



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, OCTOBER 11, 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, October 11, 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 September 13, 2021.

AGENDA

1. Zoning Case 21-005-PP: Discuss and take action on a Preliminary Plat request by JPH Land Survey on behalf of Ledbetter Real Estate, Ltd. & Mariposa Crossing, LLC for Mariposa Crossing. The 5.868-acre is situated in the JP Wolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas. The subject property is zoned Retail. The applicant proposed to subdivide this tract into three lots.

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, October 8, 2021.

Brandi Brown, City Secretary

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

MONDAY, SEPTEMBER 13, 2021

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 13th day of September 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
April Stokes	*	Board Member
Kelvin Stroy	*	Board Member
Arnold Davis, Jr.	*	Board Member

ABSENT

Paul Alley	*	Vice-Chair
Tabatha Gamble	*	Board Member

STAFF

Michael Rogers	*	Deputy City Manager
Marlon Goff	*	Director of Planning and Development Services
Chief Keith Moore	*	Director of Public Safety
Miamauni Hines	*	City Planner

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

Invocation Commissioner Stroy

Pledge of Allegiance

Consent Agenda

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

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

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

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.

Miamauni Hines, City Planner

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

Commissioner Stroy asked for clarification on the existing and proposed property lines.

Ms. Hines clarified the location existing and proposed property line.

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

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

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.

Motion by Commissioner Davis to open the public hearing at 6:39 p.m.
Commissioner Stroy made the second: The motion carried by the following vote:

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

Miamauni Hines, City Planner

Ms. Hines informed the Commission that the individual who signed up to speak will be speaking during Agenda Item #3.

Motion by Commissioner Stroy to close the public hearing at 6:40 p.m.
Commissioner Stokes made the second. The motion carried by the following vote:

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

3. **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.

Miamauni Hines, City Planner

Ms. Hines presented the information related to the proposed specific use permit request and stated staff's recommendation of denial due to the proposed screening, proposed lighting plan, and site maneuverability issues.

Commissioner Kelley asked where the proposed structure would be in relation to the existing Family Dollar.

Ms. Hines stated that it would be to the south right next door.

Commissioner Kelly asked for additional information regarding Public Safety's concern.

Chief Keith Moore, Director of Public Safety

Chief Moore discussed the result of a brief traffic impact study completed by the City's Police Department and stated that the City would experience significant impact due to the proposed businesses delivery operations.

Commissioner Alley asked if there were any foreseeable infrastructure improvements to near this intersection.

Chief Moore stated that there are no foreseeable plans for improvement plans and the Bear Creek Road expansion has to take place first.

Commissioner Davis asked if it would make a difference if the 18-wheelers used Hampton Road to access the site.

Chief Moore stated that the issue would still be regarding the turning radius on the property site.

Dayle Clark
1732 South Hampton Road
Glenn Heights, TX 75154

Mr. Clark state that he had similar site plan concerns as staff.

Motion by Commissioner Stroy to deny the Specific Use Permit per Staff's

recommendation. Commissioner Stokes made the second. The motion carried by the following vote:

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

Adjournment

Motion by Commissioner Stroy to adjourn the meeting of the Planning and Zoning Commission at 6:56 p.m. Commissioner Alley made the second. The motion carried by the following vote:

Votes: (4-0) Aye – Kelley, 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: October 11, 2021

SUBJECT

The Planning and Zoning Commission will consider a preliminary plat request for Mariposa Crossing.

DISCUSSION / BACKGROUND

In March 2021, the City Council approved an SUP for an automobile service station (gas station) and convenience store at the southwest corner of Ovilla Road and Uhl Road. Subsequently, Vaquero Ventures has submitted both the preliminary plat for this tract of land and the engineering plans for the location of the approved uses. The developer proposes to subdivide this tract into three Retail lots including the necessary fire lane easements, grading easements, utility easements and right-of-way dedication.

PRIOR COUNCIL OR BOARD ACTION

The Specific Use Permit and site plan for a portion of this development was approved by the City Council on March 16, 2021 via Ordinance O-02-21.

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 instrumentality 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.

Upon review of the preliminary plat submittal, the Development Review Committee Staff recommends the approval subject to the following comment:

- Lot 3, Block A should be at least one (1) acre in size.

ATTACHMENTS

1. Mariposa Crossing Preliminary Plat
2. Preliminary Plat Checklist

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Director of Planning and Development Services

Drafter: ML
Revision:
Revision:

LEGEND OF SYMBOLS

— one-foot contour lines

UTILITY WARNING

811 or other similar utility locate requests (DIG-TESS) may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed for this survey. Therefore, other utilities may exist which are not shown on this survey. With regard to Table A, item 11 *(if addressed), source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, map no. 48139C0075F, dated 2013/06/03, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ○ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
○ Coordinate values, if shown, are US.SyFt./TxCS/'83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS/'83,NCZ)
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS/'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.E.C.T. Plat Records of Ellis County, Texas
O.P.R.E.C.T. Official Public Records of Ellis County, Texas
D.R.E.C.T. Deed Records of Ellis County, Texas
VOL./PG./INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jewel Chadd
Registered Professional
Land Surveyor No. 5745
jewel@jphls.com
Date: TBD

STATE OF TEXAS §

COUNTY OF TARRANT §

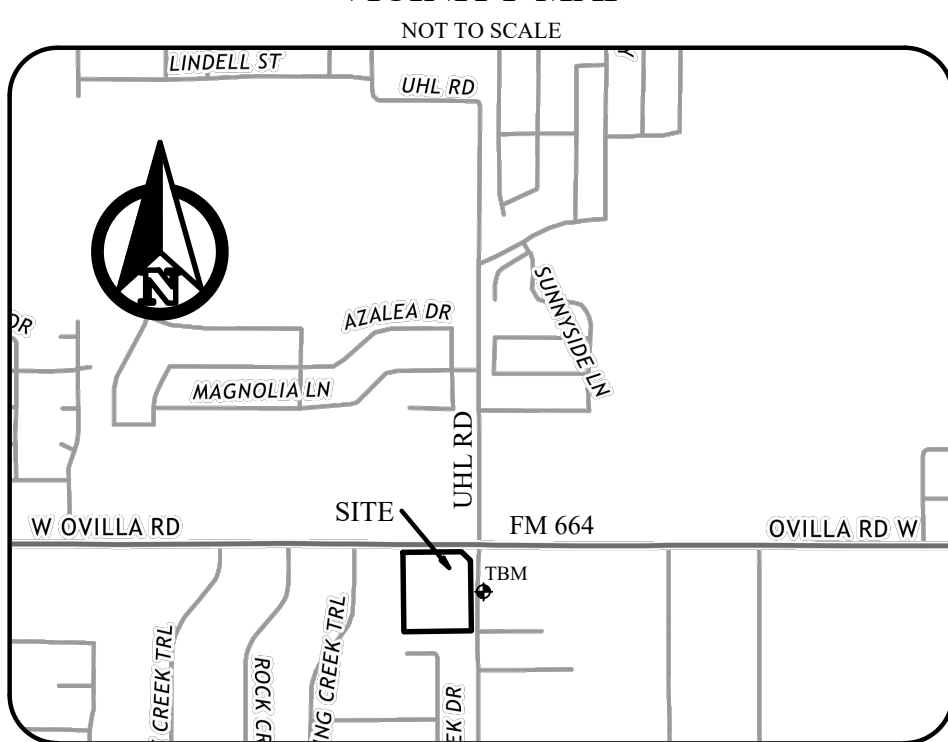
BEFORE ME, the undersigned authority, on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires: _____

VICINITY MAP



OWNERS:

Ledbetter Real Estate, Ltd.
5326 West Ledbetter Drive
Dallas, Texas 75236

Mariposa Crossing, LLC
1007 Ferris Avenue
Waxahachie, Texas 75165

PREPARED BY:

JPH Land Surveying, Inc.
785 Lonesome Dove Trail,
Hurst, Texas 76054
(817) 431-4971

DEVELOPER:

Vaquero Glenn Heights Partners, LP
2900 Wingate Street, Suite 200
Fort Worth, TX 76107
(512) 983-1793

SURVEYOR'S NOTES:

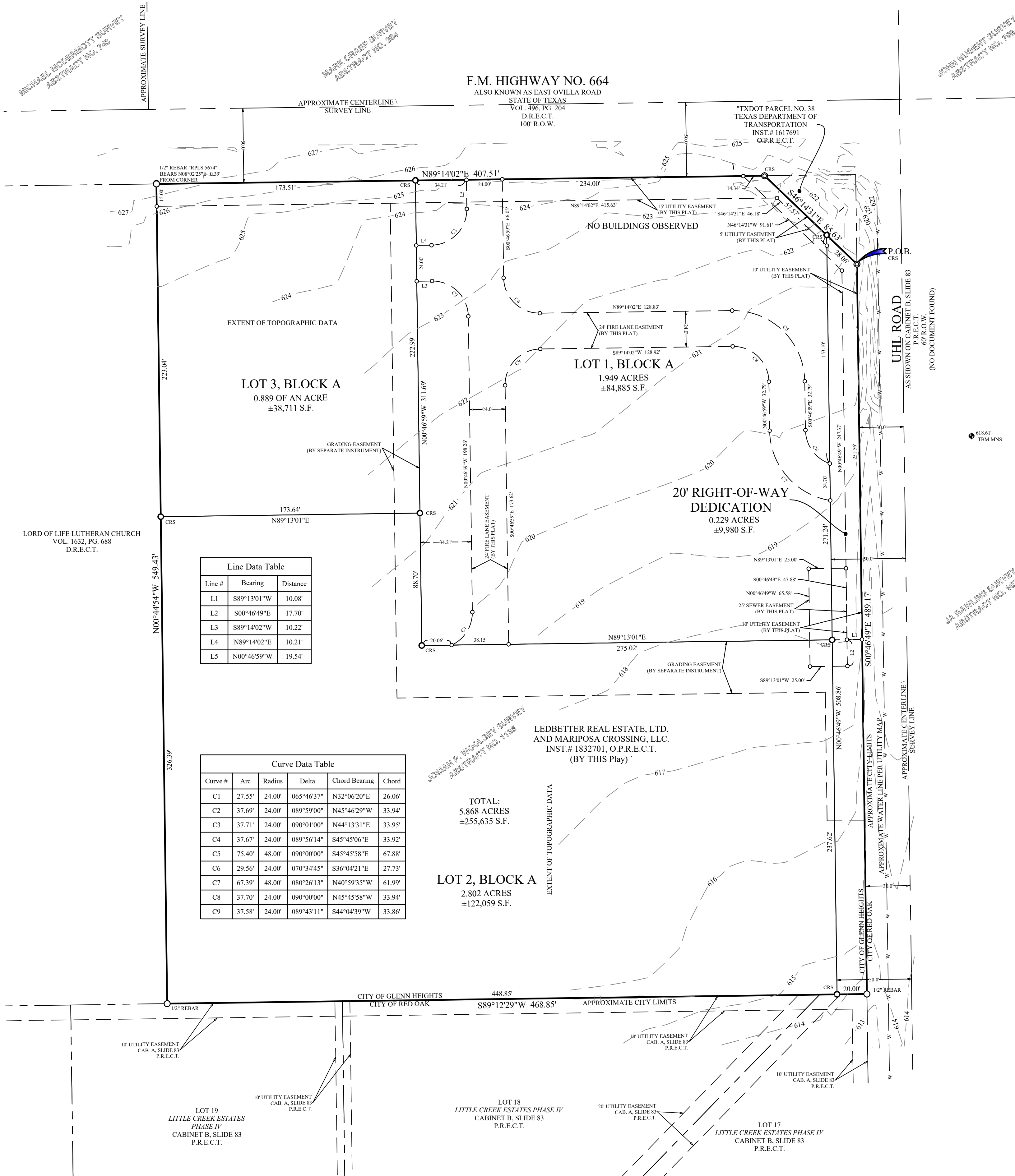
- The benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete curb of a concrete drive way on the east side of Uhl Road, approximately 230' south of the intersection of East Ovilla Road and Uhl Road. Benchmark Elevation = 618.61' (NAVD88). See Vicinity map for general location.
- Building lines or setbacks are to be determined by the current zoning of the subject property.

WAIVER OF CLAIM OF DAMAGES:

The owner and the developer release the City of Glenn Heights from any and all claims, damages, obligations, or liabilities by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform the grades established in this plat.

F.M. HIGHWAY NO. 664

ALSO KNOWN AS EAST OVILLA ROAD
STATE OF TEXAS
VOL. 496, PG. 204
D.R.E.C.T.
100' R.O.W.



APPROVED FOR PREPARATION OF FINAL PLAT

Chairman, Planning and Zoning Commission	Date	Mayor	Date
Secretary, Planning and Zoning Commission	Date	City Secretary	Date

PRELIMINARY PLAT
MARIPOSA CROSSING
LOTS 1, 2 & 3, BLOCK A

LED BETTER REAL ESTATE, LTD & MARIPOSA CROSSING LLC
INSTRUMENT NUMBER 1832701
5.868 ACRES (255.635 S.F.)
JOSIAH P. WOOLSEY SURVEY, ABSTRACT NO. 1135
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS
PREPARED APRIL 2021

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Mariposa Crossing, LLC**, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Mariposa Crossing, an addition in the City of Glenn Heights, Ellis County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the fire lane easements is the responsibility of the property owner(s). No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Paving, grading, or landscaping within the easements shown herein is hereby permitted and shall not be deemed to be an endangerment or interference to any of the easements shown herein or the utility systems within said easements, and the City of Glenn Heights and public utility entities shall, at their sole cost and expense, promptly repair or replace the same for any damage it causes thereto in connection with the easement rights herein granted. Said easements being hereby reserved for the mutual use and accommodations of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). Water main and wastewater easements shall also include additional area of working space for constructions and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Glenn Heights.

Witness my hand this ____ day of _____, 2021.

By: **Mariposa Crossing, LLC**

Name	Title	Date
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STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Ledbetter Real Estate, Ltd.**, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Mariposa Crossing, an addition in the City of Glenn Heights, Ellis County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner(s). No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodations of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Glenn Heights.

Witness my hand this ____ day of _____, 2021.

By: **Ledbetter Real Estate, Ltd.**

Name	Title	Date
------	-------	------

STATE OF TEXAS §

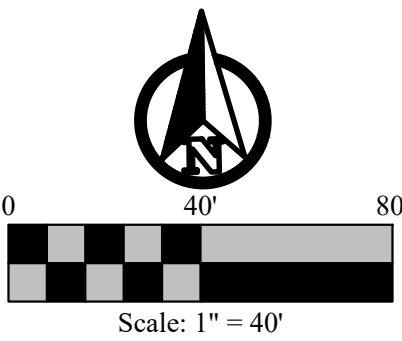
COUNTY OF _____ §

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GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires: _____



JPH Job/Drawing No. (see below)
2020.022.030 E.Ovilla Road & Uhl Road, Glenn Heights, TX - Plat.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas

Drafter: ML
Revision:
Revision:

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, map no. 48139C0075F, dated 2013/06/03, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ⊕ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,NCZ)
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.E.C.T. Plat Records of Ellis County, Texas
O.P.R.E.C.T. Official Public Records of Ellis County, Texas
D.R.E.C.T. Deed Records of Ellis County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jewel Chadd
Registered Professional
Land Surveyor No. 5745
jewel@jphls.com
Date: TBD

STATE OF TEXAS §

COUNTY OF TARRANT §

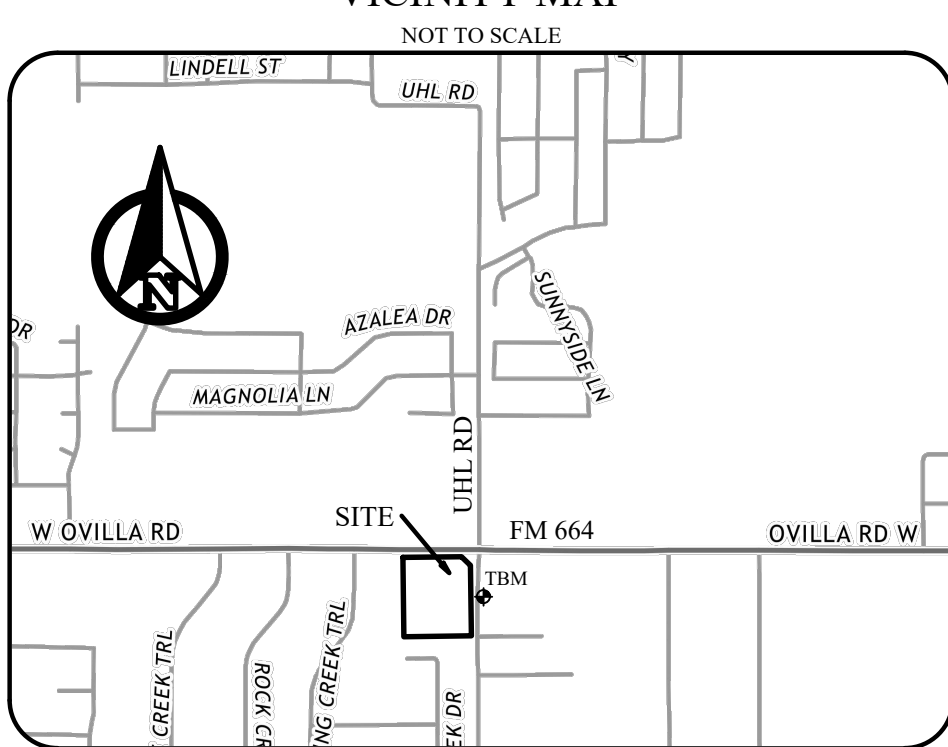
BEFORE ME, the undersigned authority, on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires:

VICINITY MAP



OWNERS:

Ledbetter Real Estate, Ltd.
5326 West Ledbetter Drive
Dallas, Texas 75236

Mariposa Crossing, LLC
1007 Ferris Avenue
Waxahachie, Texas 75165

PREPARED BY:

JPH Land Surveying, Inc.
785 Lonesome Dove Trail,
Hurst, Texas 76054
(817) 431-4971

DEVELOPER:

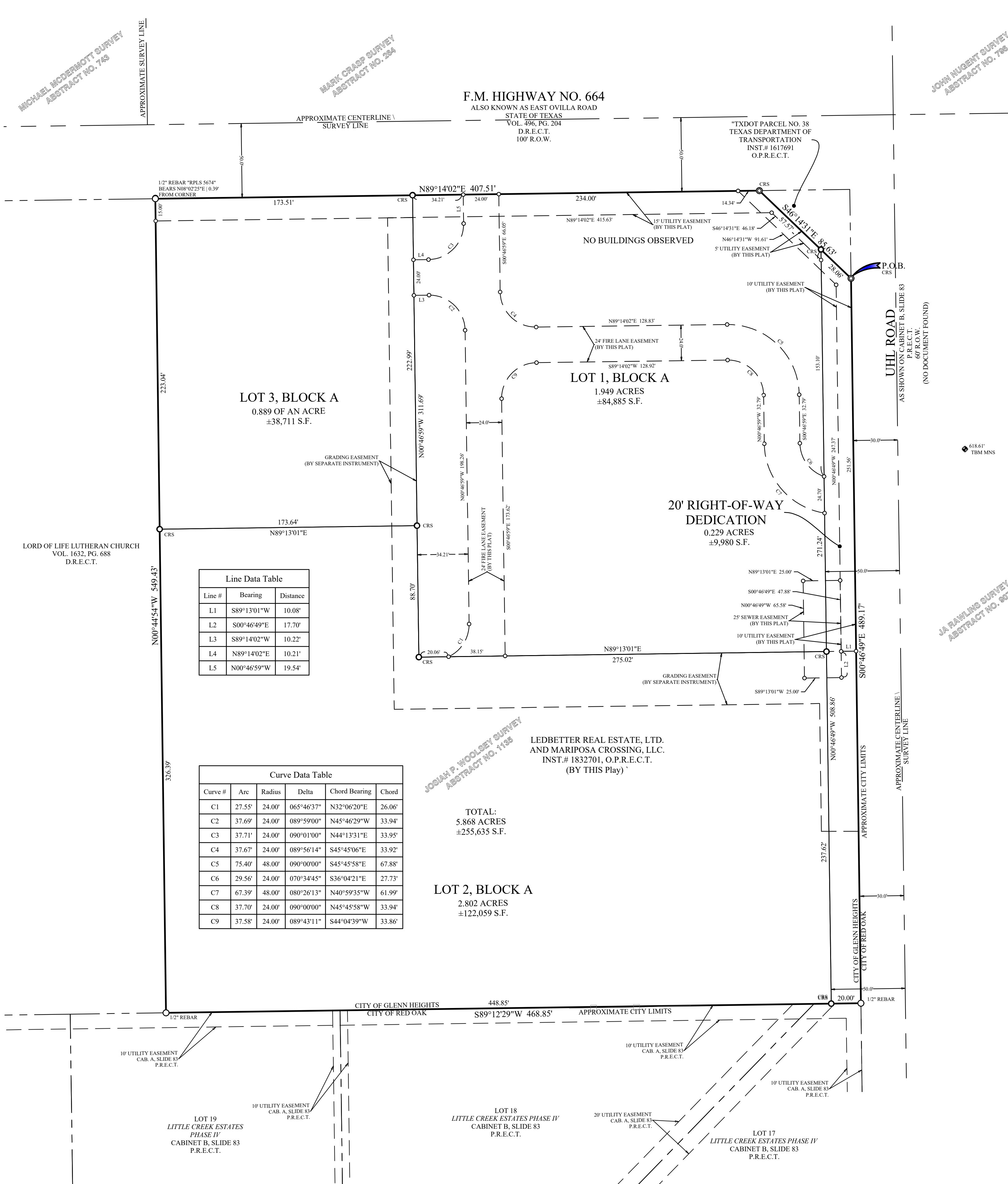
Vaquero Glenn Heights Partners, LP
2900 Wingate Street, Suite 200
Fort Worth, TX 76107
(512) 983-1793

SURVEYOR'S NOTES:

- The benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete curb of a concrete drive way on the east side of Uhl Road, approximately 230' south of the intersection of East Ovilla Road and Uhl Road. Benchmark Elevation = 618.61' (NAVD88). See Vicinity map for general location.
- Building lines or setbacks are to be determined by the current zoning of the subject property.

WAIVER OF CLAIM OF DAMAGES:

The owner and the developer release the City of Glenn Heights from any and all claims, damages, obligations, or liabilities by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform the grades established in this plat.



I hereby certify that the above and foregoing plat of Mariposa Crossing in the City of Glenn Heights was approved this day of _____, 2021, by the City Council of the City of Glenn Heights, Texas.

Mayor _____ Date _____ City Secretary _____ Date _____

Said addition shall be subject to all the requirements of the Development Code of the City of Glenn Heights.
Witness my hand this ____ day of _____, 2021.

City Secretary _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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Witness my hand this ____ day of _____, 2021.

By: **Mariposa Crossing, LLC**

By: _____ Title _____ Date _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Ledbetter Real Estate, Ltd.**, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Mariposa Crossing, an addition in the City of Glenn Heights, Ellis County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner(s). No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodations of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Glenn Heights.

Witness my hand this ____ day of _____, 2021.

By: **Ledbetter Real Estate, Ltd.**

By: _____ Title _____ Date _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires:

FINAL PLAT MARIPOSA CROSSING LOTS 1, 2 & 3, BLOCK A

LED BETTER REAL ESTATE, LTD & MARIPOSA CROSSING LLC
INSTRUMENT NUMBER 1832701
5,868 ACRES (255,635 S.F.)

JOSIAH P. WOOLSEY SURVEY, ABSTRACT NO. 1135
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS
PREPARED APRIL 2021



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:

Lot 3, Block A should be at least one (1) acre in size
