



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, SEPTEMBER 13, 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, September 13, 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 possible 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

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of July 12, 2021.

AGENDA

1. **Zoning Case 21-004-AP:** Discuss and take action on an Amending Plat request by Kimley-Horn on behalf of DR Horton for Lot 38X, Block F and Lot 9X, Block W of Magnolia Meadows Phase II. The final plat of Magnolia Meadows Phase II was recorded with Ellis County in November 2019. The purpose of this Amending Plat is to update the west boundary of Magnolia Meadows Phase II along the proposed Magnolia Meadows IV bordering Lot 38X, Block F and Lot 9X, Block W, and to include drainage easements and utility easements on said lots.
2. **Zoning Case 21-008-SUP:** Public hearing to receive testimony concerning a Specific Use Permit request by Samuel Ross Harle on behalf of FD Development of Glenn Heights, LLC for the construction and use of a retail establishment permitting the retail sale of consumables on the property located at 1710 South Hampton Road. The 1.249-acre parcel is currently zoned Retail (R) and is further described as Lot 2, Block A of the Family Dollar Addition, Glenn Heights, Dallas County, Texas.

3. **Zoning Case 21-008-SUP:** Discuss and take action on a Specific Use Permit request by Samuel Ross Harle on behalf of FD Development of Glenn Heights, LLC for the construction and use of a retail establishment permitting the retail sale of consumables on the property located at 1710 South Hampton Road. The 1.249-acre parcel is currently zoned Retail (R) and is further described as Lot 2, Block A of the Family Dollar Addition, Glenn Heights, Dallas County, Texas.

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, September 10, 2021.

Brandi Brown, City Secretary

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

MONDAY, JULY 12, 2021

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 12th day of July 2021, the Planning and Zoning Commission of the City of Glenn Heights, Texas convened in a regular meeting at the City Hall Council Chambers at 1938 South Hampton Road, Glenn Heights, Texas to consider the following items, with these members in attendance:

BOARD MEMBERS

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

ABSENT

Tabatha Gamble	*	Board Member
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STAFF

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

Call to Order Commissioner Kelley called the meeting to order at 6:30 p.m.

Invocation Commissioner Kelley

Pledge of Allegiance

Consent Agenda

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

Motion by Commissioner Stroy to approve the minutes with an amendment to the notice language. Commissioner Davis made the second. The motion carried by the following vote:

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

Agenda

1. **Zoning Case 21-003-PP:** Discuss and take action on a Preliminary Plat 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.

Miamauni Hines, City Planner

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

Commissioner Kelley asked if this phase was previously approved.

Ms. Hines states that the plat was filed with Ellis County in 1985 but now developers are interested in replotting and developing the lots and making the necessary public improvements.

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

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

Adjournment

Motion by Commissioner Stroy to adjourn the meeting of the Planning and Zoning Commission at 6:40 p.m. Commissioner Alley made the second. The motion carried by the following vote:

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

Austin Kelley, Chair

Attest:

Miamauni Hines, City Planner

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



CITY OF GLENN HEIGHTS PLANNING & ZONING COMMISSION REPORT

Date: September 13, 2021

SUBJECT

The Planning and Zoning Commission will hear an Amending Plat request for Lot 38X, Block F and Lot 9X, Block W of Magnolia Meadows Phase II.

DISCUSSION / BACKGROUND

DR Horton has developed each phase of this residential subdivision accordingly. Currently, the developer seeks to amend the plat of Magnolia Meadows Phase II to adjust the western property lines of Lot 38X, Block F and Lot 9X, Block W, include drainage and utility easement, and update the site data tables. Acceptance of this plat would permit them to move forward with the county filing of both this amending plat of Magnolia Meadows Phase II and Magnolia Meadows Phase IV.

PRIOR COUNCIL OR BOARD ACTION

The concept plan for the Magnolia Meadows subdivision was approved via Ordinance O-01-17 in February 2017.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

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:

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 confirms that the applicant meets and is amendable to these requirements and recommends approval of this final plat request as presented.

ATTACHMENTS

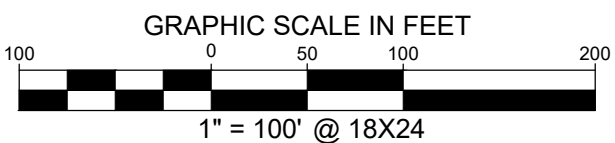
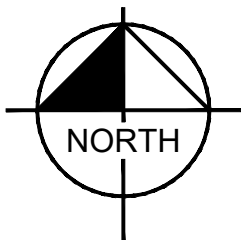
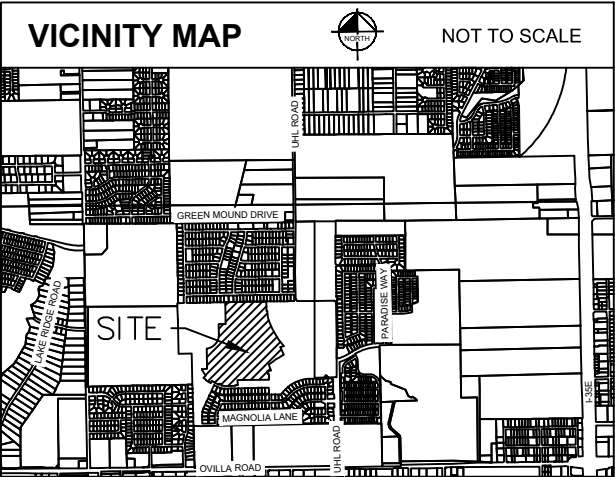
1. Magnolia Meadows II Amending Plat
2. Amending Plat Checklist

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Director of Planning and Development Services



LEGEND:

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD FOUND W/CAP
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
ROW = RIGHT OF WAY
BL = BUILDING LINE
UE = UTILITY EASEMENT
P.R.E.C.T. = PLAT RECORDS OF ELLIS COUNTY, TEXAS
D.R.E.C.T. = DEED RECORDS OF ELLIS COUNTY, TEXAS
S.S.E. = SANITARY SEWER EASEMENT

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE

" Purpose Statement: This Amending Plat is for the purpose of updating the West Boundary of Magnolia Meadows Phase 2 along Proposed Magnolia Meadows Phase 4 bordering Lot 38X, Block F, Lot 9X, Block W, and including Drainage and Utility Easements in said lots."

AMENDING PLAT

MAGNOLIA MEADOWS - PHASE 2

LOTS 38X, 45-73, BLOCK F; LOTS 1-24, BLOCK G;
LOTS 1-36, BLOCK H; LOTS 1-16, BLOCK I;
LOTS 10-18, BLOCK U; LOTS 8-49, BLOCK V;
LOTS 1X, 2-9, 9X, BLOCK W;

164 RESIDENTIAL LOTS AND 3 HOA LOTS

BEING
47.5454 ACRES
SITUATED IN THE
M. McDERMOTT SURVEY, ABSTRACT NO. 743,
CITY OF GLENN HEIGHTS,
ELLIS COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009

Tel. No. (496) 501-2200
FIRM # 10194503

<u>Scale</u> 1" = 100'	<u>Drawn by</u> KHA	<u>Checked by</u> KHA	<u>Date</u> AUG. 2021	<u>Project No.</u> 068517087	<u>Sheet No.</u> 1 OF 3
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NOTES:

1. All Common Area Lots with an X designation will be owned and maintained by the Homeowner's Association.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
3. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
4. Magnolia Meadows - Phase 2 shall be subject to all requirements as established by City of Glenn Heights' Ordinance #O-01-17 (Planned Development 3).
5. See Sheet 3 for Line & Curve Tables.
6. The Owner and the Developer release the City of Glenn Heights from any and all claims, damages, obligations, or liabilities occasioned by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform to the grades established in the Magnolia Meadows - Phase 2 Subdivision.
7. Project is subject to Development Agreement March 6, 2017, filed for record in Ellis County.

FLOOD STATEMENT:

According to Map No. 48139C0075F, dated June 3, 2013 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Ellis County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER:
D.R. Horton - Texas, Ltd.
6751 North Freeway
Fort Worth, Texas 76131
817-230-0800
Contact: Justin Bosworth, P.E.

APPLICANT:
Kimley-Horn & Associates
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
972-335-3580
Contact: Thomas Fletcher, P.E.

SURVEYOR:
Kimley-Horn & Associates
400 No. Oklahoma Dr., Ste. 105
Celina, Texas 75009
469-501-2200
Contact: Sean Patton, R.P.L.S.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS D.R. Horton - Texas, Ltd., is the owner of a tract of land situated in the M. McDermott Survey, Abstract No. 743, City of Glen Heights, Ellis County, Texas, and being a portion of a called 169.27 acre tract of land conveyed to D.R. Horton - Texas, Ltd., as evidenced in a Special Warranty Deed recorded in Instrument No. 1728450 of the Deed Records of Ellis County, Texas (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a plastic cap stamped "KHA" found for a point on the south line of Lindell Estates Addition, an addition to the City of Glenn Heights, Texas, according to the plat filed of record in Cabinet A, Slide 333 of the Plat Records of Ellis County, Texas (P.R.E.C.T.), same being the northerly most northwest corner of Magnolia Meadows, Phase 1, an addition to the City of Glenn Heights, Texas, according to the plat filed of record in Document No. 1832512 (P.R.E.C.T.), same also being the northerly most northeast corner of the herein described tract:

THENCE departing said south line, with the westerly line of said Magnolia Meadows, Phase 2, the following thirty-four (34) courses and distances:

South 00°40'10" East, a distance of 198.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

North 89°19'50" East, a distance of 18.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 00°40'10" East, a distance of 65.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 08°05'04" East, a distance of 64.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 16°07'34" East, a distance of 61.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 19°42'09" East, a distance of 55.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 21°28'54" East, a distance of 51.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 23°19'48" East, a distance of 53.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 25°10'42" East, a distance of 53.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 27°01'35" East, a distance of 53.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 28°52'29" East, a distance of 53.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 30°43'23" East, a distance of 53.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 32°34'17" East, a distance of 53.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 34°25'10" East, a distance of 53.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 36°16'04" East, a distance of 53.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 38°06'58" East, a distance of 117.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 13°11'05", a radius of 325.00 feet, a chord bearing and distance of South 71°38'03" West, 74.62 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 74.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a compound curve to the left having a central angle of 00°06'49", a radius of 1550.00 feet, a chord bearing and distance of South 64°59'06" West, 3.07 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 3.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 25°04'18" East, a distance of 179.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 63°43'33" West, a distance of 59.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 60°10'23" West, a distance of 58.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 56°38'07" West, a distance of 58.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 54°50'50" West, a distance of 131.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 60°29'44" West, a distance of 69.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 20°01'29" East, a distance of 136.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 12°29'38", a radius of 375.00 feet, a chord bearing and distance of South 76°13'19" West, 81.61 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 81.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 07°31'52" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 02°33'12", a radius of 425.00 feet, a chord bearing and distance of North 61°11'32" East, 18.94 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 18.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 13°27'25" East, a distance of 26.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 12°41'51", a radius of 270.98 feet, a chord bearing and distance of South 07°05'06" East, 59.93 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 60.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 00°42'47" East, a distance of 45.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract;

South 89°13'16" West, a distance of 666.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner of this tract, same being the westerly most northwest corner of said Phase 2;

South 00°57'36" East, a distance of 106.84 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 3668" found for a corner of this tract on the north line of Magnolia Farms Addition, Phase 1, an addition to the City of Glenn Heights, Texas, according to the plat filed of record in Cabinet G, Page 164 (P.R.E.C.T.);

THENCE leaving said westerly line, with the north line of said Phase 1, the following ten (10) courses and distances:

South 89°13'19" West, a distance of 50.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 01°09'57" East, a distance of 19.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 89°13'14" West, a distance of 238.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract at the beginning of a non-tangent curve to the right having a central angle of 19°12'01", a radius of 175.00 feet, a chord bearing and distance of North 81°12'04" West, 58.37 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 58.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 13°54'47" East, a distance of 24.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 68°09'44" West, a distance of 50.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner of this tract;

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Kimley-Horn and Associates, Inc.
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CERTIFICATE OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS

The undersigned Owner of the real property described in this Plat does hereby adopt this plat and does hereby dedicate all streets and alleys identified thereon to the City of Glenn Heights, Texas for the use and benefit of the public as a perpetual right-of-way and easement for the passage and accommodation of vehicle and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way and easement area, for any purpose related to the exercise of a governmental service or function including, but not limited to fire and police protection, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs access, and for all other purposes for which a public street and right-of-way is commonly used, including installing, repairing, maintaining, altering, replacing, relocating and operating utilities in, into, upon, over, across, and under said right-of-way, and including but not limited to all such uses permitted by the Laws of the State of Texas and the Ordinances and Charter of the City of Glenn Heights. Owner covenants and agrees that Owner and Owner's heirs, representatives, administrators, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any right-of-way or easement granted herein any temporary or permanent structures except as may otherwise be authorized by the City of Glenn Heights, and it is further agreed that the City of Glenn Heights shall have the right to enter upon said right-of-way and easement, and remove any fences, buildings or other obstructions as may now be found upon said right-of-way or easement. TO HAVE AND TO HOLD said right-of-way and easement unto the City of Glenn Heights, its successors and assigns, and Owner hereby binds Owner and Owner's heirs, representatives, administrators, successors and assigns to warrant and forever defend, all and singular, said rights-of-ways and easements unto the City of Glenn Heights, its successor; and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The permanent right-of-way and easement rights and privileges granted herein are exclusive, and Owner covenants that it will not convey any other easement or conflicting rights within the are covered by the grant to any other person without the prior written consent of the City of Glenn Heights.

This Certificate of Dedication is signed this _____ day of _____, 2019.

By: **D.R. HORTON - TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP**

By: **D.R. HORTON, INC., A DELAWARE CORPORATION ITS AUTHORIZED AGENT**

By: _____
Benjamin Clark, Assistant Vice President

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned Authority, A Notary Public in and for 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS

LINE TABLE	LINE TABLE	LINE TABLE						
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S07°31'52"E	50.00'	L15	S30°07'51"W	50.01'	L29	S18°17'47"E	49.46'
L2	S13°27'25"E	26.20'	L16	N00°40'10"W	77.36'	L30	S19°50'56"E	49.46'
L3	S89°13'19"W	50.07'	L17	N45°52'10"W	28.33'	L31	S21°18'22"E	49.46'
L4	S01°09'57"E	19.07'	L18	S01°36'55"E	42.53'	L32	S22°45'48"E	49.46'
L5	N13°54'47"E	24.02'	L19	S05°27'06"E	59.79'	L33	S24°32'32"E	55.68'
L6	N68°09'44"W	50.48'	L20	S10°02'41"E	59.79'	L34	S26°26'56"E	55.69'
L7	S13°54'47"W	22.51'	L21	S14°37'07"E	59.42'	L35	S28°05'22"E	55.69'
L8	N13°54'47"E	7.42'	L22	S17°40'54"E	54.15'	L36	S29°43'48"E	55.69'
L9	N60°30'14"E	15.09'	L23	S19°24'26"E	60.40'	L37	S31°22'13"E	55.69'
L10	N57°53'00"W	23.79'	L24	S21°13'44"E	60.40'	L38	S33°00'39"E	55.69'
L11	S34°28'10"W	22.87'	L25	S23°34'41"E	60.39'	L39	S43°31'25"E	25.63'
L12	N54°05'53"W	55.73'	L26	S05°01'14"E	47.74'	L40	N54°05'53"W	55.73'
L13	N47°14'00"E	70.00'	L27	S12°24'29"E	47.74'			
L14	N89°19'50"E	97.99'	L28	S16°14'13"E	48.95'			

OWNER:
D.R. Horton - Texas, Ltd.
6751 North Freeway
Fort Worth, Texas 76131
817-230-0800
Contact: Justin Bosworth, P.E.

APPLICANT:
Kimley-Horn & Associates
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
972-335-3580
Contact: Thomas Fletcher, P.E.

SURVEYOR:
Kimley-Horn & Associates
400 No. Oklahoma Dr., Ste. 105
Celina, Texas 75009
469-501-2200
Contact: Sean Patton, R.P.L.S.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, SEAN PATTON, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon shall be properly placed under my personal supervision in accordance with Subdivision Regulations of the City of Glenn Heights, Texas.

Sean Patton
Registered Professional Land Surveyor #5660
Kimley-Horn and Associates, Inc.
400 No. Oklahoma Dr., Suite 105
Celina, Texas 75009
Ph. 469-501-2200
sean.patton@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019

NOTARY PUBLIC in and for the STATE OF TEXAS

CAROL SELF
Notary Public, State of Texas
My Notary ID # 124370901
Expires October 24, 2022

"I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF _____ TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS _____ DAY OF _____, 2019, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS"

Chairman, _____ Date _____ Secretary _____ Date _____
Planning Commission

"I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF _____ TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS _____ DAY OF _____, 2019, BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS

Mayor _____ Date _____ Secretary _____ Date _____

" Purpose Statement: This Amending Plat is for the purpose of updating the West Boundary of Magnolia Meadows Phase 2 along Proposed Magnolia Meadows Phase 4 bordering Lot 38X, Block F, Lot 9X, Block W, and including Drainage and Utility Easements in said lots."

AMENDING PLAT

MAGNOLIA MEADOWS - PHASE 2

LOTS 38X, 45-73, BLOCK F; LOTS 1-24, BLOCK G; LOTS 1-36, BLOCK H; LOTS 1-16, BLOCK I; LOTS 10-18, BLOCK U; LOTS 8-49, BLOCK V; LOTS 1X, 2-9, 9X, BLOCK W;

164 RESIDENTIAL LOTS AND 3 HOA LOTS

BEING
47.5454 ACRES
SITUATED IN THE
M. McDERMOTT SURVEY, ABSTRACT NO. 743,
CITY OF GLENN HEIGHTS,
ELLIS COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009

Tel. No. (496) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KHA	KHA	AUG. 2021	068517087	3 OF 3

DWG NAME: K:\FRL_SURVEY\068517087-MAGNOLIA FARMS - GLENN HEIGHTS\DWG\MAGNOLIA MEADOWS PHASE 2 AMENDING PLAT.DWG PLOTTED BY: ALLEN STEPHEN 8/31/2021 8:51 AM LAST SAVED 8/26/2021 5:19 PM

Page 9 of 22



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

Amending Plat – Administrative Requirements

The final 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 Final Plat (Section 10.01.009-a)
- ☐ Instrument of Dedication (Section 10.01.009-b-15)
- ☒ Paid Tax Certificate(s) (Section 10.01.009-b-16)
- ☐ Construction Plans (Section 10.01.009-b-18)
- ☐ Report of Soil Tests and Pavement Design (Section 10.01.009-b-18)
- ☐ Drainage Study (Section 10.01.009-b-18)

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.

Final Plat Review

The final 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 10.01.009)
- ☒ General Document Information
 - ☒ Tract outline (Section 10.01.009-b-7)
 - ☒ Boundary dimensions (Section 10.01.009-b-9)
 - ☒ 1":100' minimum scale (Section 10.01.009-b-6)
 - ☒ North point (Section 10.01.009-b-6)
 - ☒ Date (Section 10.01.009-b-6)
 - ☒ Details of surrounding properties (Section 10.01.009-b-3)
 - ☒ Name of proposed subdivision (Section 10.01.009-b-3)
 - ☒ Land surveyor information (Section 10.01.009-b-2)
 - ☒ Land owner and developer information (Section 10.01.009-b-1)
 - ☒ Public surveyor certificate (Section 10.01.009-b-13)
 - ☒ Approval certificate (Section 10.01.009-b-14)
 - ☒ Metes and bounds description (Section 10.01.009-b-7)
- ☒ Existing Subdivision Details
- ☒ 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
- ☒ Plan for Proposed Utilities and Improvements – The following must comply with the City's Code of Ordinance
 - ☒ Sewer
 - ☒ Water
 - ☒ Gas Mains
 - ☒ Electrical
- ☒ Conformity to Approved Preliminary Plat

Staff Recommendation

- ☒ Approval
- ☐ Approval with condition
- ☐ Denial

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

Notes:



CITY OF GLENN HEIGHTS PLANNING & ZONING COMMISSION REPORT

Date: September 13, 2021

SUBJECT

The Planning and Zoning Commission will hear a Specific Use Permit request for the construction and use of a general retail establishment permitting the retail sale of consumables.

DISCUSSION / BACKGROUND

The subject property is zoned Retail and located near the southeast corner of Bear Creek road and Hampton Road. The property to the north is zoned and developed according to the City's Retail zoning classification with an SUP for the retail sale of consumables, the property to the west is zoned Retail and is currently developed as a self-storage facility, the property to the south is zoned Single-Family 1 and is currently developed as a butterfly garden, and the property to the east is zoned and developed according to the City's Single-Family 1 zoning classification.

The Zoning Ordinance defines a *general retail store* as follows:

RETAIL STORES, GENERAL. This term includes retail stores which sell several lines of merchandise including, but not limited to, dry goods, apparel and accessories, furniture and home furnishings, small wares, small appliances, hardware, and food. The stores included in this group are commonly known as department stores, variety stores, general merchandise stores, general stores, etc.

Although the proposed use is considered a retail use, the City's Zoning Ordinance requires the Planning and Zoning Commissioner and City Council to review and approve a Specific Use Permit for the development and/or occupancy of such a use on any property with the Retail zoning classification. In this case, the property is undeveloped, so the applicant is seeking approval of both the use and accompanying site plan and elevations.

CONCEPT PLAN REVIEW AND EVALUATION

The Development Review Committee met and performed Concept Plan review and evaluation with respect to the following:

- The Plan's compliance with all provisions of the Zoning Ordinance and other ordinances of the City.
- The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
- The relationship of the development to the base zoning standards in terms of harmonious design, facade treatment, setbacks, maintenance of property values, and any possible negative impacts.
- The provision of a safe and efficient vehicular and pedestrian circulation system.
- The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the City as adopted and amended.
- The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
- The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
- Protection and conservation of watercourses and areas that are subject to flooding.
- Consistent with the Comprehensive Master Plan of the City as adopted or amended.

The Development Review Committee has the following comments related to the proposed site plan and elevations:

- A minimum six-foot (6') tall solid masonry screening wall is required along the property lines that abut properties zoned residential.
- Illumination levels should not exceed 0.25 footcandles along the property lines that abut the residential properties to the east and south.
- There is a general concern for the larger delivery trucks associated with this end user based on the existing damage to the medians and lack of

maneuverability options for the existing variety store establishment.

COMPREHENSIVE PLAN ALIGNMENT

Staff has reviewed this application to determine its compatibility with the City's Future Land Use Map and Comprehensive Plan which designates this area as Retail:

Retail

Retail uses typically include establishments which provide merchandise for retail sale and may also include light commercial uses such as lodging and banks. Retail is located in areas with higher visibility and accessibility and contributes additional taxable revenue to the City's coffers through sales taxes generated. In Glenn Heights, retail areas may also include office space.

The proposed development aligns with that of a retail development.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by August 27, 2021. Notice was also published in a local newspaper on August 29, 2021 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance. Additionally, a notice has been posted near the site since August 5, 2021.

FINANCIAL IMPACT

The City would collect sales taxes on all taxable products at the standard rate of 0.010000%.

RECOMMENDATION / ALTERNATIVES

Staff recommends denial of the proposed Specific Use Permit based on the remaining site plans and maneuverability comments.

ATTACHMENTS

1. Property Survey & Legal Description

2. Proposed Site Plan
3. Proposed Landscape Plans
4. Proposed Elevations
5. Proposed Lighting Plan

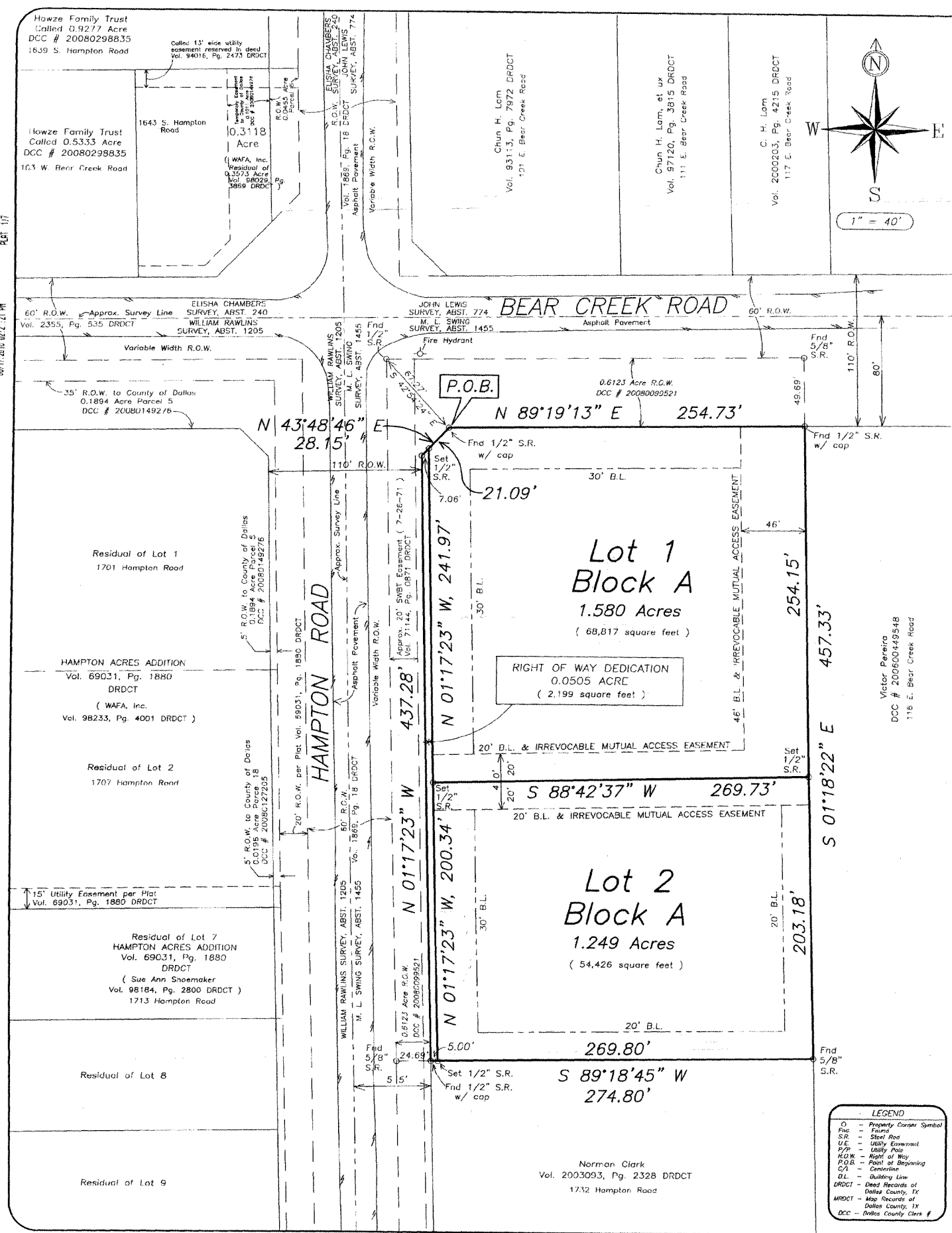
PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Director of Planning and Development Services

20100210786
PLAT 1/7



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

FIELD NOTES
2.880 Acres

BEING all that certain lot, tract, or parcel of land situated in the M. L. SWING SURVEY, ABSTRACT NO. 1455 in the City of Glenn Heights, Dallas County, Texas, and being the residual of a called 5 acre tract of land conveyed to Greer W. Burnett, Jr., et ux, by deed as recorded in Volume 3258, Page 143 of the Deed Records of Dallas County, Texas (DRDCT), said 5 acre tract also being as described in affidavit of heirship as recorded in Volume 2001229, Page 2252 DRDCT, and being more particularly described as follows:

BEGINNING at a 1/4" steel rod found with cap for the northeast end of the corner clip of the south line of BEAR CREEK ROAD, a 110' wide public right of way, and the east line of HAMPTON ROAD, a 110' wide public right of way, said rod bears S 42°54'24" E, 67.27 feet from a 1/4" steel rod found for the northwest corner of said 5 acre tract, said rod also bears approximately S 44°08'31" E, 110.07 feet from the centerline intersection of said BEAR CREEK ROAD and said HAMPTON ROAD and same for the occupied northwest corner of said SWING SURVEY;

THENCE N 89°19'13" E, 254.73 feet (N 89°15'25" E, 254.92 feet per right of way deed recorded in Dallas County Clerk # 20080099512) along the south line of said BEAR CREEK ROAD to a 1/4" steel rod found with cap for the northeast corner of this tract and the existing northwest corner of a tract of land conveyed to Victor Pereira by deed as recorded in Dallas County Clerk # 200800449548 in the east line of said 5 acre tract;

THENCE S 01°18'22" E, 457.33 feet (Deed South; Reference bearing S 01°18'22" E per said right of way deed) along the east line of said 5 acre tract and the west line of said Pereira tract to a 5/8" steel rod found for the southeast corner of this tract and the northeast corner of a tract of land conveyed to Norman Clark by deed as recorded in Volume 2003093, Page 2328 DRDCT;

THENCE S 89°18'45" W, 274.80 feet through said 5 acre tract to a 1/4" steel rod found with cap for the southwest corner of this tract and the existing northwest corner of said Clark tract in the east line of said HAMPTON ROAD;

THENCE N 01°17'23" W, 437.28 feet (N 01°18'22" W, 437.02 feet per said right of way deed) along the east line of said HAMPTON ROAD to a 1/4" steel rod set for the southwest end of said corner clip;

THENCE N 43°48'46" E, 28.15 feet (N 43°58'22" E, 28.15 feet per said right of way deed) along said corner clip to the POINT OF BEGINNING and containing approximately 2.880 acres of which 0.0505 acre is within a right of way dedication, leaving a net acreage of 2.829 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, The Estate of Greer W. Burnett, Jr., do hereby adopt this plat designating the herein above described property as LOTS 1 and 2 in BLOCK A of FAMILY DOLLAR ADDITION, an addition to the City of Glenn Heights, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using the same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing oil or part of its facilities without the necessity of securing permission of anyone.

THIS PLAT APPROVED SUBJECT TO ALL ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GLENN HEIGHTS, TEXAS.

WITNESS MY HAND this 16 day of August, 2010.

The Estate of Greer W. Burnett, Jr.

By: Greer Woodard Burnett, III
Greer Woodard Burnett, III

By: James Ronald Burnett, Jr.
James Ronald Burnett, Jr.
Individually and as Independent
Executor of the Estate of Greer Woodard Burnett, Jr., deceased

STATE OF TEXAS
COUNTY OF ELLIS

Before me the undersigned authority on the 16 day of August, 2010, personally appeared Greer Woodard Burnett, III, acknowledged that he executed this document on behalf of said Estate of Greer W. Burnett, Jr.

Katherine A. Birchia
Notary Public, State of Texas

KATHERINE A. BIRCHIA
Notary Public, State of Texas
My Commission Expires
March 02, 2011

STATE OF TEXAS
COUNTY OF ELLIS

Before me the undersigned authority on the 16 day of August, 2010, personally appeared James Ronald Burnett, Jr., acknowledged that he executed this document on behalf of said Estate of Greer W. Burnett, Jr.

Katherine A. Birchia
Notary Public, State of Texas

KATHERINE A. BIRCHIA
Notary Public, State of Texas
My Commission Expires
March 02, 2011

Surveyor Declaration

THAT I, Walter Keven Davis, do hereby declare 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.

Walter Keven Davis
Walter Keven Davis, R.P.L.S. #4466

STATE OF TEXAS
REGISTERED
WALTER KEVEN DAVIS
4466
PROFESSIONAL
LAND SURVEYOR

State of Texas:

Before me the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Walter Keven Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes herein expressed and in the capacity stated.

Given under my hand and seal this the 11 day of AUGUST, 2010.

Walter Keven Davis
Notary Public in and for the State of Texas

WALTER KEVEN DAVIS
Notary Public in and for the State of Texas
My Commission Expires
01-03-11

CITY OF GLENN HEIGHTS CERTIFICATE OF APPROVAL:

I hereby certify that the above and foregoing Plat of LOTS 1 and 2 in BLOCK A of FAMILY DOLLAR ADDITION, an Addition to the City of Glenn Heights was approved this the 16 day of August, 2010, by the City of Glenn Heights, Texas.

Victor Pereira
MAYOR

Said addition shall be subject to all the requirements of the Development Code of the City of Glenn Heights.

Witness my hand this the 16 day of August, 2010.

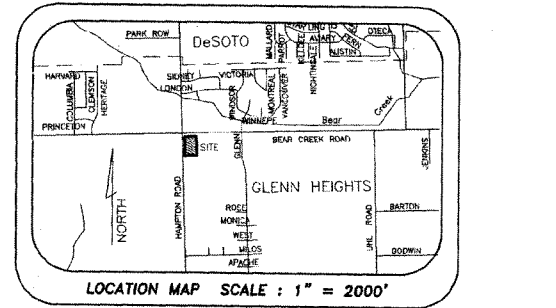
Tracy Simpson
PLANNING & ZONING CHAIRMAN

Debra Murphy
CITY SECRETARY

CITY OF GLENN HEIGHTS
DALLAS COUNTY

OWNERS:
The Estate of Greer W. Burnett, Jr.
Greer Woodard Burnett, III
James Ronald Burnett
218 Sendero Drive
Waxahatchie, TX 75165
Phone: 972-938-7239

DEVELOPERS:
Triple C Development, Inc.
501 Chesnut Bypass
Centra, AL 35960
Contact: Darney Horrell
Phone: 307-399-1198



FINAL PLAT

Lots 1 and 2 in Block A

FAMILY DOLLAR ADDITION

Being a 2.880 Acre Addition in the
M. L. SWING Survey, Abst. 1455
City of Glenn Heights
Dallas County, Texas

REVISIONS	BY
7-07-10	KB
7-22-10	KB
8-11-10	KB

DAVIS & MCDILL, Inc.

ENGINEERS
D&M
SURVEYORS

(A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439)

P.O. BOX 428, Waxahatchie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307

Date: 4-19-2010

Scale: 1" = 40'

Drawn: K. Bohannon

208-0309

Job: -FINAL

Sheet 1

of 1 sheets.

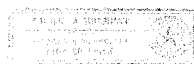


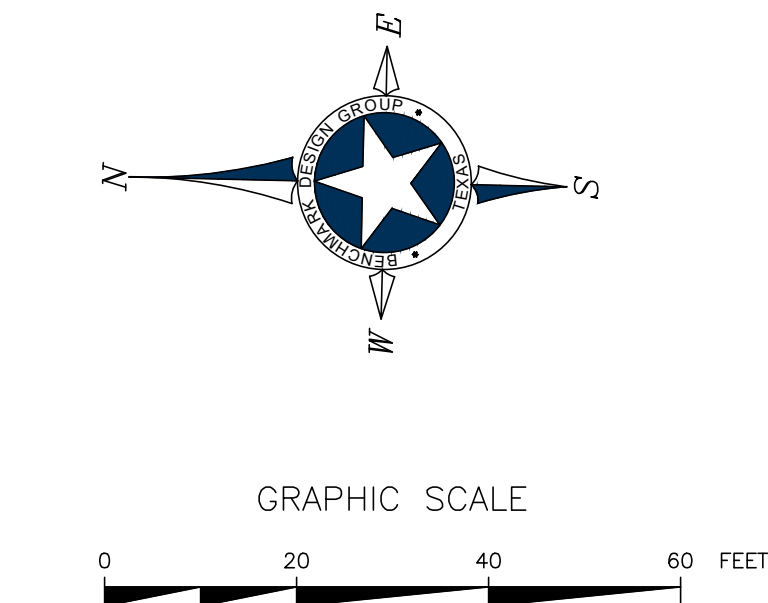
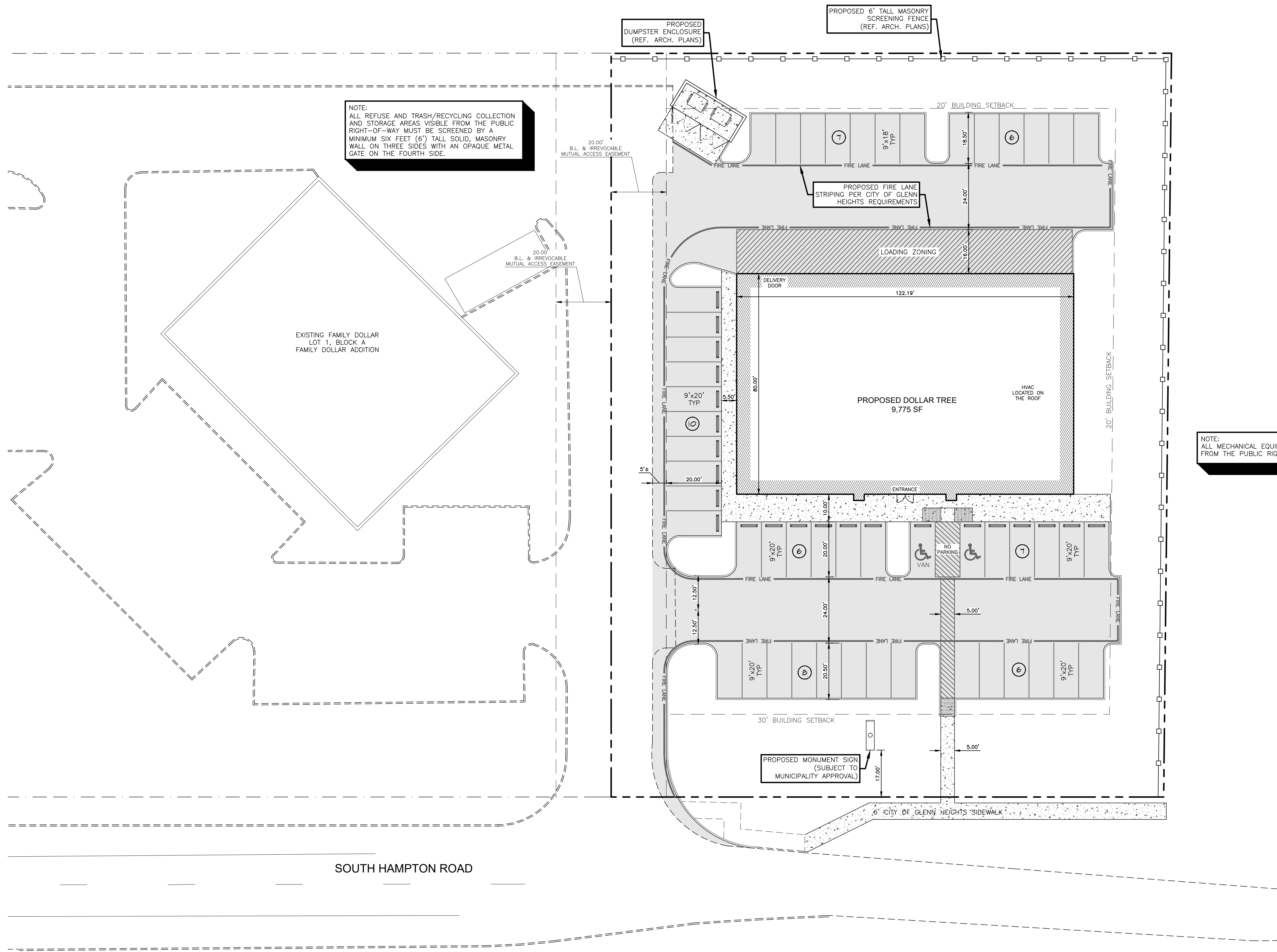
Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, Texas
08/17/2010 02:21 PM
\$38.00



[Signature]

201000210786





SITE NOTES:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS.
- ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- ALL CURB RADII SHOWN ARE TO BACK OF CURB.
- ALL PAVING DIMENSIONS ARE TO BACK OF CURB, WHERE APPLICABLE, OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
- THE EARTHWORK FOR ALL BUILDING SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL PAVEMENT MARKING PAINT SHALL BE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING", WHITE ON ASPHALT, YELLOW ON CONCRETE. PAINT SHALL BE APPLIED IN TWO COATS TO A CLEAN, DRY SURFACE USING TEMPLATE OR STRIPING MACHINE. STRIPES SHALL BE 4" WIDE UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR SITE UTILITIES, SEE UTILITY PLAN.
- ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY.

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.O	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP-O	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	PROPERTY LINE
	PROPOSED "LEVEL" LANDING (SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION)



*** STOP! CALL BEFORE YOU DIG! ***
AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

- These plans are subject to review and approval by all jurisdictions having authority.
- Contractor shall appropriately notify all relevant entities prior to digging on this project.
- The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
- The topographic information shown herein is a reflection of the information provided by D&M SURVEYORS WAXAHACHIE, TEXAS. If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
- The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormwater lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

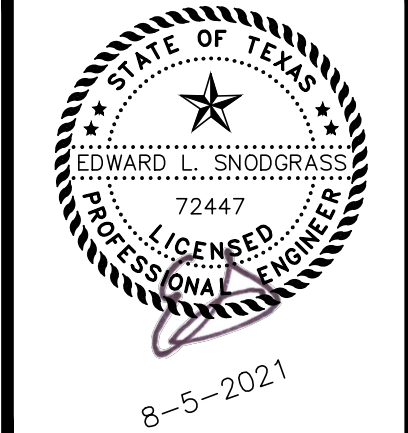
Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

SITE PLAN INFORMATION

LOT:2 BLOCK: A
FAMILY DOLLAR ADDITION
ZONING: RETAIL (R)
SETBACKS:
FRONT: 30' REAR: 20' SIDE: 20'
TOTAL LOT AREA: 54,426 SF (1.249 AC.)
BUILDING AREA: 9,775 SF
BUILDING COVERAGE: 17.96 %
PARKING:
TOTAL BUILDING AREA = 9,775 SF
RETAIL @ 1 SPACE PER 200 SF OF 9,775 SF = 49 SPACES
TOTAL PARKING REQUIRED PROVIDED
49 SPACES 50 SPACES

BY	DATE	REVISIONS
AES	8-5-2021	INITIAL SUBMITTAL

BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS



DOLLAR TREE
1710 S. HAMPTON ROAD GLENN HEIGHTS, TEXAS

SITE PLAN



DRAWN BY: AES

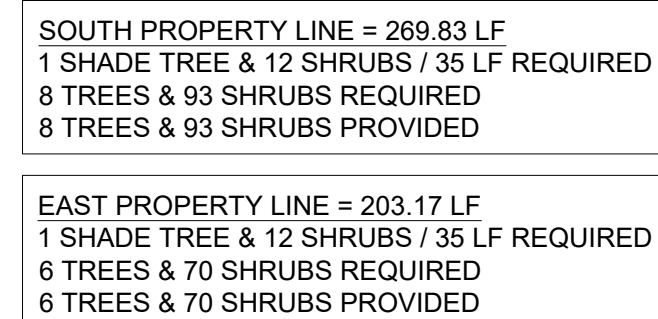
CHECKED BY: JGM

DATE: AUGUST 2021

JOB NO: 2021.053

SHEET NO.

1



BED EDGE TYP. AT ALL SHRUB BEDS. PROVIDE MULCH AS INDICATED IN PLANTING DETAIL

MULCH RING TYP.
ALL TREES.
PROVIDE MULCH
S INDICATED IN
PLANTING DETAIL

1
L1.0

SCALE: 1/16"=1'-0"

1. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:

A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 24"-30" DEEPER ON THE DEPTH OF THE BASE AND DISPOSE OF OFF SITE.
B. REPLACE EXCAVATED MATERIAL W/ GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MIN. OF 7" ABOVE TOP OF CURB AND SIDEWALK; ADD 4"-6" OF TOPSOIL AND CROWN TO A MIN. OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING, UNLESS NOTED OTHERWISE ON THE PLANS.
C. IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREAS, REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADE W/ GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.

SCALENTS

SCALE:N.T.S

PRUNE EXISTING SHRUBS TO REMOVE DEAD, DAMAGED AND DISEASED WOOD AND RESHAPE TO NATURAL HABIT. REMOVE ALL SUCKER GROWTH AT GROUND LEVEL.

REPLACE ALL PLANT MATERIALS WHICH APPEAR TO BE SICKLY, DAMAGED OR MISSHAPEN IN FORM.

PATCH AND REPAIR ALL TURF AREAS WHERE REQUIRED WITH MATCHING SEED AND STARTER FERTILIZER. APPLY BROADLEAF-WEED HERBICIDE TO ESTABLISHED TURF.

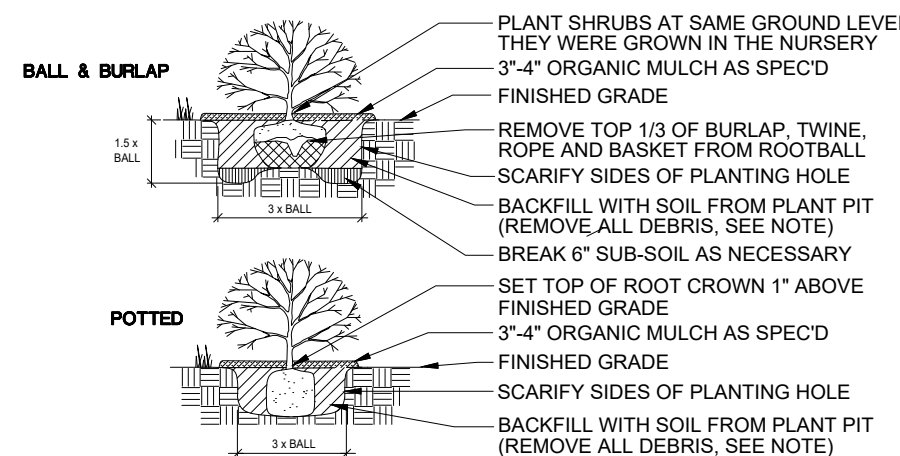
PLANTING SPECIFICATIONS AND GENERAL NOTES:

- PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS (LEAF MOUL OR SPAGNUM PEAT MOSS) SHALL BE APPLIED DURING CULTIVATION. ALL BEDS ARE TO BE GRADED SMOOTH BEFORE PLANTING. PLANT GRIDS SHALL BE PLACED TO WITHIN 1/8" OF THE SPECIFIED SPACING. BEDS LARGER THAN 2", ALL STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEIOUS MATERIALS.
- BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES AND PROVIDE AMENDMENTS (1 PART LEAF MOUL OR SPAGNUM PEAT MOSS AND 3 PARTS EXCAVATED SOIL). ALL NEW TOPSOIL SHALL BE FREE OF WEEDS AND OTHER FOREIGN VEGETATION, AS WELL AS, STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEIOUS MATERIALS.
- FERTILIZATION: ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. UNLESS NOTED OTHERWISE.
- MULCH MATERIAL: DOUBLE SHREDDED HARDWOOD BARK MULCH. MASS MULCH ALL PLANTING BEDS TO 3"-4" DEPTH.
- FERTILIZER: JUMP-SHOT ROOT STIMULATOR AS MANUFACTURED BY GORDON OR APPROVED EQUIVALENT SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERMEN.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIALS THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE TO MATERIALS MAY OCCUR PRIOR TO OWNER ACCEPTANCE BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED. LANDSCAPE CONTRACTOR SHALL MAINTAIN A CLEAN RECORD OF THE OWNER'S ACCEPTANCE INSPECTION. REMOVE AND REPLACE DEAD PLANT MATERIAL (25% + DEAD) IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON. A LIMIT OF ONE REPLACEMENT OF EACH TREE AND SHRUB WILL BE REQUIRED, EXCEPT FOR LOSSES CAUSED BY CONTRACTOR'S ERRORS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES SHALL THE SIDEWALKS BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL. TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSED OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
- ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAININGS SOILS ARE EVIDENT, PLANT UPRIGHT. REMOVE ALL TWIGS AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
- ALL MULCH BINS AND SHRUB BEDS IN LAWN AREAS SHALL BE EDGED WITH A MANICURED EDGE AS INDICATED.
- MULCHING AND WATERING OF ALL PLANTS & TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.

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PLANTING SCHEDULE							
TYPE	QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MISC. NOTES
TREES	05	GT	GLEDITSIA TRIA. var INERMIS SUNBURST	SUNBURST HONEYLOCUST	4" CAL.	AS SHOWN	LARGE TREE
	06	PC	PISTACHIA GLEHNII	CHINESE PISTACHIO	4" CAL.	AS SHOWN	LARGE TREE
	06	QS	QUERCUS SHUMARDII	SHUMARD OAK	4" CAL.	AS SHOWN	LARGE TREE - THORNLESS
	05	UN	UNGUINA SPECIOSA	MEXICAN BUCKEYE	4" CAL.	AS SHOWN	ORNMENATL TREE
SHRUBS	26	AG	ABELIA X GRANDIFLORA	GLOSSY ABELIA	#3 CONT.	AS SHOWN	BUFFER PLANTING
	57	HP	HEPERALOE PARVIFLORA	RED YUCCA	#2 CONT.	AS SHOWN	BUFFER PLANTING
	22	ND	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 CONT.	AS SHOWN	BUFFER PLANTING
	20	PF	PHOTINIA X FRASERI	RED PT. PHOTINIA	#3 CONT.	AS SHOWN	BUFFER PLANTING
	16	PT	PITTIOSPORUM TOBIRA	PITTIOSPORUM	#3 CONT.	AS SHOWN	BUFFER PLANTING
	22	RI	RAPIHOLEPSIS INDICA	INDIAN HAWTHORN	#3 CONT.	AS SHOWN	BUFFER PLANTING
TURF	N/A	TURF	CYNDON DACTYLON	COMMON BERBERIS Seeding Rate: Plant 2 in 3 lbs. per 1000 sq. ft. (coated seed)			SEED OR SOIL COMBINATION OF BOTH
MULCH	0	-	SHREDED BARK MULCH FROM A LOCAL SOURCE. (FREE OF DELETERIOUS MATERIALS)				

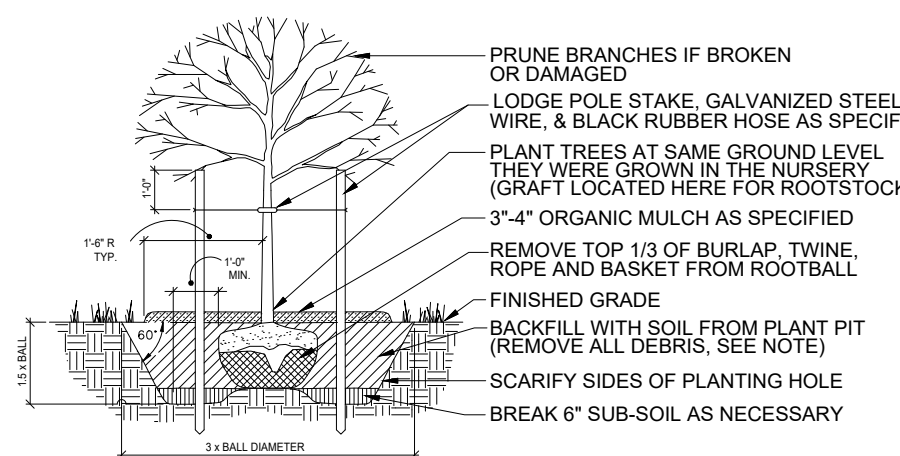
(R) LAWN IRRIGATION CONTRACTOR SHALL PROVIDE LAYOUT AND SHOP DRAWINGS FOR APPROVAL BY STATE AND LOCAL BUILDING OFFICIALS AND/OR OTHER AGENCIES. LAWN IRRIGATION CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS RELATED TO THIS WORK AND SUBMIT COPIES OF SAME FOR THE OWNER'S RECORDS.



GENERAL NOTES:

1. PRUNE ROOTS IF BALL IS ROOTBOUND.
2. REMOVE ALL CONTAINERS AND NON-BIODEGRADABLE BURLAP.
3. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS, PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

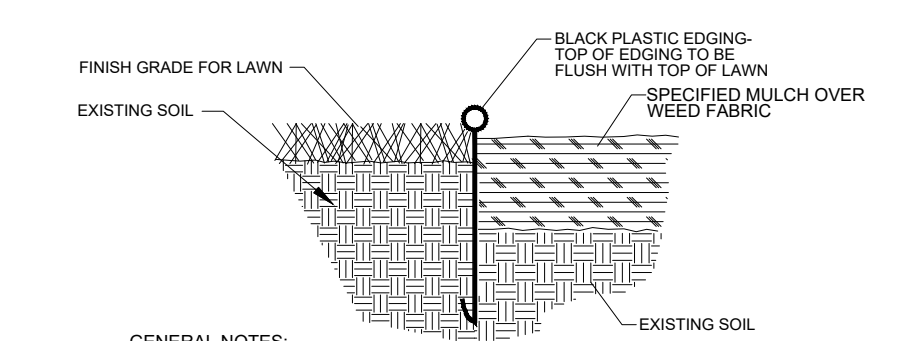
SCALE: N.T.S.



GENERAL NOTES:

1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.
3. PROVIDE TREE STAKES AT INITIAL INSTALLATION. REMOVE STAKES AND WIRES AFTER ONE (1) YEAR OF GROWTH.

TREES



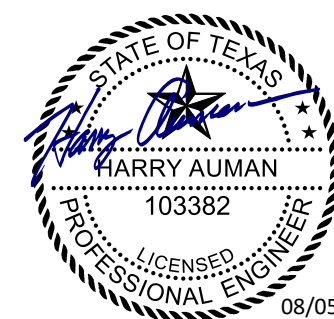
USE WHEREVER MULCHED PLANTINGS TRANSITION TO TURF AREAS, INCLUDING ALL TREE MULCH RINGS, SHRUB BEDS, MASS PLANTING E

SCALE:N.T.S

SRH Commercial, LLC
1710 S. Hampton Road
Glenn Heights, TX 74848

CONSTR. DOC. & REVISIONS

CASCO DIVERSIFIED CORPORATION
ENGINEERING
CERTIFICATE OF AUTHORITY
#F-11545 08/31/21



08/05/21

PROFESSIONAL OF RECORD
HARRY J. AUMAN
License NO.: 103382
Expiration Date: 03/31/22

Drawn By/Checked By: JN/HJA

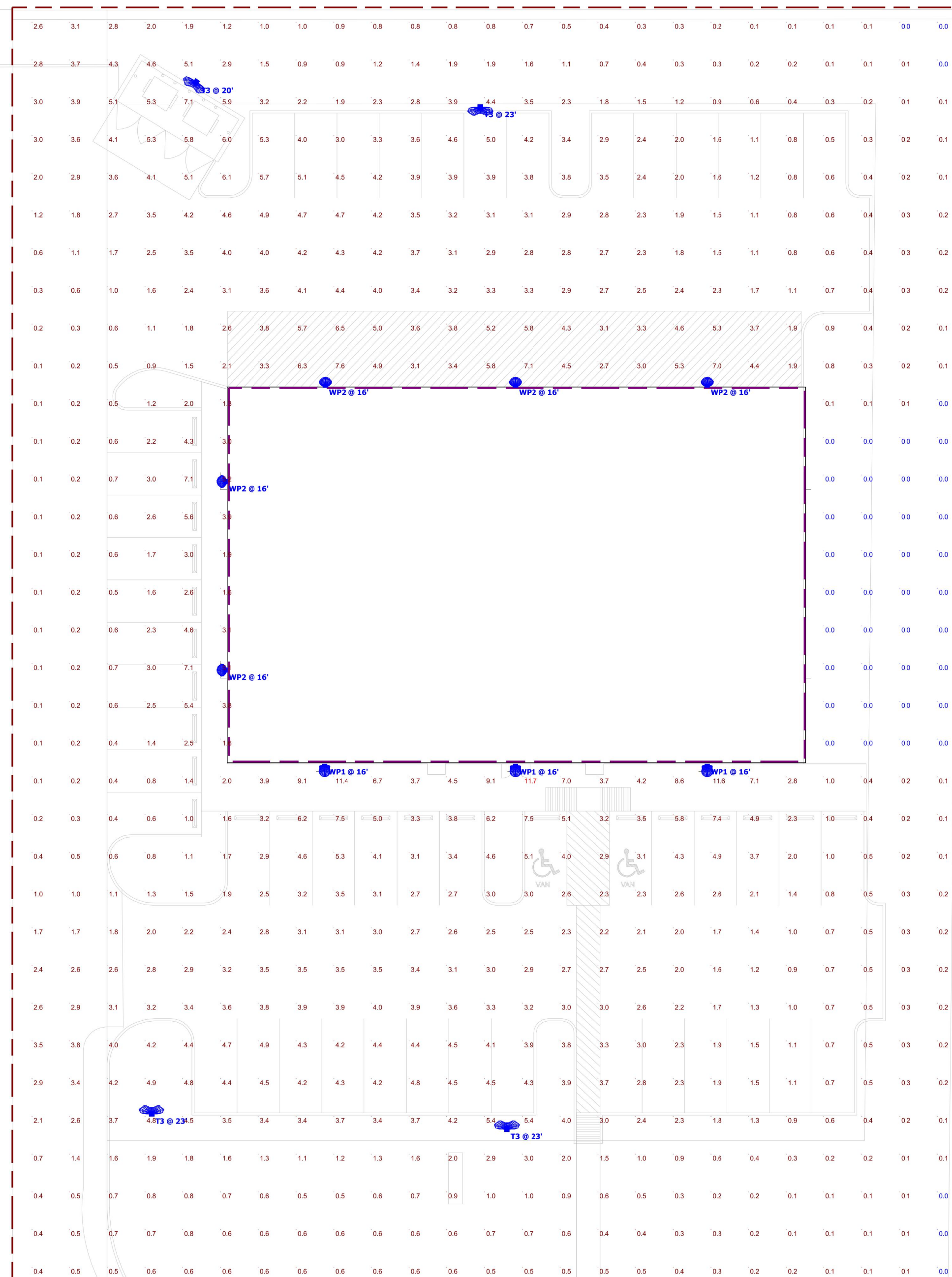
Project Number	2001111
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Bid Date	00/00/2021
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Permit Date	00/00/2021
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PHOTOMETRIC PLAN

E0.1



Plan View
Scale - 1" = 16ft

Max	Description	Symbol	Avg	Min	Max/Min	Avg/Min
11.7 fc	Calc Zone #2	+	2.1 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	T3	4	Lithonia Lighting	DSX1 LED P6 40K T3M MVOLT	DSX1 LED P6 40K T3M MVOLT	LED	1	DSX1_LED_P6_40K_T3M_MVOLT.ies	18492	1	163
	WP2	5	Lithonia Lighting	WST LED P2 40K VV MVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward, MVOLT	LED	1	WST_LED_P2_40K_VV_MVOLT.ies	3511	1	25
	WP1	3	Lithonia Lighting	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	LED	1	WST_LED_P3_40K_VF_MVOLT.ies	6609	1	50

Designer

Date

7/7/2021
Scale

Not to Scale
Drawing 1

Summary

1 of 1