for corner at the northeast terminus of said Milas Lane and the south east corner of Lot 5, Block 4 of The Mesa Phase III, an addition to the City of Glenn Heights, Texas according to the plat recorded in Volume 82237, Page 3225 D.R.D.C.T.;

THENCE with the west line of said 194.508 acre tract and with said east line of The Mesa Phase III, North 0°39'02" West, a distance of 779.67 feet to a 1/2" iron rod found for the northeast corner

of Lot 21, Block 4 of said The Mesa Phase III addition and the southeast corner of a called 3 acre tract of land described in General Warranty Deed with Vendor's Lien to Louis Rogers recorded in Volume 2003233, Page 6083 D.R.D.C.T.;

THENCE with the west line of said 194.508 acre tract and with the east line of said called 3 acre tract, North 0°36'02" West, a distance of 282.08 feet to a point for corner;

THENCE with the west line of said 194.508 acre tract, with said east line of the called 3 acre tract and with the east line of Glen Cove Estates, an addition to the City of Glenn Heights, Texas according to the plat recorded in Volume 649, Page 2138 of the Map Records of Dallas County, Texas, North 1°04'53" West, a distance of 320.61 feet to a 1/2" iron rod in a 1" pipe found for the northwest corner of said 194.508 acre tract, and being the southwest corner of a called 43.9594 acre tract of land described in the Warranty Deed with Vendor's Lien to the City of Glenn Heights recorded in Volume 95013, Page 623 D.R.D.C.T.;

THENCE with the south line of said 43.9594 acre tract, the south line of said called 16.12 acre tract and the north line of said called 194.508 acre tract, North 89°17'11" East, a distance of 1,614.42 feet to a 1/2" iron rod with orange plastic cap stamped "MCADAMS MARKER" found for corner;

THENCE over and across said 194.508 acre tract the following courses and distances:

South 0°42'29" East, a distance of 300.00 feet to a 1/2" iron rod with orange plastic cap stamped "MCADAMS MARKER" found for corner;

North 89°17'11" East, a distance of 1,016.40 feet to the **POINT OF BEGINNING** and containing a computed area of 140.984 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit “B”
[Development Regulations]

SECTION 1. STATEMENT OF INTENT AND PURPOSE.

The intent of and purpose of the AMF Data Center Planned Development District is to enhance the City of Glenn Height’s Comprehensive Plan by:

- a) Establishing Data Center as a primary land use, accompanied by accessory uses typical to Data Centers.
- b) Utilize a Concept Plan to establish appropriate setbacks and height regulations from existing adjoining uses while maintaining development flexibility.
- c) Establish requirements and review protocols for traffic, noise, and light impacts consistent with current City Code.
- d) Defining a parking requirement consistent with a Data Center’s working population.

SECTION 2. DEFINITIONS.

For purposes of this **Exhibit B**, the terms defined in this Section 2 shall have the meanings ascribed to them by this section, and if they are not defined in this section, terms will defer to the Glenn Heights Code of Ordinances Chapters 14, 14A and 15.

- a) CITY CODE means the Code of Ordinances of the City of Glenn Heights, Texas as it exists as of the Effective Date.
- b) CITY CODE means the Code of Ordinances of the City of Glenn Heights, Texas as it exists as of the Effective Date.
- c) CITY OF GLENN HEIGHTS’ COMPREHENSIVE ZONING ORDINANCE means Ordinance O-03-09 of the City of Glenn Heights, Texas, as set forth in Exhibit A to Chapter 14 of the City Code, as it exists as of the Effective Date.
- d) PD CONCEPT PLAN means the Concept Plan attached as Exhibit C.
- e) DATA CENTER means a facility containing equipment for remote storage, processing, or distribution of large amounts of data, cryptocurrency, or similar medium. This includes equipment for telecommunication switching, routers, operation centers, and other infrastructure critical for e-commerce companies, internet servers, data firms, fiberoptic cable, and other technology providers, and also includes support ancillary infrastructure including electrical substations.
- f) DEVELOPMENT REGULATIONS means the Planned Development Development Regulations set forth in this Exhibit B.
- g) DEVELOPMENT STANDARDS means Chapter 15 of the City Code, as it now exists or may hereafter be amended.
- h) ELECTRICAL SUB/SWITCH STATION means an electric system facility. It is used to change AC voltages from one level to another and connect electric transmission lines to each other. The facility may also include transformers, generators, and associated appurtenances.
- i) GENERATOR YARD means an area used to place and operate electrical power generating equipment, fuel tanks and regulators, and associated appurtenances.

- j) LANDSCAPE SETBACK means an area of the site between the property boundary and private parking pavement or building reserved for landscape material, driveways, sidewalks, trails, or infrastructure appurtenances.
- k) PLANNED DEVELOPMENT DISTRICT means a Planned Development District, as defined in Article IX, Section 4.2 of the City of Glenn Heights' Comprehensive Zoning Ordinance.
- l) PD SITE PLAN means a PD Site Plan required for certain planned development districts pursuant to Article IX, Section 4.2 of the City of Glenn Heights' Comprehensive Zoning Ordinance.
- m) PROPERTY means the property described on Exhibit A.

SECTION 3. APPLICABLE REGULATIONS

Development and use of the Property shall comply with the City of Glenn Heights Zoning Ordinance. The PD base zoning district is "I" Industrial. In the event of a conflict between governing documents, this PD ordinance shall control. Where these Planned Development Regulations are silent, the provisions of the I – Industrial District regulations shall control.

SECTION 4. USES PERMITTED.

In addition to those uses permitted in the "I" base zoning district, the following are permitted uses:

- a) Data Center
- b) Electrical Sub/Switch Station

In addition to those accessory uses permitted in the "I" base zoning district, the following accessory uses are permitted:

- c) Private Utility
- d) Generator Yard
- e) Storage Warehouse
- f) Guard/Security House

All temporary uses related to construction and development, including, but not limited to, the following uses on a temporary basis: construction yards, construction trailers, portable buildings, and asphalt or concrete batch plants.

Stormwater detention is a permitted primary use and may be the sole use on a platted lot. Portable buildings are an allowed accessory use. More than one primary use is permitted on a lot within separate buildings, and any permitted primary use may also be operated as an accessory use.

Temporary uses will require a building permit.

SECTION 5. DIMENSIONAL STANDARDS.

Dimensional standards shall comply with the base zoning requirements except as defined herein:

- a) Maximum building height for Data Center Use is 110 feet above adjacent constructed grade, except that buildings may be restricted by the Federal Aviation Administration (FAA) regulations. Height is measured to peak of roof with the parapet wall exempt.
- b) Maximum building height for accessory or additional use buildings is 30 feet above adjacent constructed grade. Height is measured to peak of roof with the parapet wall exempt.
- c) There is no height limit on electrical power facilities except those set by the FAA.
- d) Minimum Building Setbacks:
 - 1) Front Yard: 110 feet from Uhl Road ultimate western right of way.
 - 2) Front Yard: 30 feet from face of building to (1) edge of internal private or public street pavement utilized as a fire lane or (2) building collapse zone, whichever is greater. Screen walls are allowed in the front yard setback except those along Uhl Road.
 - 3) Side or rear yard west facing: 250 feet from western property boundary.
 - 4) Side or rear yard: 50 feet from northern and southern property boundary.
 - 5) Side of rear yard: 10 feet from internal lot line.
- e) Minimum Landscape Setbacks:
 - 1) Front Yard: 30 feet from Uhl Road ultimate western right of way.
 - 2) Front Yard: 30 feet from internal private or public street utilized as a fire lane.
 - 3) Side or rear yard west facing: 150 feet from western property boundary.
 - 4) Side or rear yard: 20 feet from the property or lot boundary.
- f) Maximum Lot Building Coverage: 60 percent.
- g) Maximum Lot Impervious Coverage: 80 percent.
- h) Minimum Lot Landscaped Area: 20 percent.
- i) Maximum Building Floor to Area Ratio (FAR) within a lot: 1.5 to 1.
- j) Minimum Lot Size 10,000 square feet.

SECTION 6. PD CONCEPT PLAN.

Exhibit C (PD Concept Plan) is the “Concept Plan” for the property. Parking areas, drives, access points, and other such internal infrastructure will be shown on PD Site Plans as to size and location to serve actual building and substation development.

Major changes which would require an amendment to this PD are limited to:

- a) Addition of uses beyond those defined in this PD or underlying zoning category (current and as amended).
- b) Encroachment of setbacks.

Minor changes, which may be approved administratively without planning commission or city council approval and which would not require an amendment to this PD include:

- a) Change in building size or orientation.
- b) Change in parking ratio supported by building tenant supplied information.
- c) Alternative screening materials meeting the intent of the PD

SECTION 7. SUPPORTING STUDIES.

This PD Zoning application package included the following Supporting Studies, all of which are for the entire development tract and are deemed approved with the approval of this PD Ordinance:

- a) Traffic Generation Technical Memorandum
- b) Drainage Technical Memorandum

No further Supporting Studies are required to support zoning.

Each of the following studies is required to be submitted in support of and as a prerequisite to a PD Site Plan:

- a) Traffic Impact Analysis(es) will be required on a site-by-site development basis, reviewed in conjunction with the PD Site Plan by City Staff. Each site's driveway locations and style, trip distribution, and phasing is unknown until those PD Site Plans are presented.
- b) Noise Impact Analysis(es) will be required on a site-by-site development basis, reviewed in conjunction with the PD Site Plan by City Staff. Each site's noise generation and mitigation is unknown until those site plans are presented. Site development will comply with current City Code Section 8.02.003(g) however power equipment may be placed within 500' of residential uses with mitigation measures in place to reduce noise below documented ambient conditions at the property boundary.
- c) Light Impact Analysis(es) will be required on a site-by-site development basis, reviewed in conjunction with the PD Site Plan by City Staff. Each site's light generation and mitigation is unknown until those site plans are presented. Lights may be placed with mitigation measures to reduce light trespass below documented existing ambient conditions at the property boundary.

SECTION 8. PD SITE PLAN.

Submission and processing of the PD Site Plan shall be in accordance with Article VIII of the City's Zoning Ordinance. Such PD site plan shall be approved if it demonstrates compliance with applicable city regulations.

Mutual access easements are allowed through the site as "public access" allowing platting as separate lots without extending public roadways into or through the development lot. Public utilities (water, wastewater, and storm drainage) serving more than one subdivided lot are allowed.

SECTION 9. OFF-STREET PARKING.

Off-street parking shall comply with Article XVI of the Zoning Ordinance. Exclusive off-street parking requirements for the Data Center use is 1 space for every 800 square feet of traditional employee accessible building area (generally defined as office, administrative, or conference areas but excluding data halls).

SECTION 10. LANDSCAPING AND SCREENING.

Landscaping and screening shall comply with the Development Standards, Chapter 15 of the Code of Ordinances, Article 15.02, except as follows:

- a) The following are screening alternatives when adjacent to existing single family residential use:
 - 1) Wrought Iron fence with evergreen plantings 8 feet in height at placement on the inside (secure) side of fence.
 - 2) Solid masonry wall 6 feet in height.
 - 3) Berms minimum 3 feet above surrounding grade with minimum 5 foot-tall shrubs (at time of planting) to comprise a 6 feet height screen.
- b) Protected tree species of a field measured 3 inch diameter or greater at breast height preserved within the PD Boundary (regardless of land use as a development lot or designated open space) counts 1 inch to 1 inch towards required landscape tree plantings. Protected tree species applicable within this PD are listed in PD Exhibit D.

SECTION 11. RELATIONSHIP TO CITY OF GLENN HEIGHTS COMPREHENSIVE ZONING ORDINANCE

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

EXHIBIT "C" [Concept Plan]

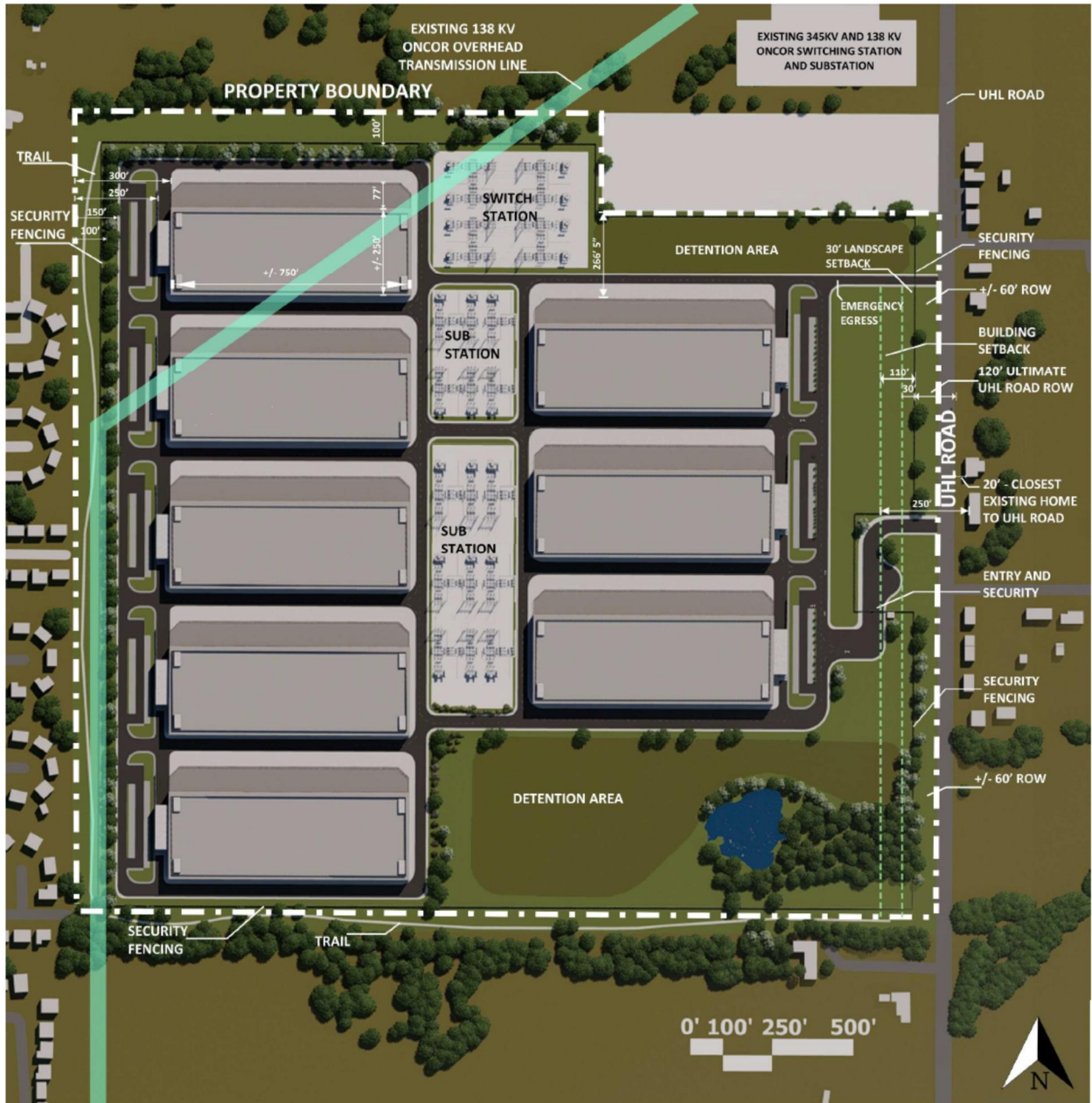


EXHIBIT “D”
[Protected Tree List]

LARGE TREES

Baldcypress, *Taxodium distichum*
Catalpa, *Catalpa bignonioides*
Elm, American, *Ulmus americana*
Elm, Cedar, *Ulmus crassifolia*
Elm, Lacebark, *Ulmus parvifolia*
Gum Bumelia, *Bumelia lanuginosa*
Linden Tree (basswood), *Tilia americana*
Magnolia, Southern, *Magnolia grandiflora*
Oak, Bur, *Quercus macrocarpa*
Oak, Chinkapin, *Quercus muehlenbergii*
Oak, Live, *Quercus virginiana*
Oak, Mexican, *Quercus polymorpha*
Oak, Post, *Quercus stellata*
Oak, Shumard, *Quercus shumardii*
Oak, Southern Red, *Quercus falcata*
Oak, Texas Red, *Quercus buckleyi (texana)*
Oak, White, *Quercus alba*
Pecan, *Carya illinoensis*
Pine, Loblolly, *Pinus taeda*
Pine, Italian Stone, *Pinus pinea*
Pine, Slash, *Pinus elliottii*
Pondcypress, *Taxodium ascendens*
Sycamore, *Platanus occidentalis*
Sycamore, Mexican, *Platanus mexicana*
Walnut, Black, *Juglans nigra*

MEDIUM TREES

Elm, Bosque, *Ulmus parvifolia 'Bosque'*
Siberian Elm, *Ulmus pumila*
Elm, Winged, *Ulmus alata*
Ginkgo (male only) *Ginkgo biloba*
Goldenrain Tree, *Koelreuteria paniculata*
Hickory, Black, *Carya texana*
Maple, Autumn Blaze, *Acer X freemanii*
Maple, Bigtooth, *Acer grandidentatum*
Maple, Caddo, *Acer barbatum var. caddo*
Maple, October Glory, *Acer rubrum* Maple,
Trident, *Acer buergerianum*
Oak, Blackjack, *Quercus marilandica*
Oak, Escarpment, *Quercus fusiformis*
Oak, Lacey, *Quercus laceyi*
Oak, Vasey, *Q. pungens var. Vaseyana*
Pistache, Chinese, *Pistacia chinensis*

Redbud, Eastern, *Cercis canadensis*
Redbud, Texas, *C. canadensis* var. *texensis*
Redbud, Mexican, *C. canadensis* var. *mexicana*
River Birch, *Betula nigra*
River Birch, Dura-heat, *B. nigra* 'Dura Heat'
Soapberry, Western, *Sapindus drummondii*
American smoketree, *Cotinus obovatus*
Walnut, Texas Black, *Juglans microcarpa*

SMALL TREES

Acacia, Wright, *Acacia greggii* var. *wrightii*
Buckeye, Mexican, *Ungnadia speciosa* Buckeye,
Red, *Aesculus pavia*
Buckeye, Texas, *Aesculus arguta*
Cherry-laurel, *Prunus caroliniana*
Cypress, Arizona, *Cupressus glabra*
Desert Willow, *Chilopsis linearis* Eve's
Necklace, *Sophora affinis*
Fringetree, *Chionanthus virginicus*
Hawthorn, *Crataegus* spp.
Holly, 'Nellie R. Stevens', *Ilex* x *Nellie R Stevens*
Holly, 'Savannah' *Ilex* x *attenuata* 'Savannah'
Holly, Yaupon, *Ilex vomitoria*
Magnolia, 'Little Gem', *Magnolia grandiflora* 'Little Gem'
Mexican Plum, *Prunus mexicana*
Mountain Laurel, Texas, *Sophora secundiflora*
Oak, White / Shin *Quercus*, *sinuata* var. *breviloba*
Pine, Afghan, *Pinus eldarica*
Wild Olive, *Cordia boissiere*