



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, JULY 12, 2021 6:30 PM
PLANNING & ZONING COMMISSION MEETING**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Regular Planning and Zoning Commission meeting on Monday, July 12, 2021, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938 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://glennheightstx.gov/129/Agendas-Minutes>.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of June 14, 2021.

AGENDA

1. **Zoning Case 21-003-PP:** Discuss and take action on a Preliminary Replat by Oak Leaf Estates, LLC on behalf of Rohingya International Inc. for Hollywood Estates Phase IV. The 45.909-acre tract is currently platted as Hollywood Estates Phase III and is situated partially in the John S. Patton Survey, Abstract No. 841 and partially in the William C. Berry Survey, Abstract No. 74, Glenn Heights, Ellis County, Texas. The applicant proposes to replat Lots 39-63, Block A and Lots 22-36, Block C of Hollywood Estates Phase III for the subdivision and subsequent development of 46 new single-family residential lots and 1 common area lot to be owned and maintained by the Hollywood Estates Phase IV Homeowners Association.

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 South Hampton Road, Glenn Heights, Texas by 6:30 P.M. on Friday, July 9, 2021.

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**

MONDAY, JUNE 14, 2021

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 14th day of June 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

April Stokes	*	Board Member
Kelvin Stroy	*	Board Member
Arnold Davis, Jr.	*	Board Member
Tabatha Gamble	*	Board Member

ABSENT

Austin Kelley	*	Chair
Paul Alley	*	Vice-Chair

STAFF

Michael Rogers	*	Deputy City Manager
Marlon Goff	*	Director of Planning and Development Services
Miamauni Hines	*	City Planner

Call to Order Commissioner Davis called the meeting to order at 6:44 p.m.

Invocation Commissioner Stroy

Pledge of Allegiance

Consent Agenda

1. Discuss and take action to approve the meeting minutes of May 10, 2021.

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

Votes: (4-0) Aye – Stokes, Stroy, Davis, and Gamble

Agenda

1. **Zoning Case 21-001-PP:** Discuss and take action on a Preliminary Plat by Macatee Engineering on behalf of First Texas Homes for Bridges at Little Creek. The 59.886-acre tract is situated partially in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas, partially in the William Rawlins Survey, Abstract No. 1363, Glenn Heights, Ellis County, Texas, and partially in the JJ Clayton Survey, Abstract No. 211, Glenn Heights, Ellis County, Texas. The subject property is zoned Planned Development-24 for Single Family-3, Single Family-4, and Retail (PD-24 – SF-3/SF-4/R). The applicant proposes to subdivide this tract into 110 single-family residential lots, 2 nonresidential lots, and 5 lots to be owned and maintained by the Bridges at Little Creek Homeowners Association.

Miamauni Hines, City Planner

Ms. Hines presented the information related to the proposed preliminary plat and stated staff's recommendation of approval.

Motion by Commissioner Stroy to approve the proposed preliminary plat as presented. Commissioner Stokes made the second. The motion carried by the following vote:

Votes: (4-0) Aye – Stokes, Stroy, Davis, and Gamble

2. **Zoning Case 21-007-RZ:** Public hearing to receive testimony concerning a change of zoning request by Miguel Motta for the property located at 2501 South Hampton Road, Glenn Heights, Ellis County, Texas. The 1.450-acre parcel is more particularly described as Lot 26, Block 2 of Cinnamon Springs Phase I and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-2 (SF-2) for the replotting and subsequent development of three new single-family residential lots.

Motion by Commissioner Gamble to open the Public Hearing at 6:52 p.m. Commissioner Stokes made the second. The motion carried by the following vote:

Votes: (4-0) Aye – Stokes, Stroy, Davis, and Gamble

Linda Payne

2500 Lake Ridge Road

Glenn Heights, Texas 75154

Mrs. Payne stated that she was against the proposed zoning change due to her being uncomfortable with the number of lots being proposed and what it might do to the property values in this area.

Connie McAlister

204 Cripple Creek Road

Glenn Heights, Texas 75154

Mrs. McAlister stated that she was worried about the potential congestion, proposed garage orientation, and her objection to three homes in this area.

**Pamela Hudson-Johnson
2503 South Hampton Road
Glenn Heights, Texas 75154**

Mrs. Johnson stated that she is against the proposed zoning change due to the existing infrastructure, traffic flow, public safety, and the impact on the nearby property owners.

**Wesley Johnson
2505 South Hampton Road
Glenn Heights, Texas 75154**

Mr. Johnson stated a concern for the potential congestions and the public safety implications and community character.

**Gail Dutcher
2411 Lake Ridges Road
Glenn Heights, Texas 75154**

Mrs. Dutcher stated a concern for the type of homes to be built, the impact on the property value, the impact on the traffic, the impact on the existing infrastructure, and the impact on the existing drainage.

**Donald Payne
2500 Lake Ridge Road
Glenn Heights, Texas 75154**

Mr. Payne asked for clarification on the difference between SF-1 and SF-2.

Motion by Commissioner Stroy to close the Public Hearing at 7:07 p.m. Commissioner Stokes made the second. The motion carried by the following vote:

Votes: (4-0) Aye – Stokes, Stroy, Davis, and Gamble

3. **Zoning Case 21-007-RZ:** Discuss and take action on a change of zoning request by Miguel Motta for the property located at 2501 South Hampton Road, Glenn Heights, Ellis County, Texas. The 1.450-acre parcel is more particularly described as Lot 26, Block 2 of Cinnamon Springs Phase I and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-2 (SF-2) for the replotting and subsequent development of three new single-family residential lots.

Miamauni Hines, City Planner

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

Commissioner Stroy asked when did the applicant purchase the lot and what was the intent when the lot was purchased.

Miguel Picart
5001 South Cooper Street
Suite 205
Arlington, Texas 76017

Mr. Picart stated that he was the realtor who helped Mr. Picart purchase the property in Fall of 2020 and the intent was to build as many homes as they were allowed on the property.

Commissioner Davis asked the applicant would be open to responding to the concerns of the public commenters regarding the proposed orientation of the homes.

Mr. Picart stated the limitations of the lot orientation due to public safety concerns and required setbacks.

Commissioner Stroy asked if the owner would be open to building two homes as opposed to three.

Mr. Picart stated that it is a possibility.

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

Votes: (4-0) Aye – Stokes, Stroy, Davis, and Gamble

Adjournment

Motion by Commissioner Gamble to adjourn the meeting of the Planning and Zoning Commission at 7:26 p.m. Commissioner Stroy made the second. The motion carried by the following vote:

Votes: (4-0) Aye – Stokes, Stroy, Davis, and Gamble

Arnold Davis, Jr., Acting Chair

Attest:

Miamauni Hines, City Planner

Passed and approved on the _____th day of _____, 2021.



CITY OF GLENN HEIGHTS PLANNING & ZONING COMMISSION REPORT

Date: July 12, 2021

SUBJECT

The Planning and Zoning Commission will consider a Preliminary Replat request by Oak Leaf Estates, LLC on behalf of Rohingya International Inc. for Hollywood Estates Phase IV.

DISCUSSION / BACKGROUND

Hollywood Estates is a single-family residential subdivision partially in the City of Ovilla, partially in the City of Oak Leaf, and partially in the City of Glenn Heights. The City of Glenn Heights has jurisdiction over most of the area known as Hollywood Estates Phase III. The last revision of this phase was approved and recorded in January of 1985, but the public improvements were never completed and accepted by the City. The applicant is proposing this preliminary replat in accordance with the existing Single-Family 1 (SF-1) zoning to begin the process of installing the necessary public infrastructure and development of the new single-family residential lots.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

The development of the residential lots within this subdivision would generate approximately \$275,000 in building permit, plan review, and construction fees. The City would also collect \$0.80443 per \$100 of taxable valuation for each lot.

RECOMMENDATION / ALTERNATIVES

Section 212.010 of the Texas Local Government Code states that the municipal authority responsible for approving plats shall approve a plat if: It conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

1. 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;
2. A bond required under Section 212.0106, if applicable, is filed with the municipality; and
3. It conforms to any rules adopted under Section 212.002.

The Development Review Committee Staff recommends *approval*.

ATTACHMENTS

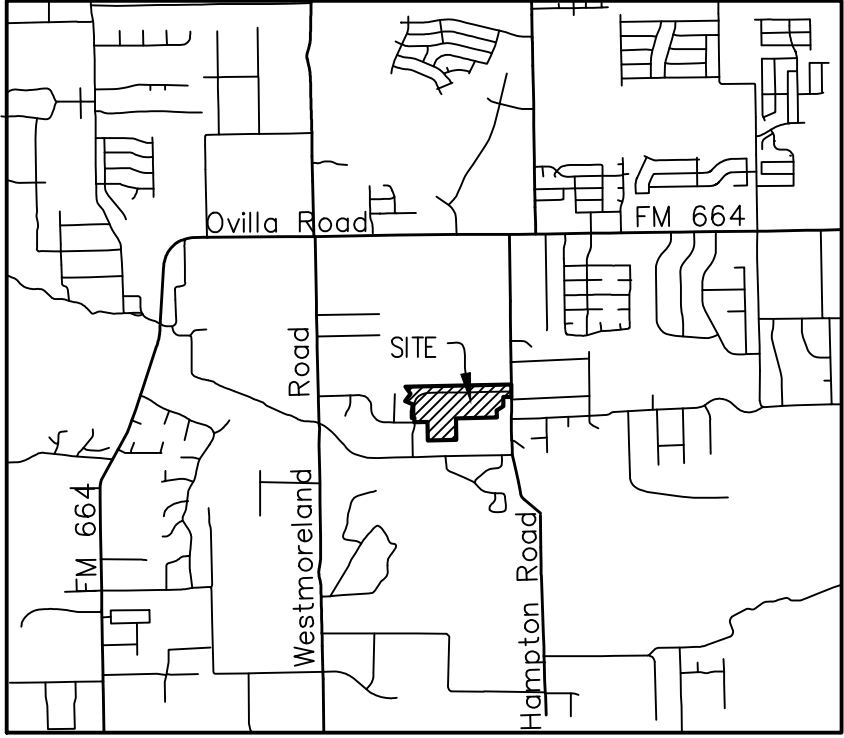
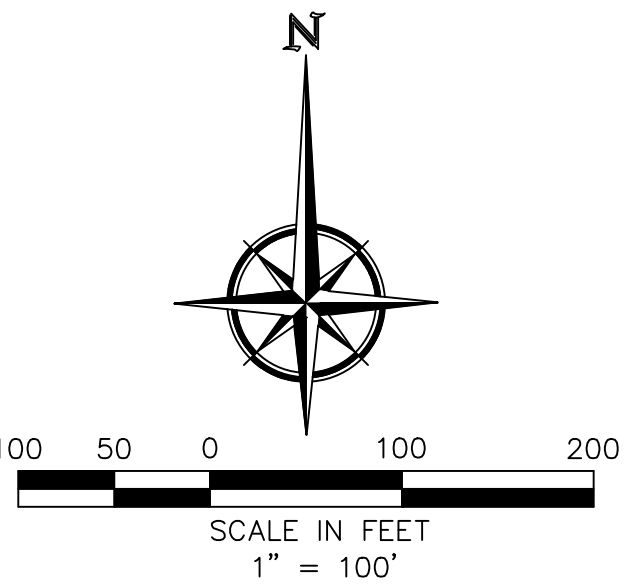
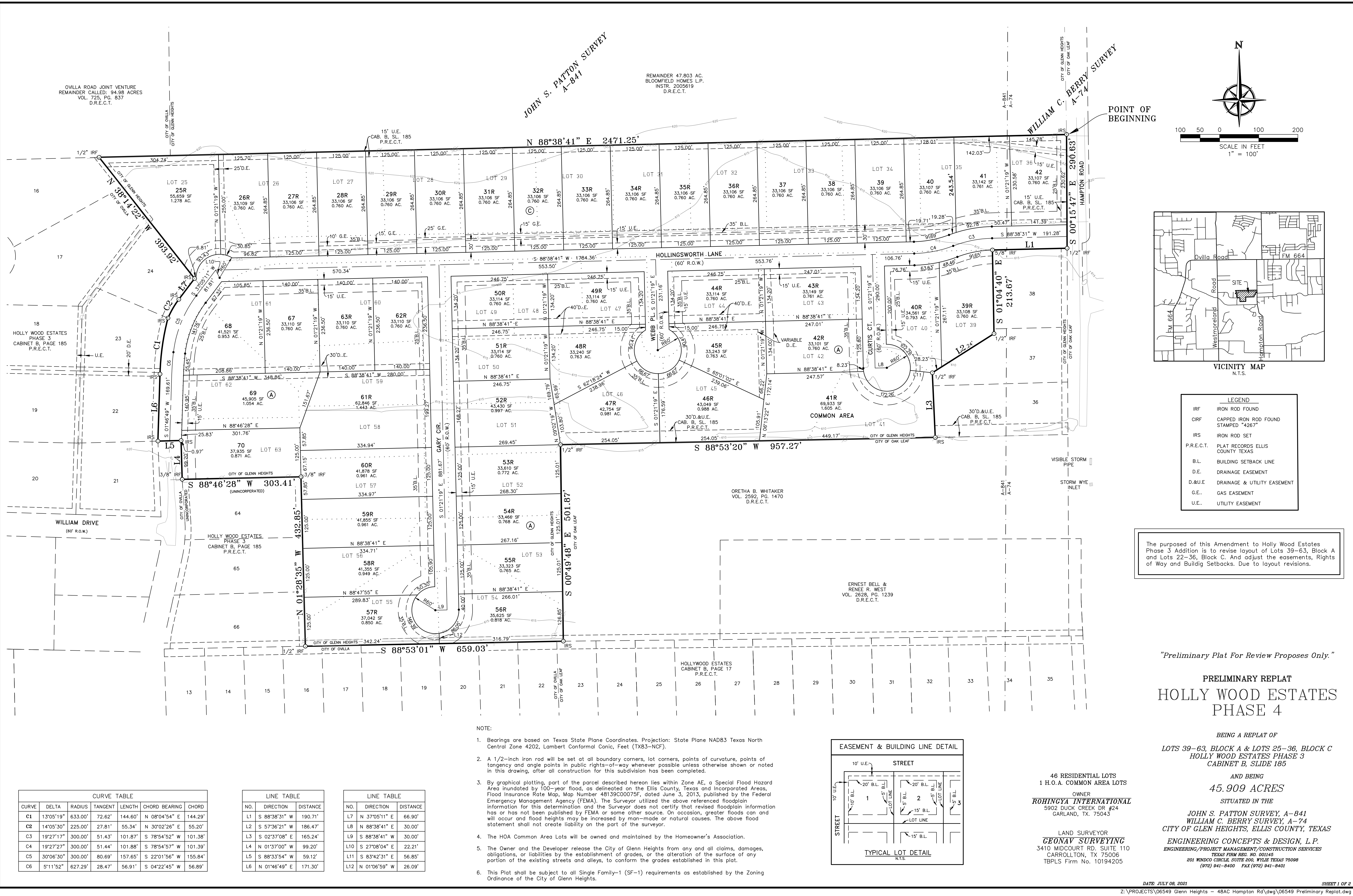
1. Hollywood Estates Phase IV Preliminary Replat
2. Preliminary Plat Checklist

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Director of Planning and Development Services



LEGEND	
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND STAMPED "4267"
IRS	IRON ROD SET
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT

The purposed of this Amendment to Holly Wood Estates Phase 3 Addition is to revise layout of Lots 39-63, Block A and Lots 22-36, Block C. And adjust the easements, Rights of Way and Buildg Setbacks. Due to layout revisions.

"Preliminary Plat For Review Proposes Only."

PRELIMINARY REPLAT
HOLLY WOOD ESTATES
PHASE 4

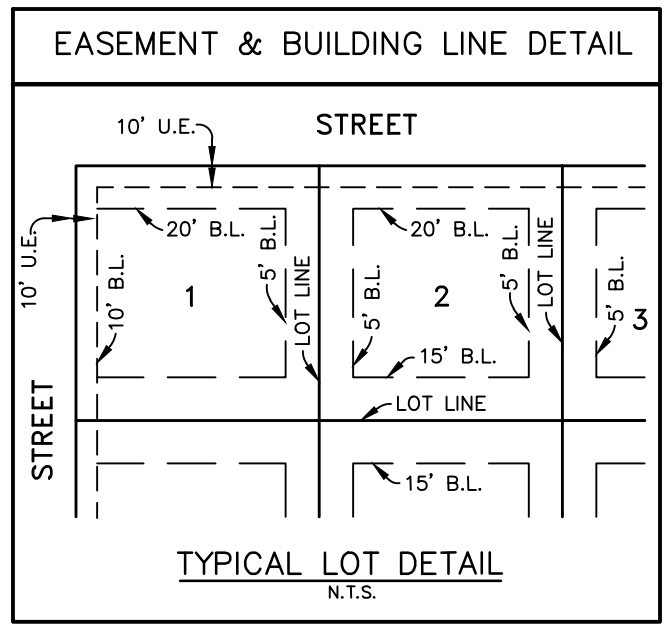
BEING A REPLAT OF
LOTS 39-63, BLOCK A & LOTS 25-36, BLOCK C
HOLLY WOOD ESTATES PHASE 3
CABINET B, SLIDE 185

AND BEING
45.909 ACRES

SITUATED IN THE
JOHN S. PATTON SURVEY, A-841
WILLIAM C. BERRY SURVEY, A-74
CITY OF GLEN HEIGHTS, ELLIS COUNTY, TEXAS

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

LAND SURVEYOR
CEONAV SURVEYING
3410 MIDCOURT RD. SUITE 110
CARROLLTON, TX 75006
TBPLS Firm No. 10194205



- NOTE:
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
 - A 1/2-inch iron rod will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
 - By graphical plotting, part of the parcel described hereon lies within Zone AE, a Special Flood Hazard Area inundated by 100-year flood, as delineated on the Ellis County, Texas and Incorporated Areas Flood Insurance Rate Map, Map Number 48139C00075F, dated June 3, 2013, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - The HOA Common Area Lots will be owned and maintained by the Homeowner's Association.
 - 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.
 - This Plat shall be subject to all Single Family-1 (SF-1) requirements as established by the Zoning Ordinance of the City of Glenn Heights.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	13°05'19"	633.00'	72.62'	144.60'	N 08°04'54" E 144.29'
C2	14°05'30"	225.00'	27.81'	55.34'	N 30°02'26" E 55.20'
C3	19°27'17"	300.00'	51.43'	101.87'	S 78°54'52" W 101.38'
C4	19°27'27"	300.00'	51.44'	101.88'	S 78°54'57" W 101.39'
C5	30°06'30"	300.00'	80.69'	157.65'	S 22°01'56" W 155.64'
C6	5°11'52"	627.29'	28.47'	56.91'	S 04°22'45" W 56.89'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 88°38'31" W	190.71'
L2	S 57°36'21" W	186.47'
L3	S 88°38'41" W	165.24'
L4	N 01°37'00" W	99.20'
L5	S 88°33'54" W	59.12'
L6	N 01°46'49" E	171.30'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L7	N 37°05'11" E	66.90'
L8	N 88°38'41" E	30.00'
L9	S 88°38'41" W	30.00'
L10	S 27°08'04" E	22.21'
L11	S 83°42'31" E	56.85'
L12	N 01°06'59" W	26.09'

OWNER’S CERTIFICATE AND DEDICATION

WHEREAS ROHINGYA INTERNATIONAL BEING THE OWNER OF a 45.909 acre tract of land situated in the John S. Patton Survey, Abstract No. 841 and the William .C. Berry Survey, Abstract No. 74, City of Glenn Heights, Ellis County, Texas and being all of Lots 39–63, Block A and Lots 25–36, Block C, Holly Wood Estates, Phase 3, an addition to the City of Glenn Heights, as recorded in Cabinet B, Page 185, Plat Records Ellis County, Texas, said 45.909 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod with yellow cap stamped GEONAV set at the northeast corner of Lot 36, Block C of said Holly Wood Estates, Phase 3 addition, said corner being in the west right–of–way line of Hampton Road, a variable width right–of way;

THENCE South 00 degrees 15 minutes 47 seconds East, along the west line of said Hampton Road, a distance of 290.63 feet to a 1/2–inch iron rod found at the northeast corner of Lot 38, Block A of said Holly Wood Estates, Phase 3 addition, said being at the intersection of the west line of said Hampton Road and the south line of Hollingsworth Lane, a 60 ft. right–of–way;

THENCE South 88 degrees 38 minutes 31 seconds West, along the common line of said Lot 38, Block A and said Hollingsworth Lane, a distance of 190.71 feet to a 5/8–inch iron rod found at the northwest corner of said Lot 38 and the northeast of Lot 39, Block A of said Holly Wood Estates, Phase 3 addition;

THENCE along the common lines of Lots 36–39 and Lot 41, Block A of said Holly Wood Estates, Phase 3 addition, the following three (3) courses:

- 1) South 01 degrees 04 minutes 40 seconds East, a distance of 213.67 feet to a 1/2–inch iron rod found at the southeast corner of said Lot 39;
- 2) South 57 degrees 36 minutes 21 seconds West, a distance of 186.47 feet to a 1/2–inch iron rod found at the southwest corner of said Lot 39;
- 3) South 02 degrees 37 minutes 08 seconds East, a distance of 165.24 feet to a 1/2–inch iron rod with yellow cap stamped GEONAV set at the southeast corner of said Lot 41, same being in the north line of a called 10.473 acre tract of land described in deed to Oretha B. Whitaker, as recorded in Volume 2592, Page 1470, Deed Records, Ellis County, Texas;

THENCE along the common lines of Lots 41, 42, 45, 46, and 51–54, Block A of said Holly Wood Estates, Phase 3 addition and said 10.473 acre tract, the following two (2) courses:

- 1) South 88 degrees 53 minutes 20 seconds West, a distance of 957.27 feet to a 1/2–inch iron rod found at the southwest corner of said Lot 46 and the northwest corner of said 10.473 acre tract;
- 2) South 00 degrees 49 minutes 48 seconds East, a distance of 501.87 feet to a 1/2–inch iron rod with yellow cap stamped GEONAV set at the southwest corner of said 10.473 acre tract and the southeast corner of said Lot 54, same being in the north line of Holly Wood Estates, an addition to the City of Ovilla, as recorded in Cabinet B, Page 17, Plat Records, Ellis County, Texas;

THENCE South 88 degrees 53 minutes 01 seconds West, along the common line of the last mentioned addition and said Holly Wood Estates, Phase 3 addition, a distance of 659.03 feet to a 1/2–inch iron rod found at the common south corner of Lot 55 and Lot 66, Block A of said Holly Wood Estates, Phase 3 addition;

THENCE along the common lines of Lots 55–57 and Lots 63–66, Block A of said Holly Wood Estates, Phase 3 addition, the following two (2) courses:

- 1) North 01 degrees 28 minutes 35 seconds West, a distance of 432.85 feet to a 3/8–inch iron rod found at the southeast corner of said Lot 63;
- 2) South 88 degrees 46 minutes 28 seconds West, a distance of 303.41 feet to a 3/8–inch iron rod found at the southwest corner of said Lot 63, same being in the east line of the above mentioned Hollingsworth Lane;

THENCE North 01 degrees 37 minutes 00 seconds West, along the common line of said Lot 63 and said Hollingsworth Lane, a distance of 99.20 feet to a 1/2–inch iron rod with yellow cap stamped GEONAV set;

THENCE South 88 degrees 33 minutes 54 seconds West, across said Hollingsworth Lane, a distance of 59.12 feet to a 1/2–inch iron rod with yellow cap stamped GEONAV set at the southeast corner of Lot 22, Block C of said Holly Wood Estates, Phase 3 addition, same being in the west line of said Hollingsworth Lane;

THENCE along the common lines of said Hollingsworth Lane, Lots 22–25 and Lots 16–17, Block C of said Holly Wood Estates, Phase 3 addition, the following five (5) courses;

- 1) North 01 degrees 46 minutes 49 seconds East, a distance of 171.30 feet to a 1/2–inch iron rod with yellow cap stamped GEONAV set at the beginning of a non–tangent curve to the right having a radius of 633.00 feet, whose chord bears North 08 degrees 04 minutes 54 seconds East, a distance of 144.29 feet;
- 2) Northeasterly, with said curve to the right, through a central angle of 13 degrees 05 minutes 19 seconds, an arc distance of 144.60 feet to a 1/2–inch iron rod with yellow cap stamped GEONAV set at the common east corner of Lot 23 and Lot 24, Block C of Holly Wood Estates, Phase 3 addition and at the beginning of a compound curve to the right having a radius of 225.00 feet, whose chord bears North 30 degrees 02 minutes 26 seconds East, a distance of 55.20 feet;
- 3) Northeasterly with said compound curve to the right through a central angle of 14 degrees 05 minutes 30 seconds, an arc distance of 55.34 feet to a 1/2–inch iron rod with yellow cap stamped GEONAV set at the end of said curve;
- 4) North 37 degrees 05 minutes 11 seconds East, a distance of 66.90 feet to a 1/2–inch iron rod with yellow cap stamped GEONAV set;
- 5) North 38 degrees 14 minutes 22 seconds West, a distance of 393.92 feet to a 1/2–inch iron rod found at the common north corner of said Lot 25 and said Lot 16, same being in the south line of a called 94.98 acre tract of land described in deed to Ovilla Road Joint Venture, as recorded in Volume 725, Page 837, Deed Records, Ellis County, Texas;

THENCE North 88 degrees 38 minutes 41 seconds East, along the north line of said Holly Wood Estates, Phase 3 addition and the south line of said 94.98 acre tract and a called 47.803 acre tract of land described in deed to Bloomfield Homes, LP, as recorded in Instrument 2005619, Deed Records, Ellis County, Texas, a distance of 2471.25 feet to the POINT OF BEGINNING AND CONTAINING 1,999,808 square feet or 45.909 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ROHINGYA INTERNATIONAL hereby adopt this plat designating the hereon above described property as HOLLY WOOD ESTATES PHASE 4, an addition to the City of Glenn Heights, Texas, and hereby dedicate to the City of Glenn Heights, in fee simple, forever the streets, alleys and all other rights–of–way shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements which may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintenance 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 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, Texas. This plat does not alter or remove existing deed restrictions or covenants, if any on this property.

EXECUTED THIS _____ DAY OF _____, 2021.

FOR: ROHINGYA INTERNATIONAL

BY: _____
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR’S CERTIFICATE

I, Daniel Chase O’Neal, hereby certify that this plat was prepared under my supervision from an actual survey of the land and that the corner monuments shown hereon were properly placed under my supervision, in accordance with the development code of the City of Glenn Heights, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DANIEL CHASE O’NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Daniel Chase O’Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

NOTE:

- 1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83–NCF).
- 2. A 1/2–inch iron rod will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights–of–way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
- 3. By graphical plotting, part of the parcel described hereon lies within Zone AE, a Special Flood Hazard Area inundated by 100–year flood, as delineated on the Ellis County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48139C00075F, dated June 3, 2013, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- 4. The HOA Common Area Lots will be owned and maintained by the Homeowner’s Association.
- 5. 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.
- 6. This Plat shall be subject to all Single Family–1 (SF–1) requirements as established by the Zoning Ordinance of the City of Glenn Heights.

”Preliminary Plat For Review Proposes Only.”

PRELIMINARY REPLAT
HOLLY WOOD ESTATES
PHASE 4

BEING A REPLAT OF
LOTS 39–63, BLOCK A & LOTS 25–36, BLOCK C
HOLLY WOOD ESTATES PHASE 3
CABINET B, SLIDE 185

AND BEING
45.909 ACRES

SITUATED IN THE
JOHN S. PATTON SURVEY, A–841
WILLIAM C. BERRY SURVEY, A–74
CITY OF GLEN HEIGHTS, ELLIS COUNTY, TEXAS

46 RESIDENTIAL LOTS
1 H.O.A. COMMON AREA LOTS
OWNER
ROHINGYA INTERNATIONAL
5902 DUCK CREEK DR #24
GARLAND, TX. 75043

LAND SURVEYOR
CEONAV SURVEYING
3410 MIDCOURT RD, SUITE 110
CARROLLTON, TX 75006
TBPLS Firm No. 10194205

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75088
(972) 941–8400 FAX (972) 941–8401



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:



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:
