



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, APRIL 28, 2025, 6:30 P.M.
PLANNING & ZONING COMMISSION MEETING**

Notice is hereby given that the Planning and Zoning Commission of the City of Glenn Heights, Texas, will hold a Regular Meeting on Monday, April 28, 2025, beginning at 6:30 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 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 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.

CONSENT AGENDA

Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.

1. Discussion and take action to approve the Minutes of the March 24, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazian, Director of Planning & Development Services)

AGENDA

1. Replat Case RP-003-25: Discuss and take action to approve a replat request for an 4.26+/- acre tract of land situated in the Michael McDermont Survey, Abstract Number 743, in the City of Glenn Heights, Ellis County, Texas, being a portion of Lot 7 and Lot 9, Block K, Hollywood Addition Phase II, an addition to the City of Glenn Heights, Ellis County, Texas according to the Instrument thereof recorded in County Clerk Instrument Number 2224204 and Cabinet B, Page 27 of the Official Public Records, Ellis County, Texas to create three lots, Lots 7A-7C Block K from the existing tracts. (Parviz Pourazian, Director of Planning & Development Services)

2. Replat Case RP-002-25: Discuss and take action to approve a replat request for an 15.599+/- acre tract of land situated in the W.P. Holman Survey, Abstract Number 619, in the City of Glenn Heights, Dallas County, Texas, being all of Lot 2A-1, Block B and Lot 1A Block B of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in County Clerk Instrument Number 201900112593 and 201800034087 of the Official Public Records, Dallas County, Texas, to create two lots "2A-1R", 1A-1R, 2B-1 and 2B-2 Block B from the existing tracts. (Parviz Pourazizian, Director of Planning & Development Services)
3. Planned Development PD-31: Public Hearing to receive testimony regarding change in zoning from Commercial (C) District to a Planned Development District (PD-31) for approximately 23 acres of land, located at North East Corner of East Bear Creek Road and Mourning Dove Lane, in Meadow Creek Estates, Tract A, by changing the zoning classification from Commercial (C) to Planned Development 31 (PD-31) for the purpose of a mixed-use development site, consisting of multi-family, commercial and neighborhood services. (Parviz Pourazizian, Director of Planning & Development Services)
4. Planned Development PD-31: Discussion and making a recommendation to City Council of the City of Glenn Heights, Texas, as heretofore amended, by granting a change in zoning from Commercial (C) District to a Planned Development District (PD-31) for approximately 23 acres of land, located at North East Corner of East Bear Creek Road and Mourning Dove Lane, in Meadow Creek Estates, Tract A, by changing the zoning classification from Commercial (C) to Planned Development 31 (PD-31) for the purpose of a mixed-use development site, consisting of multi-family, commercial and neighborhood services. (Parviz Pourazizian, Director of Planning & Development Services)

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 Friday, April 25, 2025.

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

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

MARCH 24, 2025

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

On the 24th day of March 2025, 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	*	Board Member, Place 1
April Stokes	*	Board Member, Place 2
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4

STAFF:

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

CALL TO ORDER

After establishing a quorum, Commissioner Davis called the Meeting of the Planning and Zoning Committee to order at 6:34 PM

INVOCATION

Commissioner Davis delivered the Invocation at 6:31 PM

PLEDGE OF ALLEGIANCE

Commissioner Kelley led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

There were no Public Comments.

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of January 27, 2025.

MOTION by Commissioner Davis, 2nd by Commissioner Stokes.

VOTE – Davis, Kelley, Miller, Stokes
CARRIED (4-0)

AGENDA

1. **Replat Case RP-03-25:** Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, regarding a Replat Request for 9.091 acres tract of land, Lot 1R-1 Thru 1R-6, Block 1, being a replat of a portion of Lot 1, Block 1, Vista at Williams Farms, an addition to the City of Glenn Heights, Ellis County, Texas, being situated in the William C. Denton Survey, Abstract No. 295 City of Glenn Heights, Ellis County, Texas, also known as 604 S. Hampton Road, Glenn Heights, Ellis County, Texas. (Dr. LaSheyla Jones, City Planner)

MOTION by Commissioner Davis, **2nd** by Commissioner Stokes.

VOTE – Davis, Kelley, Miller, Stokes
CARRIED (4-0)

2. **Site Plan SP-03-25:** Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, regarding a request concerning a Site Plan for Al-Nejmah Neighborhood Market/Grocery Store. The 1.25-acres property is situated in Lot 2, in Block A of lots 1 and 2 in Block A of Family Dollar Addition, an Addition, being commonly known as 1714 S. Hampton Road, Glenn Heights, Dallas County, Texas. (Dr. LaSheyla Jones, City Planner)

MOTION by Commissioner Davis, **2nd** by Commissioner Stokes.

VOTE – Davis, Kelley, Miller, Stokes
CARRIED (4-0)

ADJOURNMENT

Motion to Adjourn by Commissioner Davis, **2nd** by Commissioner Stokes

VOTE – Davis, Kelley, Miller, Stokes
CARRIED (4-0)

Commissioner Davis adjourned the meeting at 6:52 PM

Arnold Davis, Jr, Chairperson

Attest:

Parviz Pourazizian, Director of Planning & Development Services

Passed and approved on the 28th day of April 2025

FOXTROT REPLAT



PARVIZ POURAZIZIAN, DIRECTOR OF DEVELOPMENT
SERVICES

APRIL 28, 2025

REPLAT



Discuss and take action to approve a replat request for an 4.26+/- acre tract of land situated in the Michael McDermont Survey, Abstract Number 743, in the City of Glenn Heights, Ellis County, Texas, being a portion of Lot7 and Lot 9, Block K, Hollywood Addition Phase II, an addition to the City of Glenn Heights, Ellis County, Texas according to the Instrument thereof recorded in County Clerk Instrument Number 2224204 and Cabinet B, Page 27 of the Official Public Records, Ellis County, Texas to create three lots, Lots 7A-7C Block K from the existing tracts.

REPLAT



Applicant: Raja Raheel Khanzada

Location: 300 E Ovilla Rd (NE corner of Ovilla Rd @ Santa Rosa)

Request: Replat

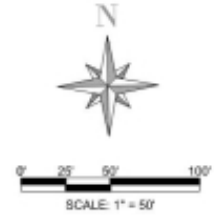
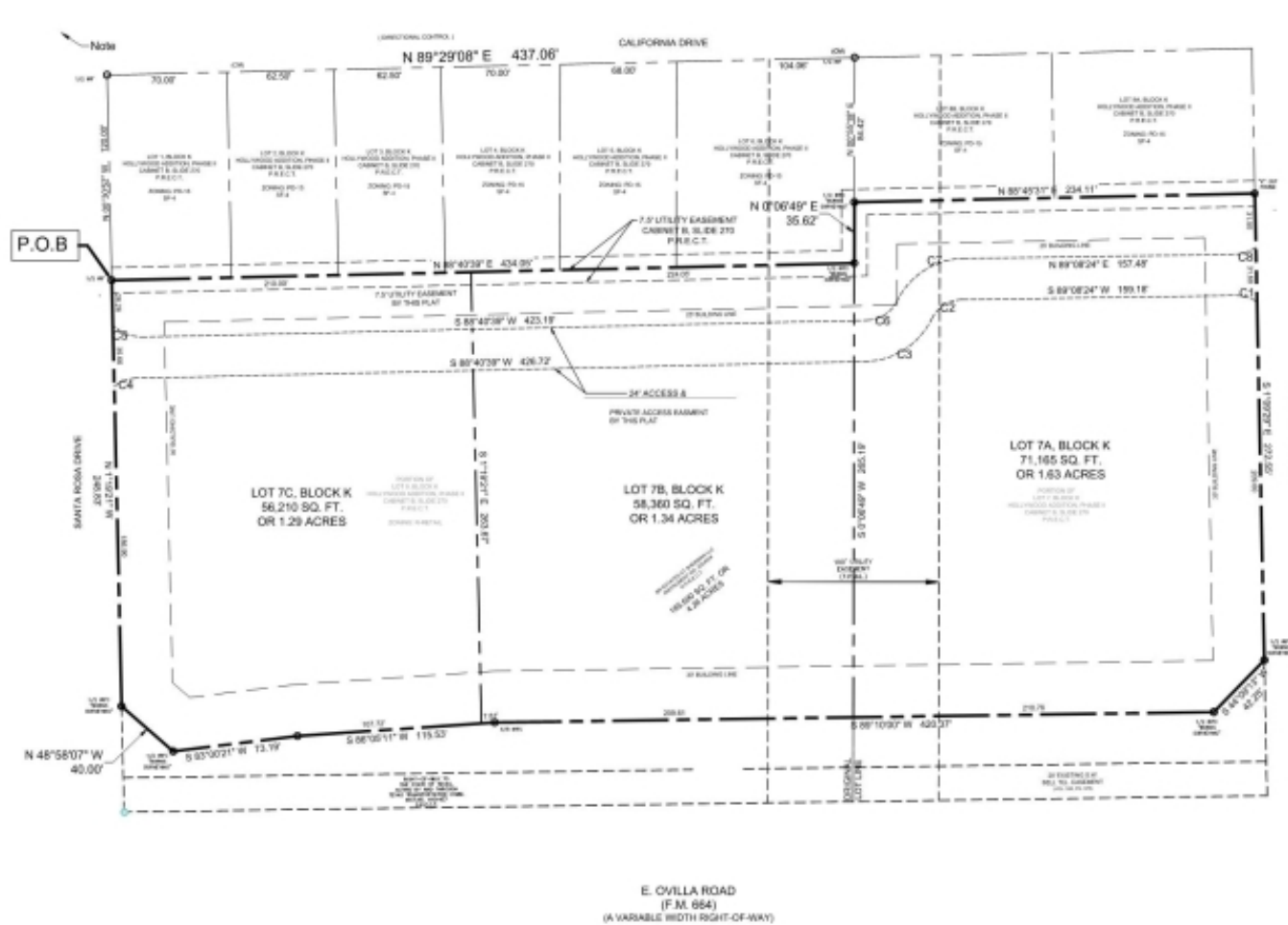
Acres: 4.26+/- Ac.

Zone: Retail "R"

AERIAL VIEW



REPLAT



PARCEL CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	31°57'21"	25.00'	13.94'	N74°52'55"W	13.76'
C2	63°17'46"	20.00'	22.06'	S57°29'31"W	20.99'
C3	62°50'51"	44.00'	48.25'	S57°15'38"W	45.87'
C4	35°17'09"	22.16'	13.85'	S89°25'30"W	13.43'
C5	44°42'59"	25.00'	19.51'	S68°57'52"E	19.02'
C6	62°49'21"	20.00'	21.83'	N57°15'59"E	20.85'
C7	63°17'06"	44.00'	48.60'	N57°29'51"E	46.17'
C8	32°22'57"	25.00'	14.13'	N72°56'40"E	13.94'

RECOMMENDATION



- Staff recommends approval of the replat.

QUESTIONS



COMMENTS

OWNERS'S CERTIFICATE

STATE OF TEXAS ~
 COUNTY OF ELLIS ~

WHEREAS BR Estates at Sherman LLC is the sole owner of a 4.26 acre tract of land in the City of Glenn Heights, Ellis County, Texas, being a portion of Lot 7, Block K, Hollywood Addition, Phase II, an addition to the City of Glenn Heights, Ellis County, Texas, according to the plat thereof recorded in Cabinet B, Page 270, Official Public Records, Ellis County, Texas, being all of that certain 4.26 acre tract of land conveyed to BR Estates at Sherman LLC by Special Warranty Deed with Vender's Lien as recorded in Instrument No. 2224204, Official Public Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the northwest corner of said Lot 9, Block K, said point being the southwest corner of Lot 1, Block K, Hollywood Addition, Phase II, an addition to the City of Glenn Heights, Ellis County, Texas, according to the plat thereof recorded in Cabinet B, Page 270, Official Public Records, Ellis County, Texas, same point being in the east right-of-way line of Santa Rosa Drive (a public right-of-way), said point being the northwest corner of said 4.26 acre tract of land being described;

THENCE N 88 degrees 40 minutes 39 seconds W, departing the east line of said Santa Rosa Drive and along the common line of said Lot 9 and said Block K, a distance of 434.05 feet to a 1/2 inch iron rod found with cap stamped "Burns Surveying" for corner, said point being the southeast corner of Lot 6, Block K, Hollywood Addition, Phase II, an addition to the City of Glenn Heights, Ellis County, Texas, according to the plat thereof recorded in Cabinet B, Page 270, Official Public Records, Ellis County, Texas, same point being in the west line of said Lot 7, Block K;

THENCE N 00 degrees 06 minutes 49 seconds E, along the common line of said Lot 6, Block K and said Lot 7, Block K, a distance of 35.62 feet to a 1/2 inch iron rod found with cap stamped "Burns Surveying" for corner, said point being the southwest corner of said Lot 8, Block K, Hollywood Addition, Phase II, an addition to the City of Glenn Heights, Ellis County, Texas, according to the plat thereof recorded in Cabinet B, Page 270, Official Public Records, Ellis County, Texas, same point being the northwest corner of said Lot 7, Block K;

THENCE N 88 degrees 45 minutes 31 seconds E, along the common line of said Lot 7, Block K and said Lot 8, Block K, a distance of 234.11 feet to a 1/2 inch iron rod found with cap stamped "Burns Surveying" for corner, said point being the southeast corner of said Lot 8, Block K, same point being the northeast corner of said Lot 7, Block K, said point being in the west line of Sunset Strip Drive (a public right-of-way);

THENCE S 01 degrees 09 minutes 29 seconds E, along the west line of said Sunset Strip Drive, a distance of 272.55 feet to a 1/2 inch iron rod found with cap stamped "Burns Surveying" for corner, said point being the northeast corner of of that certain tract of land conveyed to the State of Texas by deed as recorded in Instrument No. 1601457, Official Public Records, Ellis County, Texas, same point being at the intersection of the west line of said Sunset Strip Drive and the north right-of-way line of said E. Ovilla Road (F.M. 664);

THENCE S 44 degrees 09 minutes 13 seconds W, along the north line of said E. Ovilla Road (F.M. 664), a distance of 42.25 feet to a 1/2 inch iron rod found with cap stamped "Burns Surveying" for corner;

THENCE S 89 degrees 10 minutes 10 seconds W, continuing along the north line of said E. Ovilla Road (F.M. 664) , a distance of 420.37 feet to a 1/2 inch iron rod found with cap stamped "Burns Surveying" for corner;

THENCE S 86 degrees 05 minutes 11 seconds W, continuing along the north line of said E. Ovilla Road (F.M. 664) , a distance of 115.53 feet to a 1/2 inch iron rod found with cap stamped "Burns Surveying" for corner;

THENCE S 83 degrees 00 minutes 21 seconds W, continuing along the north line of said E. Ovilla Road (F.M. 664) , a distance of 73.19 feet to a 1/2 inch iron rod found with cap stamped "Burns Surveying" for corner;

THENCE N 48 degrees 58 minutes 07 seconds W, continuing along the north line of said E. Ovilla Road (F.M. 664) , a distance of 40.00 feet to a 1/2 inch iron rod found with cap stamped "Burns Surveying" for corner, said point being the northwest corner of said State of Texas tract, same point being at the intersection of the north line of said Ovilla Road (F.M. 664) and the east line of said east line of said Santa Rosa Drive;

THENCE N 01degrees 19 minutes 21 seconds W, along the east line of said Santa Rosa Drive, a distance of 248.83 feet to the POINT of BEGINNING and containing 185,690 square feet and 4.26 acre of computed land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BR Estates at Sherman LLC acting by and through its duly authorized agents, do hereby adopt this plat, designating the herein described property as, **FOXTROT RETAIL** , an addition to the City of Glenn Heights, Ellis County, Texas, and does hereby dedicate to the public all easements and streets shown hereon.

WITNESS, my hand at Glenn Heights Texas, this the ____ day of _____, 2024.

BR Estates at Sherman LLC

By: _____
 RAGHU RAJ REDDY BUCHANNAGARI

STATE OF TEXAS }
 COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared RAGHU RAJ REDDY BUCHANNAGARI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2024.

 Notary Public, State of Texas

NOTES:

- 1) Selling a portion of any lot in this addition by metes and bounds is prohibited.
- 2) The detention pond shown hereon shall be maintained by the property owners
- 3) The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
- 4) Waiver of Claim for Damages - The Owner and the Developer release the City of Glenn Heights from any and all claims, damages, obligations, or lia-bilities by the establishment of grades, or the alteration of the surface of any portion of the existing streets and al-leys, to conform the grades established in this plat.
- 5) Common Areas - All Common Area Tracts will be owned and maintained by the Homeowner's Association.
- 6) Planned Development - Said Plat shall be subject to all requirements as established by Ordinance
- 7) Private Fire Lane easement is to be maintained by the property owners and not the City of Glenn Heights.

I, Larry Turman, a Registered Professional Land Surveyor, do hereby certify that I prepared this Plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the Development Code regulations of the City of Glenn Heights, Texas.

Dated this the ____ day of _____, 2024

 Larry Turman, Registered Professional Land Surveyor, No. 1740

STATE OF TEXAS }
 COUNTY OF TARRANT }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Larry Turman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2024.

 Notary Public, State of Texas

City of Glenn Heights Signature Block

 Chairman, Planning and Zoning Commission Date Mayor Date

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF _____ ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS.

 Mayor Date City Secretary Date

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE DEVELOPMENT CODE OF THE CITY OF GLENN HEIGHTS. WITNESS MY HAND THIS ____ DAY OF _____, 20____.

 City Secretary

REPLAT
FOXTROT RETAIL
 4.26 ACRES
 LOTS 7A-7C, BLOCK A
 BEING A REPLAT OF
 OF A PORTION OF
 LOT 7, LOT 9, BLOCK K
 HOLLYWOOD ADDITION, PHASE II
 CABINET B, PAGE 27
 OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
 3 COMMERCIAL LOTS
 OUT OF THE
 MICHAEL McDERMOTT SURVEY, ABSTRACT NO 743
 CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS

SHEET: 1 OF 2

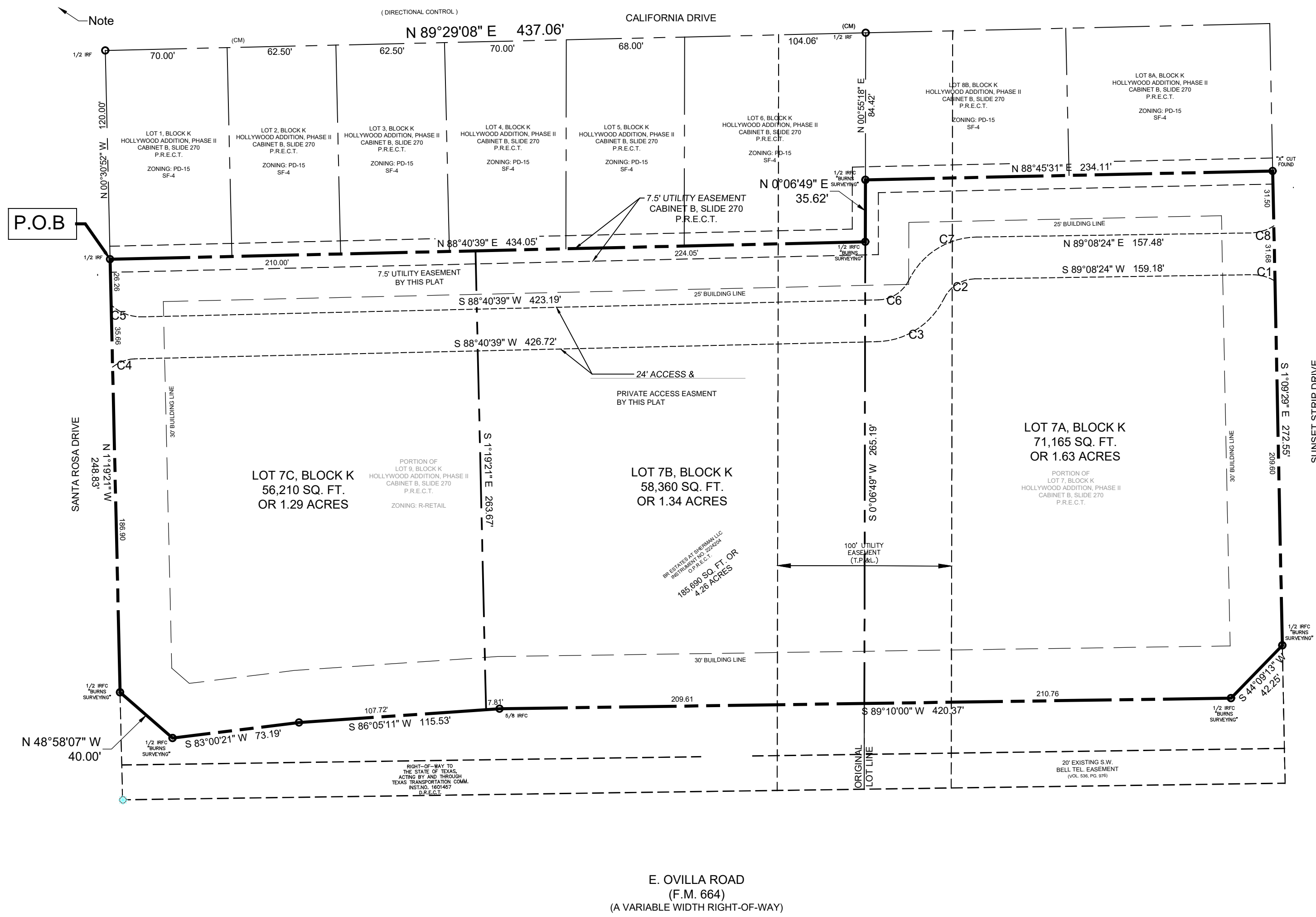
OWNER/DEVELOPER:
 BR ESTATES AT SHERMAN LLC
 CONTACT: RAGHU RAJ REDDY BUCHANNAGARI
 3716 RUMFORD RD
 FRISCO TX 75036-7562

NO.	DATE	REVISION
1.		
2.		
3.		

LARRY TURMAN, RPLS #1740 TBPS No. 10194623	JOB NO.:	24-035
	DATE:	JULY 3, 2024
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	SCALE:	1" - 30'
	DRAWN BY:	RM
(817) 798-4039 CELL surveygroup@att.net		



0' 25' 50' 100'
SCALE: 1" = 50'



PARCEL CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	31°57'21"	25.00'	13.94'	N74°52'55"W	13.76'
C2	63°17'46"	20.00'	22.09'	S57°29'31"W	20.99'
C3	62°50'01"	44.00'	48.25'	S57°15'38"W	45.87'
C4	35°17'09"	22.16'	13.65'	S69°25'30"W	13.43'
C5	44°42'59"	25.00'	19.51'	S68°57'52"E	19.02'
C6	62°49'21"	20.00'	21.93'	N57°15'59"E	20.85'
C7	63°17'06"	44.00'	48.60'	N57°29'51"E	46.17'
C8	32°22'57"	25.00'	14.13'	N72°56'40"E	13.94'

REPLAT
FOXTROT RETAIL
 4.26 ACRES
 LOTS 7A-7C, BLOCK K
 3 COMMERCIAL LOTS
 OUT OF THE
 MICHAEL McDERMOTT SURVEY, ABSTRACT NO 743
 CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER:
 BR ESTATES AT SHERMAN LLC
 CONTACT: RAGHU RAJ REDDY BUCHANNAGARI
 3716 RUMFORD RD
 FRISCO TX 75036-7562

NO.	DATE	REVISION
1.		
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	DATE:	JULY 3, 2024
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063 (817) 798-4039 CELL surveygroup@att.net	SCALE:	1" - 50'
	DRAWN BY:	RM

BEAR CREEK PLAZA ADDITION REPLAT



PARVIZ POURAZIZIAN, DIRECTOR OF DEVELOPMENT
SERVICES

APRIL 28, 2025

REPLAT



Discuss and take action to approve a replat request for an 15.599+/- acre tract of land situated in the W.P. Holman Survey, Abstract Number 619, in the City of Glenn Heights, Dallas County, Texas, being all of Lot 2A-1, Block B and Lot 1A Block B of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in County Clerk Instrument Number 201900112593 and 201800034087 of the Official Public Records, Dallas County, Texas to create two lots “2A-1R” , 1A-1R, 2B-1 and 2B-2 Block B from the existing tracts.

REPLAT



Applicant: Brian Bell

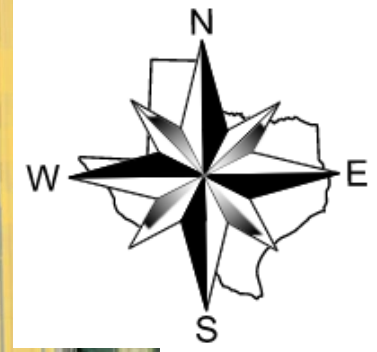
Location: 1709 S Beckley Rd (Replat)

Request: Replat

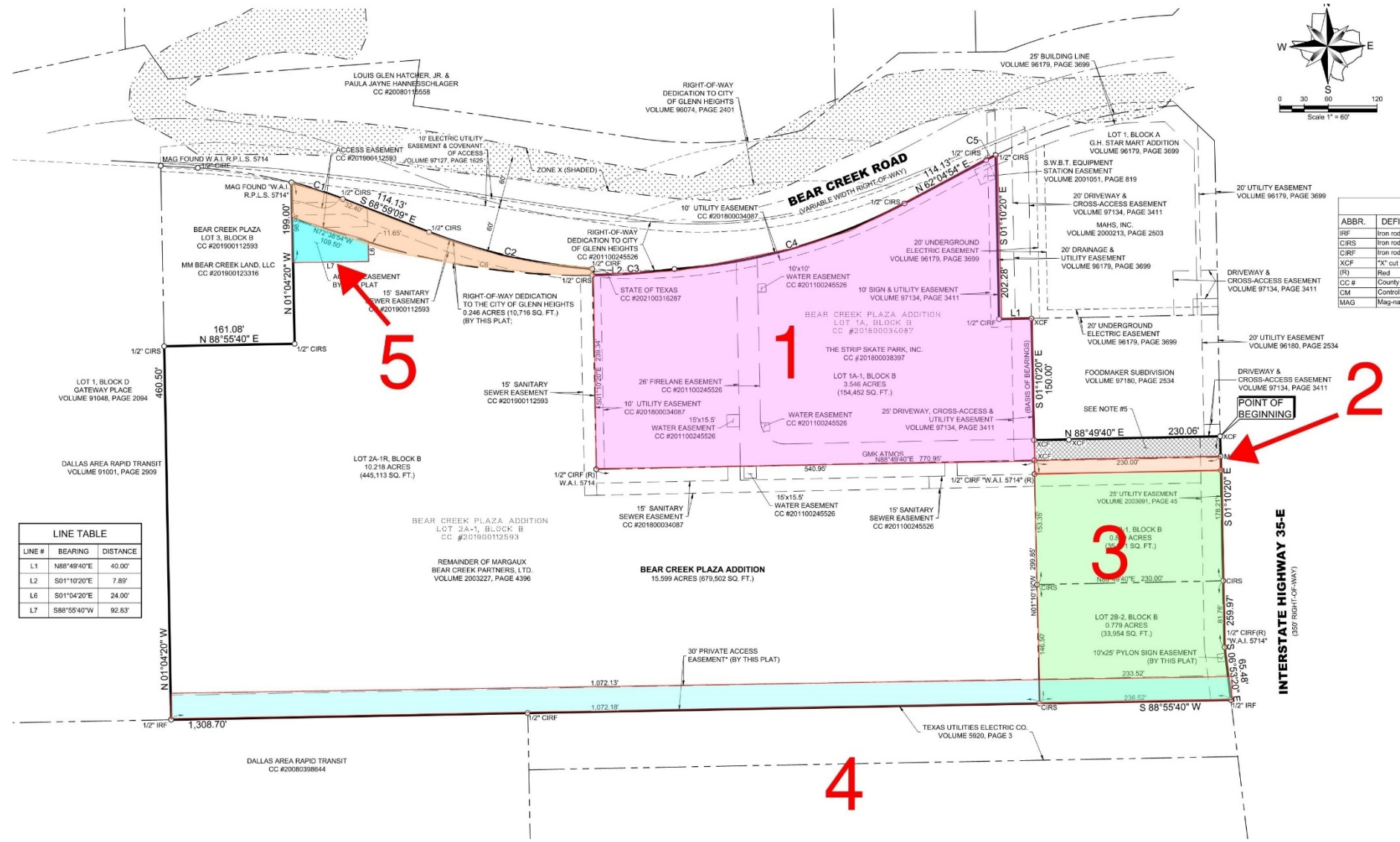
Acres: 15.559+/- Ac.

Zone: PD-1 , Business Park “BP”

AERIAL VIEW



REPLAT



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°49'40"E	40.00'
L2	S01°10'20"E	7.89'
L6	S01°04'20"E	24.00'
L7	S88°55'40"W	92.83'

ABBR.	DEFI
RF	Iron rod
CIRS	Iron rod
CIRF	Iron rod
XCF	"X" cut
(R)	Red
CC #	County
CM	Control
MAG	Magna

RECOMMENDATION

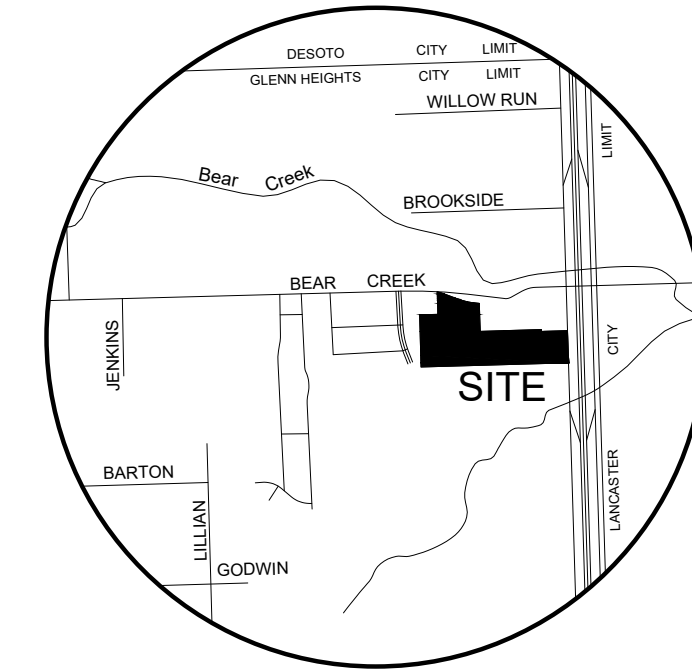
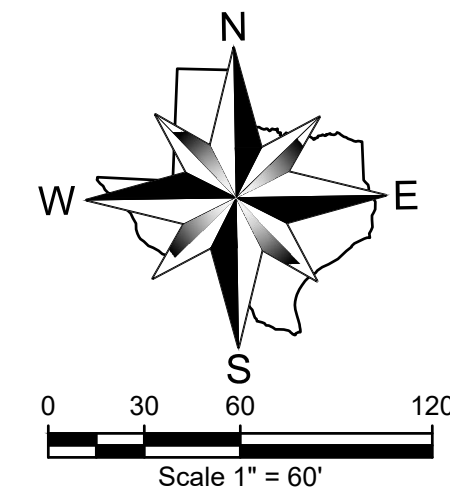


- Staff recommends approval of the replat.

QUESTIONS



COMMENTS



Winkelmann & Associates, Inc.
 SURVEYORS
 CONSULTING CIVIL ENGINEERS
 6750 HILLCREST PLAZA DRIVE
 SUITE 215
 DALLAS, TEXAS 75230
 (972) 490-7090 FAX
 (972) 490-7090
 Texas Engineering Registration No. 00120005
 COPYRIGHT © 2025, Winkelmann & Associates, Inc.

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRS	Iron rod w/ red plastic cap stamped "W.A.I. 5714" set
CIRF	Iron rod with a plastic cap (as noted)
XCF	"X" cut in concrete found
(R)	Red
CC #	County Clerk's Instrument No.
CM	Controlling Monument
MAG	Mag-nail with metal disk stamped "W.A.I. R.P.L.S. 5714"

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N88°49'40"E	40.00'
L2	S01°10'20"E	7.89'
L6	S01°04'20"E	24.00'
L7	S88°55'40"W	92.83'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	6°26'58"	590.00'	66.41'	66.38'	S72°12'39"E
C2	16°43'32"	710.00'	207.26'	206.52'	S77°20'54"E
C3	6°41'39"	870.00'	101.65'	101.59'	N85°44'13"E
C4	24°00'09"	710.00'	297.44'	295.27'	N74°05'32"E
C5	1°17'42"	590.09'	13.34'	13.34'	N62°43'45"E
C6	17°46'07"	870.00'	269.81'	268.73'	S81°56'35"E

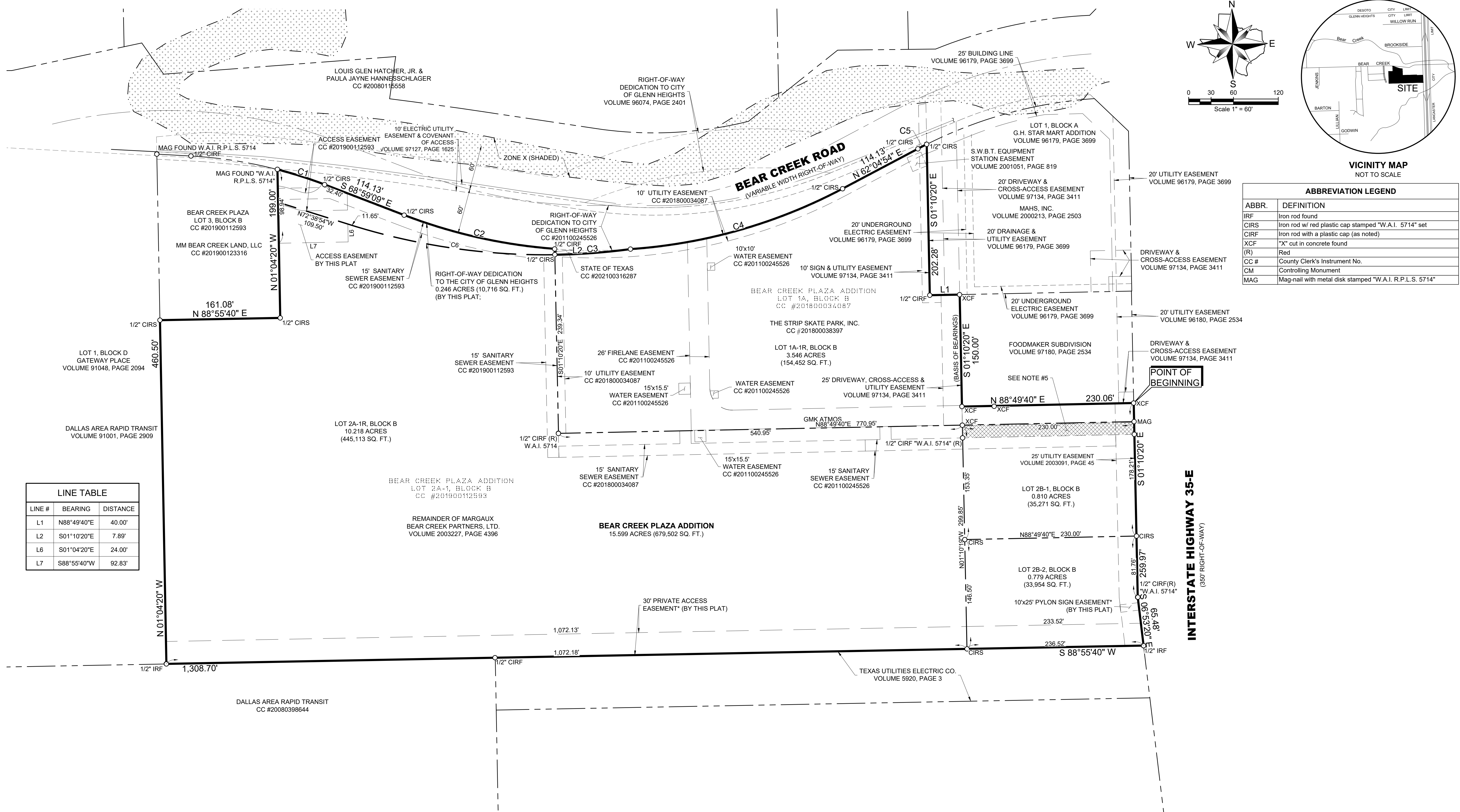
- NOTES:**
- This replat does not attempt to amend or remove any covenants or restrictions.
 - Building setbacks shall comply with the zoning ordinance at the time of the building permit.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of the city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - "The 30' Private Access Easement" is a private easement to provide access to the public, but maintenance of the improvements within the easement is the responsibility of the Property Owner.
 - The purpose of this plat is to create two additional lots from Lot 2A-1, Block B, which lots shall be known as Lot 2B-1, Block B and Lot 2B-2, Block B, and also to adjust the boundary line of Lot 1A-1, Block B to transfer a portion of Lot 1A-1, Block B to the newly created Lot 2B-1, Block B.
 - Access rights to parking areas and driveways are hereby granted to all commercial properties within this subdivision.
 - The 10x25' sign easement is for the use of all lots within this subdivision.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0640K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



W. P. HOLMAN SURVEY
 ABSTRACT NO. 619
 CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
 MARGAUX BEAR CREEK PARTNERS, LTD.
 501 CHERRY STREET SUITE 2355, FORT WORTH, TEXAS
 76102

REPLAT
BEAR CREEK PLAZA ADDITION
 LOTS 1A-1R, 2A-1R, 2B-1 & 2B-2, BLOCK B

Date: 05.07.24
 Scale: 1" = 60'
 File: 34224.0D-RPLT
 Project No.: 34224.0D

SHEET
1
OF
2

REPLAT
 LOTS 1A-1R, 2A-1R, 2B-1 & 2B-2, BLOCK B
BEAR CREEK PLAZA ADDITION
 BEING 15.599 ACRES (679,502 SQ. FT.) OUT OF THE W. P. HOLMAN, ABSTRACT NO. 619, BEING A REPLAT OF LOT 1A, BLOCK B, OF BEAR CREEK PLAZA ADDITION RECORDED IN CC #201800034087, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; AND LOT 2A-1, BLOCK B, OF BEAR CREEK PLAZA ADDITION RECORDED IN CC #201900112593, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
 PREPARED: April, 2025
 CASE NO. _____

OWNER:
 The Strip Skate Park, Inc.
 2907 Highway 121
 Bedford, Texas 76021

OWNER:
 Margaux Bear Creek Partners, Ltd.
 501 Cherry Street Suite 2355
 Fort Worth, Texas 76102

SURVEYOR:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 (972) 490-7090

ENGINEER:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 (972) 490-7090

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, We, Margaux Bear Creek Partners, Ltd. and The Strip Skate Park, Inc., are the sole owners of a tract of land situated in the W. P. HOLMAN SURVEY, ABSTRACT NO. 619, in the City of Glenn Heights, Dallas County, Texas, being all of Lot 2A-1, Block B, of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201900112593, Official Public Records, Dallas County, Texas, and all of Lot 1A, Block B, of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201800034087, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the Southeast corner of Foodmaker Subdivision, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in Volume 97180, Page 2534, Deed Records, Dallas County, Texas, and the most Easterly Northeast corner of said Lot 1A, Block B, on the West right-of-way of Interstate Highway 35-E, a 350-foot right-of-way;

THENCE South 01 degrees 10 minutes 20 seconds East, along the East line of said Lot 2A-1, Block B, and the West right-of-way of said Interstate 35-E, a distance of 259.97 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner;

THENCE South 06 degrees 53 minutes 20 seconds East, continuing along the East line of said Lot 2A-1, Block B, and the West right-of-way of said Interstate 35-E, a distance of 65.48 feet to a 1/2-inch iron rod found for the Southeast corner of said Lot 2A-1, Block B;

THENCE South 88 degrees 55 minutes 40 seconds West, departing the West right-of-way of said Interstate Highway 35-E, along the South line of said Lot 2A-1, Block B, a distance of 1,308.70 feet to a 1/2-inch iron rod found for the Southwest corner of said Lot 2A-1, Block B, and the Southeast corner of Lot 1, Block D, of Gateway Place Addition, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in Volume 91048, Page 2094, Official Public Records, Dallas County, Texas;

THENCE North 01 degrees 04 minutes 20 seconds West, along the West line of said Lot 2A-1, Block B, and the East line of said Lot 1, Block D, a distance of 460.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of Lot 3, Block B, of said Bear Creek Plaza Addition;

THENCE North 88 degrees 55 minutes 40 seconds East, departing the East line of said Lot 1, Block D, along the South line of said Lot 3, Block B, and the most Westerly North line of said Lot 2A-1, Block B, a distance of 161.08 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Lot 3, Block B;

THENCE North 01 degrees 04 minutes 20 seconds West, along the East line of said Lot 3, Block B, and the most northerly West line of said Lot 2A-1, Block B, a distance of 199.00 feet to a mag-nail with a metal disk stamped "W.A.I. R.P.L.S. 5714" found for the Northeast corner of said Lot 3, Block B, and the most Northerly Northwest corner of said Lot 2A-1, Block B, on the South right-of-way of Bear Creek Road, a variable width right-of-way, as established by right-of-way dedication to the City of Glenn Heights per plat of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, according to the Plat thereof recorded in County Clerk's Instrument No. 201100245526, Official Public Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the right having a radius of 590.00 feet, a central angle of 08 degrees 28 minutes 58 seconds, a chord bearing of South 72 degrees 12 minutes 39 seconds East, and a chord length of 66.38 feet;

THENCE along the South right-of-way of said Bear Creek Road, the North line of said Lot 2A-1, Block B, and said non-tangent curve to the right, an arc distance of 66.41 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 68 degrees 59 minutes 09 seconds East, continuing along the South right-of-way of said Bear Creek Road and the North line of said Lot 2A-1, Block B, a distance of 114.13 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 710.00 feet, a central angle of 16 degrees 43 minutes 32 seconds, a chord bearing of South 77 degrees 20 minutes 54 seconds East, and a chord length of 206.52 feet;

THENCE continuing along the South right-of-way of said Bear Creek Road, the North line of said Lot 2A-1, an arc distance of 207.28 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of a tract of land described in deed to the State of Texas as recorded in County Clerk's Instrument No. 202100316287, Official Public Records, Dallas County, Texas;

THENCE South 01 degrees 10 minutes 20 seconds East, along the East line of said Lot 2A-1, Block B and the West line of said State of Texas tract, a distance of 7.89 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI 5714" set for the Southeast corner of said State of Texas tract, said point being the beginning of a non-tangent curve to the left having a radius of 870.00 feet, a central angle of 08 degrees 41 minutes 39 seconds, a chord bearing of North 85 degrees 44 minutes 13 seconds East, and a chord length of 101.59 feet;

THENCE along said non-tangent curve to the left and the South line of said State of Texas tract, an arc distance of 101.65 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI 5714" set for the East corner of said State of Texas tract, said point being the beginning of a non-tangent curve to the left having a radius of 710.00 feet, a central angle of 24 degrees 00 minutes 09 seconds, a chord bearing of North 74 degrees 05 minutes 32 seconds East, and a chord length of 295.27 feet;

THENCE along the South right-of-way of said Bear Creek Road and the North line of said Lot 1A, Block B, an arc distance of 297.44 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI 5714" set for corner;

THENCE North 62 degrees 04 minutes 54 seconds East, continuing along the South right-of-way of said Bear Creek Road and the North line of said Lot 1A, Block B, a distance of 114.13 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 590.09 feet, a central angle of 01 degrees 17 minutes 42 seconds, a chord bearing of North 62 degrees 43 minutes 45 seconds East, and a chord length of 13.34 feet;

THENCE continuing along the South right-of-way of said Bear Creek Road and along said curve to the right, an arc distance of 13.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the most Northerly Northeast corner of said Lot 1A, Block B;

THENCE South 01 degrees 10 minutes 20 seconds East, departing the South right-of-way of said Bear Creek Road, along the East line of said Lot 1A, Block B, a distance of 202.28 feet to a 1/2-inch iron rod found for corner;

THENCE North 88 degrees 49 minutes 40 seconds East, continuing along the East line of said Lot 1A, Block B, a distance of 40.00 feet to an "X" cut in concrete found for the Northwest corner of said Foodmaker Subdivision;

THENCE South 01 degrees 10 minutes 20 seconds East, along the West line of said Foodmaker Subdivision, a distance of 150.00 feet to an "X" curve in concrete found for the Southwest corner of said Foodmaker Subdivision;

THENCE North 88 degrees 49 minutes 40 seconds East, along the South line of said Foodmaker Subdivision, a distance of 230.06 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds, 15.599 acres or 679,502 square feet of land, more or less.

I hereby certify that the above and foregoing Plat of BEAR CREEK PLAZA ADDITION to the City of Glenn Heights was approved this ____ day of _____, 2025, by the Planning and Zoning Commission of the City of Glenn Heights.

Chairman, Planning and Zoning Commission Date Recording Secretary Date

I hereby certify that the above and foregoing Plat of BEAR CREEK PLAZA ADDITION to the City of Glenn Heights was approved this ____ day of _____, 2025, by the Planning and Zoning Commission of the City of Glenn Heights.

Mayor Date Recording Secretary Date

NOW THEREFORE, NOW ALL MEN BY THESE PRESENTS:

That, Margaux Bear Creek Partners, Ltd. and The Strip Skate Park, Inc. do hereby adopt this plat, designating the above described as BEAR CREEK PLAZA ADDITION, an addition to the City of Glenn Heights, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane, easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). Water main and waste water easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Glenn Heights, Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025 .

By:

Brian Bell; Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Brian Bell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Margaux Bear Creek Partners, Ltd., and that he/she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2025.

(signature of notary public)

Notary Public in and for Dallas County, Texas

My Commission Expires _____

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025 .

By:

Mohammad Yousof Hakemy, President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Mohammad Yousof Hakemy, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ day of _____, 2025.

(signature of notary public)

Notary Public in and for Dallas County, Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Leonard J. Lueker, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this final plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Glenn Heights, Texas.

PRELIMINARY - This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker (Original signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
l.lueker@winkelmenn.com

Winkelmenn & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090 www.winkelmenn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ day of _____, 2025.

(signature of notary public)

Notary Public in and for
Dallas County, Texas

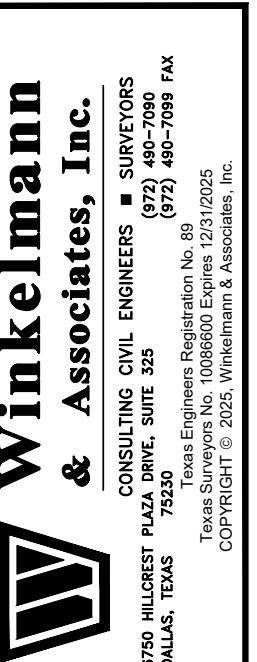
OWNER:
The Strip Skate Park, Inc.
2907 Highway 121
Bedford, Texas 76021

OWNER:
Margaux Bear Creek Partners, Ltd.
501 Cherry Street Suite 2355
Fort Worth, Texas 76102

SURVEYOR:
Winkelmenn & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

ENGINEER:
Winkelmenn & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

REPLAT
LOTS 1A-1R, 2A-1R, 2B-1 & 2B-2, BLOCK B
BEAR CREEK PLAZA ADDITION
BEING 15.599 ACRES (679,502 SQ. FT.) OUT OF THE W. P. HOLMAN,
ABSTRACT NO. 619, BEING A REPLAT OF LOT 1A, BLOCK B, OF BEAR
CREEK PLAZA ADDITION RECORDED IN CC #201800034087, OFFICIAL
PUBLIC RECORDS, DALLAS COUNTY, TEXAS; AND LOT 2A-1, BLOCK B, OF
BEAR CREEK PLAZA ADDITION RECORDED IN CC #201900112593,
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS,
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
PREPARED: April, 2025
CASE NO. _____



W. P. HOLMAN SURVEY
ABSTRACT NO. 619
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
MARGAUX BEAR CREEK PARTNERS, LTD.
501 CHERRY STREET SUITE 2355, FORT WORTH, TEXAS
76102

REPLAT
BEAR CREEK PLAZA ADDITION
LOTS 1A-1R, 2A-1R, 2B-1 & 2B-2, BLOCK B

Date : 05.07.24
Scale : N/A
File : 34224.0D-RPLT
Project No. : 34224.0D

SHEET
2 OF
2

E BEAR CREEK PD (PD 31)



PARVIZ POURAZIZIAN, DIRECTOR OF DEVELOPMENT
SERVICES

APRIL 28, 2025

PD-31



Public Hearing to receive Testimony to consider making a recommendation to City Council of the City of Glenn Heights, Texas, as heretofore amended, by granting a change in zoning from Commercial (C) District to a Planned Development District (PD-31) for approximately 23 acres of land, located at North East Corner of East Bear Creek Road and Mourning Dove Lane, in Meadow Creek Estates, Tract A, by changing the zoning classification from Commercial (C) to Planned Development 31 (PD-31) for the purpose of a mixed-use development site, consisting of multi-family, commercial and neighborhood

Amendment Request



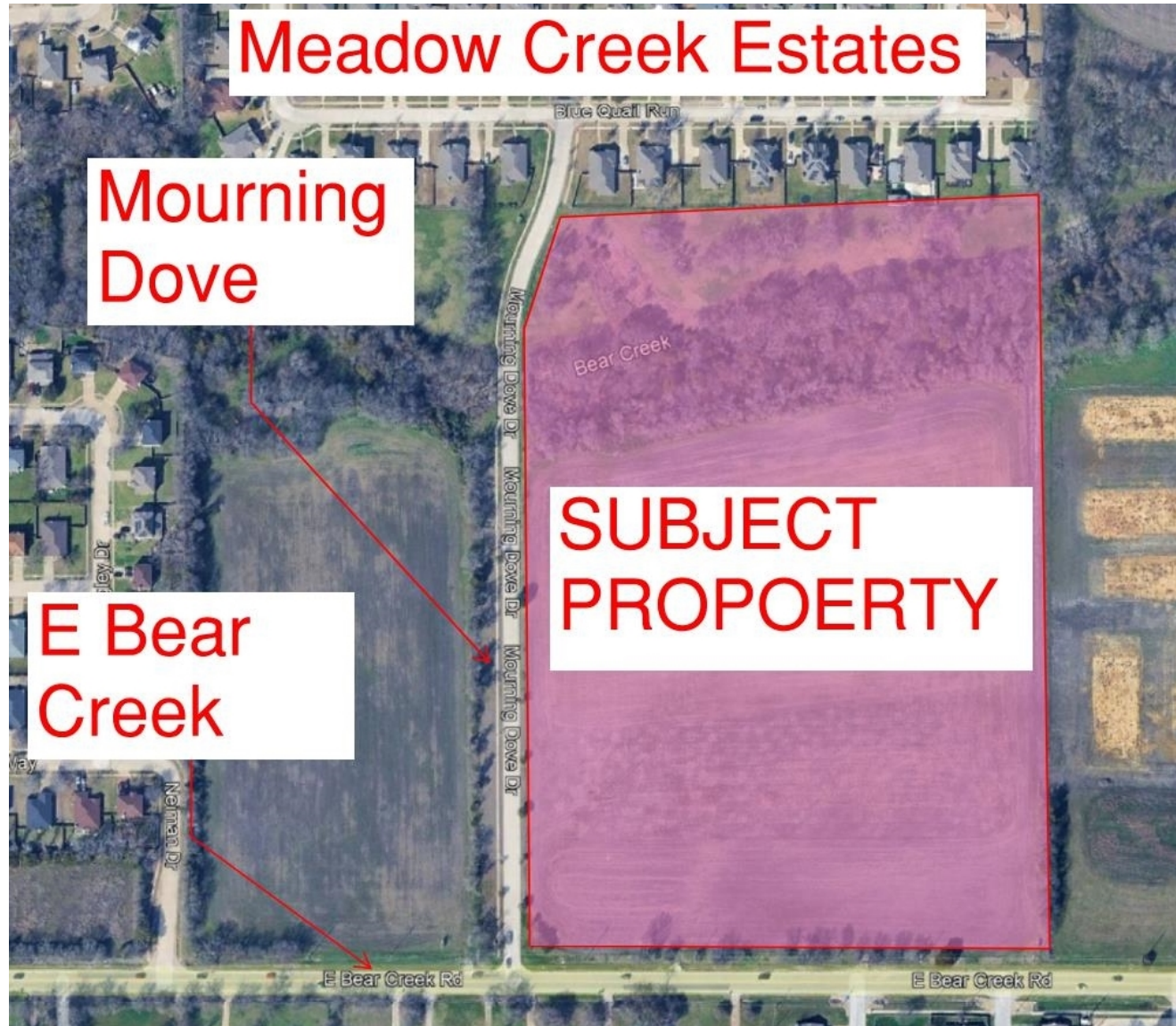
Applicant: Marlon Goff, Brett Foster

Location: Northeast corner E Bear Creek Road and Mourning Dove

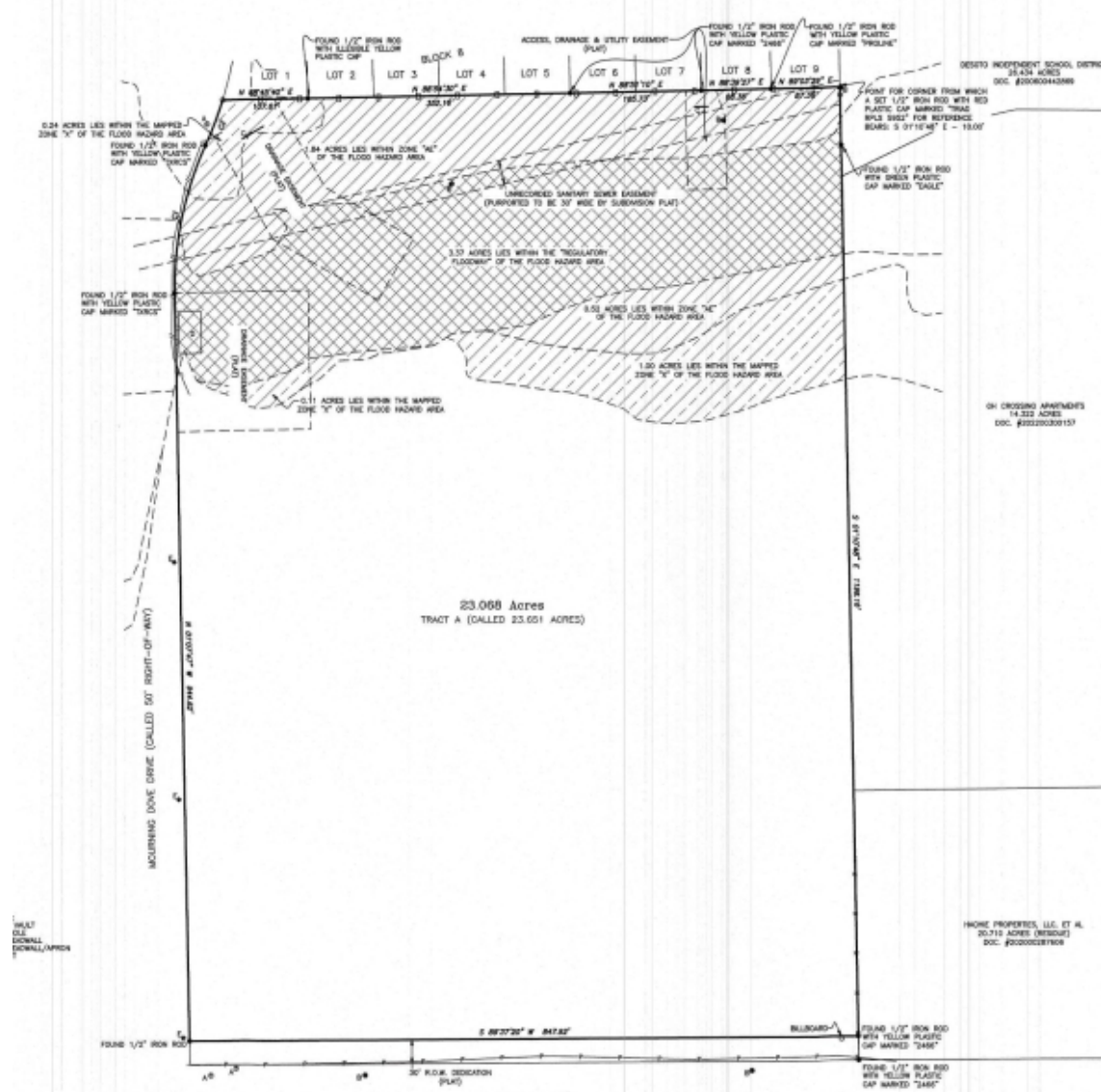
Request: Zone Change from To PD-31 (MF,C, NS)

Current Zoning: Commercial "C"

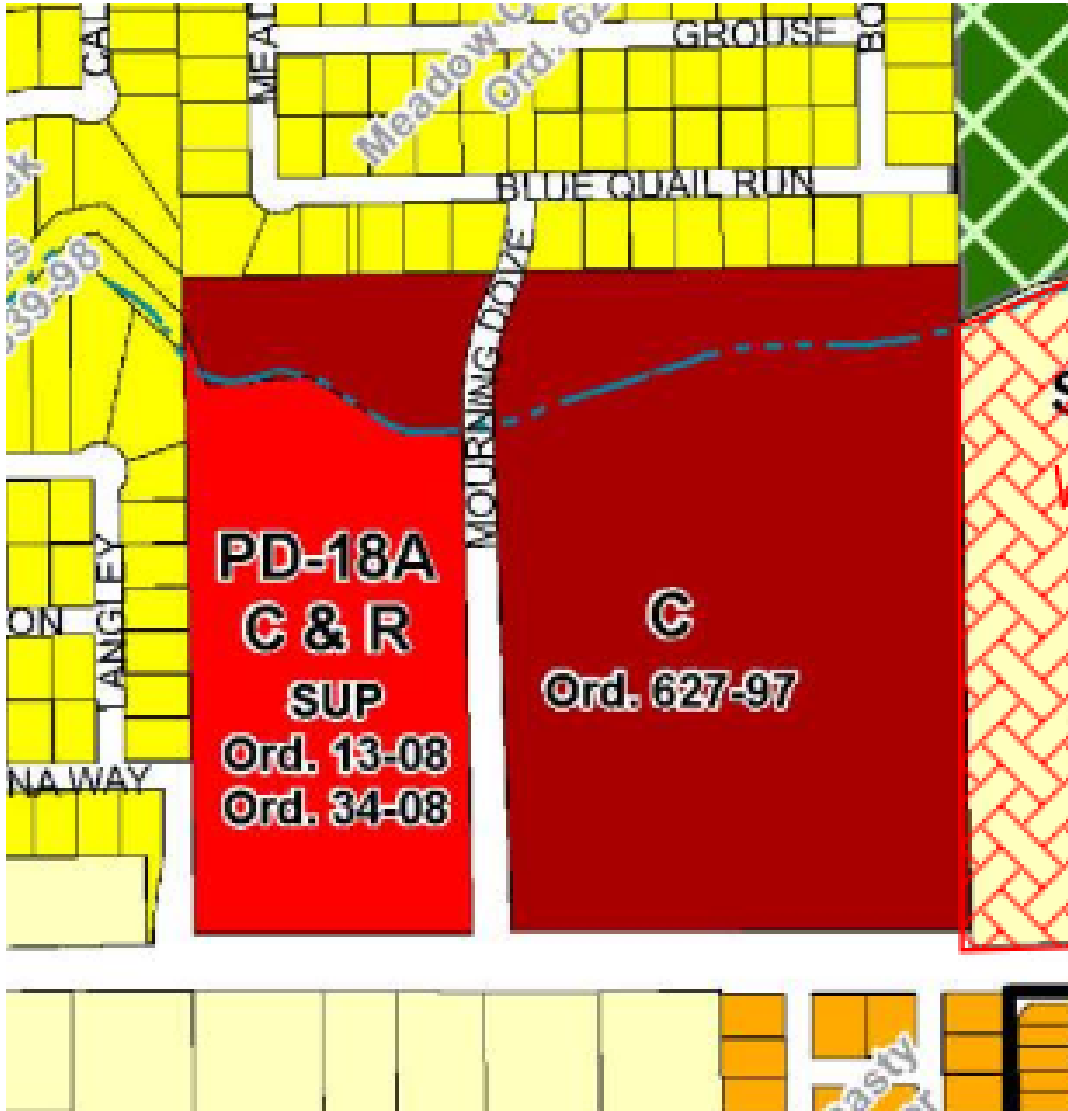
Location Map



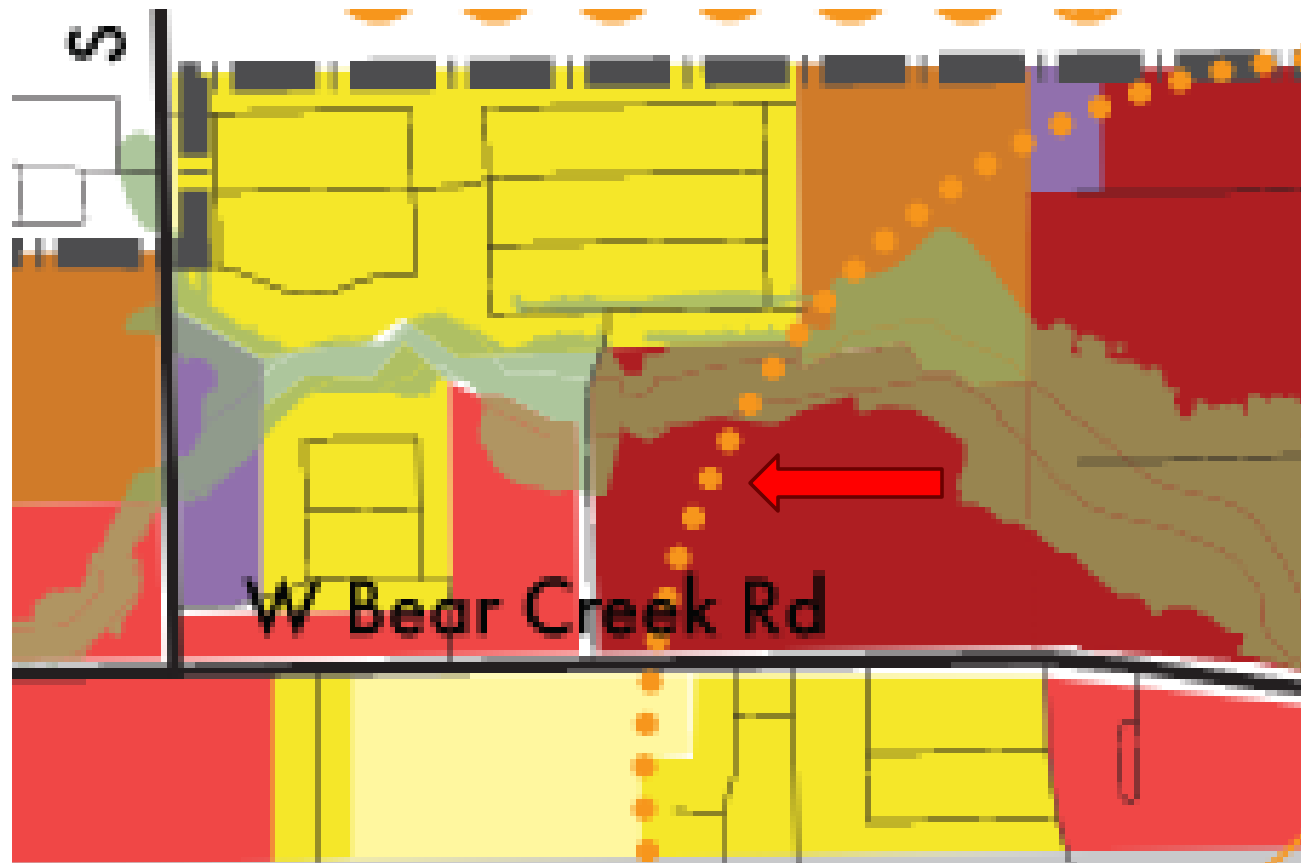
Survey



Current Coning



Future Land Use-Regional Commercial

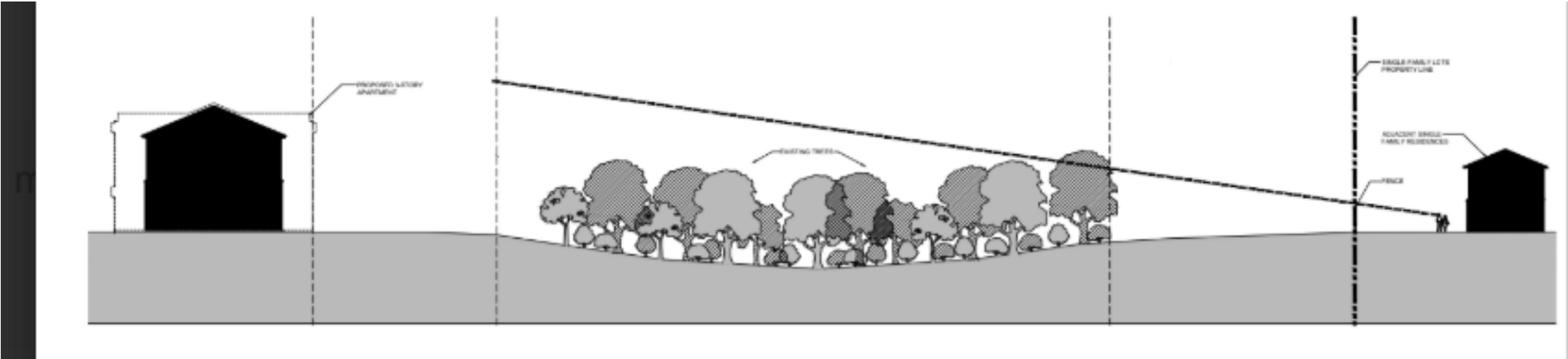


Proposed Site plan



General Notes:
+- 23 Acres (21 "MF" , 2 "C")
15 Residential Buildings
360 Total Units
584 Total Parking

Buffer to Residential



Approx. 275'

Land Use Allocation



Table 1 — Estimated Land Use Allocation

Land Use	Est. Acres	Est. Percentage of PD
Multifamily/Open Space/Parks	21	91%
Retail/Neighborhood Services	2	9%
Total PD Acres & Percentages	23	100%

Allowed Uses In the Commercial District



The following uses are permitted uses:

- (a) General Retail Store
- (b) Retail
- (c) Urgent Care or Medical Office
- (d) Religious Institution
- (e) Office
- (f) Civic Use
- (g) Community Facilities
- (h) Restaurant
- (i) Hotel
- (j) Telecommunications/Cellular Tower

List of Prohibited Uses:

- (a) Industrial
- (b) Outdoor Storage
- (c) Pawnshop
- (d) Sexually Oriented Business
- (e) Jail
- (f) Halfway House
- (g) Automotive Repair or Sales
- (h) Substance Abuse Treatment Facility
- (i) Kiosks
- (j) Vape Shop
- (k) Liquor Store
- (l) Nail Spa

Deviations



Provisional District Comparisons

Exhibit "B"			
Bear Creek Rd. & Mourning Dove Dr. Exhibit			
Provisional District Comparisons			
	Provisional District	E. Bear Creek Site	Explanation
Density	Max 14 Units Per Acre	Max 18 Units Per Acre	18 units per acre is considered a suburban MF density.
MF as Percentage of Development	Max 15%	70%	
Permitting	Certificate of occupancy for non-MF must be issued before MF	MF allowed to be permitted first	Retail/Commercial users have expressed the need for MF density to increase their success odds and create a pipeline for workforce and labor.
Unit Floor Area	Studio = 500 sq ft One Bedroom = 800 sq ft Two Bedroom = 950 sq ft Three Bedroom = 1,100 sq ft	Studio = 500 sq ft One Bedroom = 700 sq ft Two Bedroom = 900 sq ft Three Bedroom = 1,100 sq ft	
Minimum Lot Coverage	Min Lot Width = 100' Min Lot Depth = 120'	Standard Met	
Parking	2 enclosed spaces = 1 bedroom 2 enclosed spaces & one covered space = 2 & 3 bedrooms	1 space per studio/single bedroom units; 1.5 spaces per two-bedroom units; 2 spaces per three-bedroom unit; enclosed or covered spaces optional	The provisional district standard would result in the development being gross overparked
Site Amenities	None Required	Resort Style Swimming Pool Fitness Center Community Room BBQ Grills Community Wide Wi-Fi	Bear Creek Rd. will be a fully appointed rental community with amenities that rival the nicest communities in DFW
Accessory Buildings	Max Height of 15'	Max Height of 30'	Bear Creek Rd. will have a clubhouse as part of its residential amenities. An arbitrary height does not serve a purpose for this development

Deviations



Unit Mix	Studio, One & Two Bedroom = minimum of 90% Three Bedroom = max of 10%	Standard Met
Exterior Construction	100% Masonry	50% Masonry 50% Cement Siding/Lap Siding
HVAC Screening	All screened and hidden from view	Facing Bear Creek Rd. & Mourning Dove Dr. w be screened
Fencing	Screening required but no fence is required	Wrought Iron Fence and privacy fence along t sides of the development
Refuse Facilities	All units to be within 200' of a refuse facility	All buildings to be located within 300' of a refuse facility
Landscape	90% of the street yard and 20% of the total lot area shall be devoted to a combination of landscaping and usable open space	Standard to be met or exceeded
Building Size	Buildings shall not exceed 200' in length	Standard met

RECOMMENDATION



- ❑ Staff recommends approval of an Amendment Change for PD-31.

QUESTIONS



COMMENTS

EXHIBIT 1

Legal Description

BEING A TRACT OF LAND SITUATED IN THE JAMES PORTER SURVEY, ABSTRACT NO. 1129, DALLAS COUNTY, TEXAS, AND BEING ALL OF TRACT A, MEADOW CREEK ESTATES, AN ADDITION TO THE CITY OF GLEN HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004205, PAGE 00160, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (OPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

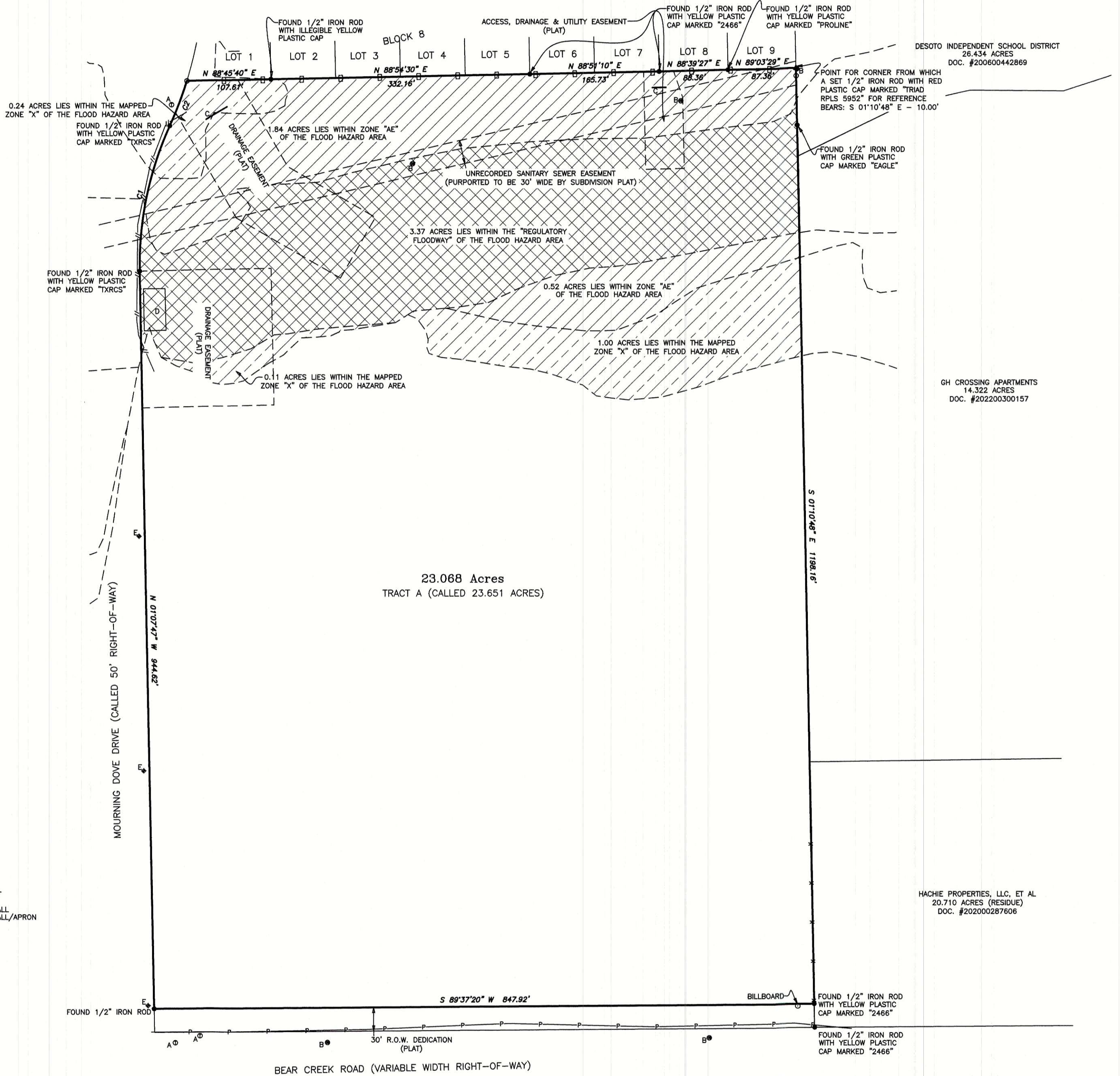
BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "SUR-TEX 2466" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT A AND IN THE INTERSECTION OF THE NORTH LINE OF A 30' RIGHT-OF-WAY (ROW) DEDICATION AS SHOWN ON SAID MEADOW CREEK ESTATES, SAME BEING THE NORTH ROW LINE OF BEAR CREEK (A VARIABLE WIDTH UNRECORDED AND DEDICATED ROW) AND THE COMMON EAST ROW LINE OF MOURNING DOVE DRIVE (A CALLED 50' ROW);
THENCE ALONG THE WEST LINE OF SAID TRACT A AND THE COMMON EAST ROW LINE OF SAID MOURNING DOVE DRIVE, AS FOLLOWS:

N 01 ° 08'36" W, A DISTANCE OF 944.97 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET, A CHORD BEARING N 11°46'40" E FEET, A CHORD LENGTH OF 190.07 FEET;
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 191.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, A CHORD BEARING N 20°58'55" E FEET, A CHORD LENGTH OF 61.59 FEET;
ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 61.63 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT A AND THE COMMON SOUTHWEST CORNER OF LOT 1, BLOCK 8, OF SAID MEADOW CREEK ESTATES;
THENCE N 88°51'24" E, ALONG THE NORTH LINE OF SAID TRACT A AND THE COMMON SOUTH LINE OF LOTS 1 THROUGH 9, BLOCK 8 OF SAID MEADOW CREEK ESTATES, A DISTANCE OF 780.93 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID TRACT A AND THE COMMON SOUTHEAST CORNER OF SAID LOT 9 AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DESOTO INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 2006, PAGE 442869, OPRDCT;
THENCE S 01 ° 11 '27" E, ALONG THE EAST LINE OF SAID TRACT A, THE COMMON WEST LINE OF SAID DESOTO TRACT AND THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO HACHIE PROPERTIES, LLC, RECORDED IN VOLUME 2020, PAGE 287606, OPRDCT, A DISTANCE OF 1198.43 FEET TO A 1 /2" IRON ROD WITH CAP STAMPED "SUR-TEX 2466" FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT A AND THE COMMON NORTHEAST CORNER OF SAID 30' ROW DEDICATION, SAME BEING THE NORTH ROW LINE OF SAID BEAR CREEK ROAD;
THENCE S 89°36'37" W, ALONG THE SOUTH LINE OF SAID TRACT A AND THE COMMON NORTH LINE OF SAID 30' ROW DEDICATION, SAME BEING THE NORTH ROW LINE OF SAID BEAR CREEK ROAD, A DISTANCE OF 847.69 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23.067 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 SURVEY 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.

MEADOW CREEK ESTATES
VOLUME 2004205, PAGE 160 - MAP
RECORDS OF DALLAS COUNTY
CITY OF GLENN HEIGHTS
DALLAS COUNTY, TEXAS



- LIST OF FACILITIES:**
A - FIBER OPTIC VAULT
B - SEWER MANHOLE
C - CONCRETE HEADWALL
D - CONCRETE HEADWALL/APRON
E - FIRE HYDRANT

NOTES:
1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE PROVIDED TITLE COMMITMENT OF No.: ATA-92-1709922400057Hunzik DATED FEBRUARY 6, 2024.
2. THIS TRACT IS INUNDATED BY 7.08 ACRES OF MAPPED FLOOD HAZARD AREAS ACCORDING TO FLOOD INSURANCE RATE MAP(S) 48113C0630K AND 48113C0640K, DALLAS COUNTY, TEXAS, BOTH DATED JULY 7, 2014 AND LETTER OF MAP REVISION CASE NO. 14-08-4579P DATED OCTOBER 20, 2014.
3. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.
4. THE FOLLOWING EASEMENT HAS THE RIGHT OF "INGRESS & EGRESS" TO THIS TRACT:
A) TEXAS POWER & LIGHT CO. - 68239/334
5. THE FOLLOWING RESTRICTIONS (EXAMINED AT THE REQUEST OF MARSTAN EQUITIES, LLC) DO NOT APPLY TO THIS TRACT:
A) 67239/705
B) 67180/1275
C) 67080/1040

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF MARCH, 2024.

BRADLEY L. LIPSCOMB, RPLS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	425.00'	191.69'	190.07'	N 11°45'37" E	25°50'31"
C2	475.00'	61.63'	61.55'	N 20°58'55" E	7°28'04"

- LEGEND**
- - IRON ROD FOUND (AS NOTED)
 - △ - SURVEY POINT
 - P— - OVERHEAD POWERLINE
 - x— - BARBED WIRE FENCE
 - /— - WOODEN FENCE
 - |— - METAL FENCE
 - - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"

BEARINGS ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM
OF 1983, TEXAS NORTH CENTRAL ZONE

SCALE: 1" = 100 FEET

TRIS
SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX, 76567

23.068 ACRES
ALL OF TRACT A
MEADOW CREEK ESTATES
CITY OF GLENN HEIGHTS
DALLAS COUNTY, TEXAS

Completion Date: 3/11/24	Drawn by: BL
Scale: 1"=100'	Surveyed by: LS/OK
PROJECT NO. S24-093	Checked by: BL

EXHIBIT "2"

PLANNED DEVELOPMENT DISTRICT REGULATIONS

City of Glenn Heights, Texas

_____, 2025

Development Regulations

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ORDINANCE**

PART 6. PERMITTED USES

PART 7. GENERAL DESIGN STANDARDS

PART 1. PURPOSE AND INTENT

1.01 General

The Planned Development district is a lateral mixed-use transit-oriented development located near the gateway entrance to the City and purposefully designed for high quality rental housing units featuring luxury amenities and situated in-between commercial and open-space recreational uses that blend a high-quality lifestyle.

The rental community, to be later named has been conceived as a Class A Apartment Community up 25 units/acre with complimentary amenities such as a resort style swimming pool, fitness center, dog park, and other recreational areas. The architectural design will provide secured surface parking for the rental units as well as landscaped courtyards throughout the property that will feel parklike in its setting.

Abutting Bear Creek Road and Mourning Dove Drive will be one to two lots for future commercial business and neighborhood retail. This lot will be developed for complementary neighborhood commercial uses for the residential communities situated along the East Bear Creek corridor and provide convenient access to the nearby DART Park & Ride Transit Station. Compatible uses targeted for this lot include restaurants, urgent care, professional services and retail uses.

Within the Planned Development will be permanent open green space, serving as a natural buffer to the northern neighborhood. This open space will offer beautiful views of open space with preliminary discussions to potentially deed this land to the Meadow Creek HOA upon construction start.

The total acreage of this Planned Development is 23 +/- acres (Property). The Development shall consist of two (2) districts. District 1 will be up to 21 acres of land with multiple buildings up to three stories with common open space areas and amenities such as a club house containing indoor and outdoor amenities, with landscaping. District 2 being land in-between District 1 and Bear Creek Road and Mourning Dove Drive shall include Retail, Neighborhood Services, and/or Commercial uses.

1.02 Planned Development District

This development, to be later named, is a Planned Development District, as defined under the City of Glenn Heights' Comprehensive Zoning Ordinance and is intended to accommodate multiple family dwellings as well as retail, neighborhood services, and open space. Except as set forth in these Regulations, the Planned Development District will be planned and developed in accordance with planned development provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance including, without limitation, Exhibit A to Chapter 14 and the City's Subdivision Regulations contained in Chapter 10).

PART 2. EXHIBITS

The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- | | |
|------------|--|
| Exhibit A: | Concept Plan & Site Section |
| Exhibit B: | Provisional comparisons |
| Exhibit C: | Proposed district layout of the Property |

PART 3. DEFINITIONS

A. The term "Multifamily Development" as described in this PD shall refer to a multi-family dwelling, or a complex of dwellings, consisting of up to 25 units/acre capped at 348 units.

PART 4. ALLOCATION OF LAND USES

Table 1 — Estimated Land Use Allocation

Land Use	Est. Acres	Est. Percentage of PD
Multifamily/Open Space/Parks	21	91%
Retail/Neighborhood Services	2	9%
Total PD Acres & Percentages	23	100%

PART 5. 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 of these Regulations and the provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance, the provisions and intent of the enabling Ordinance shall control. In the event of a conflict or inconsistency between the written requirements of this ordinance and any information contained on the attached Concept Plan, the written requirements of the enabling Ordinance and these Regulations shall control. These Regulations, together with the applicable provisions of the enabling Ordinance and the applicable provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance and Subdivision Regulations, shall constitute all the development standards that are applicable to the Subdivision. Any approved Preliminary or Final Subdivision Plat must substantially conform to the applicable approved Concept Plan.

PART 6. PERMITTED USES

6.01 *District 1— Multifamily Tract and Open Space.* The permitted uses in the District 1 — Multifamily Tract of the PD shall be consistent with the Exhibits B and C as well as the General Design Standards herein described for this district. The Open Space shall mirror parklike uses.

6.02 *District 2 — Commercial Tract.* The permitted uses in the District 2 — Commercial Tract of the PD shall conform to the lists below and follow the City's design and standards for those uses.

The following uses are permitted uses:

- (a) General Retail Store
- (b) Retail
- (c) Urgent Care or Medical Office
- (d) Religious Institution
- (e) Office
- (f) Civic Use

- (g) Community Facilities
- (h) Restaurant
- (i) Hotel
- (j) Telecommunications/Cellular Tower

List of Prohibited Uses:

- (k) Industrial
- (l) Outdoor Storage
- (m) Pawnshop
- (n) Sexually Oriented Business
- (o) Jail
- (p) Halfway House
- (q) Automotive Repair or Sales
- (r) Substance Abuse Treatment Facility
- (s) Kiosks
- (t) Vape Shop
- (u) Liquor Store
- (v) Nail Spa

PART 7. GENERAL DESIGN STANDARDS

7.01 City Building Permits. All development activity will require building permits from the City in accordance with the City's applicable rules and regulations governing such permits.

7.02 District 1 — Multifamily Tract Standards.

- (a) District Size — 21 Acres as described in Exhibit A
- (b) Density — Multiple-family units; maximum twenty-five (25) units an acre capped at 348 units
- (c) Permitting — Multifamily Development is planned to be developed first along with Open Space uses and will be allowed to obtain all permits and approvals according to codes and requirements before non-Provisional District uses are developed
- (d) Unit Floor Area — A Multifamily Development dwelling unit shall have a minimum square feet of floor area, excluding common corridors, basements, open and screened porches or decks, and garages as follows:
 - a. Studio Units will be a minimum of 500 square feet
 - b. One-bedroom units will be a minimum of 700 square feet; and
 - c. Two-bedroom units will be a minimum of 900 square feet.
 - d. Three-bedroom units will be a minimum of 1,100 square feet.
- (e) Minimum Lot Coverage — There shall not be a minimum/maximum lot coverage as long as the Site Plan relatively adheres to Exhibit B.

- (f) *Building Separation* — There shall not be a minimum building separation
- (g) *Building Setbacks* —
- a. Front Yard – 25’
 - b. Side Yard – 25’
 - c. Rear Yard Setback – 25’
- (h) *Building Length* — Buildings shall not exceed two hundred feet (200’) horizontally.
- (i) *Parking* — Parking regulations as provided shall apply to Multifamily Development as follows:
- a. A minimum space per studio/1-bedroom unit
-A minimum 1.6 space per 2-bedroom unit
-A minimum 2 spaces per 3-bedroom unit
 - b. No enclosed or covered spaces are required, but are permitted; and
 - c. No screening of parking shall be required
 - d. Each standard off-street surface parking space shall be in accordance with the design standards for space size and design as set forth below.
 - i. Standard: Nine feet by eighteen feet (9' x 18'), exclusive of access drives and aisles.
- (j) *Site Amenities* — The Multifamily Development may include the following site amenities as part of the site plan instead of one playground for each fifty dwelling units as described in Article XIII Provisional District Special Requirements:
- a. Swimming pool.
 - b. Furnished fitness center including stationary bicycle, elliptical trainer, treadmill and other equipment.
 - c. Business Center
 - d. Leasing office with community room, free guest common area Wi-Fi.
 - e. Sitting areas throughout the greenspace with walking path
 - f. Dog Park
 - g. Grilling Station
- (k) *Maximum Height* — The Multifamily Development shall not exceed 3-Story’s nor be taller than 45’ from grade.
- (l) *Accessory Buildings* — The accessory buildings, including any item attached to its roof, shall not exceed 30’ at its tallest point.
- (m) *Sidewalks* — The minimum width of any sidewalk parallel to head-in parking spaces shall be four feet (4’).
- (n) *Minimum Exterior Construction Standards* — Total exterior wall elevations of each primary structure shall be constructed of fifty percent (50%) masonry and glazing. Masonry construction to include brick, stone, granite or marble, stucco; excluding doors and balconies. Cement siding may consist of no more than fifty percent (50%) of all exterior wall elevations.

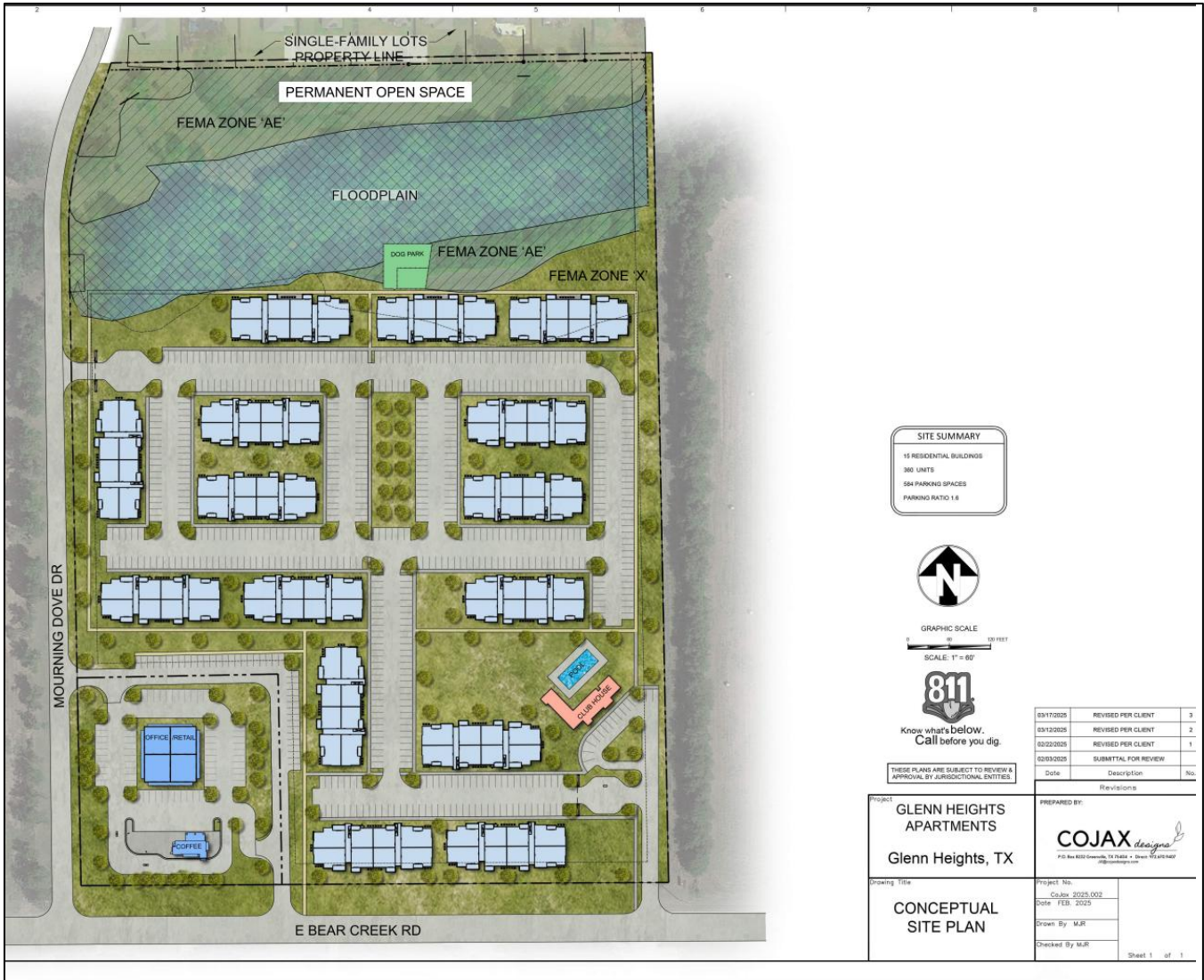
- (o) HVAC Screening — All mechanical, heating, and air-conditioning units facing Bear Creek Road shall be hidden from view; and mechanical equipment on the ground facing Bear Creek, shall be screened with landscaping or hard screening with material approved for use in the planned development, preferably of consistent color, material and design as the main structure. Plant material may not screen 100% upon construction completion but will be acceptable if reasonably expected to mature and screen provided approved plants are used.
- (p) Fencing & Screening — Multifamily shall have fencing and a security gate. No masonry wall shall be required adjacent to residential. Instead, Multifamily shall provide a combination of green wall areas of suitable vegetation and wood cedar fence (steel post, 3 stringers, and 2'x6' treated base for termite barrier) panels to mitigate site lines. Trees and greenspace may act as natural fencing and screening with regards to the northern floodplain portion. Plant material will not be 6' tall or provide 100% screening upon construction completion but will mature to provide screening.
- (q) Refuse Facilities —
- a. Multifamily buildings shall be located within three hundred feet (300') to refuse facilities as defined in Exhibit B; and
 - b. Multifamily development shall have a total of at least 3 refuse containers located generally around the site for easy access from each residential building. Any trash/recycling receptacles or any garbage, refuse and trash/recycling collection and storage areas visible from public right-of-way shall be screening by minimum six feet (6') tall solid, masonry wall on all three sides with an opaque metal gate on the fourth side that to be used for garbage pickup services and secure the trash storage area.
- (r) Landscape Area Requirements —
- a. Landscape plan will be provided for review by City staff upon approval of the planned development ordinance.
 - b. An irrigation system must be provided with all landscape plans. Irrigation plans will be submitted after permitting. Irrigation plans shall comply with the design standards set forth by the Texas Commission on Environmental Quality, in 30 Tex. Admin. Code Ch. 344, landscape irrigation.
- (s) Site Plan Approval — The Site Plan attached as Exhibit A shall be approved conceptually and as long as a final site plan does not materially differ from Exhibit A, it shall be approved as a part of this Planned Development.

Exhibit "B"
Provisional District Comparisons

Exhibit "B"			
Bear Creek Rd. & Mourning Dove Dr. Exhibit			
Provisional District Comparisons			
	Provisional District	E. Bear Creek Site	Explanation
Density	Max 14 Units Per Acre	Max 25 Units Per Acre; Capped at 348 units	25 units per acre is considered a suburban MF density.
MF as Percentage of Development	Max 15%	70%	
Permitting	Certificate of occupancy for non-MF must be issued before MF	MF allowed to be permitted first	Retail/Commercial users have expressed the need for MF density to increase their success odds and create a pipeline for workforce and labor.
Unit Floor Area	Studio = 500 sq ft One Bedroom = 800 sq ft Two Bedroom = 950 sq ft Three Bedroom = 1,100 sq ft	Studio = 500 sq ft One Bedroom = 700 sq ft Two Bedroom = 900 sq ft Three Bedroom = 1,100 sq ft	
Minimum Lot Coverage	Min Lot Width = 100' Min Lot Depth = 120'	Standard Met	
Parking	2 enclosed spaces = 1 bedroom 2 enclosed spaces & one covered space = 2 & 3 bedrooms	1 space per studio/single bedroom units; 1.6 spaces per two-bedroom units; 2 spaces per three-bedroom unit; enclosed or covered spaces optional	The provisional district standard would result in the development being grossly overparked
Site Amenities	None Required	Resort Style Swimming Pool Fitness Center Community Room BBQ Grills Community Wide Wi-Fi	Bear Creek Rd. will be a fully appointed rental community with amenities that rival the nicest communities in DFW
Accessory Buildings	Max Height of 15'	Max Height of 30'	Bear Creek Rd. will have a clubhouse as part of its residential amenities. An arbitrary height does not serve a purpose for this development

Unit Mix	Studio, One & Two Bedroom = minimum of 90% Three Bedroom = max of 10%	Standard Met	
Exterior Construction	100% Masonry	50% Masonry and Glazing 50% Cement Siding/Lap Siding	Mix of design elevations to enhance visual aesthetics of property. 100% masonry can look institutional and we prefer to breakup the façade and use high quality materials to create an attractive building
HVAC Screening	All screened and hidden from view	Facing Bear Creek Rd. & Mourning Dove Dr. will be screened	It is incredibly difficult to completely hide HVAC equipment, but our site plan creates the best use of open space and landscape areas
Fencing	Screening required but no fence is required	Wrought Iron Fence and privacy fence along the sides of the development	Bear Creek Rd. will be a fully gated community
Refuse Facilities	All units to be within 200' of a refuse facility	All buildings to be located within 300' of a refuse facility	Dumpsters will be located evenly throughout the development that will provide more than adequate refuse facilities. Having dumpsters within 200' of every building will be unsightly and be underutilized by residents.
Landscape	90% of the street yard and 20% of the total lot area shall be devoted to a combination of landscaping and usable open space	Standard to be met or exceeded	
Building Size	Buildings shall not exceed 200' in length	Standard met	

EXHIBIT 3 Concept Plan



SITE SUMMARY	
15 RESIDENTIAL BUILDINGS	
360 UNITS	
524 PARKING SPACES	
PARKING RATIO 1.4	



GRAPHIC SCALE
SCALE: 1" = 80'



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

Date	Description	No.
03/17/2025	REVISED PER CLIENT	3
03/13/2025	REVISED PER CLIENT	2
02/22/2025	REVISED PER CLIENT	1
02/05/2025	SUBMITTAL FOR REVIEW	

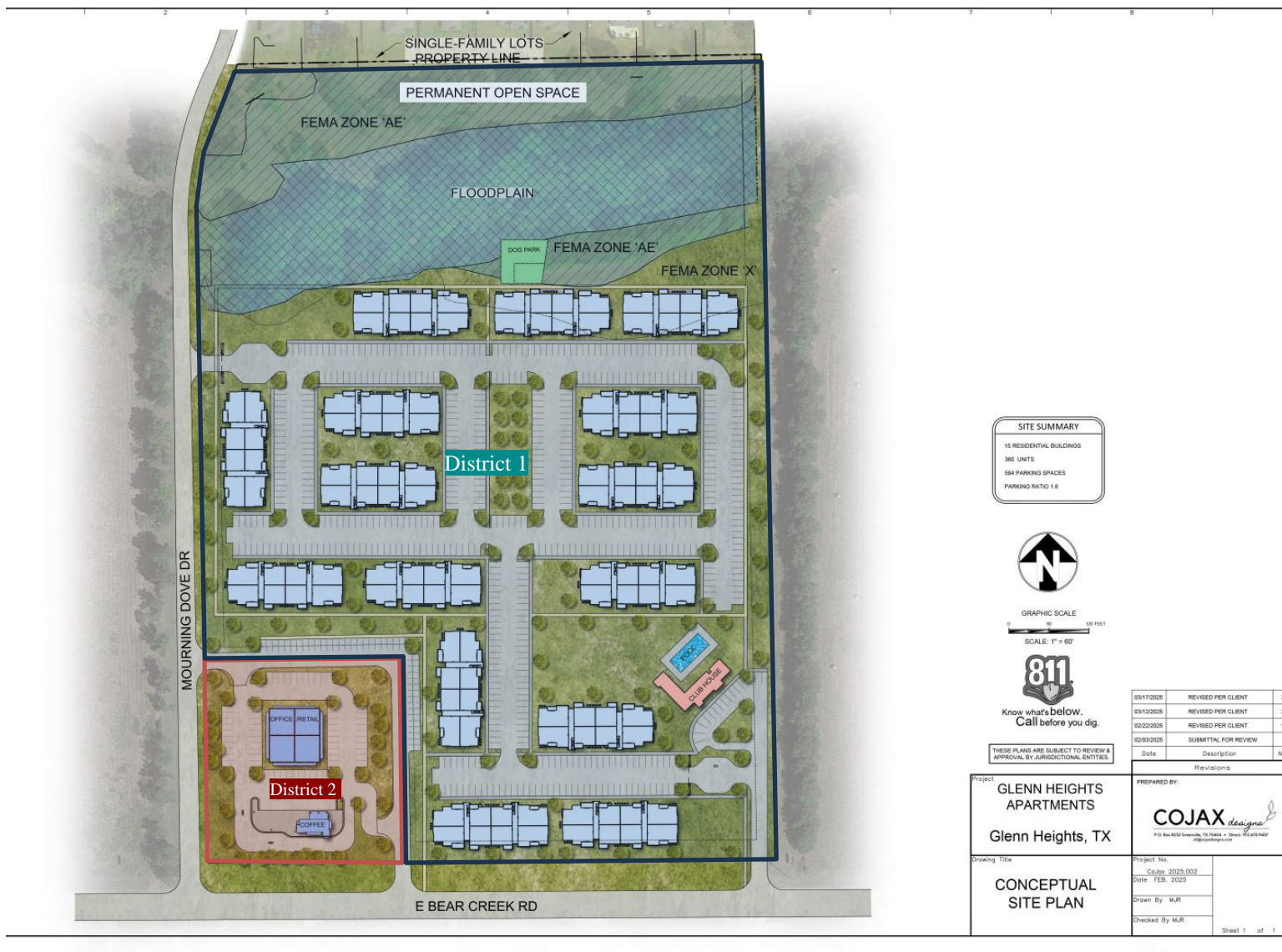
Project: **GLENN HEIGHTS APARTMENTS**
Glenn Heights, TX
CONCEPTUAL SITE PLAN

PREPARED BY:
COJAX designs
710 West 82nd University, 19th Floor • Denver, CO 80202
480-520-0000

Project No.: CoJax_2025_002
Date: FEB. 2025
Drawn By: MJR
Checked By: MJR

Sheet 1 of 1

Exhibit 3 Site Plan



SITE SUMMARY	
15 RESIDENTIAL BUILDINGS	
360 UNITS	
584 PARKING SPACES	
PARKING RATIO 1.6	



GRAPHIC SCALE
1" = 60'



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

Date	Description	No.
03/17/2025	REVISED PER CLIENT	3
03/13/2025	REVISED PER CLIENT	2
02/20/2025	REVISED PER CLIENT	1
02/03/2025	SUBMITTAL FOR REVIEW	

Project
GLENN HEIGHTS APARTMENTS
Glenn Heights, TX

Drawing Title
CONCEPTUAL SITE PLAN

PREPARED BY:	
COJAX <i>design</i>	
<small>P.O. Box 4333 Greenville, TX 75648 • Street: 8547467 @cojaxdesign.com</small>	
Project No.	
Co-Jax: 2025_002	
Date: FEB. 2025	
Drawn By: MJR	
Checked By: MJR	
Sheet 1 of 1	

EXHIBIT "3"
Single Family Neighborhood Buffer

