



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, FEBRUARY 4, 2025, 6:00 P.M.
CITY COUNCIL WORK SESSION**

Notice is hereby given that the City Council of the City of Glenn Heights, Texas will hold a Work Session on Tuesday, February 4, 2025, beginning at 6:00 P.M., in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to discuss the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

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

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

This City Council Meeting will be live-streamed at <https://www.glennheightstx.gov/229/City-Council-Meeting-Videos>.

CALL TO ORDER

PUBLIC COMMENT

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

AGENDA

1. Planning and Development Services
 - A. Valencia Estates Planned Development Amendment. (Parviz Pourazizian, Director of Planning and Development Services)
2. City Manager's Office
 - A. Animal Shelter Facility update. (Clifford Blackwell, City Manager)
3. Fire Department
 - A. Community CPR Program. (Nick Williams, Fire Chief)
4. Parks and Recreation
 - A. Parks and Recreation Board. (Barrett Albright, Parks and Recreation)

Superintendent)

5. City Secretary's Office

- A. Discussion regarding designating an Official Newspaper for the City of Glenn Heights. (Brandi Brown, City Secretary)

ADJOURNMENT

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

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Saturday, February 1, 2025.

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

Brandi Brown, City Secretary

AGENDA SUMMARY SHEET

February 4, 2025

AGENDA, ITEM 1

Planning and Development Services

Motion	
Second	
For	Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot
Against	Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot
Abstain	
Approve/ Deny/ Table	

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VALENCIA ESTATE (AKA PARADISE ESTATE)



PARVIZ POURAZIZIAN, DIRECTOR OF PLANNING AND
DEVELOPMENT SERVICES

FEBRUARY 04, 2025

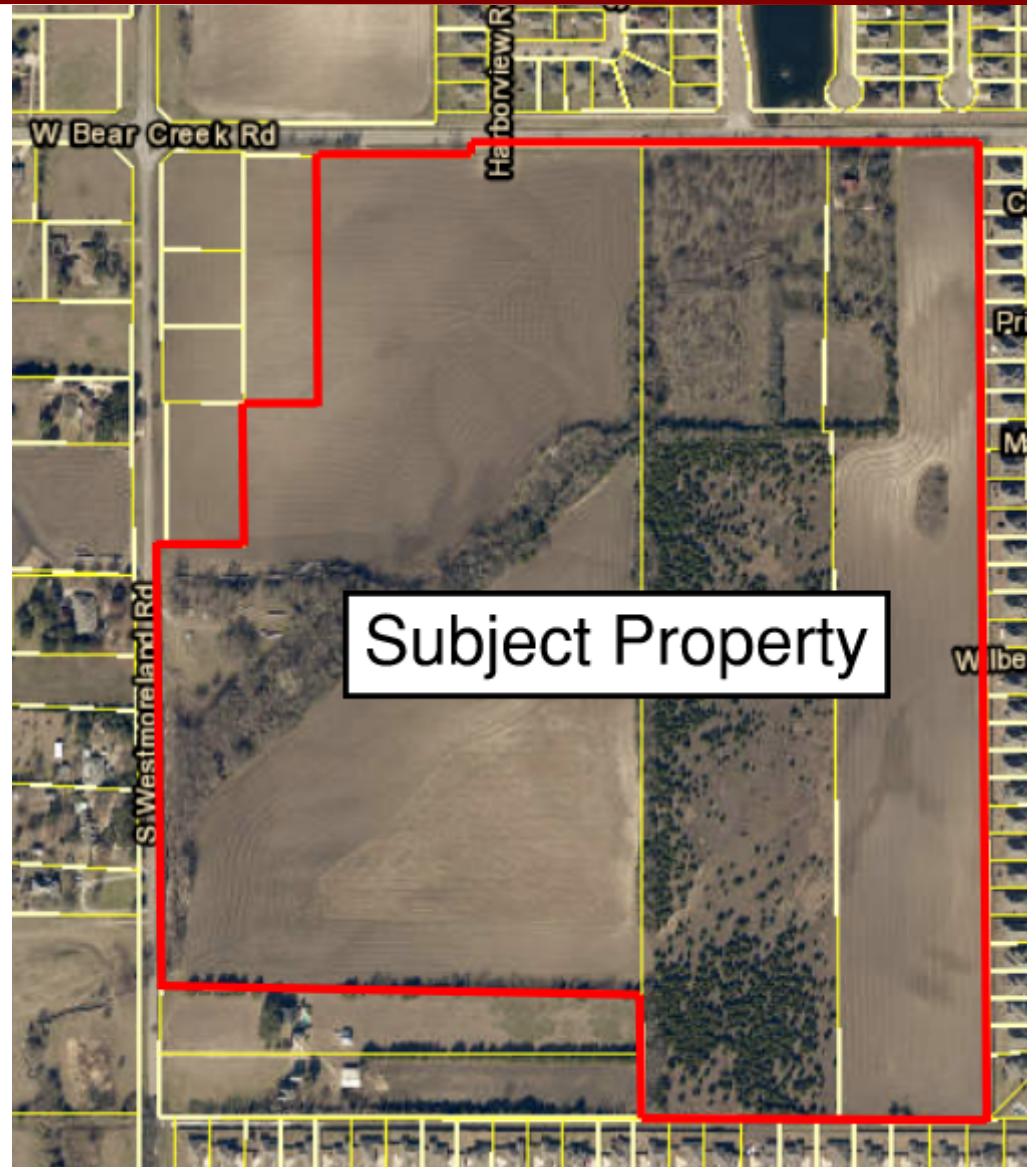
Amendment to Paradise Estate



The new Owner of the Valencia Estate (formerly know as Paradise Estate) decided to make some changes to the PD. Some of the changes are:

- Removed the Town-Homes and replaced with Detached Single Family.
- Adjust the Number of Apartment from 360 to 400
- Some adjustment to the street layout in the west portion

Location Map



Existing PD 27 - Site PD



District 3
Multi-Family
368 Units

District 1
Townhomes
222 Units

District 2
Single-Family Residential
9,000 Sq. Ft. **81 Units**
5,500-9,000 Sq. Ft. **192 Units**
Total: 273 Units

UHL RD



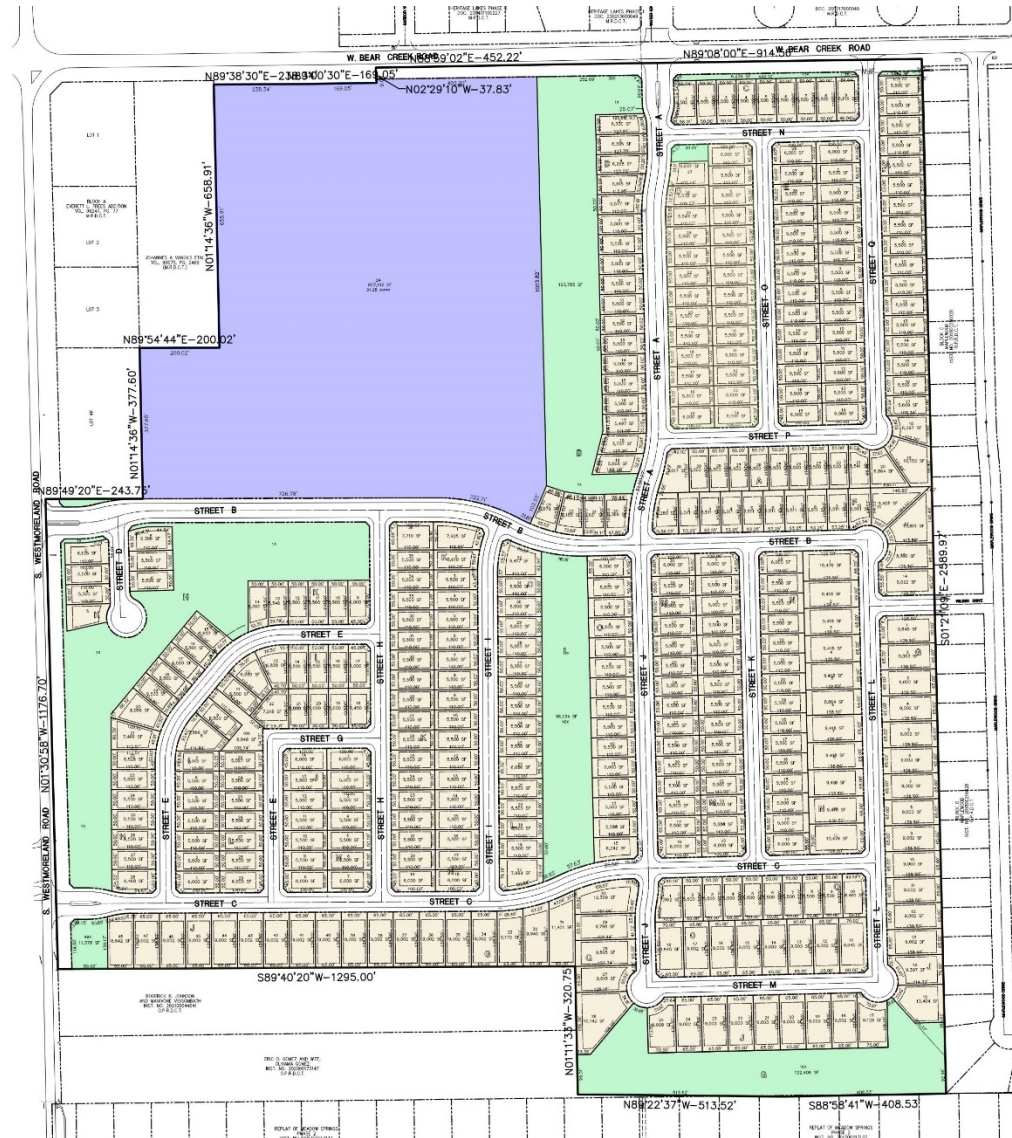
Existing Planned Development 27: Land Use Chart



2.01 Table 1 – Approximate Land Use Allocation

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)	Approximate Open / Park Space (Percent of Land)	Open / Park Space (Min. Required)	Max. Required Density. (units/ acre)
District-1 Townhome District PH-1 Development	MF/Multifamily Residential	24.42 acres (21.88%)	3.65 acres (15.31%)	15%	12
District-2 Single-Family PH-2 Development	SF-3/ Single-Family Residential-3	66.10 acres (59.25%)	11.63 acres (17.8%)	15%	8
District-3 Multifamily Residential District	MF/ Multifamily Residential	21.08 acres (18.87%)	7.90 acres (37.47%)	15%	30
	Total	111.606 acres (100%)	23.18 acres (20.77%)	-	-

Proposed Planned Development 27



Proposed Planned Development 27: Land Use Chart



List of PD Zoning Districts by their use:

Land Use	Land Area (approx.) In Acres	Unit Size/sq.ft	% of Land Area
Single Family Zoning District	88.33	1,800 min	80.1%
Multifamily Zoning District	21.95	See details in Multifamily District	19.9%
Green Area Park/Pond	16.5 Min.	Min 15%	Min 15.0%

Existing/Prop. Planned Development 27



	PROPOSED LAND USE		
COLOR	LOT DESCRIPTION		NO. OF UNITS
	TOWNHOMES		222
	SINGLE FAMILY	9000+ SQF	81
		5500-9000 SQFT	192
	MULTIFAMILY		368

EXISTING

Total of : 495
Residential Units

Proposed

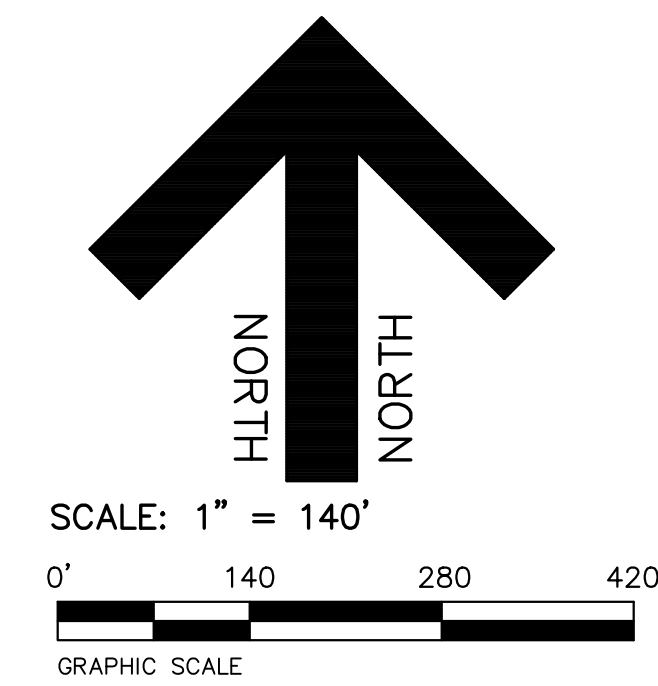
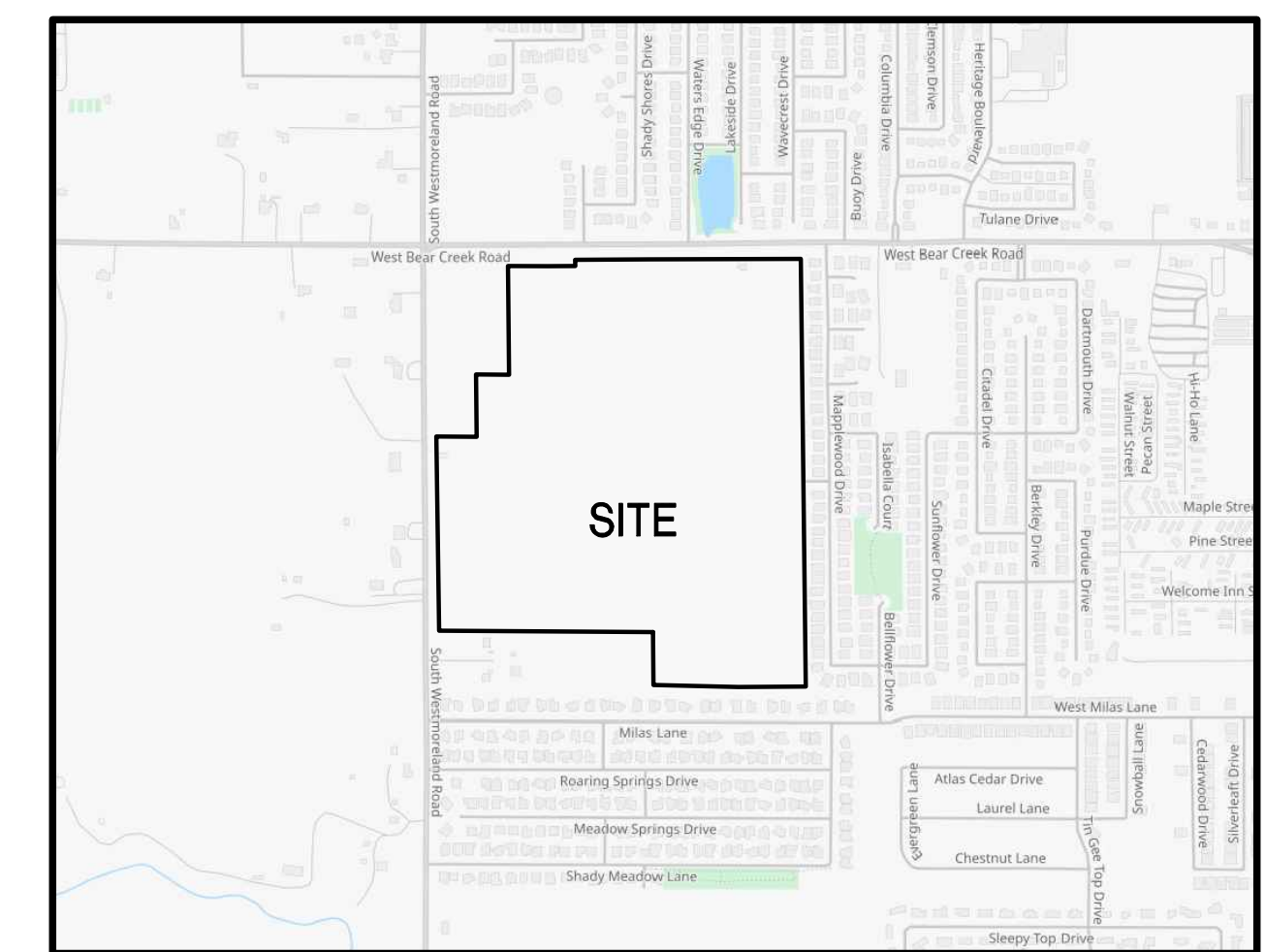
COLOR	PROPOSED LAND USE		NO. OF LOTS/UNITS
	SINGLE FAMILY	≥ 9,000 SQ FT	71
		5,500–9,000 SQ. FT.	326
	MULTIFAMILY		400 MAXIMUM

Total of : 397
Residential Units

QUESTIONS



COMMENTS

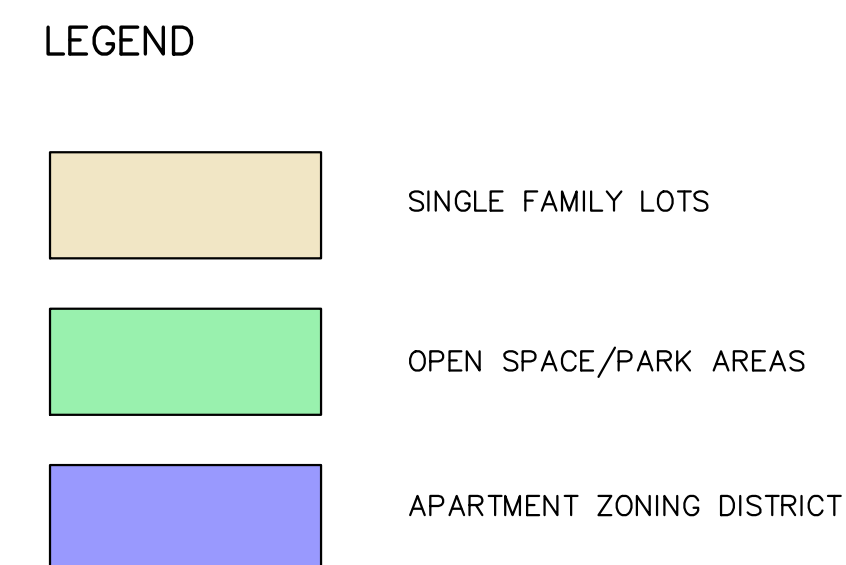
LAND AREA TABULATION

TOTAL LAND AREA (GROSS) _____	112.16 ACRES
ROW DEDICATION BEAR CREEK ROAD _____	0.93 ACRES
ROW DEDICATION WESTMORELAND ROAD _____	0.95 ACRES
LAND AREA NET OF ROW DEDICATION _____	110.28 ACRES
LAND AREA OF SINGLE FAMILY (NET ROW DED.) _____	88.33 ACRES
LAND AREA OF APARTMENTS (NET ROW DED.) _____	21.95 ACRES

COLOR	PROPOSED LAND USE		NO. OF LOTS/UNITS
	SINGLE FAMILY	≥ 9,000 SQ FT	71
		5,500–9,000 SQ. FT.	326
	MULTIFAMILY		400 MAXIMUM

PROPOSED LAND USE DISTRICT	BASE ZONING DISTRICT	TOTAL APPROX. LAND AREA (INCLUDING OPEN SPACE)*	APPROX. OPEN/PARK SPACE (% OF AREA)	OPEN/PARK SPACE (MIN. REQUIRED)	MAXIMUM ALLOWABLE DENSITY (UNITS/ACRE)
DISTRICT 1 SINGLE FAMILY RESIDENTIAL	SF-3 SINGLE FAMILY RESIDENTIAL-3	88.33 ACRES *	13.94 ACRES (15.8%)	15%	5
DISTRICT 2 MULTIFAMILY RESIDENTIAL	MF/MULTIFAMILY RESIDENTIAL	21.95 ACRES *	NA	15%	18

* AREA IS DEVELOPABLE AREA (NET OF S. WESTMORELAND ROAD AND W. BEAR CREEK ROAD ROW DEDICATIONS). THESE AREAS DO INCLUDE ALL STREET ROW DEDICATIONS WITHIN THE DEVELOPMENT.



NOTES:

1. Drainage/Flood study will be done during details engineering submittal
2. A traffic impact analysis will be provided based on proposed density during details engineering submittal.
3. A Concept/Site Plan for the apartments must be submitted for approval prior to permitting.

REVISIONS:	

OWNER/DEVELOPER

MARWAN & WAFA SONS, LLC
6505 SUDBURY ROAD
PLANO, TEXAS 75024
CONTACT: DAWOOD JAMEEL
TEL: 469-435-5656
email: djameel123@yahoo.com

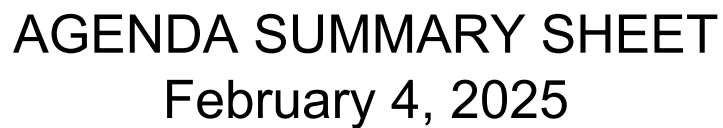
SHEET TITLE:

**EXHIBIT C: CONCEPT PLAN
VALENCIA ESTATES
SOUTH EAST CORNER OF S WESTMORELAND ROAD
AND BEAR CREEK ROAD
CITY OF GLENN HEIGHTS, TEXAS**

JDJR PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
 TSBPE REGISTRATION NUMBER F-8527

ENGINEERS • SURVEYORS • LAND PLANNERS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-5357 Fax 972-252-8958

DATE: JAN. 2025	DRAWN BY: JDJR	SHEET NO. 1 OF 4
SCALE: 1" = 140'	CHECKED BY: JDJR	



City Manager's Office

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AGENDA SUMMARY SHEET

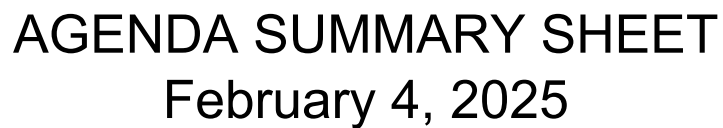
February 4, 2025

AGENDA, ITEM 3

Fire Department

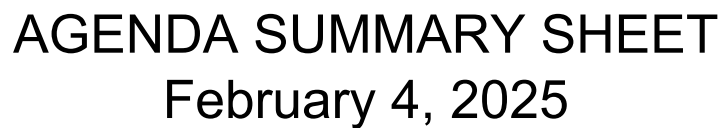
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[illegible]



Parks and Recreation

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City Secretary's Office

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