

Development Briefing



RED OAK INDEPENDENT SCHOOL DISTRICT
OCTOBER 26, 2021

Discussion Outline



- ❑ Planning & Development Activity
- ❑ Ellis County Snapshot
- ❑ Dallas County Snapshot
- ❑ Municipal Projects
- ❑ Questions & Comments

Planning & Development Activity



❑ Total of (4) **active** single-family planned developments as of October 2021



❑ **Pipeline Projects:**

- ❑ (2) Preliminary Plats for new single-family planned developments
- ❑ (2) Multi-family commercial mixed-use planned developments

❑ **Neighborhood Retail Districts** & recent land transactions

- ❑ Ovilla Rd (FM 664)
- ❑ S Hampton Rd
- ❑ E Bear Creek Rd

Glenn Heights Growth



FASTEST-GROWING CITIES IN NORTH TEXAS

RANK
22

GEOGRAPHY
GLENN HEIGHTS

Population estimate (as of July 1) - 2013: **11,778**
 Population estimate (as of July 1) - 2017: **13,084**
 Population change from 2013 to 2017: **11.09%**

DALLAS BUSINESS JOURNAL

Single Family Construction Permits Issued		
Fiscal Year	Total Permits Issued	
2017-2018	261	
2018-2019	307	
2019-2020	387	
2020-2021	365	
2021-2022	535	<i>FY 2022 Homebuilder Survey Data</i>
5-Year Avg	371	

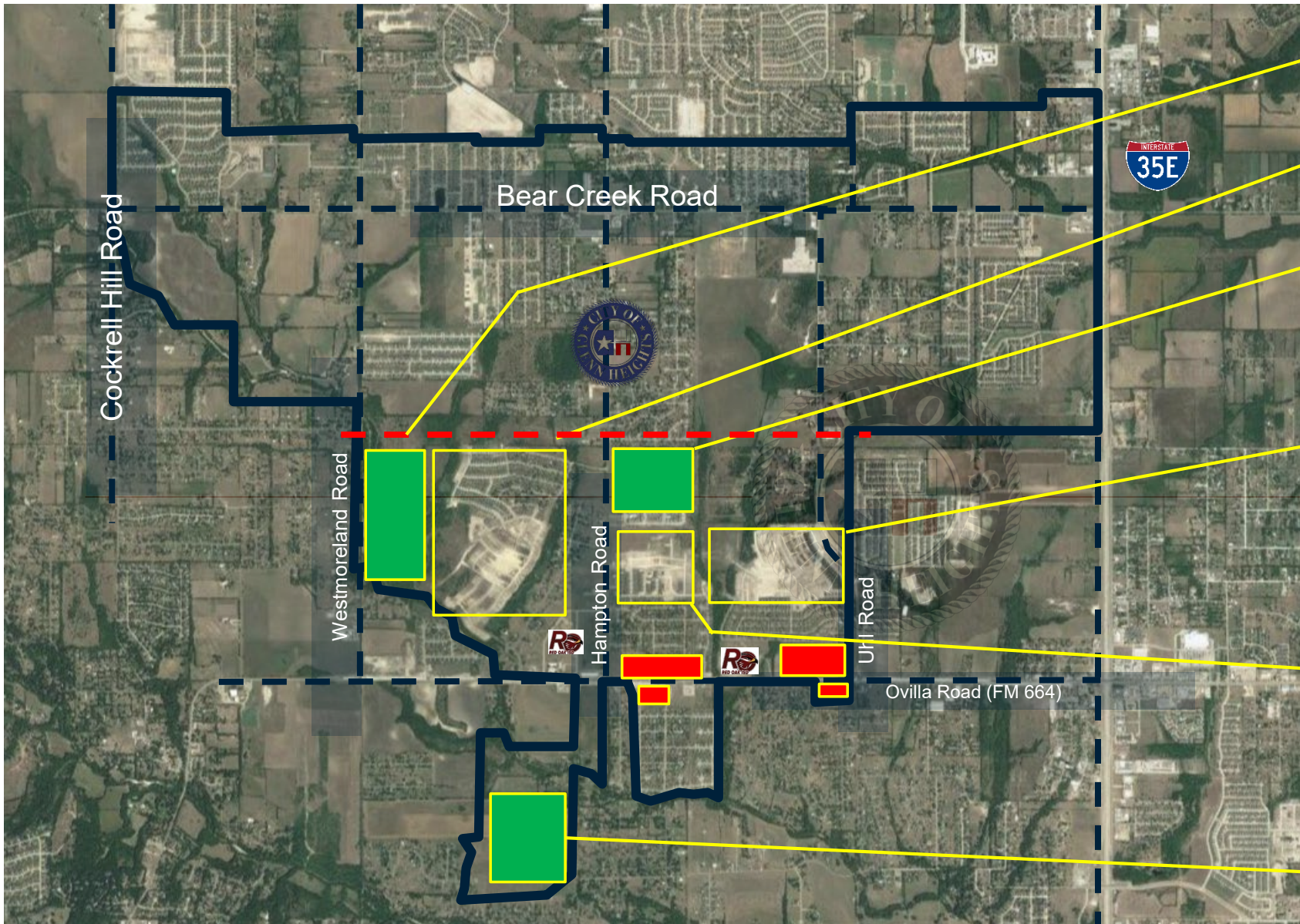


GLENN HEIGHTS COMPREHENSIVE PLAN

Public Input Survey: <https://www.complanglennheightstx.com/>



1st public meeting to establish community vision and goals for future development (10/13/21)




Bridges at Little Creek: SFR – 110 lots

Stone Creek: SFR – 679 lots

Commercial Mixed Use Development Site

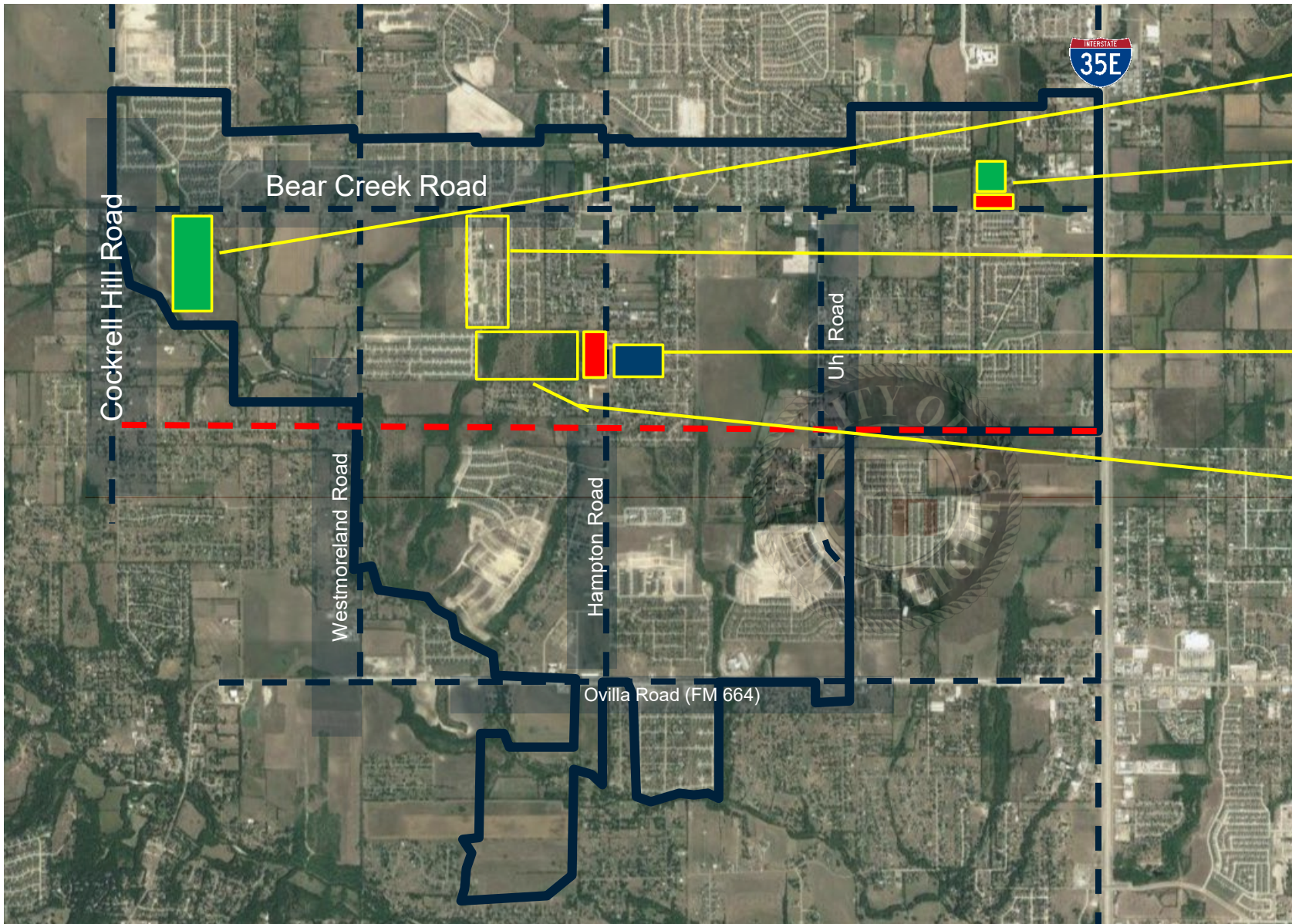
Magnolia Meadows: SFR – 540 lots

Red Oak ISD Boundary 

Villages at Charleston: SFR – 283 lots

 Retail Zoning

Hampton Park: SFR – 290 lots



Bear Creek Elegance: SFR – 70 lots

1215 Crossings Mixed-Use

Maplewood Phase I – 135 lots

Glenn Heights City - Center Complex

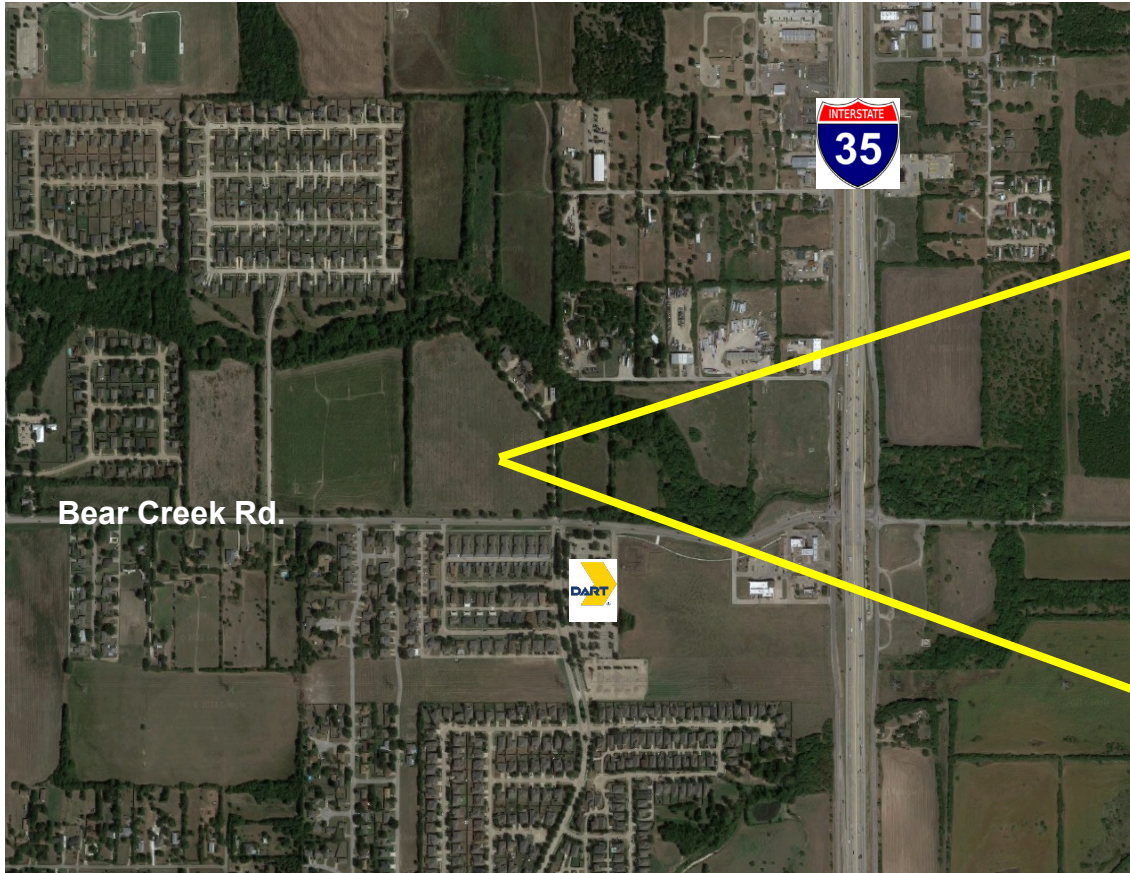
Maplewood Phase II: SFR – 232 lots

Dallas County Line - - -

Retail Zoning



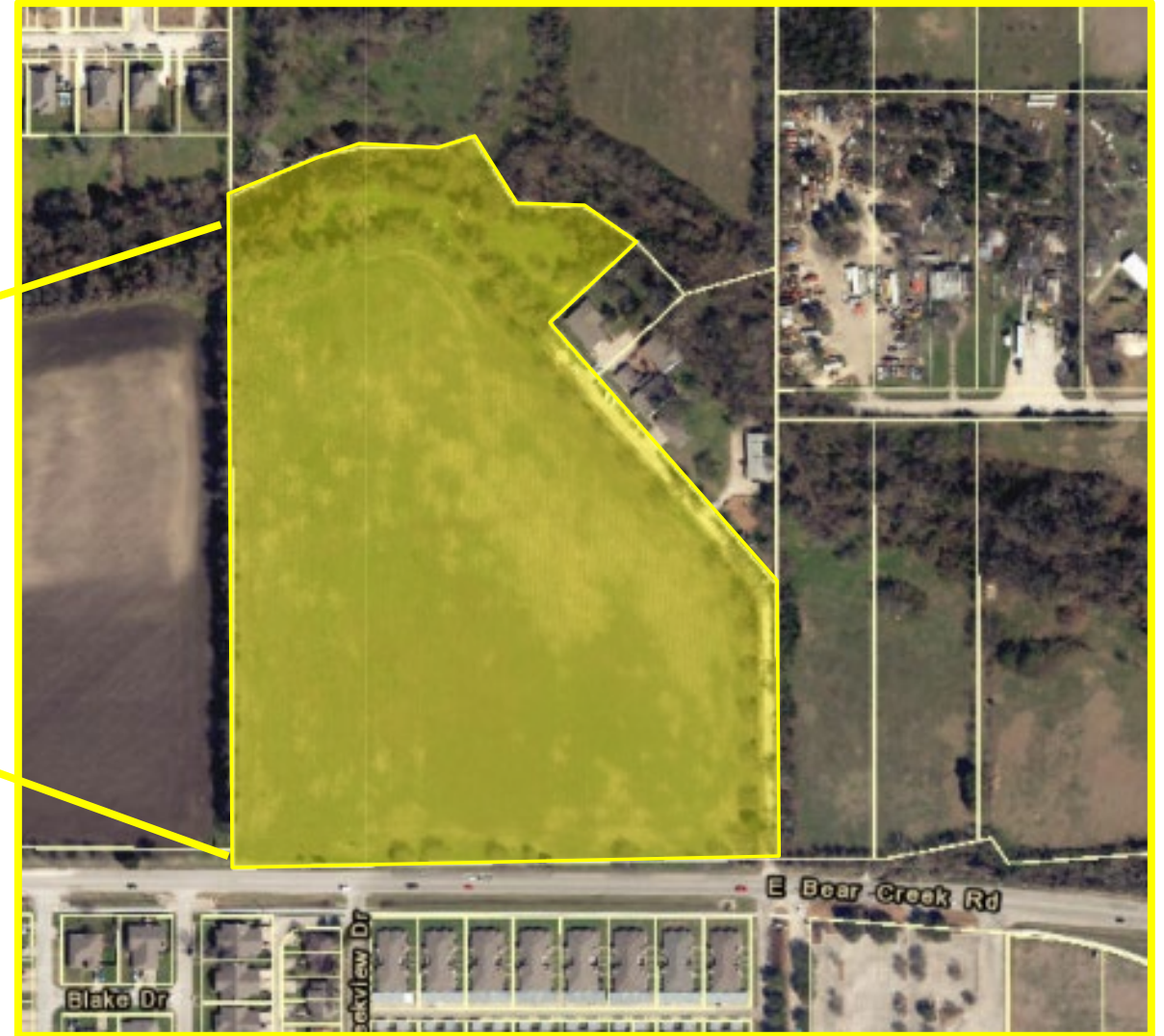
1215 Crossings – Mixed Use Development



Bear Creek Rd.



1215 E Bear Creek Rd



Blake Dr

Oakview Dr

E Bear Creek Rd

1215 Crossings - Concept Plan



District 2

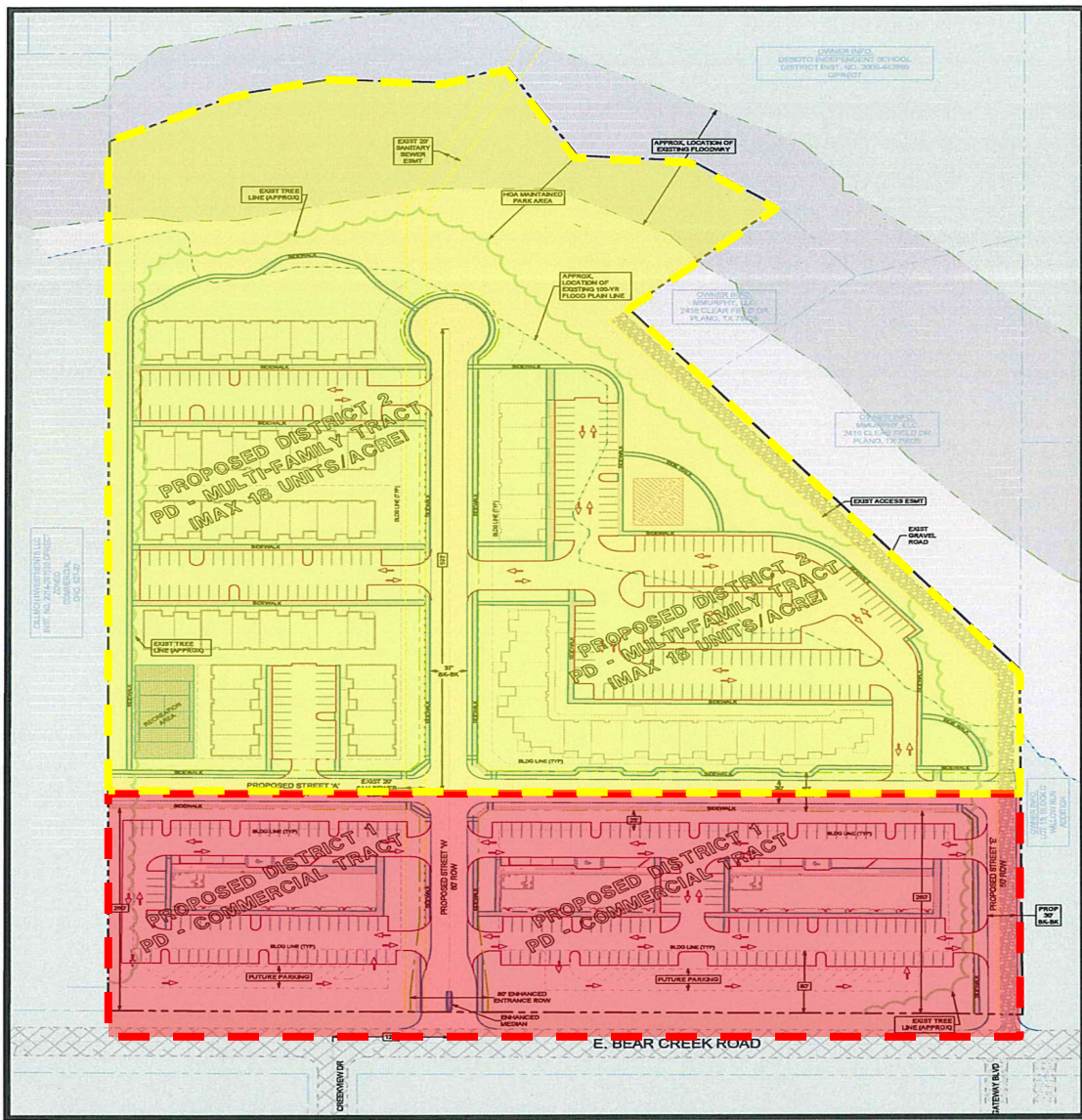
Multifamily Residential
Open Space/Parks

15 Acres
72% of PD

District 1

Commercial/Office, Multifamily

6 Acres
28% of PD



Mixed-Use Conceptual Image



1215 Crossings

- Multi-Family Zone
- Retail & Office Zone



Centralized Municipal Complex



Glenn Heights City Center

Grand Opening 2022!



Make-A-Wish All Abilities Park



Make-A-Wish

Terraced Hillside



Workout Stations



All Inclusive Play area



All Abilities Park at Glenn Heights City Center - Conceptual Plan



Make-A-Wish All Abilities Park



Virtual Input Stakeholder Session

November 4, 2021
7:00 p.m.



All-Abilities Park Design

- First Look at Park Design
- Stakeholder Input
- Live Audience Poll



Event Registration:
www.glennheightstx.gov

Virtual Event ✦ November 4, 2021

7:00PM



Thank You!

