



**NOTICE AND AGENDA  
CITY OF GLENN HEIGHTS  
PLANNING AND ZONING COMMISSION  
MONDAY, MARCH 8, 2021**

Notice is hereby given in accordance with the Order of the Office of the Governor issued March 16, 2020, the City of Glenn Heights will conduct a Regular Meeting by telephone and video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Novel Coronavirus (COVID-19).

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

To view this Commission Meeting live, please use the following link: <https://www.facebook.com/CityofGlennHeights>.

**NOTICE IS HEREBY GIVEN THAT THE CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION WILL HOLD A REGULAR MEETING ON MONDAY, MARCH 8, 2021 BEGINNING AT 6:30 P.M., VIA TELEPHONE AND VIDEO CONFERENCE, AS PRESCRIBED BY V.T.C.S., 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 THE MEETING NOTICE.**

**PUBLIC HEARINGS**

If you would like to speak during a Public Hearing, please email Miamauni Hines, City Planner, at [miamauni.hines@glennheightstx.gov](mailto:miamauni.hines@glennheightstx.gov) no later than **5:30 P.M. on March 8, 2021**. Please include the following information in your email:

- Name
- Address
- Email Address and Phone Number
- Designate which Public Hearing

Once your request is received, you will be given information to access the meeting via telephone or video conference (which provides two-way communication during the Public Hearing portions of the meeting).

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

1. Discuss and take action to approve the meeting minutes of February 8, 2021.

## AGENDA

1. **Zoning Case 20-002-PP:** Discuss and take action on a Preliminary Plat by JDJR Engineering and Consultants on behalf of Bear Creek Elegance, LLC for Bear Creek Elegance. The 39.784-acre tract is situated in the Elias R Parks Survey, Abstract No. 1131, Glenn Heights, Dallas County, Texas. The subject property is zoned Planned Development-25 for Single Family-3. The applicant proposes to subdivide this tract into 70 single-family residential lots and 5 lots to be owned and maintained by the Bear Creek Elegance Homeowners Association.

## ADJOURNMENT

I, Brandi Brown, City Secretary, do hereby certify that the Notice and Agenda was posted in a place convenient to the Public on March 5, 2021. 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 and to receive legal advice regarding any item listed on this agenda.

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Brandi Brown, City Secretary

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

**MONDAY, FEBRUARY 8, 2021**

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

On the 8th day of February 2021, the Planning and Zoning Commission of the City of Glenn Heights, Texas convened in a special called meeting via video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing” to slow the spread of Novel Coronavirus (COVID-19) and consider the following items, with these members in attendance:

**BOARD MEMBERS**

Austin Kelley	*	Chair
April Stokes	*	Board Member
Kelvin Stroy	*	Board Member
Arnold Davis, Jr.	*	Board Member
Paul Alley	*	Board Member

**ABSENT**

Tabatha Gamble	*	Board Member
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**STAFF**

Michael Roger	*	Deputy City Manager
Marlon Goff	*	Director of Planning and Development Services
Miamauni Hines	*	City Planner
Byron Hardy	*	IT Administrator

**Call to Order** Commissioner Kelley called the meeting to order at 6:38 p.m.

**Invocation** Commissioner Kelley

**Pledge of Allegiance**

**Consent Agenda**

1. Discuss and take action to approve the meeting minutes of January 11, 2021.

Motion by Commissioner Alley to approve the minutes. Commissioner Stroy made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

### **Agenda**

1. Discuss and take action to appoint the Planning and Zoning Commission Vice-Chair.

Motion by Commissioner Stroy to nominate Commissioner Alley as the Planning and Zoning Commission Vice-Chair. Commissioner Davis made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

2. **Zoning Case 20-010-SUP:** Public hearing to receive testimony concerning a Specific Use Permit request by Matthew Smith on behalf of Vaquero Ventures for the construction and use of a gas station and convenience store. The 5.499-acre parcel is situated in the JP Woolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas and located at the southwest corner of Ovilla Road and Uhl Road.

Motion by Commissioner Davis to open the public hearing at 6:45 p.m. Commissioner Stroy made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

#### **Miamauni Hines, City Planner**

Ms. Hines informed the Commission that there weren't any public comments.

Motion by Commissioner Alley to close the public hearing at 6:46 p.m. Commissioner Davis made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

3. **Zoning Case 20-010-SUP:** Discuss and take action on a Specific Use Permit request by Matthew Smith on behalf of Vaquero Ventures for the construction and use of a gas station and convenience store. The 5.499-acre parcel is situated in the JP Woolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas and located at the southwest corner of Ovilla Road and Uhl Road.

#### **Miamauni Hines, City Planner**

Ms. Hines presented the information related to the Specific Use Permit and stated staff's recommendation of approval.

Commissioner Stroy asked where the proposed site is in relation to the gas station at the intersection of Hampton and Ovilla.

Ms. Hines explained that the proposed site is a few blocks east of that location.

Commissioner Stroy asked if the applicant owned any existing developments in the City of Glenn Heights.

**Brad White – Vaquero Ventures**  
**2900 Wingate Street, Suite 200**  
**Fort Worth, TX 76107**

Mr. White confirmed that they did not own any existing developments.

Commissioner Kelley asked what changed on the site plan.

Ms. Hines stated that the applicant included a preliminary plan for detention and realigned one of the driveways.

Motion by Commissioner Stroy to approve the Specific Use Permit as presented. Commissioner Alley made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

4. **Zoning Case 21-002-SUP:** Public Hearing to receive testimony concerning a Specific Use Permit request by Glenn Thurman on behalf of First Texas Homes for a temporary concrete batch plant. The 19.696-acre property is zoned Planned Development 18C, Single Family-2, Single Family-3, & Single Family-4 (PD-3, SF-2/SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Villages at Charleston Phase III, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.

Motion by Commissioner Davis to open the public hearing at 7:02 p.m. Commissioner Stroy made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

**Miamauni Hines, City Planner**

Ms. Hines informed the Commission that there weren't any public comments.

Motion by Commissioner Alley to close the public hearing at 7:03 p.m. Commissioner Davis made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

5. **Zoning Case 21-002-SUP:** Discuss and take action on a Specific Use Permit request by Glenn Thurman on behalf of First Texas Homes for a temporary concrete batch plant. The 19.696-acre property is zoned Planned Development 18C, Single Family-2, Single Family-3, & Single Family-4 (PD-3, SF-2/SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Villages

at Charleston Phase III, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.

**Miamauni Hines, City Planner**

Ms. Hines presented the information related to the Specific Use Permit and stated staff's recommendation of denial.

Commissioner asked if this request is similar to the equipment used in the batch plant at Maplewood Phase II.

Ms. Hines confirmed that the companies are different, but the use is similar.

Commissioner Stroy asked if he could see where the Magnolia Meadows batch plant would be proposed relation to the Villages at Charleston proposed site.

Ms. Hines explained that the Magnolia Meadows proposed site is just to the east of the Villages at Charleston proposed site.

Motion by Commissioner Stroy to deny the Specific Use Permit as presented. Commissioner Alley made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

6. **Zoning Case 21-001-SUP:** Public Hearing to receive testimony concerning a Specific Use Permit request by Glenn Thurman on behalf of DR Horton for a temporary concrete batch plant. The 34.190-acre property is zoned Planned Development-3 for Single Family-3 & Single Family-4 (PD-3, SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Magnolia Meadows Phase IV, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.

Motion by Commissioner Davis to open the public hearing at 7:15 p.m. Commissioner Stroy made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

**Miamauni Hines, City Planner**

Ms. Hines informed the Commission that there weren't any public comments.

Motion by Commissioner Stroy to close the public hearing at 7:17 p.m. Commissioner Stokes made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

7. **Zoning Case 21-001-SUP:** Discuss and take action on a Specific Use Permit request by Glenn Thurman on behalf of DR Horton for a temporary concrete batch plant. The 34.190-acre property is zoned Planned Development-3 for Single Family-3 & Single Family-4 (PD-3, SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Magnolia Meadows Phase IV, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.

**Miamauni Hines, City Planner**

Ms. Hines presented the information related to the Specific Use Permit and stated staff's recommendation of approval granting exceptions to reduce the residential buffer from 1000 feet to 700 feet and allow this batch plant to furnish concrete for both Villages at Charleston Phase III and Magnolia Meadows Phase IV.

Commissioner Kelley asked where Villages at Charleston Phase III was in relation to Magnolia Meadows Phase IV.

Ms. Hines explained that the Villages at Charleston subdivision is just to the west of the Magnolia Meadows subdivision.

Commissioner Kelley asked if there was a road between the two subdivisions.

Ms. Hines answered that there wasn't one.

Commissioner Alley asked if the plant would need to be larger to produce concrete for both subdivisions.

**Richard Fronterhouse – Glenn Thurman  
3212 Pioneer Parkway  
Mesquite, TX 75185**

Mr. Fronterhouse explained that the standard size is a 10-yard mix and the size is the same regardless, but the timing would be different.

Commissioner Alley expressed that he had general concern about the environmental emissions for the residents of the neighboring subdivisions.

Mr. Fronterhouse explained that the plant would have the required filters and the TCEQ holds these plants to specific standards.

Commissioner Davis asked if the two subdivisions would be furnished simultaneously.

Mr. Fronterhouse explained that the plant would most likely furnish the Villages at Charleston subdivision first and then Magnolia Meadows.

Commissioner Stroy asked for clarification on the route to transfer materials from one subdivision to the other.

Mr. Fronterhouse explained that they would blade a temporary road across the property line.

Commissioner David asked when production would start.

Mr. Fronterhouse explained that they hope to start in mid- to late-march.

Mr. Hines added that the SUP would have its first City Council on March 2, 2021 and the second on March 16, 2021.

Commissioner Kelley asked for clarification on the potential impact if the SUP was not approved.

Ms. Hines stated that the developers would have to use ready mix trucks which would increase the stress on existing City roads.

Commissioner Alley asked if the contractor would have to put up a bond for potential road repairs.

Ms. Hines confirmed that this is the case.

Motion by Commissioner Stroy to approve the Specific Use Permit granting special exceptions according to Staff's recommendation as presented. Commissioner Davis made the second. The motion carried by the following vote:

**Votes: (4-1)     Aye – Kelley, Stokes, Stroy, and Davis**  
**Nay – Alley**

8. **Zoning Case 21-003-RZ:** Public hearing to receive testimony concerning a change of zoning request by Francisco Carrizales for the property located at 1705 Glenn Lane, Glenn Heights, Dallas County, Texas. The 1.336-acre parcel is more particularly described as Lot 14 of Glenn Cove Estates and the applicant proposes to change the zoning from Retail (R) to Single Family-3 (SF-3) for the replotting and subsequent development of four new single-family residential lots.

Motion by Commissioner Davis to open the public hearing at 7:34 p.m.  
Commissioner Alley made the second. The motion carried by the following vote:

**Votes: (5-0)     Aye – Kelley, Stokes, Stroy, Davis, and Alley**

**Miamauni Hines, City Planner**

Ms. Hines informed the Commission that there weren't any public comments.

Motion by Commissioner Stroy to close the public hearing at 7:35 p.m.  
Commissioner Stokes made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

9. **Zoning Case 21-003-RZ:** Discuss and take action on a change of zoning request by Francisco Carrizales for the property located at 1705 Glenn Lane, Glenn Heights, Dallas County, Texas. The 1.336-acre parcel is more particularly described as Lot 14 of Glenn Cove Estates and the applicant proposes to change the zoning from Retail (R) to Single Family-3 (SF-3) for the replotting and subsequent development of four new single-family residential lots.

**Miamauni Hines, City Planner**

Ms. Hines presented the information related to the zoning change and stated staff's recommendation of denial.

Commissioner Stroy asked if Ms. Hines knew how long Mr. Carrizales had owned the property.

Ms. Hines stated that she does not know how long Mr. Carrizales had owned the property

Commissioner Kelley asked to be better oriented to the site's location.

Ms. Hines presented the map and explained the property is at the southwest corner of Bear Creek Road and Glenn Lane, just west of the Heritage Park.

Commissioner Davis asked if this was the only parcel in the area zoned Retail.

Ms. Hines explained that the some of the near-by properties actually have the retail or commercial zoning classification but were developed as single-family residences and are considered to be of legal non-conforming status.

Commissioner Kelley asked if staff could further explain the reason for Staff's recommendation of denial.

Marlon Goff, Planning and Development Director

Mr. Goff stated that the City Staff feels that the residential use is not of highest and best use for the proposed when factoring in the plans to widen Bear Creek and how the residential development of this site would affect that intersection.

Commissioner Alley asked if the applicant could advocate for his project.

**Frank Carrizales, Property Owner & Applicant**

**1036 S Aspenwood Drive**

**Grapevine, TX 76051**

Mr. Carrizales stated that he didn't have any additional comments or questions.

Commissioner Stroy asked how long Mr. Carrizales owned the property.

Mr. Carrizales stated that the property was purchased in March of 2020.

Commissioner Stroy asked if the applicant's original intent was to rezone the property to construct residences.

Mr. Carrizales stated that his original intent was to develop the property with a commercial use, but the total cost was more than he anticipated.

Motion by Commissioner Stroy to deny the zoning change as presented.  
Commissioner Davis made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

### **Adjournment**

Motion by Commissioner Davis to adjourn the meeting of the Planning and Zoning Commission at 7:53 p.m. Commissioner Stroy made the second. The motion carried by the following vote:

**Votes: (5-0) Aye – Kelley, Stokes, Stroy, Davis, and Alley**

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Austin Kelley, Chair

Attest:

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Miamauni Hines, City Planner

**Passed and approved on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2021.**



# CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

**Date: March 8, 2021**

## **SUBJECT**

The Planning and Zoning Commission will hear a Preliminary Plat request by JDJR Engineering for the Bear Creek Elegance.

## **REPORT IN BRIEF**

Discuss and take action on a Preliminary Plat by JDJR Engineering and Consultants on behalf of Bear Creek Elegance, LLC for Bear Creek Elegance. The 39.784-acre tract is situated in the Elias R Parks Survey, Abstract No. 1131, Glenn Heights, Dallas County, Texas. The subject property is zoned Planned Development-25 for Single Family-3. The applicant proposes to subdivide this tract into 70 single-family residential lots and 5 lots to be owned and maintained by the Bear Creek Elegance Homeowners Association.

## **BACKGROUND / DISCUSSION**

The Planned Development for the Bridges at Little Creek was approved on March 17, 2020 via Ordinance O-02-20. Currently, the developer seeks approval for the preliminary plat to continue drafting the engineering plans required to develop this subdivision accordingly.

## **PUBLIC CONTACT**

N/A

## **FISCAL IMPACT**

The development of the residential lots within this subdivision would generate approximately \$700,000 in building permit, plan review, and construction fees. The City would also collect \$0.80443 per \$100 of taxable valuation for each lot.

## **RECOMMENDATIONS / ALTERNATIVES**

Section 212.010 of the Texas Local Government Code states that the municipal authority responsible for approving plats shall approve a plat if:

1. It conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;
2. It conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;
3. A bond required under Section 212.0106, if applicable, is filed with the municipality; and
4. It conforms to any rules adopted under Section 212.002.

The Development Review Committee Staff recommends *approval* subject to the following conditions:

- Relabel Lot 16, Block D as Block 1X, Block D
- Renumber lots and blocks to reflect correct block breaks
- Label the 40' building line abutting the Future Loop 9 proposed alignment

## **PREPARED BY**

Miamauni Hines, City Planner

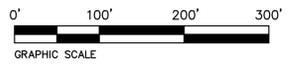
## **REVIEWED BY**

Marlon Goff, Director of Planning and Development Services

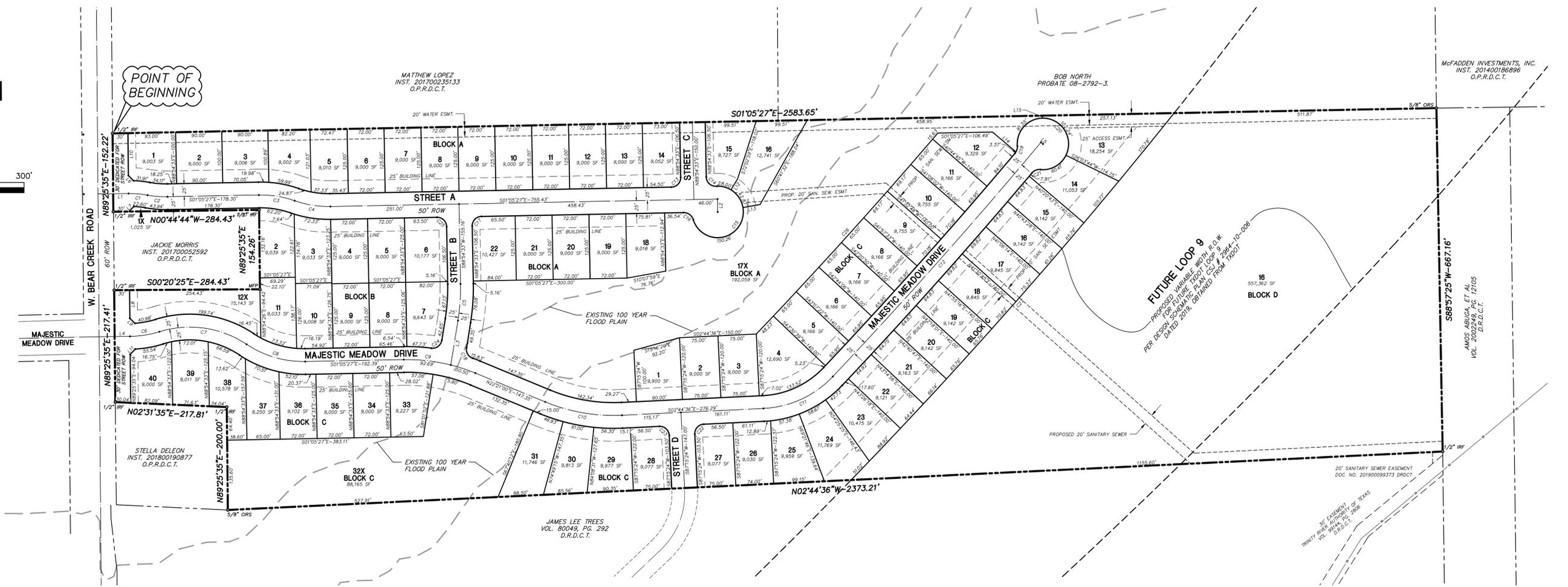
## **ATTACHMENTS**

- I. Bear Creek Elegance Preliminary Plat

## II. Preliminary Plat Checklist



LINE #	BEARING	DISTANCE
L1	N0°34'25"W	60.00'
L2	S88°54'33"W	25.00'
L3	N80°50'02"W	87.21'
L4	S0°34'25"E	60.00'
L5	S39°57'48"W	5.00'
L6	S45°03'47"W	14.30'
L7	N44°45'18"W	13.93'
L8	S89°25'35"W	54.87'
L9	S43°36'28"W	13.94'
L10	S89°25'35"W	82.41'
L11	S46°12'37"E	14.30'
L12	S58°33'10"E	25.00'
L13	N9°52'49"W	33.86'
L14	S39°59'39"W	60.00'
L15	N88°54'33"E	5.00'



OWNER'S CERTIFICATE

WHEREAS WE, BEAR CREEK ELEGANCE DEVELOPMENT, LLC, are the owners of a 39.7835 acre tract or parcel of land lying and being situated in the ELIAS R. PARKS SURVEY, Abstract 1131, in the City of Glenn Heights, Dallas County, Texas and being those certain tracts described in Warranty Deed to Bear Creek Elegance Development, LLC as Tracts I and II, recorded in County Clerk's Instrument Number 201900099374, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found on the apparent south right-of-way line of Bear Creek Road (a variable-width right-of-way) for the northeast corner of Tract II of said Bear Creek Elegance Development, LLC tract; said iron rod also being the northwest corner of that certain tract described in Warranty Deed to Matthew Lopez, recorded in County Clerk's Instrument Number 201700235133, O.P.R.D.C.T.;

THENCE South 01 degrees 05 minutes 27 seconds East, along the east line of said Tract II and the west line of said Lopez tract, at a distance of 284.45 feet pass a 1/2 inch iron rod for the southeast corner of said Tract II and the most westerly northeast corner of said Bear Creek Elegance Development, LLC Tract I; at a distance of 1295.92 feet pass a 1/2 inch iron rod found for the southwest corner of said Lopez tract and the northwest corner of that certain tract described in Probate 08-2792-3 to Bob North, Probate Court Records; and continuing for a total distance of 2583.65 feet to a 5/8 inch iron rod with plastic cap marked "D.R." set (hereinafter referred to as a set iron rod) for the southeast corner of said Tract I and the southwest corner of said Bob North tract; said set iron rod also being the northwest corner of that certain tract described in deed to McFadden Investments, Inc., recorded in County Clerk's Instrument Number 201400186896, O.P.R.D.C.T., and the northeast corner of that certain tract described in Warranty Deed to Amos Abuga, recorded in Volume 2002249, Page 12105, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE South 88 degrees 57 minutes 25 seconds West, along the south line of said Tract I and the north line of said Abuga tract, at a distance of 667.16 feet to a 1/2 inch iron rod found for the southwest corner of said Tract I and the southeast corner of that certain tract described in Warranty Deed to James Lee Trees, recorded in Volume 80049, Page 292, D.R.D.C.T.;

THENCE North 02 degrees 44 minutes 36 seconds West, along the west line of said Tract I and the east line of said Trees tract, at a distance of 2373.21 feet to a set iron rod at an angle point in the north line of said Tract I and the southwest corner of that certain tract described in Warranty Deed to Stella DeLeon, recorded in County Clerk's Instrument Number 201800190877, O.P.R.D.C.T.;

THENCE North 89 degrees 25 minutes 35 seconds East, along the north line of said Tract I and the south line of said DeLeon tract, at a distance of 200.00 feet to a 1/2 inch iron rod for the southeast corner of said DeLeon tract and an angle point in the north line of said Tract I;

THENCE North 02 degrees 31 minutes 35 seconds East, along the east line of said DeLeon tract and continuing along the north line of said Tract I, at a distance of 217.81 feet to a 1/2 inch iron rod found for the northeast corner of said DeLeon tract and an angle point in the north line of said Tract I located on the apparent south right-of-way line of the aforementioned Bear Creek Road;

THENCE North 89 degrees 25 minutes 35 seconds East, continuing along the north line of said Tract I and said south right-of-way line, at a distance of 217.41 feet to a 1/2 inch iron rod found for an angle point in the north line of said Tract I and the northeast corner of that certain tract described in Warranty Deed to Jackie Morris, recorded in County Clerk's Instrument Number 201700052592, O.P.R.D.C.T.;

THENCE South 00 degrees 20 minutes 25 seconds East, continuing along the north line of said Tract I and the west line of said Morris tract, at a distance of 284.43 feet to a metal fence post found for the southwest corner of said Morris tract located at an angle point in the north line of said Tract I;

THENCE North 89 degrees 25 minutes 35 seconds East, continuing along the north line of said Tract I and the south line of said Morris tract, at a distance of 154.26 feet to a 1/2 inch iron rod found for the southeast corner of said Morris tract and the southwest corner of the aforementioned Bear Creek Elegance Development, LLC Tract II;

THENCE North 00 degrees 44 minutes 44 seconds West, along the east line of said Morris tract and the west line of said Tract II, at a distance of 284.43 feet to a 1/2 inch iron rod located on the aforementioned south right-of-way line for the northeast corner of said Morris tract and the northwest corner of said Tract II;

THENCE North 89 degrees 25 minutes 35 seconds East, along the north line of said Tract II and said south right-of-way line, at a distance of 152.22 feet to the Point of Beginning, and containing 39.7835 Acres (1,732,971 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BEAR CREEK ELEGANCE DEVELOPMENT, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as BEAR CREEK ELEGANCE ADDITION, an addition to the City of Glenn Heights, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas 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 utilities, 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 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 at 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 wastewater 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 wastewater 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 plating ordinances, rules, regulations, and resolutions of the City of Glenn Heights.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2021.

By: Mohammed Tariq, Manager

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mohammed Tariq, 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 Bear Creek Elegance development, LLC, 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 \_\_\_\_\_, 2021.

Notary public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

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 \_\_\_\_\_

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	37.25'	200.00'	10°40'17"	N4°45'43"E	37.20'
C2	39.06'	200.00'	11°11'19"	N4°30'12"E	38.99'
C3	71.08'	200.00'	20°21'51"	N9°05'28"E	70.71'
C4	71.08'	200.00'	20°21'51"	N9°05'28"E	70.71'
C5	71.61'	400.00'	10°15'26"	N85°57'45"W	71.51'
C6	58.26'	200.00'	16°41'24"	S85°50'07"E	58.05'
C7	177.55'	200.00'	50°51'51"	N8°10'06"E	171.78'
C8	121.10'	200.00'	34°41'29"	N16°15'17"E	119.25'
C9	92.69'	350.00'	15°10'27"	N6°29'46"E	92.42'
C10	153.29'	350.00'	25°05'36"	N9°48'12"E	152.07'
C11	152.60'	200.00'	43°42'55"	S24°36'03"E	148.92'
C12	609.95'	9767.00'	3°34'41"	S48°14'51"E	609.85'
C13	29.06'	18.50'	90°00'00"	S46°05'27"E	26.16'
C14	31.60'	18.73'	96°38'56"	N40°17'16"E	27.99'

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C15	221.13'	50.00'	25°32'35"	S54°23'31"E	80.18'
C16	25.62'	20.00'	73°23'54"	S35°36'30"W	23.90'
C17	29.06'	18.50'	90°00'00"	S46°05'27"E	26.16'
C18	25.58'	18.50'	79°14'05"	N59°32'56"E	23.59'
C19	12.18'	20.00'	34°53'34"	N76°51'42"W	11.99'
C20	243.99'	50.00'	279°35'23"	N45°29'12"E	64.55'
C21	19.19'	20.00'	54°58'56"	S22°12'34"E	18.46'
C22	29.06'	18.50'	90°00'00"	N47°44'36"W	26.16'
C23	29.06'	18.50'	90°00'00"	N42°15'24"E	26.16'
C24	28.42'	18.50'	88°02'02"	S36°49'01"E	25.71'
C25	29.06'	18.50'	90°00'00"	N43°54'33"E	26.16'
C26	527.21'	9602.00'	3°08'45"	S47°46'28"E	527.14'
C27	951.76'	9932.00'	5°29'26"	S48°30'18"E	951.40'

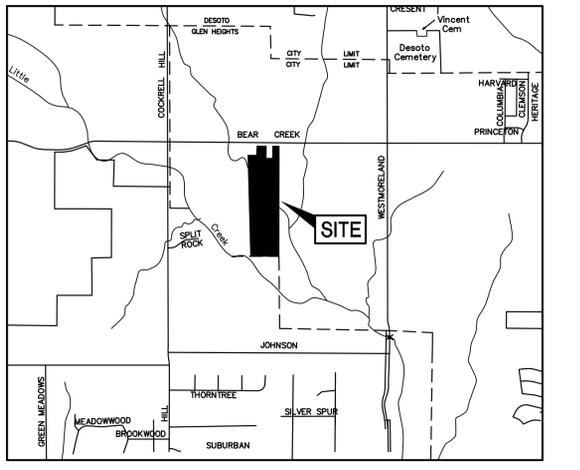
SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT I, Kerry M. Hoefner, 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 \_\_\_\_\_, 2021.

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.

Kerry M. Hoefner  
Registered Professional Land Surveyor  
Texas Registration # 4562  
2713 Cantrell Street  
Irving, Texas 75062  
(972) 490-7090

APPROVED FOR PREPARATION OF FINAL PLAT			
Chairman, Planning and Zoning Commission	Date	Mayor	Date
Secretary, Planning and Zoning Commission	Date	City Secretary	Date



LOCATION MAP

1" = 2000'

CASE NUMBER XXXXXX  
**PRELIMINARY PLAT**  
**BEAR CREEK ELEGANCE ADDITION**  
 BEING A 39.7835 ACRES  
 LOCATED IN THE ELIAS R. PARKS SURVEY, ABSTRACT NO. 1131  
 AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS  
 70 LOTS & 5 OPEN SPACE LOTS  
 MARCH 2021

PREPARED BY:  
**JDJR 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: FEB. 26, 2021	DRAWN BY: SAS	SHEET NO. 1 OF 1
SCALE: 1" = 100'	CHECKED BY: JDJR	

DEVELOPER:  
 BEAR CREEK ELEGANCE DEVELOPMENT, LLC  
 4224 SUMMIT DRIVE  
 IRVING, TEXAS 75038  
 TEL 468-888-1405  
 CONTACT: MOHAMMED TARIQ  
 EMAIL: bearcreekdevelopment@gmail.com



**City of Glenn Heights Subdivision Checklist  
2118 S. Uhl Road, Glenn Heights, TX 75154**

**Preliminary Plat – Administrative Requirements**

The preliminary plat shall be deemed administratively complete if Staff determines the following items have been received in compliance with the respective sections of the City's Code of Ordinances:

- Fees (Section A2.000-e)
- 5 copies of the Preliminary Plat (Section 10.01.006-a)
- General Development Plan (Section 10.01.006-h)
- Proposed Drainage Plan (Section 10.01.006-i)

Additional criteria shall be evaluated on a case-by-case basis.

Notes:

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## City of Glenn Heights Subdivision Checklist 2118 S. Uhl Road, Glenn Heights, TX 75154

Pursuant to the Local Government Code Section 212.0091 – APPROVAL PROCEDURE: CONDITIONAL APPROVAL OR DISAPPROVAL REQUIREMENTS. (a) A municipal authority or governing body that conditionally approves or disapproves a plan or plat under this subchapter shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval.

### **Preliminary Plat Review**

The preliminary plat shall receive Staff's recommendation of approval if the following items are in accordance with the respective sections of the City's Code of Ordinances:

- Administrative Completeness (Section 10.01.006)
- General Document Information
  - Tract outline (Section 10.01.006-c)
  - Boundary dimensions (Section 10.01.006-c)
  - 1":100' minimum scale (Section 10.01.006-b)
  - North point (Section 10.01.006-i)
  - Date (Section 10.01.006-i)
  - Details of surrounding properties (Section 10.01.006-e)
  - Name of proposed subdivision (Section 10.01.006-j)
  - Land owner, surveyor, and developer information (Section 10.01.006-k)
  - 1":1,000' maximum scale vicinity map (Section 10.01.006-l)
  - Approval certificate (Section 10.01.006-o)
  - Meets and bounds description
- Existing Subdivision Details (Section 10.01.006-e)
- Subdivision Plan – The following must comply with the respective zoning designation according to the City's Zoning Ordinance
  - Streets & Street Names
  - Blocks
  - Lots
  - Alleys

- Easements
- Building Lines
- Open Space
- Existing Utilities (Section 10.01.006-g)
- Plan for Proposed Utilities and Improvements – The following must comply with the City’s Code of Ordinance
  - Sewer
  - Water
  - Gas Mains
  - Electrical
- General Development Plan (Section 10.01.006-h)
- Proposed Drainage Plan (Section 10.01.006-i)
  - 2’ maximum contour intervals (Section 10.01.006-m)

**Staff Recommendation**

- Approval
- Approval with condition
- Denial

Additional criteria shall be evaluated on a case-by-case basis.

Notes:

- Relabel Lot 16, Block D as Block 1X, Block D
- Renumber lots and blocks to reflect correct block breaks
- Label the 40’ building line abutting the Future Loop 9 proposed alignment
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