



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

CONSENT AGENDA

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

AGENDA

1. **Zoning Case (ZC-002-24):** Public hearing to discuss and consider making a recommendation to City Council regarding amending the Comprehensive Zoning Ordinance, plan and map of the City of Glenn Heights, Texas, as amended, by granting a change in zoning for an approximate 1.185-acre tract of land located at 1932 South Hampton Road, City of Glenn Heights, Dallas County, Texas, from Single Family Residential-1 (SF-1) to Commercial (C).
2. **Planned Development PD-28 (Amendment):** Public hearing to discuss and consider making a recommendation to City Council regarding a request by Mike Collins on behalf of Bloomfield Homes amending Ordinance O-06-23, to amend the Planned Development Zoning Regulations, and to amend the City's Comprehensive Zoning Ordinance, plan and map, for a 44.39 +/- acre tract of land generally located to the east of South Westmoreland Road, the south of the Meadow Springs Neighborhood, and to the west of South Hampton Road and Top of The Hill Farms Neighborhood in the City of Glenn Heights, Dallas County,

Texas and providing for an increase in density for residential lots from 75 to 80 and a revised concept plan with addition and revised project amenities.

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 South Hampton Road, Bldg. C, Glenn Heights, Texas by 6:30 P.M. on Friday, April 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

[illegible]

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

APRIL 8, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 8th day of April 2024, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
April Stokes	*	Board Member, Place 2
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4
Dr. Kelvin Stroy	*	Board Member, Place 6

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
Dr. LaSheyla Jones	*	City Planner

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Meeting of the Planning and Zoning Committee to order at 6:31 PM

INVOCATION

Commissioner Stroy delivered the Invocation at 6:32 PM

PLEDGE OF ALLEGIANCE

Chair Kelley led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

Request for Public Comments at 6:33 PM. No public comments delivered.

CONSENT AGENDA

Reviewed meeting minutes of January 8, 2024, February 26, 2024, and March 25, 2024 for approval by Planning and Zoning Commissioners. Commissioners approved meeting minutes for January 8, 2024, February 26, 2024, and March 25, 2024.

Motion by Commissioner Stroy, 2nd by Commissioner Davis

VOTE – Kelley, Stokes, Davis, Miller, Stroy

CARRIED (5-0)

AGENDA

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

Director Pourazizian presented Mr. Rick Leisner to present the Comprehensive Plan 2023. Hired by the City by Deputy City Manager at the time Brian Lockley. Informed that the reason for a Comprehensive Plan is to serve as a Blueprint, not to be confused with a zoning plan. They met with a variety of inverse meetings prior to COVID. It was a 3 phase process that started in Spring 2021. Advertised the meeting with City Website. Developed comprehensive goals that would also include the possibility of Loop 9 and the interchanges that would happen to transition through the City with Loop 9. Citizen input was included throughout the entire process, via website and citizen committee. They used sticky notes and gave scenarios to get a better depiction of citizen desires for the city. Out of these, preferred scenarios were developed. Land use looked into possibilities in relation to the goals of the city. The future land use plan will be vital in developing a city that aligns with the preferred scenario and the community character. The plan also gives spaces for citizens to walk or ride via trails. Some citizens were concerned about high density but wanted to ensure quality development. Open space and green spaces should not be left over space, but rather designed strategically to enhance the community. The street system proved to be vital for the design of the future land use plan and way-making signs were a point of converse to add to the plan along with a community garden and identified garden space that would help to provide a healthier and better lifestyle.

Commissioner Kelly entertain motion to open the public hearing for comments.
No Comments Received

Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

Commissioner Kelly entertain motion to close the public hearing for comments.
Commissioner Stroy Motion, Commissioner Stokes 2nd

CARRIES (5-0)

Commissioner Kelly move to consider the adoption of the new comprehensive plan for Glenn Heights replacing the comprehensive plan for 2023.
Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE - Kelley, Stokes, Davis, Miller, Story

CARRIES (5-0)

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

Director Pourazizian explains that Mr. Martinez requested a zone change after the issues that came about after purchasing the property. He purchased .892 acre tract of land and it is currently zoned SF-1, it does not meet the frontage requirements, so currently even if he applied for a plat, the City would not be allowed to approve the plat. Mr. Martinez requested to change the zone from SF-1 to SF-2. Since the SF-2 does not meet the neighboring zoning requirements, however this project is cross from SF-3 and potential SF-2. Staff does not provide any objection to zone change. Director Pourazizian introduce Mr. Martinez to speak on why he purchased the property and the actions he has taken thus far.

Mr. Martinez purchased the property to build a larger home because he has a 7-year-old child that is on the autism spectrum and needed more space for this child and his family. Before purchasing the property, he came to the City, showed the City the Survey from owner, after purchasing the property is when he found out it did not meet the City setback requirements. He is now trying to go through the property to get the land rezoned, he attempted to do his due diligence, but previous staff told him it was fine. He notes there is other properties that do not meet the City requirements that he was told was grandfathered in.

Commissioner Kelly entertain motion to open the public hearing for comments for Zoning Case item 2.
No Comments Received

Commissioner Davis Motion, Commissioner Stokes 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

Commissioner Kelly entertain motion to close the public hearing for comments Agenda item 2.

Commissioner Stroy Motion, Commissioner Stokes 2nd

CARRIES (5-0)

Commissioner Stokes wants clarity of the rationale for changing from SF-1 to SF-2. Director Pourazizian notes that the property meets everything but frontage which would prevent him being able to plat. In 2021 the bottom acre was rezoned from SF-1 to SF-3, because of that staff is more comfortable to not object the zone change because the deviation is not significant. Future improvement of the intersection, we can expect to have more SF-3 to SF-4.

Commissioner Kelly move to consider making a recommendation to City Council regarding a zone change for Santiago Martinez.

Commissioner Davis Motion, Commissioner Stokes 2nd

VOTE - Kelley, Stokes, Davis, Miller, Story

CARRIES (5-0)

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

Director Pourazizian presents the SUP for retail solely focused on the allowing the property from now moving forward to have food services. This is a zone case. It is only adding the dine-in and drive-thru for this property located off of Ovilla Rd. It will be a 3-building strip center approximately 30k square feet. This case is not to talk about the existence of the center but rather what uses will be allowed in the Strip Center. Our land use chart in any zone requires SUP for food. The general concern for this project is traffic congestion and so the developer was asked to provide a traffic light study. The current traffic study presents mixed messages, as the 3rd hour does not require a traffic signal, but other staff have concerns about it. TXDOT is reviewing and will take a while to get back to us. Because of this the staff cannot provide recommendations to approve this. As a whole the city wants more retail, but safety is a concern.

Mr. Reddy gives an overview of the property and the conversation they had with the traffic engineer. Traffic will significantly impact the area, but once they come to an agreement with that, they feel that the strip will be a great service to the community.

Commissioner Kelly entertain motion to open the public hearing for comments for Zoning Case item 3.

Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

Comments: Judge Solomon – Property is directly in front of his house and he is concerned about it being viable. He is concerned about it bringing direct traffic to his home. He says that it seems that many of the places in the areas are places that ultimately end up being shut down. Wants to know if a barrier would be put up or will it just be traffic to his house. He is also concerned about potential for property value decrease.

Commissioner Kelly leaves the floor open for any additional comments, but no more comments were received for Zoning Case item 3.

Commissioner Kelly entertain motion to close the public hearing for comments Agenda item 3.

Commissioner Stroy Motion, Commissioner Stokes 2nd

CARRIES (5-0)

Mini Discussion on Zoning Case Item 3: Commissioner Kelley states he has been in Glenn Heights since 2000 and on the P&Z board for 13 years. He remembers that area was always zoned retail and they had been anticipating something going in that area for some time. He believes they have the right to be there because it is retail, but traffic study and traffic in that area once built will create more traffic. It is a highway, and you may get run over if it comes out to slow. He agrees traffic should be investigated more before making it drive-in/drive-out. Parviz responds that he has been in converse with TXDOT and one of the items brought to his attention is that a lot of the study is brought to attention because of general idea. It is not a flat road, a vertical curve. Access is not at peak but at side plus the highway is 50 mph. Developer said they hired an additional Engineer for the traffic study. Parviz suggests tabling the item until we have additional information. Commissioner Kelley says on behalf of the citizens it is better to be safe than sorry, so we need to continue to have talks with TXDOT. Should have new traffic study May 13, 2024.

Commissioner Kelly entertain motion to table Zoning Case 3, until further information is provided on May 13, 2024.

Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

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

Director Pourazizian gives a brief description of a project that came to P&Z and Council about a year ago. Staff and applicants have been working together to come up with some changes that will mitigate some concerns. This is technically an amendment to PD-6, however the south-east Corner of Westmoreland is added for this PD-27. Originally it was a combination of multifamily, retail, and residential, but now initially the PD had Retail on West Bear Creek and now the developer decided to move it and now those areas are multifamily and single family. We worked with the developer to change the large soccer fields to pocket parks throughout the neighborhood. District one is Townhome, District two is single-family residential, proposing two different types of single-family residential homes. District three is multifamily residential, went through several changes. The number of units was reduced by 100 leaving the remaining unit count at 380 units max. As for this development and the remaining development that would later be presented, a traffic study was done. The outcome indicates the intersection of West Moreland and Bear Creek requires a traffic light and additional lanes, turn lanes in specific. It is not finalized next year, which is why it is not in the plan as the CIP was not finalized. It is intended to be a 2 to 3 phase project, phase 1 would be acquiring ROW property from property owner and placing traffic at the ultimate location. Also to use spam wire to replace signal lights. Phase 2 would be to add lanes, this is all ideas and will be brought back to council for ultimate approval. It will cost between 8 to 12 million dollars, depending on how soon. In knowing the issue and how to handle it, the staff is confident to proceed with the approval of the project. The current land use of the area was initially planned for neighborhood developers, but from here the goal of the city was to increase the density of project. This aligns with this development and the next. The staff is in support of project as whole, and we have an idea in on how to address traffic. The developer is willing to work with the staff in moving this project forward.

Mr. Azim (Developer) – Last year P&Z approved the project, but the council denied it in final review. They have mitigated all the requested changes. They eliminated the commercial and that reduces traffic by 50% of traffic. They changed multifamily from

480 to 368 units. Those changes cost them a substantial amount of money. They committed 600K to traffic improvement. They have divided the open spaces throughout the subdivision.

Commissioner Kelly entertains motion to open the public hearing for comments for Planned Development (PD-27) item 4.

Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

Kelly – Any Comments:

Commissioner Kelly entertain motion to close the public hearing for comments Agenda item 4.

Commissioner Stroy Motion, Commissioner Stokes 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

Commissioner Stroy asks how many units are there in single-family and townhomes? S.I. Abed (Engineer) – Townhomes (273), Single-Family, Multifamily (368)
Commissioner Kelly – All areas designed in the schematic have access to all communities. Mr. Abed says yes that is true. Commissioner Kelley say that there is some development in the foreseeable future to put a light pole on Westmoreland and Bear Creek and expand the rode like it is on Hampton and Bear Creek, but not simultaneously. Director Pourazizian says that it has to get through the remaining reading and it will take 6 to 8 months for infrastructure and so he is estimating about a year before 1st building is put up. Commissioner Kelley ask how many phases and which one is 1st. Mr. Azim states that he is not interested in doing phases as it is costly and once he began he is planning to do all at once. However, when it comes to residential he thought single family and then multifamily, but his goal is to do everything at once. Director Pourazizian clarifies that Mr. Azim construction is based on infrastructure, but a builder will come in to complete the homes. Mr. Azim has the same structure in Crowley in other places. Commissioner Davis ask if there is only 1 access point on the east side of the property. The area on the east is already built out. Commissioner Davis ask about the probability of people traveling through the subdivision and Director Pourazizian informs him that there is a probability, but there is enough access points on Westmoreland and Bear Creek.

Commissioner Kelly entertain motion to consider making a recommendation to the City for a request as it relates to PD-27.

Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

5. **Planned Development PD-29:** Public hearing to discuss and consider making a recommendation to City Council regarding a request by Patrick McIntyre on behalf of Stewart Farms amending the zoning ordinance and map of the City of Glenn Heights, as heretofore amended, by granting a change in zoning for an approximate 96.9 acre parcel of land from Single Family Residential-3 ("SF-3") to Planned Development ("PD-29") to allow for the development of the Stewart Farms Subdivision allowing for residential uses with a base zoning of Single Family Residential-3 ("SF-3"), said property being comprised of two tracts located in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas. (Presented by Director Parviz Pourazizian)

Director Pourazizian presenting the site plan for PD-29. This property is not the hard corner and the primary focus was residential with a small acreage of commercial. They are proposing Classic and Tradition Homes. Majority of the subdivisions have a minimum lot size of 6000. This Stewart Farm land zone was changed in 2022 from SF-1 to SF-3, this was not a PD only a straight zone change. 1.6 acre for ROW along thoroughfare, thoroughfare landscape .4 acre, open space is 15.7 acres which is primarily drainage channels and park, commercial tract is 2 acres, residential and remaining ROW is 77.2 acres. The base zone is SF-3 and they are seeking a minimum 50 square foot deviation. He describes the details of the lots (tradition and classic) from the presentation. City had concerns regarding the intersection and this developer is also willing to participate to improve the intersection. In the 2010 land use the neighborhood parallels the design

Daniel (Developer Stewart Farms) – His company helped create Stone Creek by stepping in and buying it. They have been on contract for a while regarding the 96 acres. Would like the opportunity to build another development similar to the one they completed before in Glenn Heights.

Commissioner Kelly entertains motion to open the public hearing for comments for Planned Development (PD-29) item 5.

Commissioner Stroy Motion, Commissioner Stokes 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

Kelly – Any Comments:

Farrukh Azim, said that Stewart Farms are very good neighbors, where he owns property on both sides (loop 9 South Side and East Side) if they need any help, easement etc. he would help. He supports the project and believes that it would be beneficial for the city and give quality residents. Support project and willing to help where they need it.

Rodney Ewing (Resident), the development is alone side of his home. His concern is that west bear creek is a 2-lane road and the approval of these products, though he supports it, he is concerned about his privacy and the elevated amount of traffic. Also, the turn-in will allow more traffic on his personal property, but he poses the question of whether West Bear Creek is ready for the addition of 2 large subdivisions and how traffic will be managed with the current street limitations. He identified numerous subdivisions that are causing extra traffic for Bear Creek and does not feel Bear Creek can handle the load right now. He has lived there 13 years but wants to know how quickly it should be built. He would like the city to be more strategic in developing the city that does not cause any more bottlenecks.

Paul (Resident) owns the development companies and has been in business 65 years. Speaking on behalf of the Stewarts with Stewart Farm. He said Mr. Stewart asked him to watch over the development that he sold his land to, to make sure that he is bringing quality development. He said the development created is a good concept, he brought Commissioner Price here many years ago, who was responsible for relocating Bear Creek Road. His 65-year experience says that it is a quality concept plan. Property rights are an extension of human rights.

Brian Pratt (Resident) has the same concerns of traffic. He sees it at 3pm and how the traffic stops by his house and beyond backing up traffic.

Commissioner Kelly entertain motion to close the public hearing for comments Agenda item 4.

Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

Commissioner Stroy wants to know if the exemptions or not granted, how many total homes would be in the total subdivision. The number proposed or 375 homes. What would be a unit number if the zone was to stay with SF-3 zone.

Commissioner Kelley states that he has seen 4 developments, but we are in a condensed space and the land has to be developed. He also hopes that the roads are expanded, but rather it will be done simultaneously is still to be seen. Staff will talk with the county and the budget to see how we can get the road expanded. We want more development to help develop the city. We have a comprehensive plan in front of us, so do we push forward or do we wait. That's a decision we have to make as citizens, and residents should go to the council to give their suggestion. He is in favor of increasing and development but at what cause are we willing to pay. Will we move out of the City if traffic is to heavy or will we stay.

Commissioner Davis wants to know what the timeline is for the development. Daniel says it will take between 18 months to 2 years. So over the course of 5 to 6 years they plan on having a full subdivision, they have also committed 300,000 to the city in the

beginning, so they can use that money to be ready for traffic development to start producing plans to get in front of the growth curve.

Commissioner Kelley entertain motion to consider making a recommendation to the city for a request as it relates to PD-29.

Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

ADJOURNMENT

Motion to Adjourn by Commissioner Stroy, 2nd by Commissioner Stokes

VOTE – Kelley, Stokes, Davis, Miller, Stroy

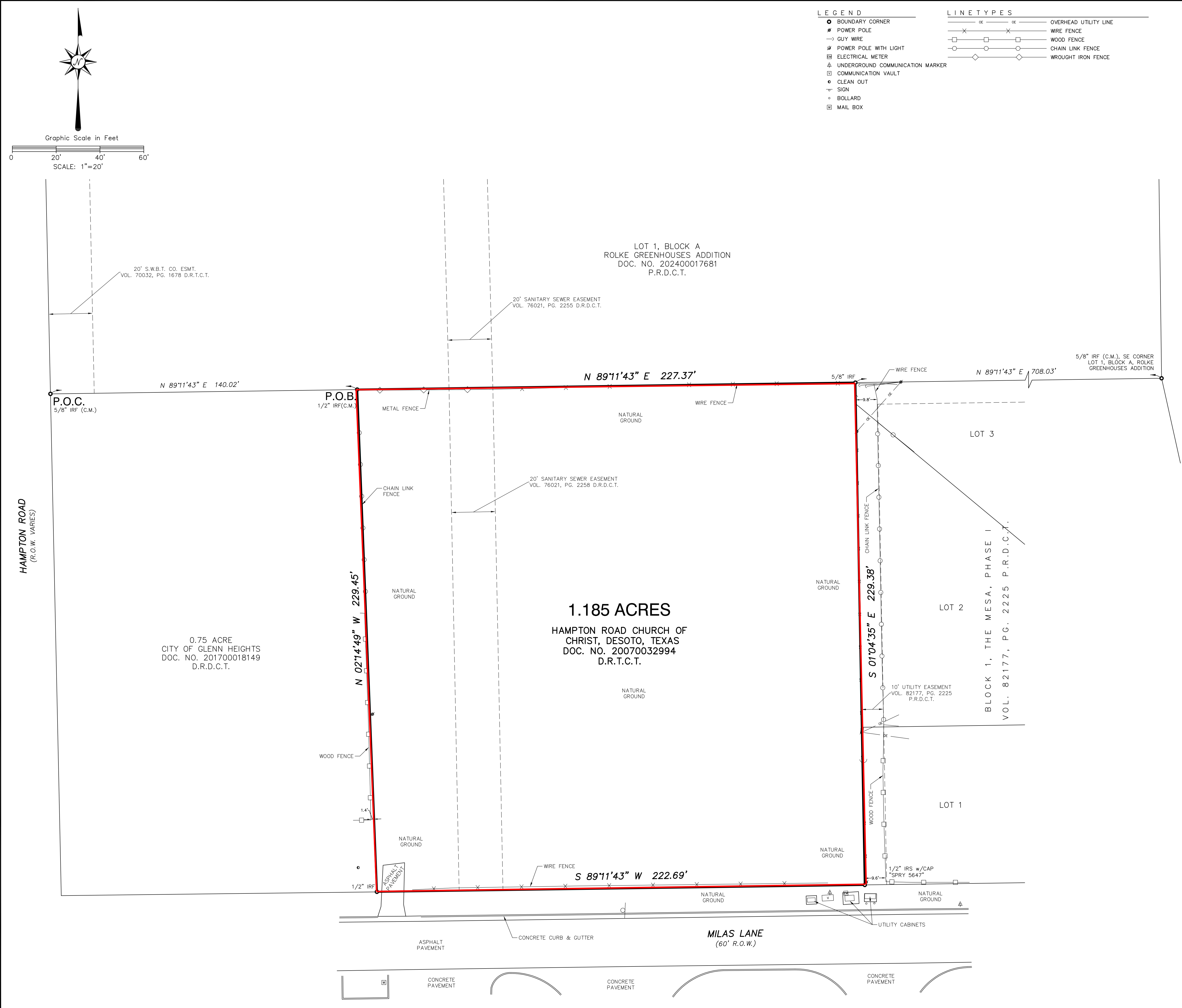
Commissioner Austin Kelley adjourned the meeting at 8:32 PM

Austin Kelley, Chairperson

Attest:

Dr. LaSheyla Jones, City Planner
Passed and approved on the 8th day of April 2024

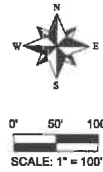
Feb 15, 2024 - 6:40pm
C:\Users\David Lewis\Documents\Projects\016 Commercial Platting Misc\016-026 S. Hampton - Glen Heights\10-LTS\spry-1932 S Hampton Rd.DWG



Certified to: Ed Ruibal, Hampton Road Church of Christ, Desoto, Texas, and Chicago Title Insurance Company	
I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey, and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2, Survey.	
	
	
February 12, 2024	DAVID CARLTON LEWIS, R.P.L.S. NO. 5647
CERTIFICATE DATE	
DATE	REVISION NOTES

		
8241 Mid-Cities Blvd., Suite 102 - North Richland Hills, TX 76182 Firm Reg. No. 10112000 - PH: 817.776.4049 - spry@sprysurveyors.com - www.sprysurveyors.com		
LAND TITLE SURVEY		
1.185 ACRES		
1932 S. HAMPTON ROAD		
IN THE S. CLARK SURVEY, A-249 CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS		
ORIGINAL ISSUE DATE: 02/15/2024	SCALE: 1"=20'	PROJECT NO.: 016-026-10





**TRACT 1
PROPERTY DESCRIPTION:**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM RAWLINS SURVEY, ABSTRACT NO. 1205, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CHARITABLE HOLDINGS II, RECORDED IN INSTRUMENT NO. 201800313657, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTH-WEST CORNER OF SAID CHARITABLE TRACT AND THE SOUTHWEST CORNER OF MEADOW SPRINGS, PHASE 1, RECORDED IN CABINET 2003118-116, OPRDCT AND IN THE EAST RIGHT-OF-WAY (ROW) LINE OF WESTMORELAND ROAD (A VARIABLE WIDTH ROW);

THENCE N 89°09'18" E, ALONG THE NORTH LINE OF SAID CHARITABLE TRACT AND THE COMMON SOUTH LINE OF SAID MEADOW SPRINGS, PHASE 1, PASSING AT A DISTANCE OF 30.50 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID MEADOW SPRINGS, PHASE 1, CONTINUING ALONG THE NORTH LINE OF SAID CHARITABLE TRACT AND THE COMMON SOUTH LINE OF SAID MEADOW SPRINGS, PHASE 1 AND THE COMMON SOUTH LINE OF MEADOW SPRINGS, PHASE 2, RECORDED IN CABINET 201700217137, OPRDCT, A TOTAL DISTANCE OF 2621.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TP ASSOCIATES.COM" FOUND FOR THE NORTHEAST CORNER OF SAID CHARITABLE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID MEADOW SPRINGS, PHASE 2 AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MC FADDEN INVESTMENTS, INC., RECORDED IN INSTRUMENT NO. 201400186896, OPRDCT;

THENCE S 01°18'28" E, ALONG THE EAST LINE OF SAID CHARITABLE TRACT AND THE COMMON WEST LINE OF SAID MC FADDEN TRACT, PASSING AT A DISTANCE OF 24.58 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MCFADDEN TRACT AND THE COMMON NORTH-WEST CORNER OF TOP OF THE HILL FARMS, RECORDED IN CABINET 72011, SLIDE 2427, OPRDCT, A TOTAL DISTANCE OF 602.75 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID CHARITABLE TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ALLUVIUM DEVELOPMENT, INC., RECORDED IN INSTRUMENT NO. 202000134006, OPRDCT;

THENCE S 88°42'11" W, ALONG THE SOUTH LINE OF SAID CHARITABLE TRACT AND THE COMMON NORTH LINE OF SAID ALLUVIUM TRACT AND THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO FIRST TEXAS HOMES, INC., RECORDED IN INSTRUMENT NO. 202000143401, OPRDCT, PASSING AT A DISTANCE OF 2680.20 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID FIRST TEXAS TRACT, A DISTANCE OF 2603.81 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID CHARITABLE TRACT AND IN THE EAST ROW LINE OF SAID WESTMORELAND ROAD FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID FIRST TEXAS TRACT, BEARS S 88°42'11" W, A DISTANCE OF 56.58 FEET;

THENCE ALONG THE WEST LINE OF SAID CHARITABLE TRACT AND IN THE EAST ROW LINE OF SAID WESTMORELAND ROAD, AS FOLLOWS:

N 09°22'02" E, A DISTANCE OF 85.27 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 04°28'36" W, A DISTANCE OF 117.09 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 12°30'36" W, A DISTANCE OF 80.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 928.90 FEET, A CHORD BEARING OF N 09°39'12" W, A CHORD LENGTH OF 90.43 FEET;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 90.46 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID CHARITABLE TRACT, AS FOLLOWS:

N 89°03'57" E, A DISTANCE OF 144.25 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 03°13'27" W, A DISTANCE OF 306.76 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 89°03'57" W, A DISTANCE OF 136.87 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE WEST LINE OF SAID CHARITABLE TRACT AND THE COMMON EAST ROW LINE OF SAID WESTMORELAND ROAD;

THENCE N 00°55'36" W, ALONG THE WEST LINE OF SAID CHARITABLE TRACT AND IN THE EAST ROW LINE OF SAID WESTMORELAND ROAD A DISTANCE OF 168.86 FEET TO THE POINT OF BEGINNING, AND CONTAINING 47.766 ACRES OF LAND MORE OR LESS.

**TRACT 2
PROPERTY DESCRIPTION:**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM RAWLINS SURVEY, ABSTRACT NO. 1205, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CHARITABLE HOLDINGS II, RECORDED IN INSTRUMENT NO. 201800313657, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE WEST LINE OF SAID CHARITABLE TRACT AND IN THE EAST RIGHT-OF-WAY (ROW) LINE OF WESTMORELAND ROAD (A VARIABLE WIDTH ROW), FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CHARITABLE TRACT, BEARS N 00°55'36" W, A DISTANCE OF 168.86 FEET;

THENCE OVER AND ACROSS SAID CHARITABLE TRACT, AS FOLLOWS:

N 89°03'57" E, A DISTANCE OF 136.87 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 03°13'27" W, A DISTANCE OF 306.76 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 89°03'57" W, A DISTANCE OF 144.25 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE WEST LINE OF SAID CHARITABLE TRACT AND THE COMMON EAST ROW LINE OF SAID WESTMORELAND ROAD AND SAID POINT BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 928.90 FEET, A CHORD BEARING OF N 09°39'12" W, A CHORD LENGTH OF 90.43 FEET;

THENCE ALONG THE WEST LINE OF SAID CHARITABLE TRACT AND THE COMMON EAST ROW LINE OF SAID WESTMORELAND ROAD AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 90.46 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

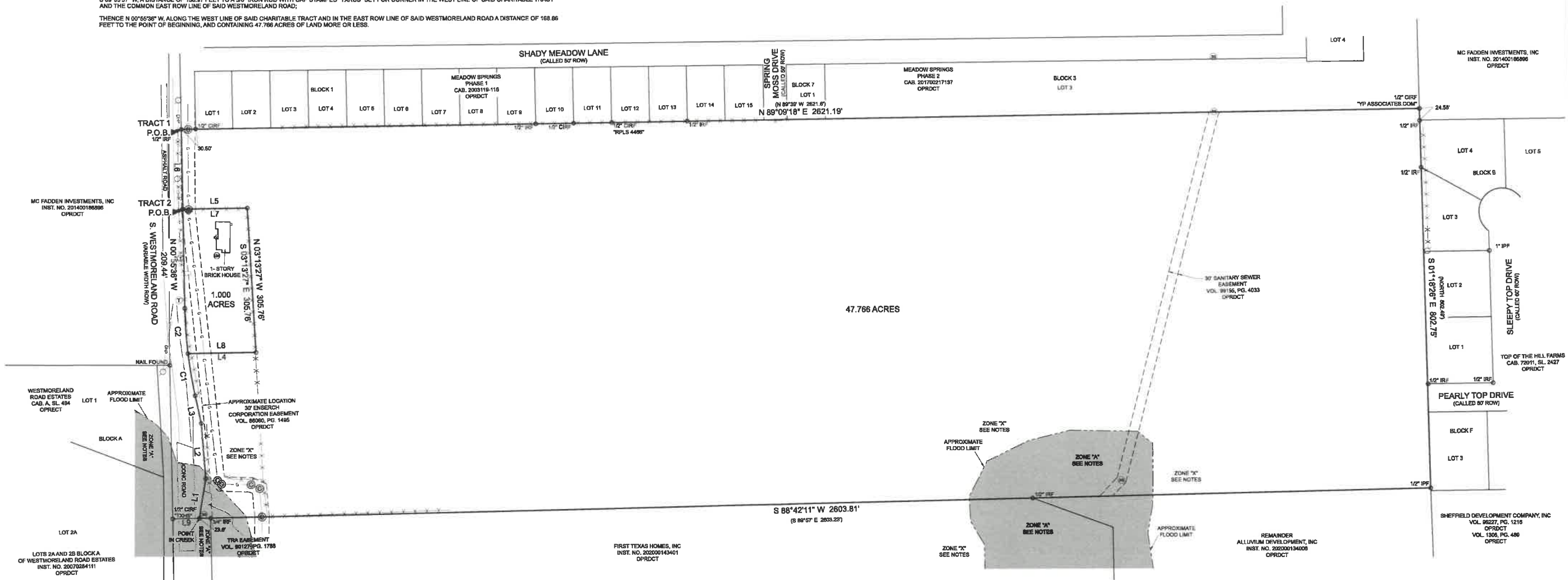
THENCE N 00°55'36" W, ALONG THE WEST LINE OF SAID CHARITABLE TRACT AND THE COMMON EAST ROW LINE OF SAID WESTMORELAND ROAD, A DISTANCE OF 269.44 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.000 ACRES OF LAND MORE OR LESS.

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEYED PER THE DESCRIPTION SHOWN HEREON. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.



DATE: 10/01/2021
REVISED: 10/05/2021



NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEYOR RELIED UPON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. ISSUED ON MAY 19, 2021, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. FT-135-9001352100154, FOR RESEARCH OF EASEMENTS.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE "A" - DEFINED AS "NO BASED FLOOD ELEVATIONS DETERMINED", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48113C0640K DATED JULY 7, 2014, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS", UNLESS OTHERWISE NOTED.

LEGEND:

- ELECTRIC METER
- GAS MARKER
- GAS METER
- POWER POLE
- SANITARY SEWER MANHOLE
- TELEPHONE PEDISTAL
- FENCE LINE (VARIOUS TYPES)
- OVERHEAD UTILITY LINES
- 6" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INDICATE RECORD OR DEED CALLS
- RIGHT-OF-WAY

CRS
OPRDCT
OPRDCT
OPRDCT
ROW

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	928.90'	90.46'	90.43'	S 09°39'12" E
C2	928.90'	90.25'	96.20'	S 03°53'42" E

LINE	BEARING	DISTANCE	
L1	N 09°22'02" E	85.27'	(S 10°34' W)
L2	N 04°28'36" W	117.09'	(S 03°14' E)
L3	N 12°30'36" W	80.00'	(S 11°16' E)
L4	N 89°03'57" E	144.25'	
L5	S 89°03'57" W	136.87'	
L6	N 00°55'36" W	168.86'	(S 00°18' W)
L7	N 89°03'57" E	136.87'	
L8	S 89°03'57" W	144.25'	
L9	S 88°42'11" W	56.58'	

LAND TITLE SURVEY TRACT 1 - 47.766 ACRES TRACT 2 - 1.000 ACRES

SITUATED IN THE

WILLIAM RAWLINS SURVEY
ABSTRACT NO. 1205
DALLAS COUNTY, TEXAS

JOB NO. 1956

**TEXAS REALITY CAPTURE
& SURVEYING, LLC**

P.O. BOX 262
WAXAHACHIE, TEXAS 75165
409.518.0336
TBLPS FIRM NO 10194359

TXRCS
TEXAS REALITY CAPTURE & SURVEYING, LLC

S WESTMORELAND RD

60+ SINGLE FAMILY RESIDENTIAL UNITS
APPROX. 22 ACRES

TXDOT ROW

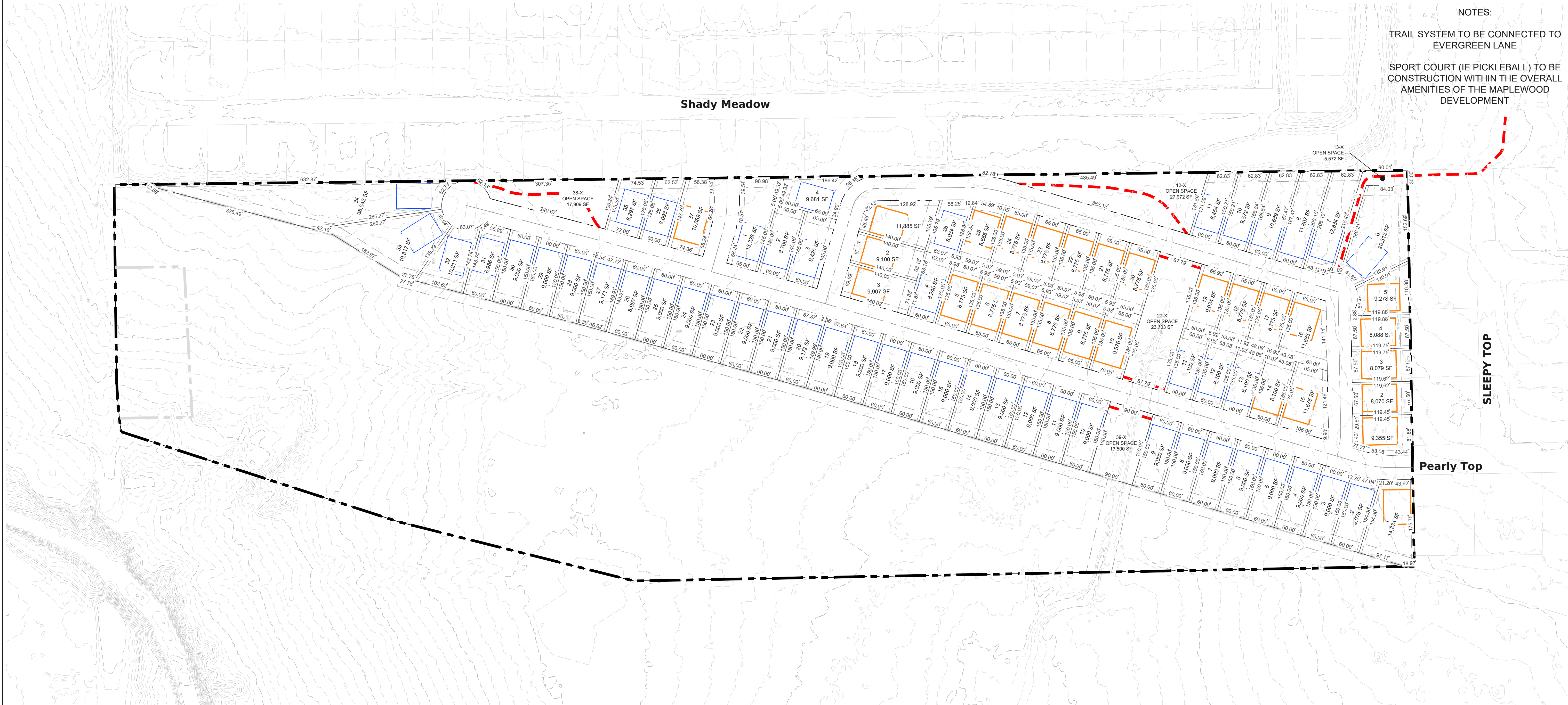
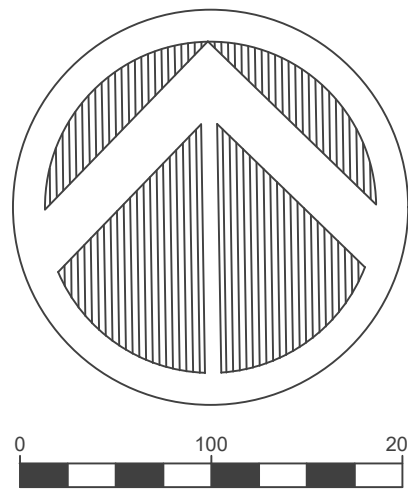
PEARLY TOP RD

2020 S Westmoreland Masterplan
2021.08.23 - DRAFT

0 40 80 200

JEA

JAVIER ESPINOZA ARCHITECT
4713 W. Lovett Ln., Suite 228
Dallas, Texas 75209
www.jea-usa.com | jea@jea-usa.com
+1.469.387.1076



NOTES:
TRAIL SYSTEM TO BE CONNECTED TO
EVERGREEN LANE
SPORT COURT (IE PICKLEBALL) TO BE
CONSTRUCTION WITHIN THE OVERALL
AMENITIES OF THE MAPLEWOOD
DEVELOPMENT

SITE DATA

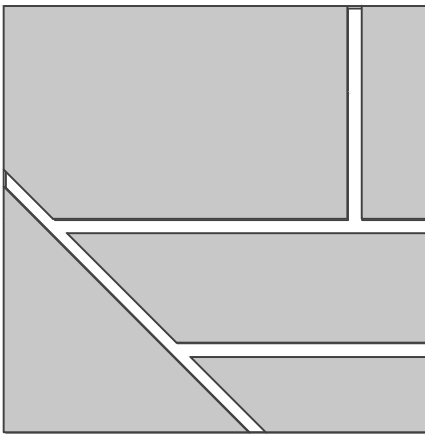
SITE ACREAGE - 24.14
TOTAL LOTS - 78

55'X75' PAD - 28
50'X75' PAD - 50

5 OPEN SPACE LOTS - 60,684 SF

FOR PRELIMINARY
REVIEW ONLY

CCM Engineering



MAPLEWOOD SOUTH
GLENN HEIGHTS, TX

SITE PLAN

THIS DOCUMENT IS RELEASED FOR THE
REVIEW ONLY
OF INTERIM REVIEW UNDER THE
AUTHORITY OF
CODY D. CRANNELL, PE#105947 ON
1/16/24
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972. 691.6633
Fax: 972.691.6628
TBPE FIRM #605

REVISIONS	
DESIGN:	
DRAWN:	
DATE:	
SCALE:	
NOTES:	
FILE:	
Sheet	1 of 1