



**NOTICE AND AGENDA
PLANNING & ZONING COMMISSION
MONDAY, FEBRUARY 14, 2022 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, February 14, 2022, 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 December 13, 2021.

AGENDA

1. **Zoning Case 22-001-SUP:** Public hearing to receive testimony concerning a request to amend a Specific Use Permit by Matthew Smith on behalf of Vaquero Ventures for the construction and use of a gas station and convenience store. The 5.499-acre tract is situated in the JP Woolsey Survey, Abstract No. 1135, located at the southwest corner of Ovilla Road and Uhl road, Glenn Heights, Ellis County, Texas. The applicants seek to amend and update the approved SUP.
2. **Zoning Case 22-001-SUP:** Discuss and take action on a request to amend a Specific Use Permit by Matthew Smith on behalf of Vaquero Ventures for the construction and use of a gas station and convenience store. The 5.499-acre tract is situated in the JP Woolsey Survey, Abstract No. 1135, located at the southwest corner of Ovilla Road and Uhl road, Glenn Heights, Ellis County, Texas. The applicants seek to amend and update the approved SUP.

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, February 11, 2022.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

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

MONDAY, DECEMBER 13, 2021

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 13th day of December 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
Arnold Davis, Jr.	*	Board Member

ABSENT

Kelvin Stroy	*	Board Member
Francisco Alvarez	*	Board Member
Tabatha Gamble	*	Board Member

STAFF

Marlon Goff	*	Director of Planning and Development Services
Miamauni Hines	*	City Planner

Call to Order Commissioner Kelley called the meeting to order at 6:35 p.m.

Invocation Commissioner Alley

Pledge of Allegiance

Consent Agenda

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

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

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

Agenda

1. **Zoning Case 21-006-FP:** Discuss and take action on a Final Plat request by Goodwin & Marshall on behalf of Starlight Homes for Stone Creek IIID. The 24.290-acre property is zoned PD-10A and is situated in the James J Clayton Survey, Abstract No. 211, Glenn Heights, Ellis Cnty, Texas. This phase is proposed for a total of 42 residential lots and 3 HOW owned and maintained lots. The property is currently undeveloped but proposed for single-family residential.

Miamauni Hines, City Planner

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

Motion by Commissioner Davis to recommend approval of the proposed final plat per Staff's recommendation. Commissioner Alley made the second. The motion carried by the following vote:

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

2. **Zoning Case 21-007-FP:** Discuss and take action on a Final Plat request by Goodwin & Marshall on behalf of Starlight Homes for Stone Creek IIIE. The 7.464-acre property is zoned PD-10A and is situated in the James J Clayton Survey, Abstract No. 211, Glenn Heights, Ellis Cnty, Texas. This phase is proposed for a total of 24 residential lots and 1 HOW owned and maintained lots. The property is currently undeveloped but proposed for single-family residential.

Miamauni Hines, City Planner

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

Commissioner Alley asked where the proposed subdivision is in relation to the proposed Loop 9.

Ms. Hines answered stating that Loop 9 would transect the north portion of this phase.

Motion by Commissioner Alley to recommend approval of the proposed final plat per Staff's recommendation. Commissioner Stokes made the second. The motion carried by the following vote:

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

3. **Zoning Case 21-009-RZ:** Public hearing to receive testimony concerning a zoning change request by Westfall Engineering on behalf of Dillmon Investments, LLC. The 23.067-acre parcel is more particularly described as Tract A of Meadow Creek Estates and located at the northeast corner of East Bear Creek Road and Mourning

Dove Drive, Glenn Heights, Dallas County, Texas. The applicant proposes to change the zoning of this parcel from Commercial (C) to Planned Development-27, for Multifamily and Commercial ("PD-27, MF, C") designating approximately 18.390 acres of land for the development of multifamily residential units and approximately 5.250 acres of land for the mixed-use development of both commercial and multifamily residential units with a density not to exceed 18 units per acre. The applicant also proposes to include amenities such as a swimming pool, fitness center, business center, community room, outdoor grill area, children's playground, dog park, and a pedestrian walking trail.

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

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

Laymon Blackfoot

Mr. Blackfoot stated his concerns about how the proposed development might negatively impact traffic, quality of life, property value, green space and asked that the Commission consider these items as they vote.

Paul Johnson

**911 Mockingbird Lane
Glenn Heights, TX 75154**

Mr. Johnson stated that he is the president of the Meadow Creek Estates Meadow Creek Homeowners Association and stated his concerns about how the proposed development might negatively impact safety, traffic, and property value and asked the Commission to consider denying the zoning request.

Duane McKinney

**710 Godwin Avenue
Glenn Heights, TX 75154**

Mr. McKinney stated his opposition to multifamily and stated his concerns about how the proposed development might negatively impact traffic, property value, and the quality of Bear Creek Road.

Donell & Bobbie White

**902 Blue Quail Run
Glenn Heights, TX 75154**

Mrs. White expressed her concerns about how the proposed development might negatively impact safety and neighborhood upkeep.

Richard and Carina Valencia, Jr.

**711 Godwin Avenue
Glenn Heights, TX 75154**

Mr. Valencia expressed his concerns about how the proposed development might negatively impact community appearance and safety.

Raymond and Juanyce Wilson
909 Blue Qual Run
Glenn Heights, TX 75154

Mr. Wilson expressed his concerns about how the proposed development might negatively impact property value and traffic. Mrs. Wilson stated that she wanted to make sure the community's voices were heard

Jennifer Knox Preston
900 Mockingbird Lane
Glenn Heights, TX 75154

Mrs. Knox-Preston expressed her concerns about how the proposed development might negatively impact safety and quality of life

Motion by Commissioner Davis to close the public hearing at 7:04 p.m. Commissioner Stokes made the second. The motion carried by the following vote:

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

4. **Zoning Case 21-009-RZ:** Discuss and take action on a zoning change request by Westfall Engineering on behalf of Dillmon Investments, LLC. The 23.067-acre parcel is more particularly described as Tract A of Meadow Creek Estates and located at the northeast corner of East Bear Creek Road and Mourning Dove Drive, Glenn Heights, Dallas County, Texas. The applicant proposes to change the zoning of this parcel from Commercial (C) to Planned Development-27, for Multifamily and Commercial ("PD-27, MF, C") designating approximately 18.390 acres of land for the development of multifamily residential units and approximately 5.250 acres of land for the mixed-use development of both commercial and multifamily residential units with a density not to exceed 18 units per acre. The applicant also proposes to include amenities such as a swimming pool, fitness center, business center, community room, outdoor grill area, children's playground, dog park, and a pedestrian walking trail.

Miamauni Hines, City Planner

Ms. Hines presented the information related to the proposed zoning change and stated staff's recommendation of approval subject to an agreement on a more detailed park/amenities plan.

Commissioner Kelley asked when the PD to the east was approved.

Ms. Hines stated that the case would have come before the Commission in February and adopted by City Council in March.

Commissioner Alley asked when did the developers intend on beginning construction of the proposed project.

Brian Shaw, Shaw Development
3114 Drexel Drive

Dallas, TX 75205

Mr. Shaw stated that they would like to begin breaking ground as early as March 2022.

Commissioner Alley asks for the tentative construction start date for the expansion of Bear Creek Road and why did the applicant choose multifamily instead of commercial or retail.

Marlon Goff, Director of Development Services

Mr. Goff states that the Bear Creek Road expansion project is close to a finalized design with a tentative construction start date of near the end of 2022. Mr. Goff also stated that the choice to change the zoning is left up to the owner and applicant.

Commission Davis asked why a detailed site plan had not been provided to the City.

Mr. Shaw stated that their plan would be to develop top tier apartments and stated that they are working on architectural renderings for the City Council meeting.

Commissioner Kelley asked what the zoning was of the property the west of the site.

Ms. Hines stated that the property is zoned Commercial with a PD for a gym.

Motion by Commissioner Davis to recommend approval of the proposed final plat per Staff's recommendation. Commissioner Alley made the second. The motion failed by the following vote:

Votes: (4-0) Nay – Kelley, Alley, Stokes, and Davis

5. **Zoning Case 21-010-RZ:** Public hearing to receive testimony concerning a change of zoning request by Adieb Isa, Director of Kimsey Developments, Inc. for the property located at 825 E Bear Creek Road, Glenn Heights, Dallas County, Texas. The 3.173-acre parcel is situated in the James Porter Survey, Abstract 1129 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Retail (R) for the development and retail use of a retail shopping and service center.

Motion by Commissioner Alley to open the public hearing at 7:22 p.m. Commissioner Stokes made the second. The motion carried by the following vote:

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

Richard Valencia
711 Godwin Avenue
Glenn Heights, TX 75154

Mr. Valencia asked where the retail would be.

Motion by Commissioner Alley to close the public hearing at 7:24 p.m. Commissioner Davis made the second. The motion carried by the following vote:

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

6. **Zoning Case 21-010-RZ:** Discuss and take action on a change of zoning request by Adieb Isa, Director of Kimsey Developments, Inc. for the property located at 825 E Bear Creek Road, Glenn Heights, Dallas County, Texas. The 3.173-acre parcel is situated in the James Porter Survey, Abstract 1129 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Retail (R) for the development and retail use of a retail shopping and service center.

Miamauni Hines, City Planner

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

Commissioner Alley asked about the intended use of the property.

**Adieb Isa, Director of Kimsey Development
531 Locust Drive, Oak Leaf, Texas 75154**

Mr. Isa stated that he wanted to develop the site as a shopping center.

Commissioner Alley asked if any thought had been given to the type of retail.

Mr. Isa said a general shopping center with space for uses like a donut shop or salon.

Commissioner Alley asked if alcohol would be sold in the shopping center.

Mr. Isa confirmed that alcoholic sales were not part of his intentions.

Commissioner Davis asked how soon the applicant would begin construction.

Mr. Isa stated that he would be ready to begin construction as soon as possible.

Commissioner Davis asked if he had specific retail users read to move in.

Mr. Isa stated that he would be working with a real estate agent to assist with that.

Commissioner Alley asked for clarification on the role of Kimsey Development.

Mr. Isa stated that he started the company to invest and develop properties.

Commissioner Davis asked if there was any comments or concerns from the neighboring property owners.

Ms. Hines stated that she had not received any responses from the neighboring

property owners.

Commissioner Davis asked if there would be a buffer between the retail development and the homes to the north.

Ms. Hines stated that there are certain screening and landscape buffers required along the shared property line.

Motion by Commissioner Davis to approve the proposed zoning change request per Staff's recommendation. Commissioner Stokes made the second. The motion failed by the following vote:

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

Adjournment

Motion by Commissioner Alley to adjourn the meeting of the Planning and Zoning Commission at 7:35 p.m. Commissioner Stokes made the second. The motion carried by the following vote:

Votes: (4-0) Aye – Kelley, Alley, Stokes, 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: February 14, 2022

SUBJECT

The Planning and Zoning Commission will hear a request to amend the Specific Use Permit for a gas station and convenience store at the southwest corner of Ovilla Road and Uhl Road.

DISCUSSION / BACKGROUND

The subject property is located at the southwest corner of Ovilla Road (FM 664) and Uhl Road and shares property lines with a portion of the Glenn Heights/Red Oak City boundary. The property is zoned Retail with an SUP for the development and subsequent use of an automobile service station (gas station) and convenience store granted via Ordinance O-02-21 in March 2021.

Following approval of this zoning change, the site's developers have finalized the details of their construction plans and request to amend this SUP to reflect these changes. Additionally, since the adoption of this Ordinance, the Texas Legislature passed House Bill 1518 amending the Alcoholic Beverage Code. Thus, the applicants wish to amend their SUP to reflect the following:

- Amend Section 2 and Exhibit "A" of Ordinance O-02-21 to adjust the boundary of the subject area according to the amended property survey attached hereto
- Amend Section 3 of Ordinance O-02-21 to reflect that the SUP shall be specific to 7-Eleven, Inc. and may not be transferred to another person, entity, or location without the approval of the City Council of the City of Glenn Heights, Texas
- Permit outdoor storage for the following:
 - Display of merchandise including firewood, ice machines, and propane sales, shall be limited to the area in front of the main building between the fire lane and the front building facade. In the event the building has multiple entrances, only one side shall be allowed to have outside display.

- The amount of display area shall not exceed sixty percent (60%) of the front facade of the main building, exclusive of doors, windows, and driveways.
 - Display of merchandise shall not encroach on the fire lane, parking lot/spaces, walkways, right-of-way, or roadways.
 - Merchandise shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way, nor obstruct any designated fire lane.
 - All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- Inclusion of the amended site plan attached hereto
 - Inclusion of the amended elevations attached hereto
 - Removal of the City-imposed restrictions for beer and wine and defer those restrictions to the Texas Alcoholic Beverage Code

The applicant does not request to change the intended use of the site approved via Ordinance O-02-21.

PRIOR COUNCIL OR BOARD ACTION

The City Council of the City of Glenn Heights approved Ordinance O-02-21 on March 16, 2021.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by January 28, 2022. A notice was also published in a local newspaper by January 30, 2022 and public hearing notice signs were placed near the property by February 1, 2022.

FINANCIAL IMPACT

The current tax revenue generated by this vacant commercial parcel is limited by the unimproved nature of the ground. Once the property is developed, the City of Glenn Heights will begin collecting ad valorem property tax and retail sales taxes generated by this project.

RECOMMENDATION / ALTERNATIVES

Staff has confirmed the concept plan does not include any material changes to the land use approved by Glenn Heights City Council via Ordinance O-02-21. This Specific Use Permit application is being advanced before the Planning Commission at the request of the applicant. The substantive amendments to the Ordinance are tied to the business operations of the proposed end-use, 7-Eleven. Specifically, the recent changes to state law via House Bill 1518 amending the Alcoholic Beverage Code have compelled the applicants to request an amendment to the City's Ordinance consistent with the allowances under the current state law.

ATTACHMENTS

1. Amended Property Survey
2. Amended Site Plan
3. Amended Building Elevations

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Director of Planning & Development Services

Drafter: ML
Revision: 2021-04-05 | ML
Revision: 2021-04-14 | ML DFW4204
Revision: 2021-06-23 | ML
Revision: 2021-07-15 | ML DFW4379
Revision: 2021-10-07 | ML
Revision: 2021-12-02 | ML DFW4821

LEGEND OF SYMBOLS

- air conditioner
- boiler
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree
- multiple trunks
- Google 360 Hyperlink

NOTE REGARDING UTILITIES:
Utility locations are per observed and sources listed below:
DIG-TESS - ticket number(s) 2071834867.
UTILITY MAP - provided by client.

SURVEYOR'S NOTES:

- Subject property's record description's error of closure, 0.00'.
- Zoning Survey Summary provided by Key Zoning Assessments, LLC, W5663 Castaway Drive, New Lisbon, WI 53950 (608) 565-3164, Site Number 2020.1478.3 Final, Dated: August 12, 2020.
- 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.
- According to TXDOT PROJECT TRACKER, F.M. Highway No. 664 is listed as "Construction underway or begins soon." Project ID is 105101037 with a description of Widen Road - Add Lanes. Road way and sidewalk construction observed during the course of survey. City of Red Oak lists Uhl Road as a Proposed Minor Arterial (100' ROW) in it's Comprehensive Plan (LINK). According to Mia Hines, Planner for Glenn Heights (miamia.hines@glennheightstx.gov), Uhl Road is under City of Red Oak's jurisdiction.
- The surveyed property lies at the southwest corner of the intersection of F.M. Highway No. 664 (Ovilla Rd.) and Uhl Rd.
- No evidence of building construction or building additions were observed at the time of this survey.

CLICK HERE FOR COMPLETE ZONING REPORT

ZONING REQUIREMENTS

R (RETAIL)

Development Regulations

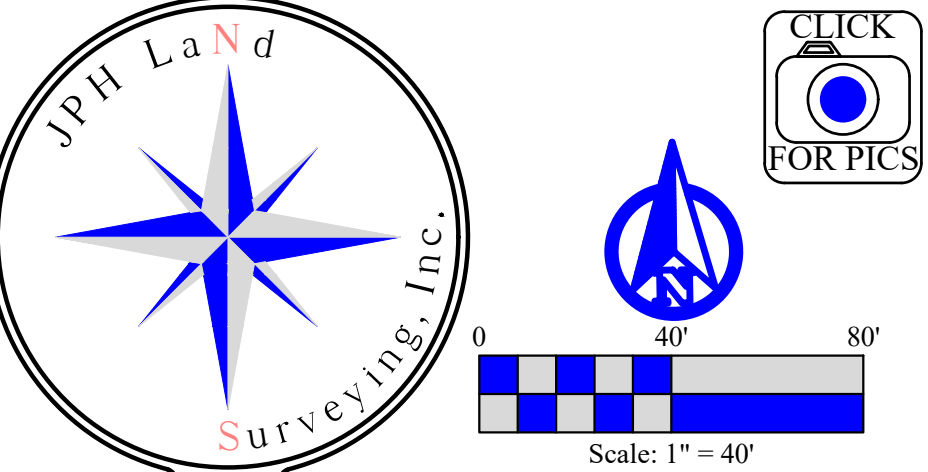
Regulation	Requirement
Setbacks	
Building Front Side	30 feet minimum 20 feet minimum, except where abutting residential
Rear	25 feet for one story building plus 1 foot for every 1 foot of height above one story 20 feet minimum, except where abutting residential 25 feet for one story building plus 1 foot for every 1 foot of height above one story
Height	
Principal Building(s)	2 stories, 35 feet maximum
Site Area	
Lot Area	43,560 square feet minimum
Lot Width	100 feet minimum
Lot Depth	100 feet minimum
Density	
Floor Area Ratio	1:1 maximum
Building Coverage	50 percent maximum
Parking	
Parking Formula	Commercial use: 1 space per 250 square feet of floor area minimum

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.

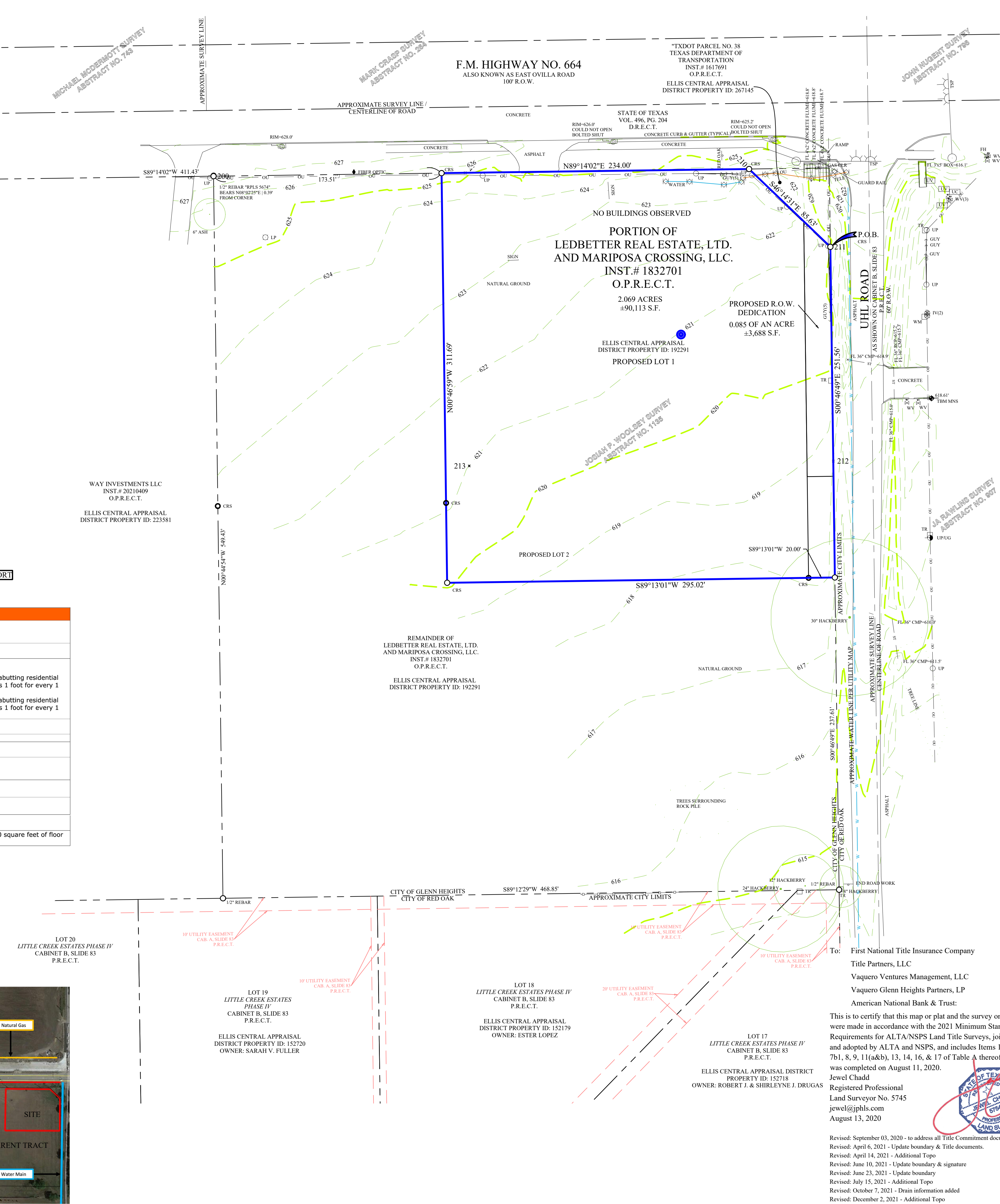
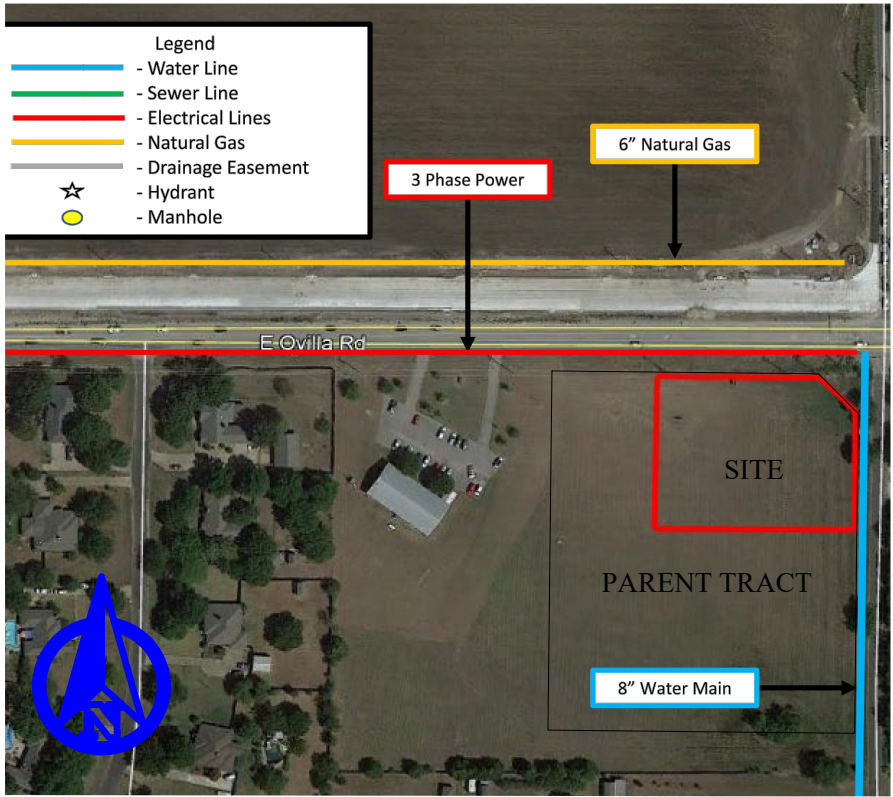
FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X of the Flood Insurance Rate Map for Ellis County, Texas, and Incorporated Areas, map no. 48139C0075F, dated 2013/06/03, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

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 NAVD88
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
NAVD88 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



JPH Job/Drawing No. (see below)
2020.022.030 E.Ovilla Road & Uhl Road, Glenn Heights, TX - ALTA.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



TITLE COMMITMENT NOTES:

This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, G# 2401656T, effective May 31, 2020, and issued June 11, 2020. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey **except for those items listed within Schedule B of said commitment**. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c)(i).

Schedule B Exception #	Recording Information	Label Grid Location (see edge of sheet for grid values)	shown on the survey, area within or touches the surveyed property	not shown on the survey	(a) the location could not be determined from the record document	(b) no observed evidence, at the time of the fieldwork	(c) blanket description covering all or a portion of the surveyed property	(d) is in title records to an otherwise starting right of way	(e) the document is illegible	(f) may have been released or terminated
10.c*	Southwestern Bell Telephone Company Permanent Easement Vol. 306, Pg. 207, D.R.E.C.T.			X			X			X***
10.c**	Southwestern Bell Telephone Company Permanent Easement Vol. 422, Pg. 364, D.R.E.C.T.			X	X					X
10.e	Southwestern Bell Telephone Company Permanent Easement Vol. 494, Pg. 483, D.R.E.C.T.			X				X		
10.f	Texas Power & Light Company Right-of-Way Easement Vol. 456, Pg. 554, D.R.E.C.T.			X				X		
10.f	Texas Power & Light Company Right-of-Way Easement Vol. 516, Pg. 490, D.R.E.C.T.			X				X		
10.g	Perpetual Easement Vol. 620, Pg. 424, D.R.E.C.T.			X				X		
10.g	Perpetual Easement Vol. 620, Pg. 426, D.R.E.C.T.			X				X		

* Sketch provided by AT&T intended to locate 10.e indicates different parties than record document, as well as all land marks shown on sketch do not appear on subject property.

** Released by Vol. 1011, Pg. 212, D.R.E.C.T.

*** Released by Instrument Number 2125002, O.P.R.E.C.T.

CLICK HERE FOR DESCRIPTION IN WORD FORMAT

RECORD DESCRIPTION: Deed to Ledbetter Real Estate, LTD, and Mariposa Crossing, LLC, recorded under Instrument Number 1832701, O.P.R.E.C.T.

SURVEYED DESCRIPTION: written to describe a portion of a tract.

FIELD NOTES to that certain tract situated in the Josiah P. Woolsey Survey, Abstract Number 1135, City of Glenn Heights, Ellis County, Texas, said tract being a portion of the tract described in the deed to Ledbetter Real Estate, LTD, and Mariposa Crossing, LLC, recorded under Instrument Number 1832701, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.); the subject tract, surveyed by JPH Land Surveying, is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

Beginning at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the most easterly northeast property corner of the said Ledbetter tract, same being the west right-of-way line of Uhl Road, being a 60 foot right-of-way, as shown on plat of Little Creek Estates, Phase IV, as recorded in Cabinet B, Slide 83, Plat Records, Ellis County, Texas, said **POINT OF BEGINNING** being the south corner of a tract described as "TxDOT Parcel No. 38" in the deed to *The State of Texas*, as recorded under Instrument Number 1617691, O.P.R.E.C.T.;

THENCE SOUTH 00° 46' 49" EAST, with the east property line of the said Ledbetter tract and with the said right-of-way line, a distance of 251.56 feet to a point from which a 1/2 inch rebar found at the southeast corner of the Ledbetter tract bears SOUTH 00° 46' 49" EAST, a distance of 237.61 feet;

THENCE departing the said property line and the said right-of-way line, the following courses and distances:

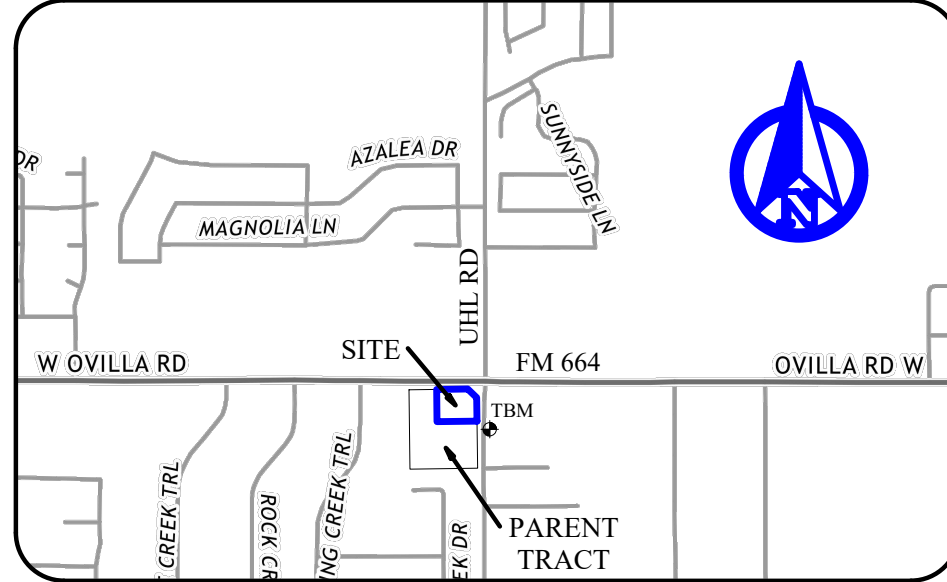
- SOUTH 89° 13' 01" WEST, passing a distance of 20.00 feet a 1/2 inch capped rebar stamped "JPH Land Surveying" set, and continuing on said course, in all a total distance of 295.02 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- NORTH 00° 46' 59" WEST, a distance of 311.69 feet to the south line of the tract described in the deed to The State of Texas for the south half of the right of way for F.M. Highway No. 664 (also known as East Ovilla Road - a 100-foot-wide right of way) recorded in Volume 496, Page 204, O.P.R.E.C.T., from which a 1/2 inch capped rebar stamped "RPLS 4486" found at the northwest corner of the tract described in the deed to Lord of Life Lutheran Church, recorded in Volume 1632, Page 688, O.P.R.E.C.T. bears SOUTH 89° 14' 02" WEST, a distance of 411.43 feet;

THENCE NORTH 89° 14' 02" EAST, with the south line the second referenced State of Texas tract, a distance of 234.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the most northerly northeast property corner of the Ledbetter tract, same being the northwest corner of the aforementioned "TxDOT Parcel No. 38";

THENCE SOUTH 46° 14' 31" EAST, with the southwest line of "TxDOT Parcel No. 38", a distance of 85.63 feet returning to the **POINT OF BEGINNING** and enclosing 2.069 acres (±90,113 square feet).

VICINITY MAP

NOT TO SCALE



ALTA / NSPS LAND TITLE SURVEY
2.069 ACRES

SITUATED IN THE
JOSIAH P. WOOLSEY SURVEY
ABSTRACT NO. 1135
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS

ADDRESS: NO ADDRESS LISTED (CENTRAL APPRAISAL DISTRICT)

To: First National Title Insurance Company
Title Partners, LLC
Vaquero Ventures Management, LLC
Vaquero Glenn Heights Partners, LP
American National Bank & Trust:

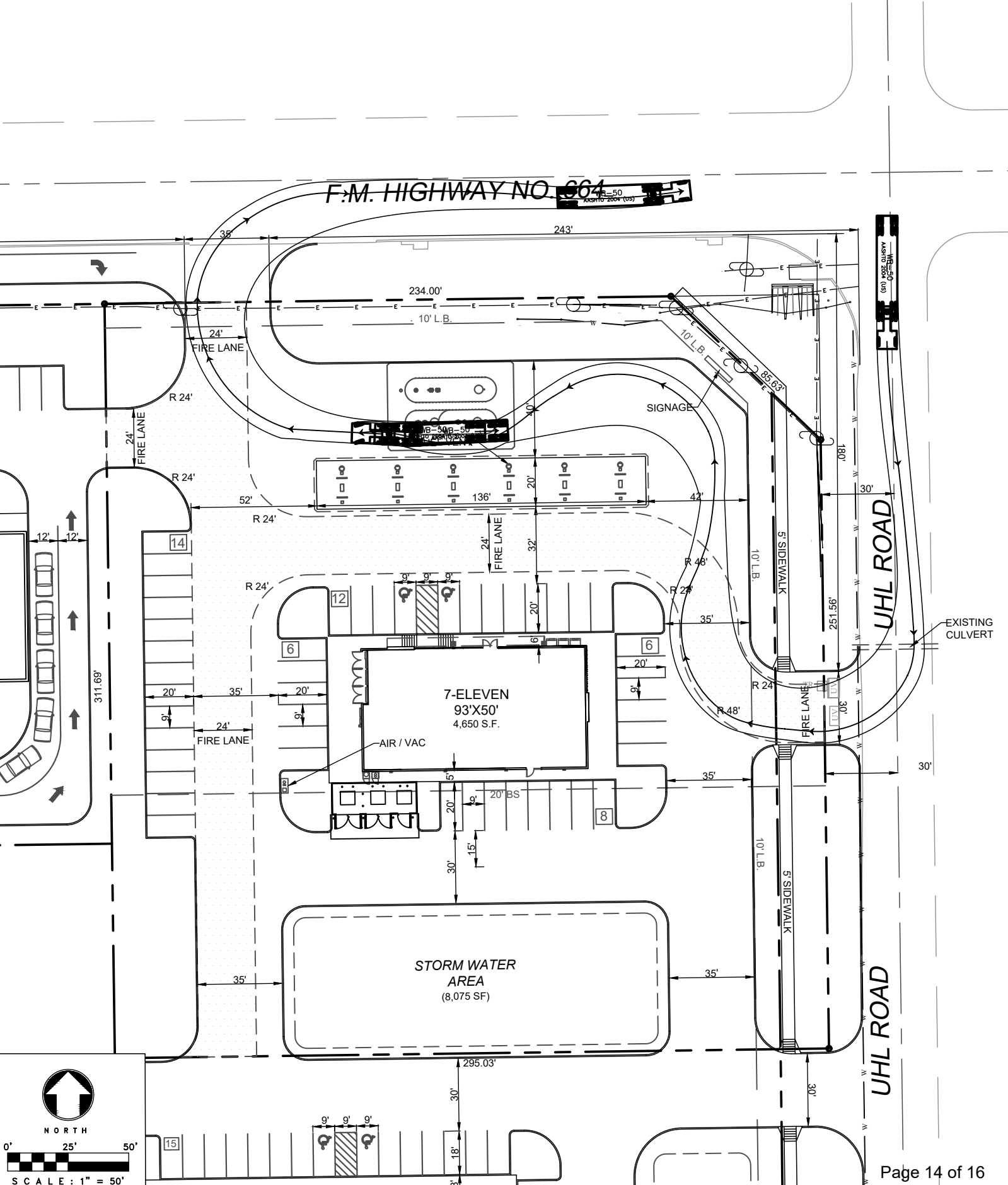
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 7b1, 8, 9, 11(a&b), 13, 14, 16, & 17 of Table A thereof. The fieldwork was completed on August 11, 2020.
Jewel Chadd
Registered Professional
Land Surveyor No. 5745
jewel@jphls.com
August 13, 2020

Revised: September 03, 2020 - to address all Title Commitment documents.
Revised: April 16, 2021 - Update boundary & Title documents.
Revised: April 14, 2021 - Additional Topo
Revised: June 10, 2021 - Update boundary & signature
Revised: June 23, 2021 - Update boundary
Revised: July 15, 2021 - Additional Topo
Revised: October 7, 2021 - Drain information added
Revised: December 2, 2021 - Additional Topo
Revised: December 13, 2021 - Add Certified Parties

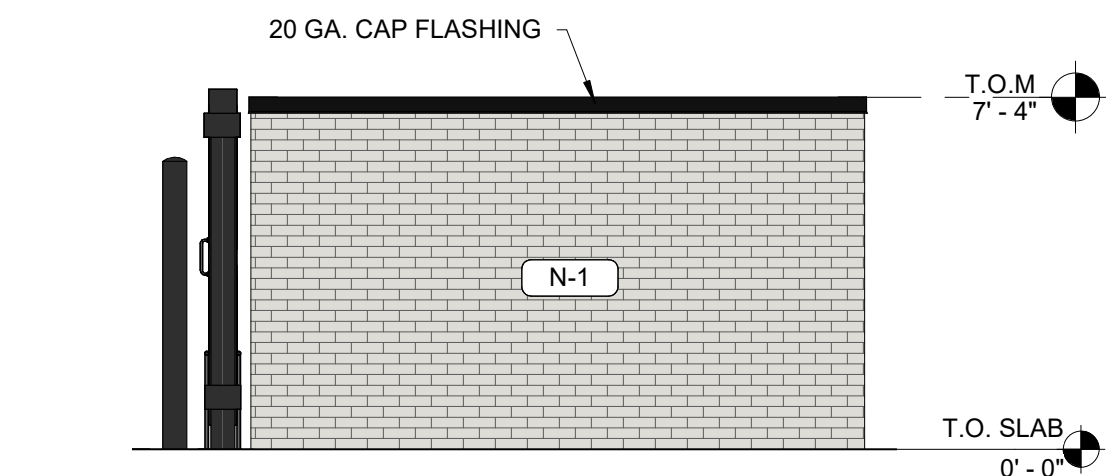
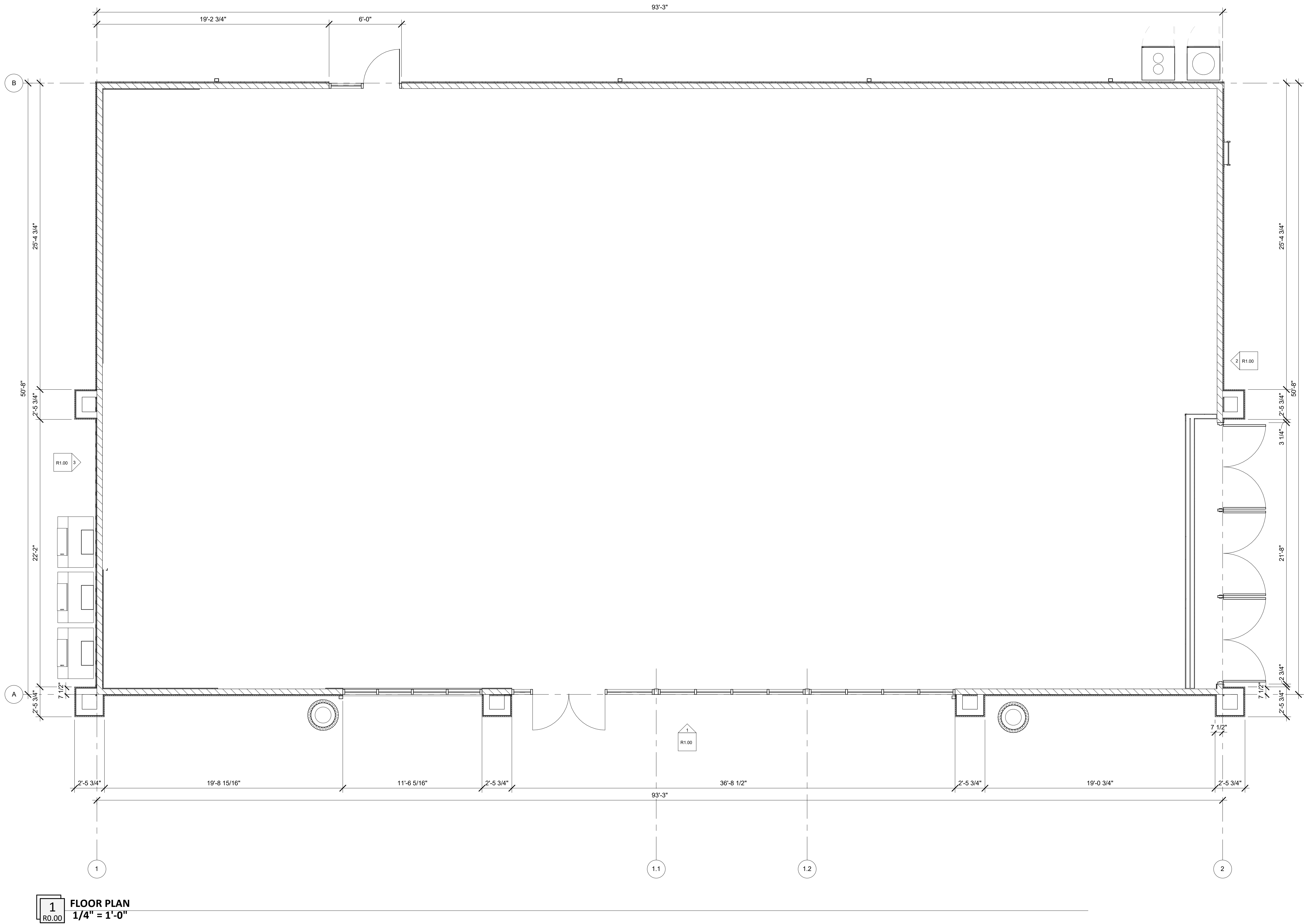
GLENN HEIGHTS, TEXAS
EAST OVILLA ROAD

PROTOTYPE:	7-ELEVEN	DEVELOPER	DESIGNER	DATE
BLDG SF:	4,650 SF	COMPANY: VAQUERO VENTURES	COMPANY: STUDIO GREEN SPOT	04-19-2017
ACREAGE:	+/- 2.07 ACRES	NAME: W.A. LANDRETH	NAME: TOM TRONZANO	
PARKING SPACES:	46 SPACES	PHONE: 817-228-5268	PHONE: 469-990-0475	

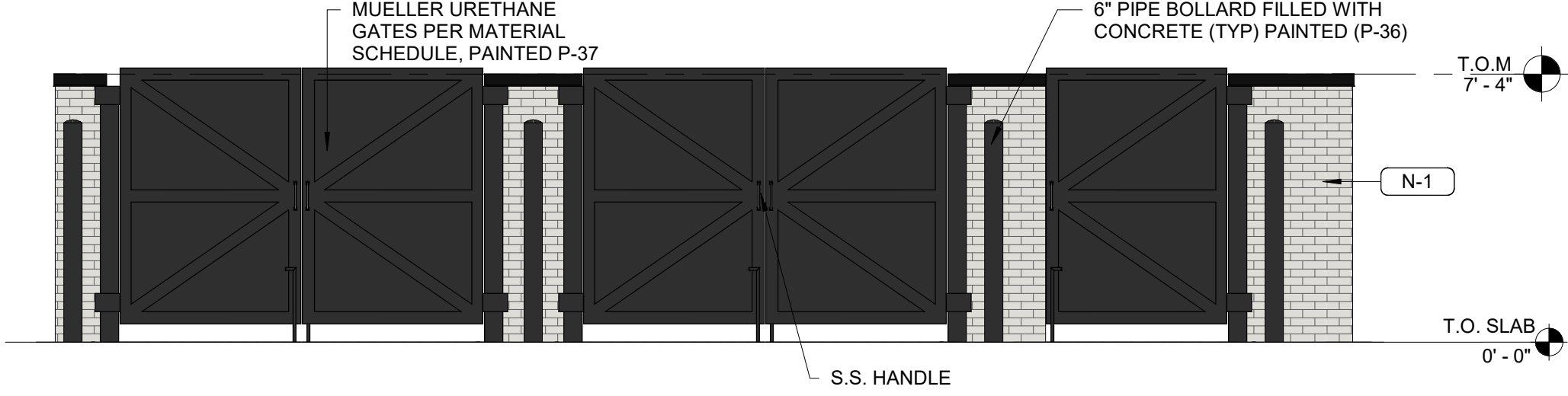
1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
4. ALL MEASUREMENTS ARE ESTIMATED



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3 SIDE DUMPSTER ENCLOSURE ELEVATION
1/4" = 1'-0"



2 FRONT DUMPSTER ENCLOSURE ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE		
(NOT ALL MATERIALS IN SCHEDULE ARE USED)		
NO.	MATERIAL	COLOR
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY
CP-1	EDGE METAL PARAPET CAP	DUROLAST - ALL TERM EDGE
MR-1	MEMBRANE ROOFING	DUROLAST
N-1	FIBER CEMENT PANEL	NICHIHA
N-2	FIBER CEMENT PANEL	NICHIHA
N-3	WOOD LOOK SOFFIT	NICHIHA
P-36	EXTERIOR BOLLARDS	SHERWIN WILLIAMS
P-37	TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS
P-38	EXTERIOR HM DOORS AND FRAMES	SHERWIN WILLIAMS
S-1	ALUMINUM STOREFRONT / DOWNSPOUTS / CAP FLASHING	KAWNEER / VARIES
WDS-1	WOOD LOOK SIDING	NICHIHA



702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

Drawings & Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

9/24/2021 10:21

CLIENT NAME
VAQUERO GLENN HEIGHTS PARTNERS, LP
2900 WINGATE ST STE 200
FORT WORTH, TX 76107

TENANT
7-ELEVEN INC.
3200 HACKBERRY ROAD, IRVING, TX 75063

MEP CONSULTANT
MILLER ENGINEERING
702 SE 5TH ST. SUITE 30,
BENTONVILLE, AR 72712
CONTACT: ANDREW FINNEGAN

STRUCTURAL CONSULTANT
MILLER ENGINEERING
3827 S. TIMBERCREEK AVE.
STE A SPRINGFIELD, MO 65807

PROTO:7043-2020.001

7-ELEVEN STORE
E. OVILLA RD. & UHL RD.
GLENN HEIGHTS, TX

NOT FOR
CONSTRUCTION

06/04/2021
Architect Name - RYAN M. FAUST
Architect Number - 25444

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE APPLIED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION
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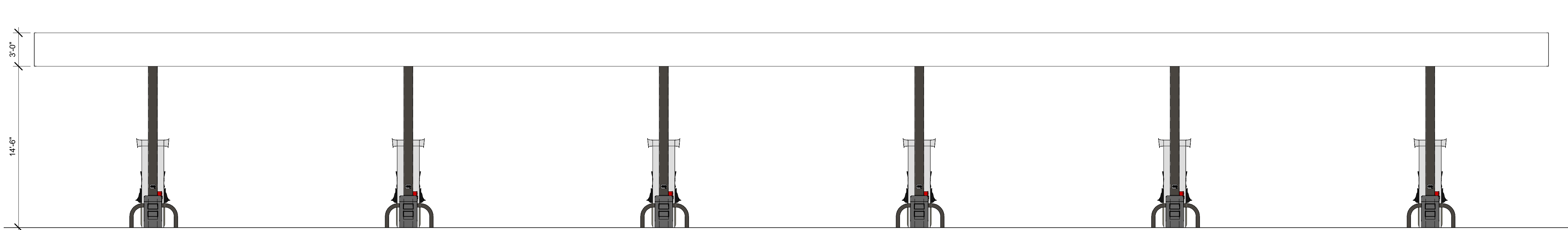
Drawing Size: 30 x 42	Project #: 20097
Drawn By: RIR	Checked By: CCMB

Title:
SHELL PLAN

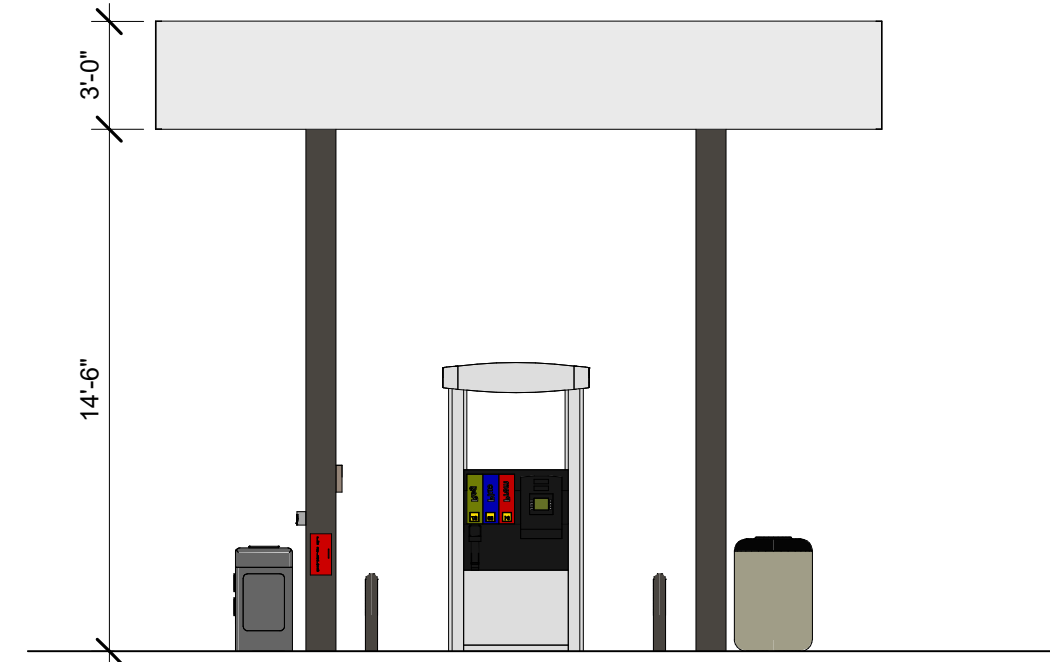
Sheet Number:
R0.00

Date: 8/24/2021 **Store #:** 42118

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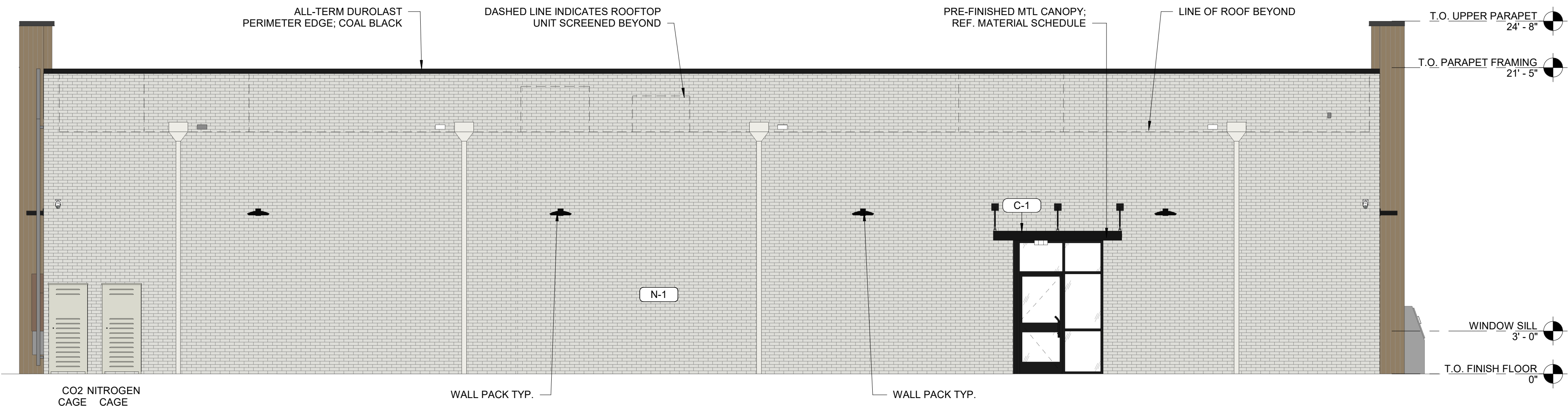


6 FUEL CANOPY - LONG
3/16" = 1'-0"

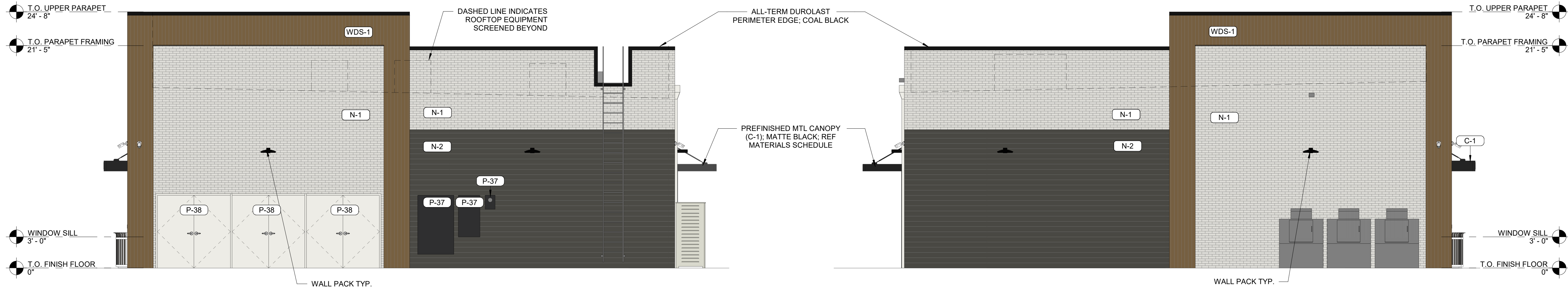


5 FUEL CANOPY - SHORT
3/16" = 1'-0"

EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE	MATTE BLACK BAKED ENAMEL W/ CANOPY
CP-1	EDGE METAL PARAPET CAP	DUROLAST - ALL TERM EDGE	COAL BLACK
MR-1	MEMBRANE ROOFING	DUROLAST	WHITE
N-1	FIBER CEMENT PANEL	NICHIHA	VINTAGE BRICK PAINTED P-1
N-2	FIBER CEMENT PANEL	NICHIHA	VINTAGE WOOD - BARK - HORIZONTAL INSTALLATION
N-3	WOOD LOOK SOFFIT	NICHIHA	FINISH TO MATCH WDS-1
P-36	EXTERIOR BOLLARDS	SHERWIN WILLIAMS	TRICORN BLACK SW 6258
P-37	TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS	TRICORN BLACK SW 6258
P-38	EXTERIOR HM DOORS AND FRAMES	SHERWIN WILLIAMS	PURE WHITE SW 7005
S-1	ALUMINUM STOREFRONT / DOWNSPOUTS / CAP FLASHING	KAWNEER / VARIES	451T VG - #29 BLACK FINISH
WDS-1	WOOD LOOK SIDING	NICHIHA	VINTAGE WOOD - CEDAR - VERTICAL INSTALLATION

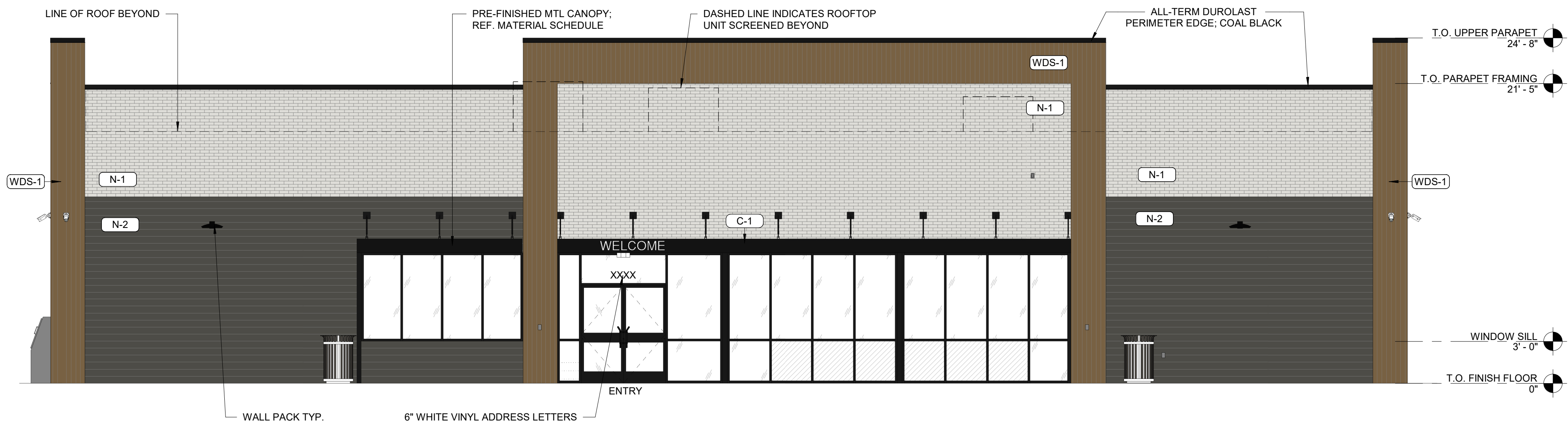


4 ELEVATION - FACING CHAPEL HILL RD (NORTHWEST)
3/16" = 1'-0"



2 ELEVATION - FACING SOUTHWEST
3/16" = 1'-0"

3 ELEVATION - FACING CHAPEL HILL RD (NORTHEAST)
3/16" = 1'-0"



1 ELEVATION - FACING MAPLE AVENUE (SOUTHEAST)
3/16" = 1'-0"

7-ELEVEN STORE
E. OVILLA RD. & UHL RD.
GLENN HEIGHTS, TX

NOT FOR
CONSTRUCTION

06/04/2021
Architect Name - RYAN M. FAUST
Architect Number - 25444

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REVISIONS

NO.	DATE	DESCRIPTION
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Drawing Size: 30 x 42	Project #: 20097
Drawn By: RIR	Checked By: CCMB

Title:
REVIEW BOARD
ELEVATIONS

Sheet Number:
R1.00

Date: 8/24/2021 **Store #:** 42118