



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION MEETING
MONDAY, MAY 12, 2025, 6:30 P.M.**

Notice is hereby given that the Planning and Zoning Commission of the City of Glenn Heights, Texas, will hold a Regular Meeting on Monday, May 12, 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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.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 Meeting Minutes of the April 28, 2025, Planning and Zoning Commission Meeting. (Parviz Pourazizian, Director of Planning and Development Services)

AGENDA

1. Replat Case RP-01-25: Public Hearing to receive testimony regarding a Residential Replat request for a tract of land described as being Lots 25 and 26, Block 6, of Lin Dell Estates Addition, an addition to the City of Glenn Heights, Ellis County, Texas, and being commonly known as 130 Lakeshore Lane, Red Oak, Texas and 140 Lake Shore Lane, Red Oak, Texas.
2. Replat Case RP-01-25: Discuss and consider making a recommendation regarding a Residential Replat request for a tract of land described as being Lots 25 and 26, Block 6, of Lin Dell Estates Addition, an addition to the City of Glenn Heights, Ellis County, Texas, and being commonly known as 130 Lakeshore Lane, Red Oak, Texas and 140 Lake Shore Lane, Red Oak, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

3. Planned Development-27 (PD-27): Public Hearing to receive testimony regarding the Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of approximately 111.606 acres tract of land situated in the William Rawlings Survey, Abstract No. 1205, in the City of Glenn Heights, Dallas County, Texas, the tract being 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, by changing the zoning classification from Planned Development-27 (PD-27) for mixed use Single-Family Residential (base zoning Single-Family Residential-3), Townhome and Multi-Family, to Planned Development-27A (PD-27A) for Single-Family Residential (base Single-Family Residential-3) and Multi-Family residential uses.
4. Planned Development-27 (PD-27): Discussion and first reading, regarding the Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of approximately 111.606 acres tract of land situated in the William Rawlings Survey, Abstract No. 1205, in the City of Glenn Heights, Dallas County, Texas, the tract being 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, by changing the zoning classification from Planned Development-27 (PD-27) for mixed use Single-Family Residential (base zoning Single-Family Residential-3), Townhome and Multi-Family, to Planned Development-27A (PD-27A) for Single-Family Residential (base Single-Family Residential-3) and Multi-Family residential uses. (Parviz Pourazizian, Director of Planning and 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, May 9, 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

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

APRIL 28, 2025

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

On the 28th day of April 2025, the Planning and Zoning Commission of the City of Glenn Heights, Texas met in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

PLANNING AND ZONING COMMISSION:

Austin Kelly	*	Chair (Place 1)
Dr. Kelvin Stroy, Sr.	*	Co-Chair (Place 6)
April Stokes	*	Place 2
Arnold Lenoris Davis, Jr.	*	Place 3
Stevelyn Miller	*	Place 4
Brodrick K. Rhodes	*	Place 5

STAFF:

Jeff Kent	*	IT Support Specialist
Parviz Pourazizian	*	Director of Planning and Development Services
Nicholas Williams	*	Fire Chief

CALL TO ORDER

Chair Austin Kelley called the Planning and Zoning Commission Meeting to order at 6:30 P.M.

INVOCATION

Commissioner Kelvin Stroy, Sr. delivered the Invocation.

PLEDGE OF ALLEGIANCE

Commissioner Kelvin Story, Sr. delivered the Pledge of Allegiance

PUBLIC COMMENT

There were no Public Comments.

CONSENT AGENDA

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

Commissioner Arnold Lenoris Davis, Jr. made a motion to approve Consent Agenda items 1. Commissioner Kelvin Stroy, Sr. made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

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 Pourazizian, Director of Planning and Development Services, introduced this item and answered Council's questions related this replat.

Commissioner Arnold Lenoris Davis, Jr. made a motion to approve Agenda Item 1, A 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. Commissioner Brodrick K. Rhodes made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

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 and Development Services, introduced this item and answered Council's questions related this replat. Mr. Pourazizian explained this is a replat that previously been approved by the city and the applicant decided to make a few items to previously approved replat and resubmit for approval.

Commissioner Kelvin Stroy, Sr. made a motion to approve Agenda Item 2, a 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. Commissioner April Stokes made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

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)

Commissioner Kelvin Stroy, Sr. made a motion to open the public Hearing. Commissioner Arnold Lenoris Davis, Jr. made the second. Motion carried with following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

Chair Austin Kelley announced that the Public Hearing was opened.

PUBLIC COMMENT

- Karen Johnson, address on file: addressed their opposition
- Meadow Creek HOA (Shantrel Washington), address on file: addressed their opposition
- Paul Johnson, address on file: addressed their opposition
- Melvin Neail, address on file: Did not speak
- Ellis Miley Jr. , Address on file: addressed their opposition
- Patrick Rafferty, Address on file: addressed their opposition
- Kaci Nichole Miles, Address on file: addressed their opposition
- Kendra Miles, Address on file: addressed their opposition
- Bryce Meadors, Address on file: addressed their opposition
- Travis Mitchell, Address on file: addressed their opposition
- Nicole Macon, Address on file: addressed their opposition
- Kanecia Jones, Address on file: addressed their opposition

Commissioner Kelvin Stroy, Sr. made a motion to close the public Hearing. Commissioner Brodrick K. Rhodes made the second. Motion carried with following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

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)

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation. Mr. Pourazizian, Spencer Ellison with “JPI” answered Planning and Zoning Commissioner’s questions related to open spaces, housing options, anticipated traffic, project timelines, possible partnership with HOA on the open space, and commercial areas.

Commissioner Kelvin Stroy, Sr. made a motion to 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. Commissioner Brodrick K. Rhodes made the second. Motion carried with following record vote:

VOTE 6 Naves – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

ADJOURNMENT

Commissioner Arnold Lenoris Davis, Jr. made a motion to adjourn. Commissioner Kelvin Stroy, Sr. made the second. Motion carried with following record vote:

VOTE 6 Ayes – Kelley, Stokes, Davis, Miller, Rhodes, Stroy

Chair Austin Kelley adjourned the Planning and Zoning Meeting at 7:35 P.M.

Austin Kelley, Mayor

Attest:

Brandi Brown, City Secretary
Passed and approved on the 12th day of May 2025

LIN DELL ESTATES RESIDENTIAL REPLAT



PARVIZ POURAZIZIAN
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

MAY 12, 2025

RESIDENTIAL REPLAT



Public Hearing to receive testimony regarding a Residential Replat request for a tract of land described as being Lots 25 and 26, Block 6, of Lin Dell Estates Addition, an addition to the City of Glenn Heights, Ellis County, Texas, and being commonly known as 130 Lakeshore Lane, Red Oak, Texas and 140 Lake Shore Lane, Red Oak, Texas.

RESIDENTIAL REPLAT



Applicant: Freya Wright

Location: 130 & 140 Lakeshore Ln, Glenn Heights, Texas

Request: Residential Replat

Acres: 0.473 Ac.

AERIAL



RECOMMENDATION

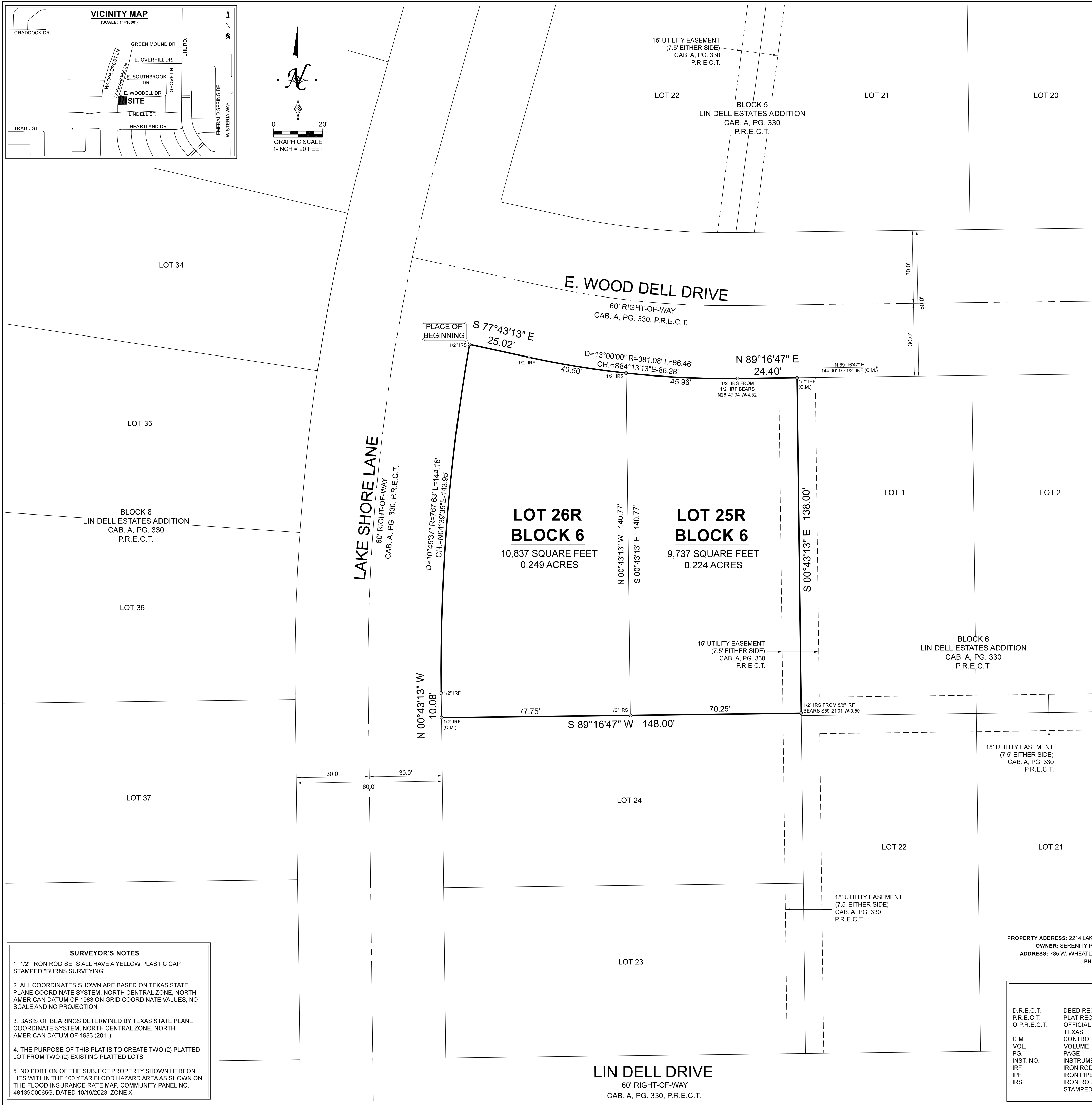
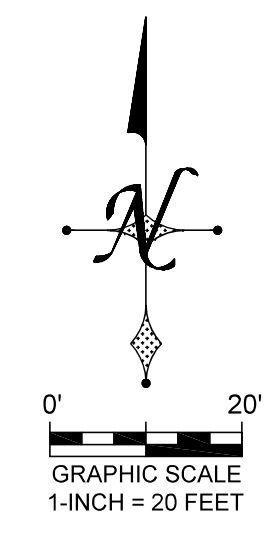
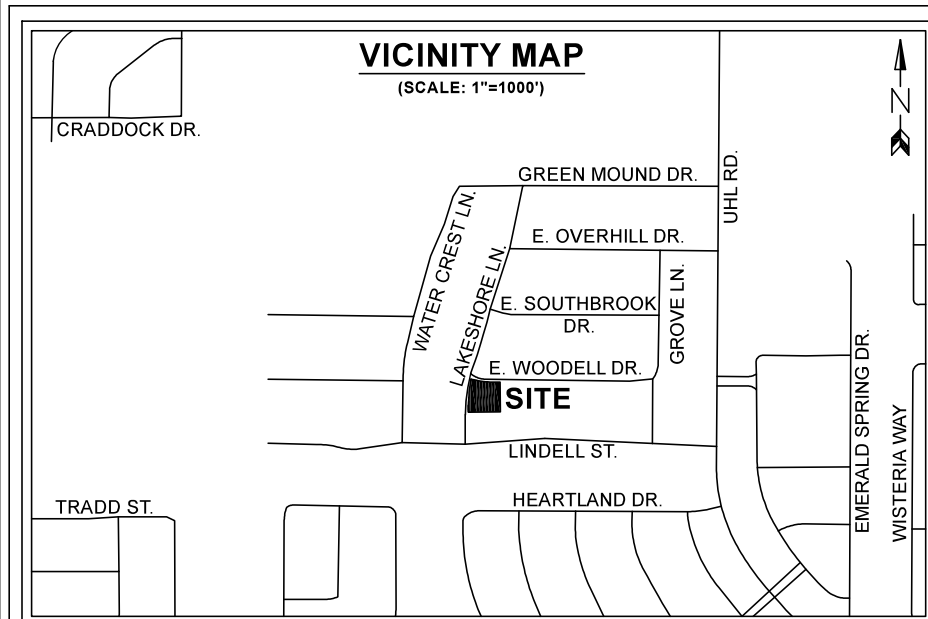


- Staff recommends the APPROVAL of this Residential Replat.

QUESTIONS



COMMENTS



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS
 WHEREAS Serenity Properties and Investments LLC, is the sole owner of Lots 25 and 26, Block 6, of Lin Dell Estates Addition, an addition to the City of Glenn Heights, Ellis County, Texas, according to the map thereof recorded in Cabinet A, Page 330, Plat Records, Ellis County, Texas, and being the same tract of land described in Deed to Serenity Properties and Investments LLC, recorded in Instrument No. 2024-2436853, Official Public Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the intersection of the South line of E. Wood Dell Drive, a 60 foot right-of-way, with the East line of Lake Shore Lane, a 60 foot right-of-way, and being at the Northwest corner of said Lot 26, Block 6;

THENCE South 77 deg. 43 min. 13 sec. East, with said South line, a distance of 25.02 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left, having a central angle of 13 deg. 00 min. 00 sec., a radius of 381.08 feet and a chord bearing and distance of South 84 deg. 13 min. 13 sec. East, 86.28 feet;

THENCE Southeasterly, with said South line and said curve to the left, an arc distance of 86.46 feet to a 1/2 inch with a yellow plastic cap stamped "Burns Surveying" set for corner;

THENCE North 89 deg. 16 min. 47 sec. East, with said South line, a distance of 24.40 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 1, of said Block 6, same being the Northeast corner of said Lot 26;

THENCE South 00 deg. 43 min. 13 sec. East, a distance of 138.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the West line of said Lot 1, at the Northeast corner of Lot 24, Block 6, same being the Southeast corner of said Lot 25;

THENCE South 89 deg. 16 min. 47 sec. West, a distance of 148.00 feet to a 1/2 inch iron rod found in the said East line of Lake Shore Lane, at the common Westerly corner of said Lots 24 and 25, Block 6;

THENCE North 00 deg. 43 min. 13 sec. West, with said East line, a distance of 10.08 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right, having a central angle of 10 deg. 45 min. 37 sec., a radius of 767.63 feet, and a chord bearing and distance of North 04 deg. 39 min. 35 sec. East, 143.95 feet;

THENCE Northeasterly, with said East line and said curve to the right, an arc distance of 144.16 feet to the PLACE OF BEGINNING and containing 20,574 square feet or 0.472 of an acre of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Glenn Heights, Texas.

WITNESS MY HAND AT _____ TEXAS this _____ day of _____ 20__.

Barry S. Rhodes
 Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 20__.

Notary Public in and for the State of Texas
 My commission expires: _____

CITY OF GLENN HEIGHTS STANDARD PLAT NOTES

WAIVER OF CLAIM FOR DAMAGES
 The Owner and the Developer release the City of Glenn Heights from any and all claims, damages, obligations, or liabilities by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform the grades established in this plat.

COMMON AREAS
 All Common Area Tracts will be owned and maintained by the Homeowner's Association.

PLANNED DEVELOPMENT
 Said Plat shall be subject to all requirements as established by Ordinance _____.

PROPERTY ADDRESS: 2214 LAKESHORE LANE, GLENN HEIGHTS, TEXAS 75154
 OWNER: SERENITY PROPERTIES AND INVESTMENTS LLC
 ADDRESS: 785 W. WHEATLAND RD. #308 DUNCANVILLE, TEXAS 75116
 PHONE: 469-909-8022

LEGEND	
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Serenity Properties and Investments LLC, does hereby adopt this plat, designating the herein described property as: **LOTS 25R & 26R, BLOCK 6, LIN DELL ESTATES ADDITION**, an addition to the City of Glenn Heights, Dallas County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, right-of-ways, are hereby dedicated in fee simple to the City of Glenn Heights for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) 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. No buildings, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same.

All any public utility shall have the right to remove or keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

Witness my hand at _____ Texas, This _____ day of _____ 20__.

Name: _____
 Title: Owner

STATE OF TEXAS
COUNTY OF ELLIS
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____ 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 purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand at _____ Texas, This _____ day of _____ 20__.

Notary Public in and for the State of Texas
 My commission expires: _____

CERTIFICATE OF APPROVAL

"I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MORGAN HEIGHTS ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS _____ DAY OF _____ 20__ 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 MORGAN HEIGHTS ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS _____ DAY OF _____ 20__ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS"

Mayor _____ Date _____

Secretary _____ Date _____

SURVEYOR'S NOTES

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOT FROM TWO (2) EXISTING PLATTED LOTS.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48139C0065G, DATED 10/19/2023, ZONE X.

BURNS SURVEYING
 PROFESSIONAL LAND SURVEYORS
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
 FIRM NO. 10194366
 WEBSITE: WWW.BURNSSURVEY.COM
 PHONE: (214) 328-1090
 JOB NO.: 202500296 PREPARATION DATE: 02/24/2025 DRAWN BY: TD

REPLAT
LOTS 25R & 26R, BLOCK 6
LIN DELL ESTATES ADDITION
 BEING LOTS 25 AND 26, BLOCK 6,
 OF LIN DELL ESTATES ADDITION,
 AN ADDITION TO THE CITY OF GLENN HEIGHTS,
 ELLIS COUNTY, TEXAS

LIN DELL DRIVE
 60' RIGHT-OF-WAY
 CAB. A, PG. 330, P.R.E.C.T.

VALENCIA ESTATES PLANNED DEVELOPMENT (PD-27A)



PARVIZ POURAZIZIAN
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

MAY 12, 2025



Public Hearing to Receive testimony regarding zoning ordinance and zoning map, as previously amended, by amending the zoning of approximately 111.606 acres tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, the tract being 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, by changing the zoning classification from Planned Development-27 (PD-27) for mixed use single-family residential (base zoning Single-Family Residential-3), townhome and multi-family to Planned Development-27A (PD-27A) for single-family residential (base Single-Family Residential-3) and Multi-Family residential uses. (Parviz Pourazizian, Director of Development Services)

Rezoning Request



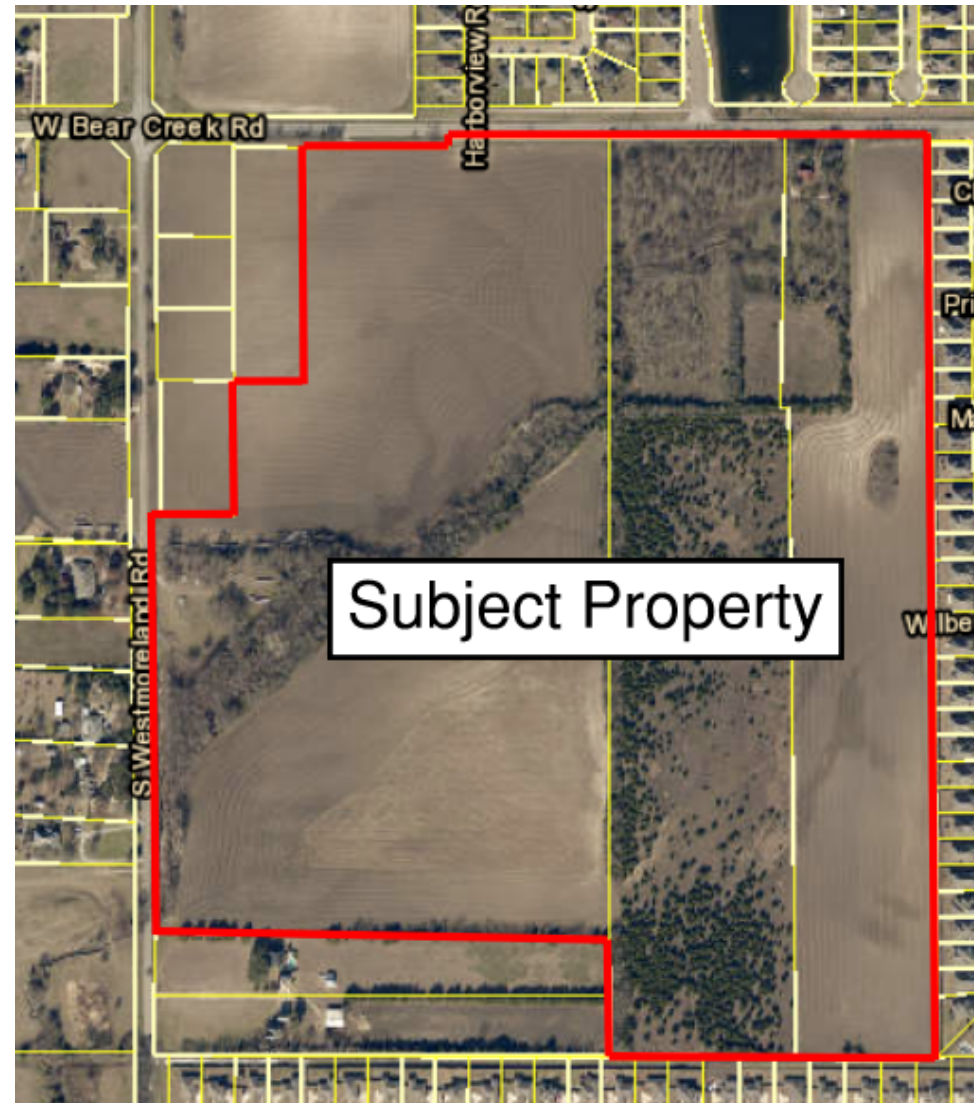
Applicant: Jim Dewey

Location: Southeast corner of W. Bear Creek & S. Westmoreland

Request: Rezone from PD-27, R, MF, and SF-1 to PD-27A ,
Townhome and MF

Current Zoning: PD-27, MF, TH, SF-3

Location Map





Paradise Estate



PH-3 DEVELOPMENT
[MULTIFAMILY DISTRICT,
PARK & POND]

PARK BENCH & TRASH CAN

495
368

PROPOSED LAND USE		
COLOR	LOT DESCRIPTION	NO. OF UNITS
[Brown]	TOWNHOMES	222
[Pink]	SINGLE FAMILY	9000+ SQF 81
		5500-9000 SQFT 192
[Purple]	MULTIFAMILY	368
[Blue]	POND /Detention /Recreation	05
[Green]	PARK	09

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%)	-	-

Valencia Estates (Formerly know as Paradise Estate)



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
Orange	SINGLE FAMILY $\geq 9,000$ SQ FT	71
	SINGLE FAMILY 5,500-9,000 SQ. FT.	326
Blue	MULTIFAMILY	400 MAXIMUM

397 Vs. 495
400 Vs. 368

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.

LEGEND

Orange	SINGLE FAMILY LOTS
Green	OPEN SPACE/PARK AREAS
Blue	APARTMENT ZONING DISTRICT

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.



Land Use

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	69
		6,000–9,000 SQ FT	53
		5,500–5,999 SQ. FT.	280
	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 *	14.18 ACRES (16.0%)	15%	5
DISTRICT 2 MULTIFAMILY RESIDENTIAL	MF/MULTIFAMILY RESIDENTIAL	21.95 ACRES *	NA	15%	18



SF-3 9K (Deviations)

Planned Development – Single Family District SF-3 -(Minimum 9,000 sq. ft. lots)		
Lot Configuration	Requirement	Provided
Minimum Lot Area	9,000 sq ft with 11,000 sq. ft. average	9,000 sq. ft.
Minimum Lot Width	70 ft (except for cul-de-sac lots)	60 ft.
Minimum Lot Depth	120 ft (except at cul-de-sac lots)	120 ft.
Yard Requirements		
Front Yard	30 ft	25 ft
Side Yard	8 ft	5 ft
Side Yard of Corner Lots	15 ft	10 ft
Rear Yard	20 ft	15 ft
Others		
Minimum Floor Area per Dwelling Unit	1,750 sq ft with 1,850 sq. ft. average	1,850 sq. ft.
Maximum Lot Coverage of Building Structure	40%	40%
Height of Main Structure	2.5 stories or 35 ft	2.5 stories or 35 ft
Height of Accessory Structures	15 ft	15 ft
Maximum Density	Max of 3.5 units per acre	5 units per acre
Trees	Two large shade trees and Two medium trees in rear yard	Two large shade trees and Two medium trees in rear yard
Sod	None	Front, side, and rear yards



SF-3 5.5K (Deviations)

Planned Development – Single Family District SF-4 -(Minimum 5,500 sq. ft. lots)

Lot Configuration	Requirement	Provided
Minimum Lot Area	7,500 sq ft	5,500 sq. ft.
Minimum Lot Width	70 ft	70 ft (except for cul-de-sac lots)
Minimum Lot Depth	100 ft (except for cul-de-sac lots)	100 ft (except for cul-de-sac lots)
Yard Requirements		
Front Yard	25 ft	20 ft
Side Yard	10% or 5 ft	5 ft
Side Yard of Corner Lots	15 ft	10 ft
Rear Yard	20 ft	15 ft
Others		
Minimum Floor Area per Dwelling Unit	1,550 sq. ft with 1,700 sq. ft. average	1,500 sq. ft.
Lot Coverage of Building Structure	35% for main building and 60% for all impervious areas	50% for main building
Height of Main Structure	2.5 stories or 35 ft	2.5 stories or 35 ft
Height of Accessory Structures	15 ft	15 ft.
Maximum Density	Max of 3.5 units per acre	5 units per acre
Trees	Two large shade trees and Two medium trees in rear yard	One 3" caliper tree in front yard Two 3" caliper trees in rear yard
Sod	None	Front, side, and rear yards

RECOMMENDATION



Staff acknowledges the concerns related Traffic at the intersection of W Bear Creek and S Westmoreland Rd. We have ideas about adding traffic light and additional ROW and driving lanes which requires further investigation.

- ❑ Approval of Ordinance Number O-04-23, Planned Development-27.
 - ❑ Staff believes this request to be in alignment with the City of Glenn Heights Comprehensive Plan and City Zoning Ordinance
 - ❑ Staff believes the request will result in an overall superior development compared to development permitted by the current Planned Development 6 Zoning District.

QUESTIONS



COMMENTS

PLANNED DEVELOPMENT DISTRICT REGULATIONS

Valencia Estates

**South East Corner of Bear Creek and Westmoreland
City of Glenn Heights, Texas.**

March 2025

PURPOSE:

Proposed The Planned Development district is a mixed-use development located at the South East corner of South Westmoreland comprised of 112.16 acres.

The site is currently zoned as PD for apartments, townhouses, and single family on partially platted vacant land.

The intent of this PD is to replace the townhouse portion of the existing PD with single family, and to revise to the single family street configurations.

GENERAL CONDITIONS:

All proposed development shall match the basic Comprehensive Zoning Ordinance of the City of Glenn Heights except special provisions mentioned in the PD regulation. Regulations which are not mentioned but applicable for general development purposes to be followed according to the City of Glenn Heights Code of Ordinances.

This planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein. All regulations not specifically defined in this PD will be subject to the City of Glenn Heights Code of Ordinances.

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 No. _____ shall prevail.

ALLOCATION OF LAND USES:

Proposed Planned development over 111.60 acres accommodates following development types:

1. Single Family Zoning District-SF-3 with 9,000 sq. ft. lots
2. Single Family Zoning District SF-3 with 5,500 sq. ft. lots
3. Multifamily Zoning District -MF

The Single Family development will be constructed in two (2) phases. The Multifamily development can occur as soon as all required infrastructure (streets, water, wastewater, and drainage facilities) have been constructed, inspected, and accepted by the city.

All proposed development shall match the basic Comprehensive Zoning Ordinance of the City of Glenn Heights.

List of PD Zoning Districts by Use:

Land Use	Land Area (approx.) In Acres	Minimum Dwelling Unit Size/sq.ft	Number of Lots/Units	% of Land Area
Single Family Zoning District SF-3 (9,000 sq. ft. lots)	88.33 total single family	1,800	71	80.1%
Single Family Zoning District SF-3 (5,500 sq. ft. lots)	88.33 total single family	1,500	326	80.1%
Multifamily Zoning District	21.95	See details in Multifamily District	Maximum of 400	19.9%

Both the Single Family development and the Multifamily development shall include a minimum of 15 percent Parks/Green Space/Pond areas.

SINGLE FAMILY ZONING DISTRICT

Single Family Zoning District is proposed on 89.33 acres Located east and south of the Multifamily District starting from S. Westmoreland Drive at the West and ending along the property line with Maple Wood subdivision at the East

There are two street connections proposed from S. Westmoreland Road and two street connections proposed to W. Bear Creek Road There is an existing natural water body meandering through the property. Park, amenities like gazebo, Kids’ Playground and sitting place, 8’ wide waking trail and parking is proposed under this development.

Planned Development – Single Family District SF-3 -(Minimum 9,000 sq. ft. lots)	
<i>Lot Configuration</i>	
Minimum Lot Area	9,000 sq ft
Minimum Lot Width	60 ft (except for cul-de-sac lots)
Minimum Lot Depth	120 ft (except at cul-de-sac lots)
<i>Yard Requirements</i>	
Front Yard	20 ft
Side Yard	5 ft
Side Yard of Corner Lots	10 ft
Rear Yard	15 ft
<i>Others</i>	
Minimum Dwelling Unit Size	1,800 sq ft
Lot Coverage of Building Structure	50%
Height of Main Structure	35 ft
Height of Accessory Structures	15 ft
Trees	One 3” caliper tree in front yard Two 3” caliper trees in rear yard
Sod	Front, side, and rear yards

**Planned Development – Single Family District
SF-3 -(Minimum 5,500 sq. ft. lots)**

Lot Configuration	
Minimum Lot Area	5,500 sq ft
Minimum Lot Width	50 ft (except for cul-de-sac lots)
Minimum Lot Depth	100 ft (except for cul-de-sac lots)
Yard Requirements	
Front Yard	20 ft
Side Yard	5'
Side Yard of Corner Lots	10'
Rear Yard	15'
Others	
Minimum Dwelling Unit Size	1,500 sq. ft
Lot Coverage of Building Structure	50%
Height of Main Structure	35 ft
Height of Accessory Structures	15 ft
Trees	One 3" caliper tree in front yard Two 3" caliper trees in rear yard
Sod	Front, side, and rear yards

1.00. SPECIAL CONDITIONS: SINGLE FAMILY DISTRICT:

- A. *Max. Number of Stories to be 2 with 35 ft maximum height.*
- B. *Number of single-family dwelling units per acre be from 5 to 8 units.*
- C. *All homes are front accessed with Front-loading covered parking garage inside the building.*
- D. *Min. 18' concrete driveway for each dwelling units.*
- E. *Required 20 ft garage setback and 20 ft front building setback for each dwelling units.*
- F. *A community park with gazebo, kids' playground and accessories like bench, trash containers to be built on provided open space area. See Exhibit F for benches and trash containers. See Exhibit G for gazebo/canopy structure. See Exhibit H for type of playground equipment. Separate playground equipment shall be installed for different age groups.*
- G. *USPS (United States Postal Service) approved mailboxes on decorative post to be installed at the back of the curb. See Exhibit E.*
- H. *Parking to be provided with 15 min. parking time limit sign to be posted to facilitate mailpickup and drop off.*
- I. *A Home Owner's association (HOA) to be established by the developer and it's operation to be to handed over to Home owners once minimum 50% of homes are sold and occupied.HOA should maintain all Landscape, Hardscape, Green area/park after developer transfer the responsibility to HOA.*
- J. *Small shrubs and Ornamental small tree to be planted and maintained by the developer and HOA to take over the maintenance after transferring authority to HOA association.*
- K. *At least four different Building Elevations to be used and none of the floor plan can be repeated next to each other and exact opposite to the other side of the street.*
- L. *No alleys shall be required within this District, and all homes shall be front entry.*
- M. *Lots which back or side facing into parks shall provide a 8' wood fence of uniform design and to be installed by the homebuilder.*
- N. *Amenity building: See Multifamily Development District.*

1.01. Entry Feature-

Monument signs with Single Family Development name and logo to be installed at both entrances from S. Westmoreland Road and the boulevard entrance from W. Bear Creek Road. See Exhibit B. Monument signs must comply with the City of Glenn Heights monument sign regulations.

All entry features shall have separate transformer for lightning the sign at night. Landscaping to be provided around entry features. Individual irrigation meter and pvc conduits across the driveway to be installed. HOA to maintain the entry monuments signs, landscaping, irrigation system, and pay the cost of electricity and water.

1.02. Street Name and sign-

Decorative Street Sign on round post to be installed at the crossing of streets. Stop sign to be installed on minor streets as per City standard. See Exhibit C.

1.03. Street Light-

All proposed street light shall be decorated Street Light fixture by Brandon Industries, equivalent alternative or ONCOR recommended street light. Street Light to be installed at all road crossing and at every 200ft interval.

All lights have to be 55-W equivalent Led light with 3000K or above brightness. See Exhibit D.

For Single Family development, street light category CL7-AMG, CL6-AG or equivalent to be installed.

1.04. Maintenance of the Park/Common Areas, Detention Ponds, and Drainage Creeks

Maintenance of the park/common areas will be the responsibility of the homeowners' association (HOA) of the single family development.

Until 50% lots are developed and tenants are occupied, Developer will be the contact entity with the City for all concerns regarding maintenance of park and open space until HOA control is turned over to the homeowners.

HOA maintenance and responsibilities of amenities include:

- Periodic Clean up and litter removal.
- Landscaping installation, care, and maintenance.
- Maintain common area and park by periodic grass cutting and trash removal.
- Irrigation system Maintenance, repair and pay for the meter and water usage.
- Maintain benches, trash cans, gazebo, cluster mail box units placed at the Common areas. See Exhibit E.
- Maintain and pay for the electricity used for the lighting at the entry feature.

2.0. GENERAL DESIGN STANDARDS:

2.01. Building Permits-

All development of and construction within the Planned Development will be subject to obtaining building permits from the City of Glenn Heights and satisfy all city design criteria and standards.

2.02. District Size-

There are 89.93 acres as shown in the single family development.

2.03. Density-

The maximum density for the single-family development shall be 5 lots per acre.

2.04. Unit Floor Area-

Single-family Development consists of individual single-family homes with wide ranges of sizes and designs. The minimum size of each home shall be 1,500 sq.ft. For lots with an area less than 9,000 sq.ft. The minimum size of each home shall be 1,800 sq.ft. For lots with an area of 9,000 sq.ft. and larger. There is no maximum dwelling size.

2.05. Roof -

Single-family Development consists of individual single-family homes with high pitch roof (minimum roof pitch of 8:12) on primary pitches

2.07. Maximum Lot Coverage-

A maximum lot coverage of 50% shall be allowed for each individual lots.

2.08. Parking-

Private- At least two garage parking inside the home shall be provided. A min. 20' building and garage setback would allow two cars parked outside on the driveway. On street parking on either side of the road would be allowed.

Public Parking- Public parking is provided along the park and amenities area. No overnight parking to be allowed on any public parking area.

2.09. Sidewalks-

All private sidewalks to be built as part of the individual lot development. The minimum width of any private sidewalk shall be four (4') feet inside the residential area. All public sidewalk including sidewalk connecting all parks and amenities and other development to be built with the single-family development. All public sidewalks within any street right-of-way shall have a minimum width of 5 feet.

2.10. Minimum Exterior Construction Standards-

All exterior wall elevations of each primary structure shall consist of sixty percent (60%) masonry material which include brick, stone, granite or marble, stucco; excluding doors and windows and balconies. Siding may consist of no more than forty percent (40%) of all exterior wall elevations.

2.11 Transformer Screening-

Transformers to be placed inside proposed 10 ft Utility Easement at the front of the property. Transformer to be placed along the common property line between two homes such that it's location doesn't interfere with proposed driveways. All transformers to be screened with 4' evergreen shrubs.

2.12 Fencing & Screening-

All fencing within the single family development shall be a cedar wood fence with metal post on every 10 ft. (or less) with a maximum height of 8 feet.

3.0 Landscape and Irrigation Requirements-

3.01 Landscape requirements-

A separate Landscape plan to be provided for City review. Native and drought tolerant plants will be planted per approved Glenn Heights plant List. However, evergreen shrubs and evergreen trees are highly preferred in the front-yard. A minimum of one 3 inch caliper tree to be planted in the front yard and two inch caliper trees in the backyard. A single tree in the front yard shall be an evergreen tree. Any other trees in the front can be any other tree if more than one tree is planted in the front yard.

Evergreen Conical trees such as Eastern Red Ceder, Arizona Cypress, Juniper, Colorado Blue Spruce are preferred.

3.02. Irrigation-

An automatic irrigation system is required for each residence.

4.00. Site Plan Approval-

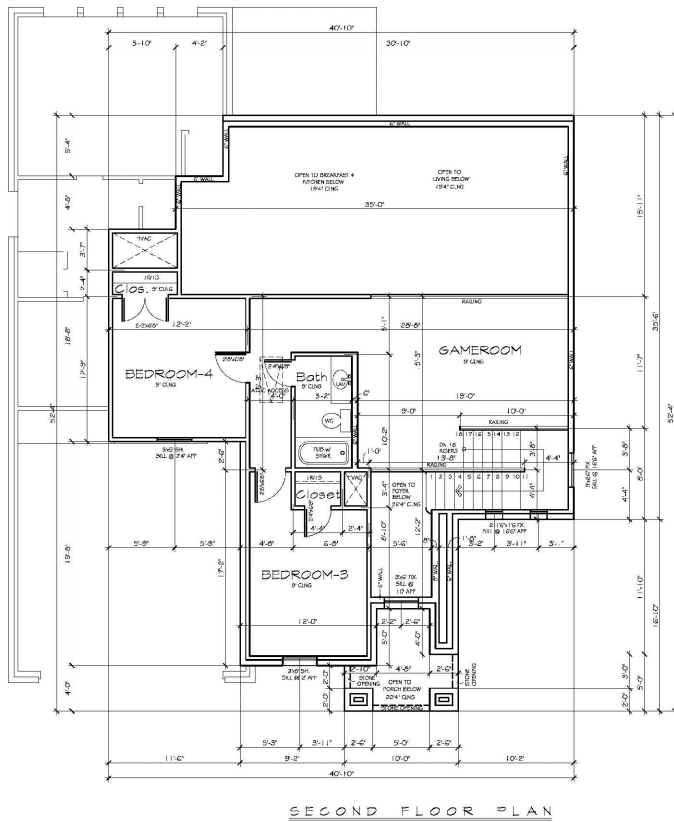
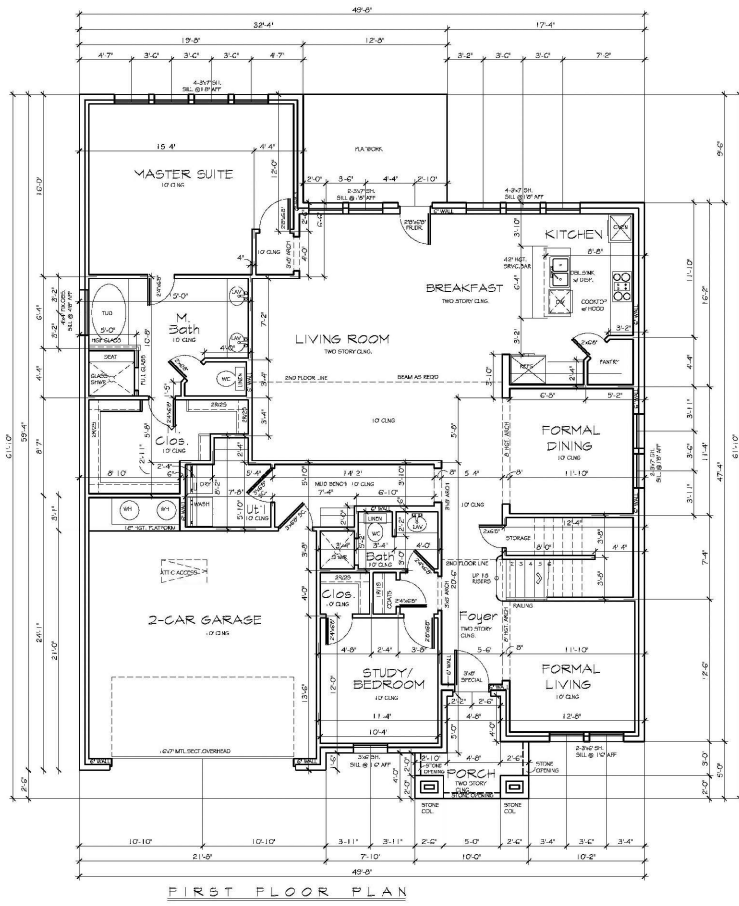
No further Site Plan approval will be required as long as the concept and functionality of the Site plan as shown on the SINGLE FAMILY concept plan is followed.

Anticipated Single Family Elevation



Example Single Family plans and Elevations





MULTIFAMILY ZONING DISTRICT

Proposed multifamily development is located on the same parcel of land as it was part of PD 6 before. It has connection form the Bear Creek Driveway and proposed Townhome development at East and to two-way divided driveway at South. It has access to the park and amenities proposed on residential development.

Proposed Multifamily development on 21.28 acres of land includes 3 stories apartment buildings with with a one story office/clubhouse building . The maximum number of apartment units shall be 400.

1. GENERAL DESIGN STANDARDS:

1.01. *Building Permits-*

All development of and construction within the Planned Development will be subject to obtaining building permits from the City of Glenn Heights and satisfy all city design criteria and standards.

1.02. *District Size-*

There are 22.22 acres in the MULTIFAMILY district

1.03. *Density-*

The maximum number of apartment units shall be 400 (or a density of approximately 18.8 units per acre.

1.04. *Permitting-*

Multifamily Development may developed as soon as the infrastructure for the single family development is complete.

Pond, Open space and Parks on Multifamily district can be developed as part of the Single Family District Development. and to be maintained by respective HOA until Multifamily district is developed and responsibility is shared among all districts.

1.05. *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:

1. Studio units: 500 square feet.
2. One-bedroom units: 800 square feet.
3. Two-bedroom units: 950 square feet.
4. Three-bedroom units: 1,100 square feet

1.06 Minimum Lot Coverage –

There shall not be a minimum/maximum lot coverage as long as the MULTIFAMILY development standards are followed for the development.

1.07. Building Separation-

The minimum building separation shall be 20 feet unless as long as the MULTIFAMILY development standards are followed for the development.

1.08. Building Length-

There shall not be a minimum/maximum building length as long as the MULTIFAMILY concept plan is followed for development

1.09. Parking-

Parking regulations as provided shall apply to Multifamily Development as follows:

1. One (1) space per studio unit
2. Two (2) spaces per 1-bedroom unit
3. Two (2) spaces per 2-bedroom unit
4. Two and one half (2.5) spaces per 3-bedroom unit
5. One (1) space per 5 units for guest parking
6. Covered parking is not required but encouraged
7. Each standard off-street surface parking space shall be Nine feet by eighteen feet (9' x 20') to comply with the design standards

1.10. Amenity Center/Club House-

Proposed Multifamily development should have an amenity center that should be operated & maintained by the Apartment Office of maintenance.

1.10.A General Condition for Amenity Building:

- A. Amenity building with approximately 1,600 square feet to be built with Apartment complex.
- B. Scope and finish of the building should be consistent with community guidelines established in the PD. The exterior of the building should match with proposed Multifamily building.
- C. There has to be sidewalks surrounding the Amenity Center to provide access from Each individual building.

- D. Amenity Center should have an outdoor space where several *USPS (United States Postal Service)* approved "Cluster Box Units" mail boxes with post mount to be placed. See Exhibit E.
- E. Building shall be maintained by the Multifamily District Management Office (MMO).
- F. Events, hours and rules shall be defined by the Multifamily District operational manual.
- G. Amenity building shall include:
 - (a) Swimming pool with accessories.
 - (b) Work out facility to include tread mills and other workout equipment.
 - (c) Two unisex half bathrooms.
 - (d) Children Play room area.
 - (e) Board Room meeting area.
 - (f) Meeting space for community events.
 - (g) Covered back patio area.
 - (h) Free Wi-Fi internet for clubhouse

1.11. Sidewalks-

The minimum width of any sidewalk shall be five feet (5'). A continuous sidewalk system to be built to access ant part of the development and also to the commercial, residential site and playground.

1.12. Minimum Exterior Construction Standards-

All exterior wall elevations of each primary structure shall consist of sixty percent (60%) masonry material which include brick, stone, granite or marble, stucco; excluding doors and windows and balconies. Siding may consist of no more than forty percent (40%) of all exterior wall elevations.

1.13. HVAC Screening-

All mechanical, heating, and air-conditioning units facing Public Street shall be hidden from public view. Landscape screening, preferably a 4' evergreen shrubs to be provided to cover all Mechanical equipment placed on the ground. Colling and heating unit can also be installed over the roof with access for repair.

1.14. Fencing & Screening-

Decorative wrought Iron fence, matching with other phased development to be installed along the Property and/or along the creek boundary with push button combination lock on security gates provided for pedestrian ingress/egress. The minimum height of the fence shall be four (4) feet with a maximum height of six (6) feet.

Additional landscape screening with evergreen shrubs will be required along with decorative wrought Iron fence wherever Multifamily District boundary is adjacent to the Single Family district.

1.15. Refuse Facilities-

Depending on Final Design of Multifamily District layout, each proposed buildings requires at least one dumpster per building which has to be located at convenient place, screen with Masonry Wall and easily accessible from respective buildings. No dumpster to be faced towards W. Bear Creek Road.

1.16. Landscape Area Requirements-

All landscaping shall comply with the city landscaping requirements. A Landscape plan shall be provided for City review. Native and drought tolerant plants will be planted per approved Glenn Heights plant List. However, Evergreen shrubs and Evergreen trees are highly preferred. Evergreen Conical trees such as Eastern Red Ceder, Arizona Cypress, Juniper, Colorado Blue Spruce are preferred along with wrought iron fence abutting residential development and parks

1.17. Irrigation-

Automatic irrigation system to be installed with the development per City design standard.

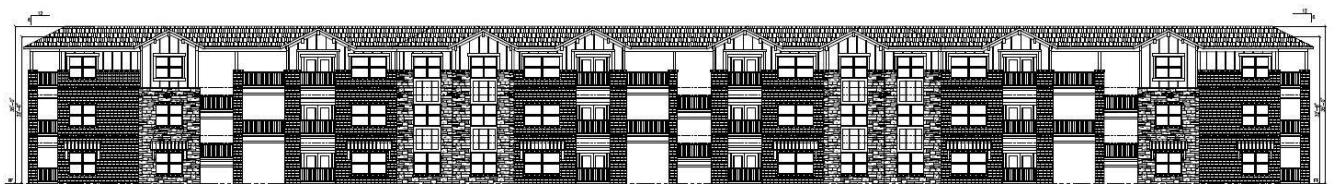
1.18. Park Space-

An open private park with Kids Playground to be constructed near the South East corner of the Zoning District which can be accessed by Single family residents and apartment dwellers. A minimum of 10 standard 9’x20’ parking spaces to be provided for residential dwellers to park next to the kids’ playground.

2.0. Site Plan Approval-

A detail site plan for the Multifamily Development shall be submitted for approval prior to submittal for a building permit. The site plan submittal shall include a site plan, landscape plan, and building elevations.

**Anticipated Multifamily Elevation:
Three Story Multifamily Shown in Elevation**



PARK/PLAYGROUND/GREEN OPEN SPACE/ POND

A min. of 15% area to be dedicated for Park/green Space/ Pond with Trail system. Maintenance of all Park/Green Space/Pond areas and all amenities within the areas shall be maintained by the apartment owners.

At a minimum, the Park/Green Space/Pond areas should include the following amenities:

- A. Playground equipment suitable to varying age groups
- B. Two (2) park benches
- C. Four (4) foot sidewalks
- D. Five (5) foot pedestrian walking trail
- E. Three (3) grills
- F. Two (2) picnic benches

The Park/Green Space/Pond areas shall be accessible from the single family development through a five (5) foot pedestrian walking trail system.

The location and orientation of parks and ponds may change to comply with City of Glenn Heights specifications, FEMA and USACE regulations and restrictions.

Exhibit B: Monument Sign (Example)



Exhibit C: Street Sign and Post



(Example Picture shows Street Sign by Brandon Industries)

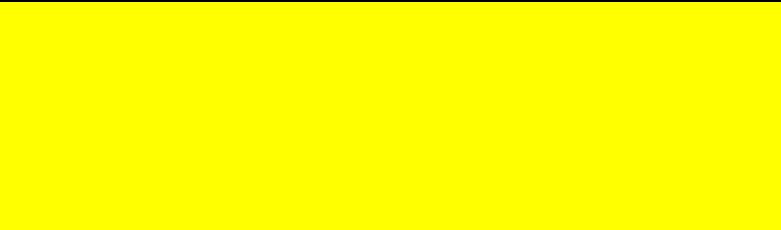
Exhibit D: Street Light

ONCOR Approved LED Street Light Fixture



TSN 475238 Rev. 01/08 Copyright 2008 Oncor Electric Delivery. All Rights Reserved.

Brandon Industries LED Street Light Fixture



CL7-AMG

CL6-AG

CL8-H-02

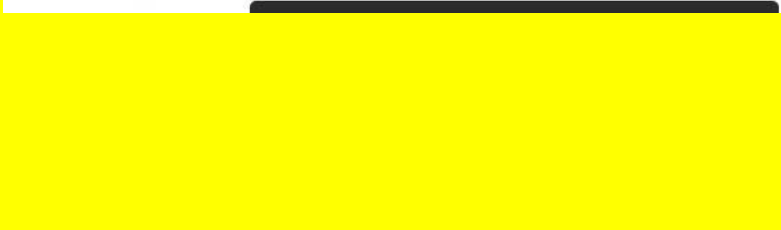


Exhibit E: Decorative Mail Boxes
(Example Picture shows Mail Box by Brandon Industries)

**Post mounted Decorative Mail Box
for Single-Family District**



**Clustered Decorative Mail Box for
Townhome and Multifamily District**



**Clustered Decorative Mail Box under covered canopy
(Townhome and Multifamily District)**



Exhibit F: Bench/Trash Can

(Example Picture shows Trash Can and Bench by SITESCAPES)

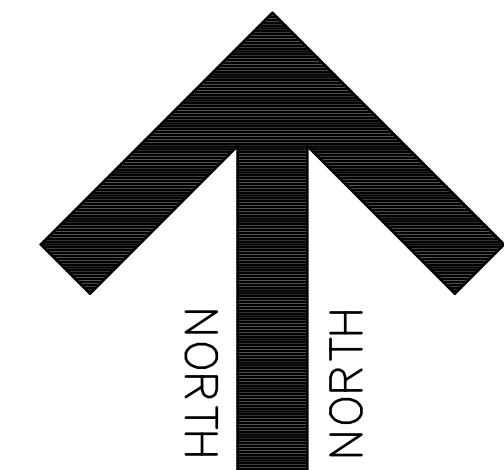
Trash Container	Benches
	

Exhibit G: Canopy

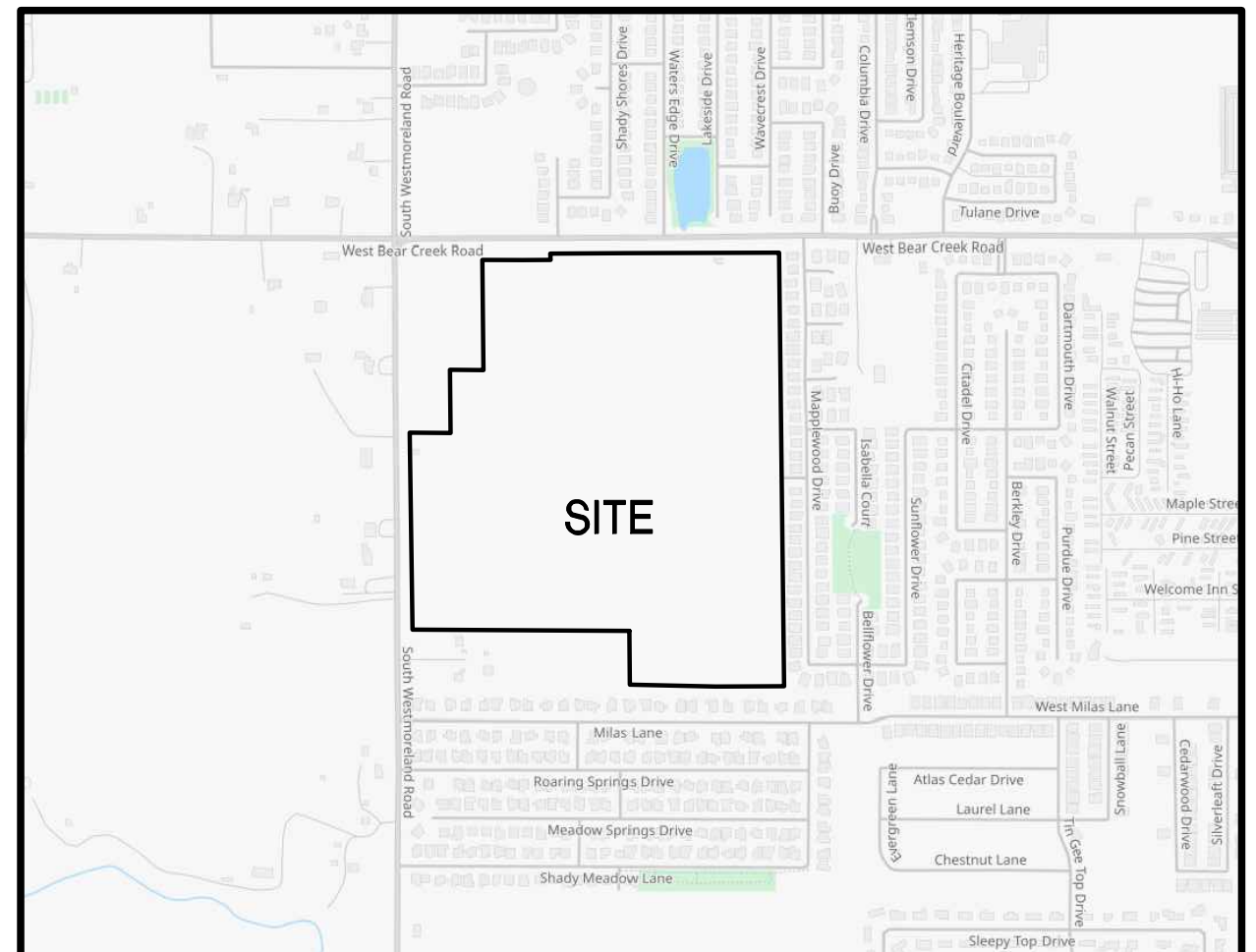


Exhibit H: Kids' Playground





SCALE: 1" = 140'
 0' 140 280 420
 GRAPHIC SCALE



LOCATION MAP

LAND AREA TABULATION

TOTAL LAND AREA (GROSS)	112.23 ACRES
ROW DEDICATION BEAR CREEK ROAD	0.93 ACRES
ROW DEDICATION WESTMORELAND ROAD	0.95 ACRES
LAND AREA NET OF ROW DEDICATION	110.35 ACRES
LAND AREA OF SINGLE FAMILY (NET ROW DED.)	88.40 ACRES
LAND AREA OF APARTMENTS (NET ROW DED.)	21.95 ACRES

COLOR	PROPOSED LAND USE	NO. OF LOTS/UNITS
[Orange Box]	SINGLE FAMILY	≥ 9,000 SQ FT: 69
		6,000-9,000 SQ FT: 53
		5,500-5,999 SQ. FT.: 280
[Blue Box]	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 *	14.18 ACRES (16.0%)	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.

LEGEND

- [Orange Box] SINGLE FAMILY LOTS
- [Green Box] OPEN SPACE/PARK AREAS
- [Blue Box] APARTMENT ZONING DISTRICT

- 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:	
4-21-25	REVISE STREET B
5-4-25	REVISE STREET C
5-7-25	REVISE TOTAL AREA

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

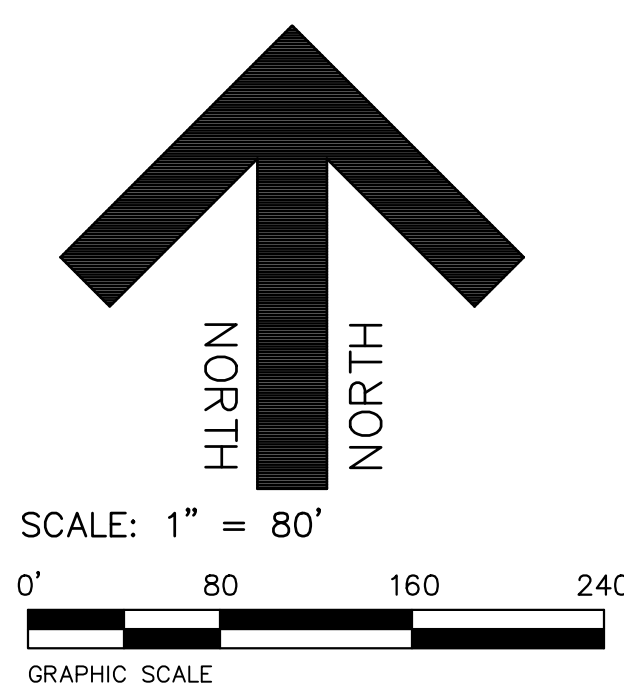
SHEET TITLE:

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.
 TSBP 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.
SCALE: 1" = 140'	CHECKED BY: JDJR	1 OF 4



LAND AREA TABULATION

TOTAL LAND AREA (GROSS) _____ 112.23 ACRES
 ROW DEDICATION BEAR CREEK ROAD _____ 0.93 ACRES
 ROW DEDICATION WESTMORELAND ROAD _____ 0.95 ACRES
 LAND AREA NET OF ROW DEDICATION _____ 110.35 ACRES
 LAND AREA OF SINGLE FAMILY (NET ROW DED.) _____ 88.40 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	69
		6,000-9,000 SQ FT	53
		5,500-5,999 SQ. FT.	280
	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 *	14.18 ACRES (16.0%)	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.

LEGEND

- SINGLE FAMILY LOTS
- OPEN SPACE/PARK AREAS
- APARTMENT ZONING DISTRICT

- 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:	
4-21-25	REVISE STREET B
5-4-25	REVISE STREET C
5-7-25	REVISE TOTAL AREA

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.
SCALE: 1" = 80'	CHECKED BY: JDJR	2 OF 4

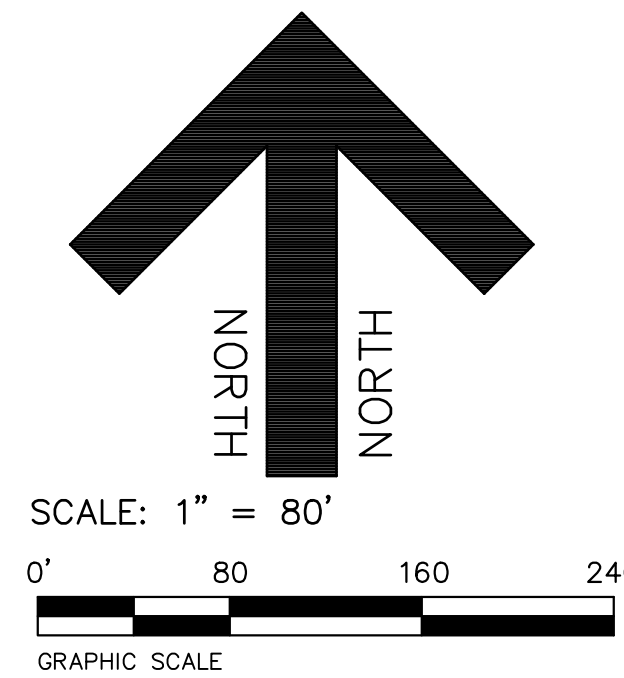


ROGERICK R. JOHNSON
 AND MANIVONE WISOMBATH
 INST. NO. 202100044641
 O.P.R.D.C.T.

ERIC O. GOMEZ AND WIFE,
 OLIVAMA GOMEZ
 INST. NO. 202000173147
 O.P.R.D.C.T.

REPLAT OF MEADOW SPRINGS
 PHASE 2
 INST. NO. 1201700217137
 O.P.R.D.C.T.

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LAND AREA TABULATION

TOTAL LAND AREA (GROSS) _____ 112.23 ACRES
 ROW DEDICATION BEAR CREEK ROAD _____ 0.93 ACRES
 ROW DEDICATION WESTMORELAND ROAD _____ 0.95 ACRES
 LAND AREA NET OF ROW DEDICATION _____ 110.35 ACRES
 LAND AREA OF SINGLE FAMILY (NET ROW DED.) _____ 88.40 ACRES
 LAND AREA OF APARTMENTS (NET ROW DED.) _____ 21.95 ACRES

COLOR	PROPOSED LAND USE	NO. OF LOTS/UNITS	
[Yellow]	SINGLE FAMILY	≥ 9,000 SQ FT	69
		6,000-9,000 SQ FT	53
		5,500-5,999 SQ. FT.	280
[Blue]	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)
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LEGEND

- [Yellow] SINGLE FAMILY LOTS
- [Green] OPEN SPACE/PARK AREAS
- [Blue] APARTMENT ZONING DISTRICT

- NOTES:**
1. Drainage/Flood study will be done during details engineering submittal
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SHEET TITLE:

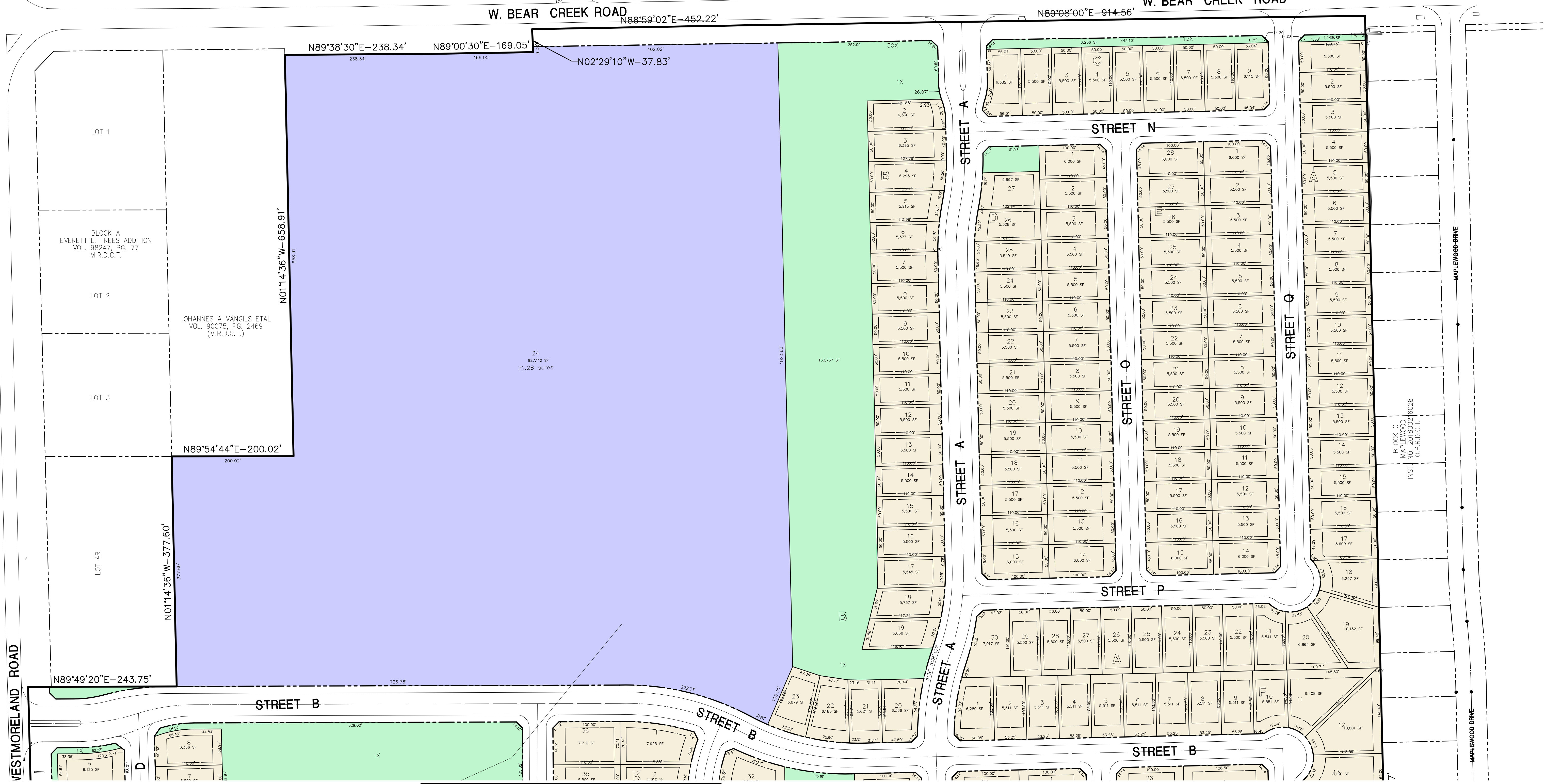
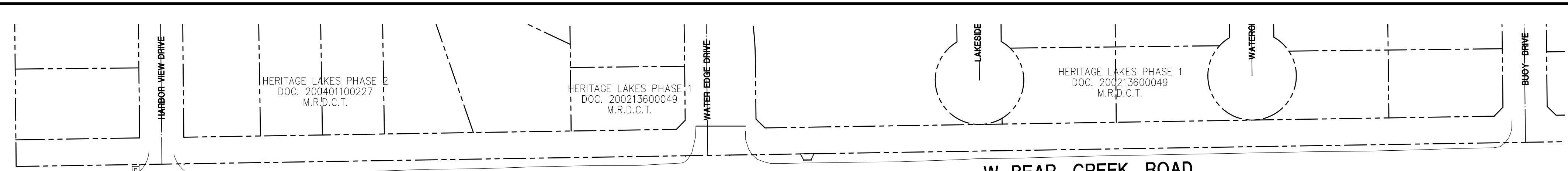
EXHIBIT C: CONCEPT PLAN
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JDJR PREPARED BY:
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 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-5357 Fax 972-252-8958

DATE: JAN. 2025	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 80'	CHECKED BY: JDJR	3 OF 4

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LAND AREA TABULATION

TOTAL LAND AREA (GROSS)	112.23 ACRES
ROW DEDICATION BEAR CREEK ROAD	0.93 ACRES
ROW DEDICATION WESTMORELAND ROAD	0.95 ACRES
LAND AREA NET OF ROW DEDICATION	110.35 ACRES
LAND AREA OF SINGLE FAMILY (NET ROW DED.)	88.40 ACRES
LAND AREA OF APARTMENTS (NET ROW DED.)	21.95 ACRES

- 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.

COLOR	PROPOSED LAND USE	NO. OF LOTS/UNITS
[Light Brown]	≥ 9,000 SQ FT	69
	6,000-9,000 SQ FT	53
	5,500-5,999 SQ. FT.	280
[Light Blue]	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)
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DISTRICT 2 MULTIFAMILY RESIDENTIAL	MF/MULTIFAMILY RESIDENTIAL	21.95 ACRES *	NA	15%	18

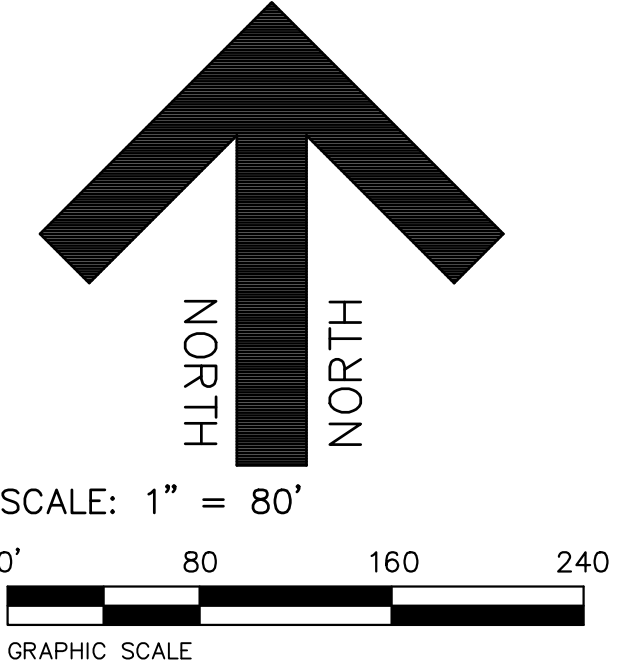
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LEGEND

- [Light Brown] SINGLE FAMILY LOTS
- [Light Green] OPEN SPACE/PARK AREAS WITHIN THE SINGLE FAMILY DEVELOPMENT
- [Light Blue] APARTMENT ZONING DISTRICT

REVISIONS:

4-21-25	REVISE STREET B
5-4-25	REVISE STREET C
5-7-25	REVISE TOTAL AREA



SHEET TITLE:

EXHIBIT C: CONCEPT PLAN
VALENCIA ESTATES
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 Tel 972-252-5357 Fax 972-252-8958

DATE: JAN. 2025	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 80'	CHECKED BY: JDJR	4 OF 4

METES AND BOUNDS DESCRIPTION:

BEING a tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described in a deed to Your Home Builder, Inc. as recorded in Instrument No. 20070138404 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) and being all of a tract of land described in a deed to Sudha Reddy Suravaram and Yojana Randi Sangu as recorded in Instrument No. 201600127111 (O.P.R.D.C.T.), and being all of that tract of land described in Probate to William Patrick Young and Mary Kathleen Young, as described in Partition Deed recorded in Volume 96079, Page 3070, D.R.D.C.T., and being more particularly described as follows;

BEGINNING at a point at the southwest corner of said Your Home Builder, Inc. tract and the northwest corner of a tract of land described in a deed to Rogerick R. Johnson and Manivone Visisombath as recorded in Instrument No. 202100044641, (O.P.R.D.C.T.) and on the east right-of-way line of S. Westmoreland Road (a variable width right-of-way), for a corner;

THENCE North 01 degree 30 minutes 58 seconds West along the west line of said Your Home Builder, Inc. tract and the east right-of-way line of said S. Westmoreland Road, a distance of 1,176.69 feet to a point at the northwest corner of said Your Home Builder, Inc. tract and the southwest corner of Lot 4R, Block A, of Everett L. Trees Addition an addition to the City of Glenn Heights, Dallas County, Texas as recorded in Volume 89247, Page 80, Map Records of Dallas County, Texas, for a corner;

THENCE North 89 degrees 49 minutes 20 seconds East along the south line of said Lot 4R, a distance of 243.75 feet to a point at the southeast corner of said Lot 4R, for a corner;

THENCE North 01 degree 14 minutes 36 seconds West, along the east line of said Lot 4R, a distance of 377.60 feet to a point at the northeast corner of said Lot 4R, and the southeast corner of said Lot 3, and the southwest corner of said Lot 5R1, for a corner;

THENCE North 89 degrees 54 minutes 44 seconds East, along the south line of said Lot 5R, a distance of 200.02 feet to a point at the southeast corner of said Lot 5R1 to a point for corner;

THENCE North 01 degree 14 minutes 36 seconds West, along the west line of said Your Home Builder, Inc. tract and the east line of said Lot 5R1, a distance of 658.91 feet to a point at the northwest corner of said Your Home Builder, Inc. tract and the northeast corner of said Lot 5R1 and on the south right-of-way line of W. Bear Creek Road (a variable width right-of-way), for a corner;

THENCE North 89 degrees 38 minutes 30 seconds East, along the north line of said Your Home Builder, Inc. tract, and the south right-of-way line of said W. Bear Creek Road, a distance of 238.34 feet to a point, for corner;

THENCE North 89 degrees 00 minutes 30 seconds East, along the north line of said Your Home Builder, Inc. tract, and the south right-of-way line of said W. Bear Creek Road, a distance of 168.04 feet to a point, for corner;

THENCE North 00 degrees 57 minutes 44 seconds West, a distance of 37.82 feet to a point on the south right-of-way line of said W. Bear Creek Road, for a corner;

THENCE North 88 degrees 59 minutes 02 seconds East, along the north line of said Your Home Builder, Inc. tract, and the south right-of-way line of said W. Bear Creek Road, a distance of 452.22 feet to a point at the northeast corner of said Your Home Builder, Inc. tract and the northwest corner of said Suravaram and Sangu tract, for corner;

THENCE North 89 degrees 08 minutes 00 seconds East, along the north line of said Suravaram and Sangu. tract, and the south right-of-way line of said W. Bear Creek Road, passing at a distance of 484.48 feet, a point at the northeast corner of said Suravaram and Sangu tract and the northwest corner of said Young tract, and continuing along the north line of said Young tract and said south right-of-way line, in all a total cumulative distance of 894.66 feet to the northeast corner of said Young tract;

THENCE 01 degrees 46 minutes 44 seconds East, along the east line of said Young tract, a distance of 2,601.93 feet to the southeast corner of same;

THENCE North 89 degrees 22 minutes 37 seconds West, along the south line of said Yong tract, passing at a distance of 408.21 feet the southwest corner of said Young tract and southeast corner of said Suravaram and Sangu tract, and continuing along the south line of said Suravaram and Sangu tract and on the north line of said Replat of Meadow Spings, Phase 2 addition, in all a total cumulative distance of 921.73 feet to a point at the southwest corner of said Suravaram and Sangu tract and the southeast line of a tract of land described in a deed to Eric O. Gomez and wife, Olivama Gomez, as recorded in Inst. No. 202000173147 (O.P.R.D.C.T.), for a corner;

THENCE North 01 degree 11 minutes 33 seconds west along the west line of said Suravaram and Sangu tract and the east lines of said Gomez tract and said Johnson and Visisombath tract, a distance of 320.75 feet to a point at the southeast corner of said Your Home Builder, Inc. tract and the northeast corner of said Johnson and Visisombath tract to a point for corner;

THENCE South 89 degrees 40 minutes 20 seconds West, along the south line of said Your Home Builder, Inc. tract and the north line of said Johnson and Visisombath tract a distance of 1,295.00 feet to the POINT OF BEGINNING AND CONTAINING 111.6060 acres and 4,861,556 square feet, more or less.

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BEING a tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described in a deed to Your Home Builder, Inc. as recorded in Instrument No. 20070138404 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) and being all of a tract of land described in a deed to Sudha Reddy Suravaram and Yojana Rani Sangu as recorded in Instrument No. 201600127111 (O.P.R.D.C.T.) and being all of that tract of land described in Probate to William Patrick Young and Mary Kathleen Young, as described in Partition Deed recorded in Volume 96079, Page 3070, D.R.D.C.T., and being more particularly described as follows:

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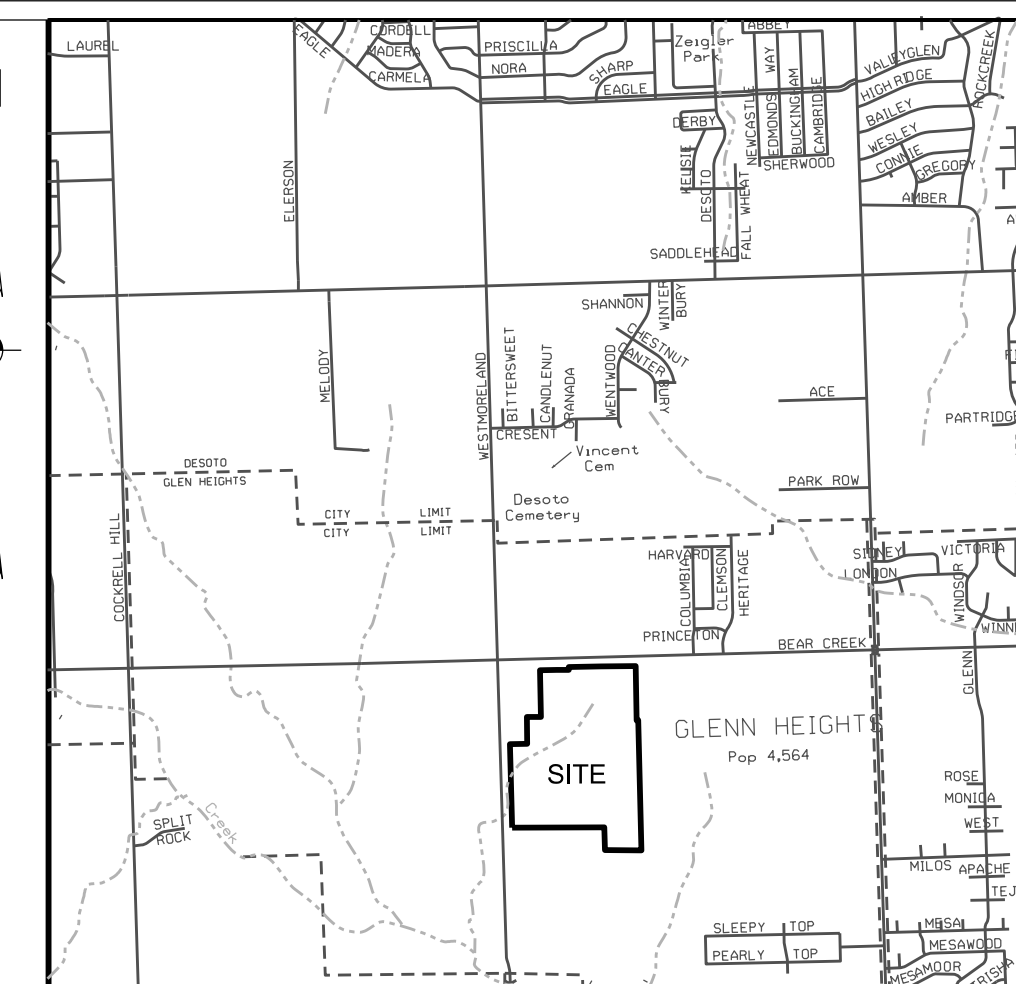
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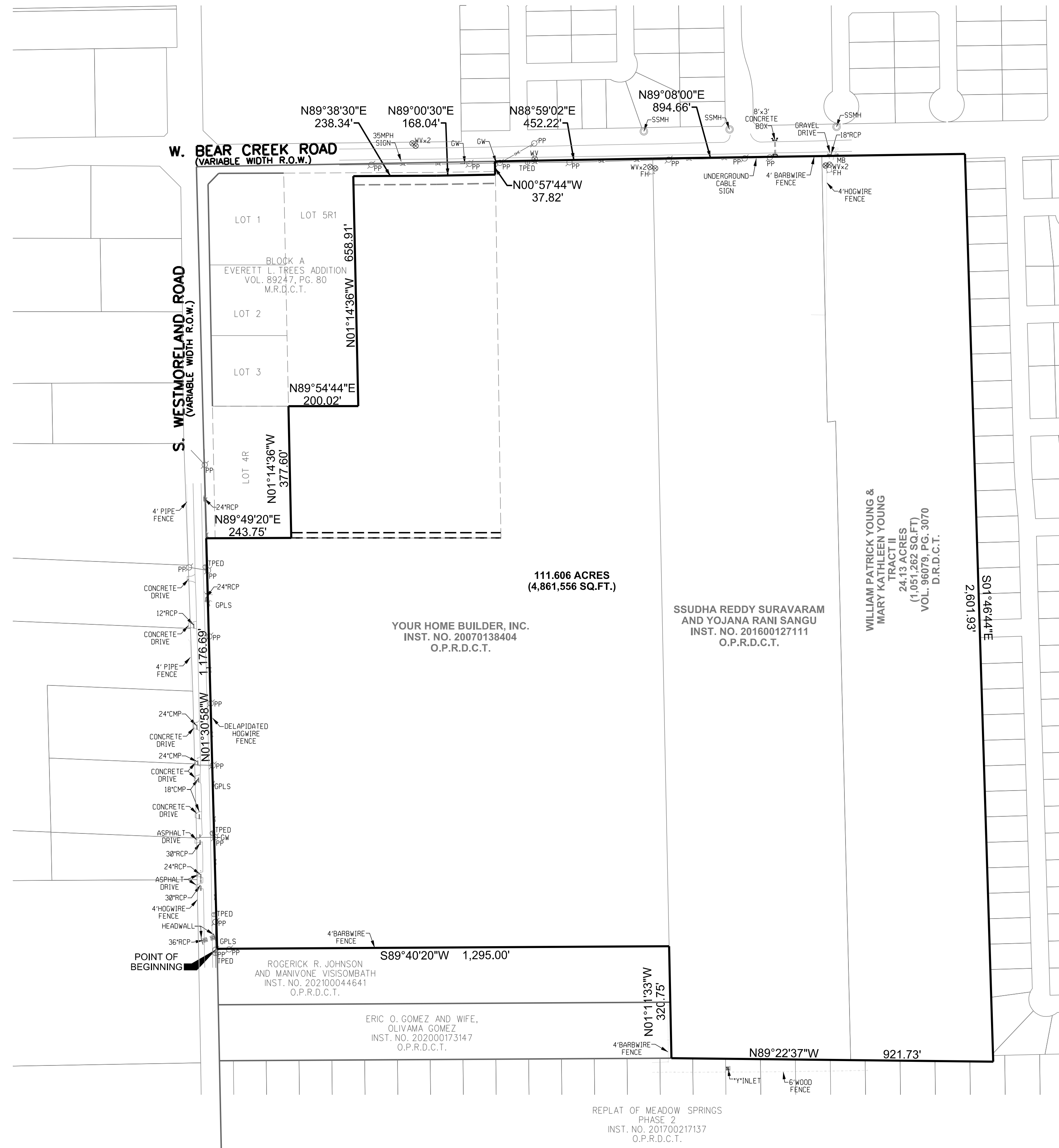
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0' 100' 200' 400' N
1" = 200'



VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
- The surveyor has relied upon that commitment for title insurance as prepared by _____ Title Insurance Company, of Number _____, having an effective date of _____ and an issued date of _____, in the preparation of this survey. All plottable exceptions are shown hereon.
- The property has access to S. Westmoreland Road and W. Bear Creek Road, both public rights-of-ways.
- Based upon graphical plotting of FEMA Flood Insurance Rate Map Number 48113C0640K, dated July 07, 2001, the subject property lies partially within Zone X (unshaded), as shown hereon.
- There is no evidence of wetlands.
- There are no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There is no evidence of any gravesites, cemeteries, or burial grounds observed in the process of conducting the fieldwork.
- There is no evidence of any certain division or party walls with respect to adjoining properties.
- There are no encroachments or protrusions located by this survey.

LEGEND

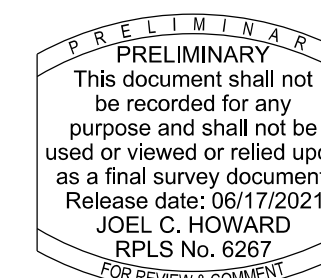
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
SQ.FT.	SQUARE FEET
VOL.	VOLUME
R.O.W.	RIGHT OF WAY
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
IRF	IRON ROD FOUND
SIR	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
WV	WATER VALVE
PP	POWER POLE
STMH	STORM SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
MB	MAIL BOX
GW	GUY WIRE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRIGATED METAL PIPE
GPLS	GAS PIPELINE SIGN

To: _____

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1.2, 3.4, 5(a), 5(b), 7(a), 8.9, 10(a), 11, 13, 16, and 19 of Table A thereof. The fieldwork was completed on _____

Date of Plat or Map: June 17, 2021

Joel C. Howard
Texas RPLS No. 6267



**ALTA/NSPS SURVEY
OF
111.606 ACRES
CITY OF GLENN HEIGHTS
DALLAS COUNTY, TEXAS
WILLIAM RAWLINGS SURVEY
ABSTRACT NO. 1205**

DATED: 06/17/2021 DRAWN BY: LEO



3410 MIDCOURT RD., STE 110; CARROLLTON, TEXAS 75006
SCALE: 1"=200' (972)243-2409 PROJECT #2214
TBPLS FIRM NO. 10194205