NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, APRIL 5, 2022, 7:00 PM
REGULAR CITY COUNCIL MEETING

Notice is hereby given that the City Council of the City of Glenn Heights, Texas will hold a Regular Called City Council Meeting on Tuesday, April 5, 2022, beginning at 7:00 P.M. in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at https://www.glennheightstx.gov/129/Agendas-Minutes.

This City Council Meeting will be live streamed at https://www.glennheightstx.gov/229/City-Council-Meeting-Videos.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

PROCLAMATIONS

- National Child Abuse Prevention Month, April 2022
- National Sexual Assault Awareness and Prevention Month, April 2022

STAFF INTRODUCTIONS - Jaynice Porter-Brathwaite, Human Resources Director

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the March 1, 2022, Regular Called City Council Meeting. (Brandi Brown, City Secretary)

2. Discuss and take action to approve the City Council Meeting Minutes of the March 22, 2022, Special Called City Council Meeting. (Brandi Brown, City Secretary)

3. Discuss and take action to approve Resolution R-10-22, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing the designation of

personnel as signatories for financial transactions for Prosperity Bank, and providing for an effective date. (Clifford Blackwell, Deputy City Manager)

4. Discuss and take action to approve Resolution R-11-22, a Resolution of the City Council of the City of Glenn Heights, Texas, designating signatories for financial transactions for the City's Investment Accounts at TexStar; and providing for an effective date. (Clifford Blackwell, Deputy City Manager)

AGENDA

1. Discuss and first reading of Ordinance O-03-22, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending Ordinance Number O-02-21 of the City of Glenn Heights, Texas by correcting a scrivener's error regarding the total area included in the tract of land at issue; providing a repealing clause; providing a severability clause; providing a savings clause; and providing an effective date. (Laura Voltmann, City Planner)

2. Public hearing to receive testimony concerning Ordinance O-04-22, an Ordinance of the City Council of the City Of Glenn Heights, Texas, amending the Zoning Ordinance and Map of the City Of Glenn Heights, as heretofore amended, by granting and amending the Specific Use Permit for an approximately 2.069 acres tract of land situated in the JP Woolsey Survey, Abstract No. 1135 and being generally located at the southwest corner of Ovilla Road and Uhl Road and being more particularly described and depicted in Ehbibit "A" attached hereto, said property currently being zoned Retail ("R") with a Specific Use Permit for automobile service station (gas station) and convenience store uses thereon; providing a repealing clause; providing a severability clause; and providing for an effective date.(Laura Voltmann, City Planner)

3. Discuss and first reading of Ordinance O-04-22, an Ordinance of the City Council of the City Of Glenn Heights, Texas, amending the Zoning Ordinance and Map of the City Of Glenn Heights, as heretofore amended, by granting and amending the Specific Use Permit for an approximately 2.069 acres tract of land situated in the JP Woolsey Survey, Abstract No. 1135 and being generally located at the southwest corner of Ovilla Road and Uhl Road and being more particularly described and depicted in EXHIBIT "A" attached hereto, said property currently being zoned Retail ("R") with a Specific Use Permit for automobile service station (gas station) and convenience store uses thereon; providing a repealing clause; providing a severability clause; and providing for an effective date. (Laura Voltmann, City Planner)

4. Discuss and take action regarding Zoning Case 21-009-RZ, including consideration of the Applicant's request to remand the case back to the Planning and Zoning Commission, for further public notice and a public hearing to allow the applicant to present new evidence in response to neighborhood opposition. (Laura Voltmann, City Planner)

5. Reconsideration of the City Council vote on contract with Community Waste

Disposal, L.P. for the Household Hazardous Waste Doorstep Program. (Council Member Alisha M. Brown)

6. Discuss reopening of the City of Glenn Heights Senior Center. (Council Member Emma Ipaye)

7. Discuss and take action on the Sister Cities Program. (Council Member Emma Ipaye)

8. Presentation of the 2021 Glenn Heights Police Department Racial Profiling Report. (Keith Moore, Director of Public Safety)

9. Presentation of the Annual Glenn Heights Police Department Crime Statictics Report. (Keith Moore, Director of Public Safety)

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

   A. pursuant to Texas Government Code section 551.071(1)(A), consultation with City Attorney to seek legal advice regarding pending litigation: *Lucas Benson v. City of Glenn Heights, Texas, et al,* Cause No. DC-22-02743 in the 101st Judicial District Court, Dallas County, Texas.

2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:

   A. pursuant to Texas Government Code section 551.071(1)(A), consultation with City Attorney to seek legal advice regarding pending litigation: *Lucas Benson v. City of Glenn Heights, Texas, et al,* Cause No. DC-22-02743 in the 101st Judicial District Court, 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 6:00 P.M. on Friday, April 1, 2022.

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

_____
Brandi Brown, City Secretary

PROCLAMATION

Office of the Mayor ▪ City of Glenn Heights

National Child Abuse Prevention Month
April 2022

WHEREAS, all children deserve to grow up in a caring and loving environment, yet across America, hundreds of thousands of children are neglected or abused each year, often causing lasting consequences. Although effectively intervening in the lives of these children and their families is an important responsibility at all levels of government, preventing abuse and neglect is a shared obligation. During National Child Abuse Prevention Month, we recommit to giving every child a chance to succeed and to ensuring that every child grows up in a safe, stable, and nurturing environment that is free from abuse and neglect; and

WHEREAS, preventing child abuse is an effort that we must undertake as one American family, and in our schools, neighborhoods, and communities, we must look after every child as if they are our own. Between four and eight children die every day from abuse or neglect, but together we can prevent these tragedies from occurring. Children who are being abused or neglected may display constant alertness, sudden changes in behavior and school performance, or untreated physical or medical issues. Child abuse may take many forms, including neglect and physical, sexual, or emotional abuse. More information on preventing child abuse can be found at https://www.childwelfare.gov; and

WHEREAS, our Nation's enduring commitment to prevent child abuse and neglect demands that individuals and communities partner together to provide safe and nurturing environments for all of America's children. We must all join in the work of uplifting and safeguarding our youngest individuals and ensuring they are limited by nothing but the size of their dreams and the range of their aspirations. This month, let us aim to eradicate child abuse from our society, and let us secure a future for our children that is bright and full of hope, opportunity, and security.

NOW, THEREFORE, I, Harry A. Garrett, Mayor of the City of Glenn Heights, Texas, do hereby proclaim April 2022 as **National Child Abuse Prevention Month** in the City of Glenn Heights and encourage all citizens of Glenn Heights to invest in the lives of our Nation's children, to be aware of their safety and well-being, and to support efforts that promote their psychological, physical, and emotional development.

IN WITNESS WHEREOF, I have hereunto set my hand this fifth day of April in the year of our Lord two thousand twenty-two.

_____

Harry A. Garrett, Mayor
Glenn Heights, Dallas County, Texas

PROCLAMATION

Office of the Mayor ▪ City of Glenn Heights

National Sexual Assault Awareness and Prevention Month
April 2022

WHEREAS, sexual harassment, assault, and abuse can happen anywhere, including in online spaces. For too long, harassment, cyberbullying, and sexual abuse and exploitation have come to be expected as typical and unavoidable behaviors online. Building safe online spaces together is possible when we practice digital consent, intervene when we see harmful content and behaviors, and promote online communities that value respect, inclusion, and safety; and

WHEREAS, last year, the national Sexual Assault Awareness Month (SAAM) campaign uplifted the message that "We Can Build Safe Online Spaces," calling on audiences to identify, document, and report incidents. This April, the SAAM 2022 Campaign continues to build on this vision with a call to action: "Building Safe Online Spaces Together."

WHEREAS, we also must recognize that sexual assault is a public health crisis. According to the National Intimate Partner and Sexual Violence Survey, nationwide, 81% of women and 43% of men reported experiencing some form of sexual harassment and/ or assault in their lifetime. Research has revealed a strong link between sexual violence and chronic disease, as well as greater long-term economic burdens on survivors of sexual assault. The trauma of assault is further compounded by the high costs of medical and mental health care, navigating the criminal justice system, and lost productivity; and

WHEREAS, we know that we can build and are building online communities centered on respect, inclusion, and safety — where harassment, assault, and abuse are taken seriously. Not only do we believe that together we can build a safer online world, but we also believe that these values, skills, and actions will create communities that thrive online and offline.

NOW, THEREFORE, I, Harry A. Garrett, Mayor of the City of Glenn Heights, Texas, do hereby proclaim April 2022 as **National Sexual Assault Awareness and Prevention Month** in the City of Glenn Heights and urge all families, law enforcement personnel, healthcare providers, and community and faith-based organizations to support survivors of sexual assault and work together to prevent these crimes online and in our communities.

IN WITNESS WHEREOF, I have hereunto set my hand this fifth day of April in the year of our Lord two thousand twenty-two.

_____
Harry A. Garrett, Mayor
Glenn Heights, Dallas County, Texas

AGENDA SUMMARY SHEET
April 5, 2022

CONSENT AGENDA, ITEM 1

Discuss and take action to approve the City Council Meeting Minutes of the March 1, 2022, Regular Called City Council Meeting. (Brandi Brown, City Secretary)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

MINUTES OF THE CITY COUNCIL OF
THE CITY OF GLENN HEIGHTS, TEXAS

MARCH 1, 2022

STATE OF TEXAS *
COUNTIES OF DALLAS AND ELLIS *
CITY OF GLENN HEIGHTS *

On the 1st day of March 2022, the City Council of the City of Glenn Heights, Texas, met in a Regular Called City Council Meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Harry A. Garrett	*	Mayor
Sonja A. Brown	*	Mayor Pro Tem, Place 1
Emma Ipaye	*	Council Member, Place 2
Travis Bruton	*	Council Member, Place 3
Shaunte L. Allen	*	Council Member, Place 5
Machanta Newson	*	Council Member, Place 6

STAFF:

David Hall	*	City Manager
Clifford Blackwell	*	Deputy City Manager
Brandi Brown	*	City Secretary
Phillip Conner	*	Finance Director
Marlon Goff	*	Director of Planning & Development Services
Byron Hardy	*	IT Administrator
Keith Moore	*	Director of Public Safety
Jaynice Porter-Brathwaite	*	Human Resources Director
Clayton Shields	*	Deputy Chief of Police
Nick Williams	*	Deputy Fire Chief

CONSULTANT:

Victoria Thomas	*	City Attorney's Office

CALL TO ORDER

Mayor Harry A. Garrett called the City Council Meeting to order at 7:04 P.M., with a quorum of the City Council present.

INVOCATION

Mayor Pro Tem Sonja A. Brown delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Harry A. Garrett led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

There were no Public Comments.

PROCLAMATIONS

Mayor Harry A. Garrett read the following Proclamations:

- American Red Cross Month, March 2022
- Irish-American Heritage Month, March 2022
- Women's History Month, March 2022
- Texas Independence Day, March 2, 2022

STAFF INTRODUCTIONS

Jaynice Porter-Brathwaite, Human Resources Director, introduc3ed the following:

- Clifford Blackwell, Deputy City Manager
- Terry Lindley, Utility Worker II

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the February 15, 2022, Regular Called City Council Meeting. (Brandi Brown, City Secretary)

2. Discuss and take action on Resolution R-06-22, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing the City Manager to enter into the Teva Texas Opioid Settlement and authorizing and ratifying the submission of the Texas Subdivision and Special District Election and release form regarding the Teva Texas Opioid Settlement; and providing an effective date. (Victoria Thomas, City Attorney)

   Council Member Travis Bruton requested information regarding the amount of the settlement. Victoria Thomas, City Attorney, provided the requested information.

Mayor Pro Tem Sonja A. Brown made a motion to approve Consent Agenda Items 1-2. Council Member Travis Bruton made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, Allen, and Newson

AGENDA

1. Discuss and take action on Resolution R-05-22, a Resolution of the City Council of the City of Glenn Heights, Texas, approving and authorizing the City Manager to execute the Dallas County New Directions in Public Safety Grant Sub-Recipient Agreement with the City of Desoto, Texas and the related Care Team Agreement; authorizing acceptance of the grant funds provided thereunder; providing a repealing clause; providing an effective date.

   David Hall, City Manager, introduced this item and clarified information presented to City Council on February 15, 2022, including the position's salary funding and

workload, where the position will be housed, and if Glenn Heights could still fund additional Officers.

Raven Thousand, CARE Team Manager (City of DeSoto), answered Council's questions related to the number of program positions, number of cities participating in the program, and the position workload.

Council Member Machanta Newson recused herself from the discussion of this item and from voting on its approval/denial.

Mayor Pro Tem Sonja A. Brown made a motion to approve Resolution R-05-22, a Resolution of the City Council of the City of Glenn Heights, Texas, approving and authorizing the City Manager to execute the Dallas County New Directions in Public Safety Grant Sub-Recipient Agreement with the City of Desoto, Texas and the related Care Team Agreement; authorizing acceptance of the grant funds provided thereunder; providing a repealing clause; providing an effective date. Council Member Shaunte L. Allen made the second. The motion carried with the following vote:

VOTE 5 Ayes – Garrett, S. Brown, Ipaye, Bruton, and Allen

2. Discuss and take action authorizing the City Manager to execute a contract for professional consulting services and for the City to seek advice regarding planning, development, community engagement, and economic development matters with MW Group, LLC, a Texas Limited Liability Company, commencing on April 1, 2022.

   David Hall, City Manager, introduced this item and provided a brief overview of the role and services of MW Group, LLC.

Mayor Pro Tem Sonja A. Brown made a motion to approve authorizing the City Manager to execute a contract for professional consulting services and for the City to seek advice regarding planning, development, community engagement, and economic development matters with MW Group, LLC, a Texas Limited Liability Company, commencing on April 1, 2022. Council Member Machanta Newson made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, Allen, and Newson

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

   A. pursuant to Government Code, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Deputy Chief of Police.

   B. pursuant to the Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at

approximately 2500 S Hampton Road, Glenn Heights, Texas.

Council Member Travis Bruton made a motion to go into Executive Session. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, Allen, and Newson

Executive Session convened at 7:29 P.M.

2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:

   A. pursuant to Government Code, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Deputy Chief of Police.

   B. pursuant to the Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at approximately 2500 S Hampton Road, Glenn Heights, Texas.

Mayor Pro Tem Sonja A. Brown made a motion to close Executive Session and reconvene into Open Session. Council Member Emma Ipaye made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, Allen, and Newson

Open Session reconvened at 8:18 P.M.

AGENDA

3. Discuss and take action on Resolution R-07-22, a Resolution of the City Council of the City of Glenn Heights, Texas, amending Resolution R-14-13, as amended, to amend the City's Job Classification Table by adding the exempt position of Police Lieutenant to Grade 19; providing a repealing clause; and providing for an effective date.

   David Hall, City Manager, introduced this item, and Clayton Shields, Deputy Chief of Police, completed a presentation regarding the proposed position, including why it is necessary, the position's duties and responsibilities, and the budget impact.

   Deputy Chief Shields answered Council's questions related to who this position reports to, the department's Organizational Chart, and if community outreach would include an elderly initiative.

Council Member Emma Ipaye made a motion to approve Resolution R-07-22, a Resolution of the City Council of the City of Glenn Heights, Texas, amending Resolution R-14-13, as amended, to amend the City's Job Classification Table by adding the exempt position of

Police Lieutenant to Grade 19; providing a repealing clause; and providing for an effective date. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, Allen, and Newson

4. Discuss and take action authorizing the City Manager to execute a Letter of Intent and any other related and necessary documents regarding real property located at approximately 2500 S Hampton Road, Glenn Heights, Texas.

   Marlon Goff, Director of Planning & Development Services, introduced this item and completed a presentation regarding the background of the Letter of Intent, the site location and conditions, LOI goals and priorities, and next steps.

   Mr. Goff answered Council's questions related to the development timeframe and possible traffic issues.

Mayor Pro Tem Sonja A. Brown made a motion to approve authorizing the City Manager to execute a Letter of Intent and any other related and necessary documents regarding real property located at approximately 2500 S Hampton Road, Glenn Heights, Texas. Council Member Emma Ipaye made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, Allen, and Newson

ADJOURNMENT

Mayor Pro Tem Sonja A. Brown made a motion to adjourn. Council Member Emma Ipaye made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, Allen, and Newson

Mayor Harry A. Garrett adjourned the meeting at 8:36 P.M.

_____
Harry A. Garrett, Mayor

Attest:

_____
Brandi Brown, City Secretary
Passed and approved on the 5th day of April 2022

AGENDA SUMMARY SHEET
April 5, 2022

CONSENT AGENDA, ITEM 2

Discuss and take action to approve the City Council Meeting Minutes of the March 22, 2022, Special Called City Council Meeting. (Brandi Brown, City Secretary)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

MINUTES OF THE CITY COUNCIL OF
THE CITY OF GLENN HEIGHTS, TEXAS

MARCH 22, 2022

STATE OF TEXAS *
COUNTIES OF DALLAS AND ELLIS *
CITY OF GLENN HEIGHTS *

On the 22nd day of March 2022, the City Council of the City of Glenn Heights, Texas, met in a Special Called City Council Meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Harry A. Garrett	*	Mayor
Sonja A. Brown	*	Mayor Pro Tem, Place 1
Emma Ipaye	*	Council Member, Place 2
Travis Bruton	*	Council Member, Place 3
Alisha M. Brown	*	Council Member, Place 4
Shaunte L. Allen	*	Council Member, Place 5
Machanta Newson	*	Council Member, Place 6

STAFF:

David Hall	*	City Manager
Clifford Blackwell	*	Deputy City Manager
Nick Bristow	*	Deputy Chief of Police
Brandi Brown	*	City Secretary
Byron Hardy	*	IT Administrator
Keith Moore	*	Director of Public Safety
Jaynice Porter-Brathwaite	*	Human Resources Director
Nick Williams	*	Deputy Fire Chief

CONSULTANT:

Victoria Thomas	*	City Attorney's Office

CALL TO ORDER

Mayor Harry A. Garrett called the City Council Meeting to order at 7:04 P.M., with a quorum of the City Council present.

INVOCATION

Council Member Shaunte L. Allen delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Harry A. Garrett led the assembly in the Pledge of Allegiance.

RECOGNITIONS

Mayor Harry A. Garrett recognized the following Council Members in honor of Women's History Month for their ongoing commitment and dedicated service to the City of Glenn Heights, Texas:

Sonja A. Brown, Mayor Pro Tem, Place 1
Emma Ipaye, Council Member, Place 2
Alisha M. Brown, Council Member, Place 4
Shaunte L. Allen, Council Member, Place 5
Machanta Newson, Council Member, Place 6

PUBLIC COMMENT

There were no Public Comments.

AGENDA

1. Discuss and take action on Resolution R-03-22, a Resolution of the City Council of the City of Glenn Heights, Texas, approving a software services agreement with OpenGov, Inc., a Delaware For-Profit Corporation on the terms and conditions set forth therein and authorizing the City Manager to execute the agreement and any other related and necessary documents and to disburse the funds required therefor; providing a severability clause; providing a repealing clause; and providing an effective date.

   Clifford Blackwell, Deputy City Manager, introduced this item. He provided a brief overview of the current software being used by the City and the benefits of moving forward with OpenGov, Inc.

   Andrew Stout, Account Executive, Matt Cahill, Sr. Solution Engineer, and Claudia Arriaga, VP of Customer Success, with OpenGov, Inc., completed a presentation regarding why they believe Glenn Heights would benefit from a new ERP solution, OpenGov, Inc's background, and the value the City will receive from this product.

   Mr. Stout, Mr. Cahill, and Ms. Arriaga answered Council's questions related to the number of OpenGov, Inc. staff members that would be dedicated to Glenn Heights, training, data breaches, product functionality, contract length and costs, implementation timelines, and the process for uploading historical data.

   David Hall, City Manager, answered Council's questions related to how many software systems were evaluated and why OpenGov, Inc. was chosen.

Mayor Pro Tem Sonja A. Brown made a motion to approve Resolution R-03-22, a Resolution of the City Council of the City of Glenn Heights, Texas, approving a software services agreement with OpenGov, Inc., a Delaware For-Profit Corporation on the terms and conditions set forth therein and authorizing the City Manager to execute the agreement and any other related and necessary documents and to disburse the funds required therefor; providing a severability clause; providing a repealing clause; and providing an effective date.

Council Member Machanta Newson made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

2. Discuss and take action on Resolution R-09-22, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing the City Manager to negotiate and execute a contract for collection of solid waste and recyclable materials with Community Waste Disposal, L.P., a Texas Limited Partnership; in substantially the form attached hereto as Exhibit "A"; providing for the repeal of any and all resolutions in conflict; providing a severability clause; and providing for an effective date.

   David Hall, City Manager, introduced this item, and completed a presentation regarding the termination of the contract with the City's current waste disposal vendor; residential solid waste and bundled brush service options, recycling service options, and additional residential service options; and fiscal impacts.

   Greg Roemer, President, and Jason Roemer, Vice President of Community Waste Disposal (CWD), completed a presentation regarding the history of CWD, current number of employees, collection vehicles in service, revenue, municipal entities serviced, CWD fleet and technology, their customer service community, residential proposal options, door side HHW and used electronics collections, a proposed operation plan, implementation process and timeline, residential/commercial transition, and CWD's price adjustment model.

   Jason Roemer and Mr. Hall answered Council's questions related to regular and holiday pick-up schedules, pick-up processes, hazardous waste pick-up, bundle size, rate increases for future contracts, the length of the contract, rate comparisons, and service option price comparisons.

   City Council Completed the following roll call votes:

   Residential Solid Waste and Bundled Brush Service Options:

Option	Trash	Bulk and Bundled Brush	Per Home Per Month
1	Rear Load - Trash -1xWeek CWD provided 95G cart	1xWeek 2 cubic yards per collection Unlimited tied & bundled brush	$9.50
2	Automated - Trash - 1xWeek CWD provided 95G cart	1xMonth 4 cubic yards per collection Unlimited tied & bundled brush	$8.97

Harry A. Garrett, Mayor Option 1

Sonja A. Brown, Mayor Pro Tem, Place 1	Option 1
Emma Ipaye, Council Member, Place 2	Option 1
Travis Bruton, Council Member, Place 3	Option 1
Alisha M. Brown, Council Member, Place 4	Option 1
Shaunte L. Allen, Council Member, Place 5	Option 1
Machanta Newson, Council Member, Place 6	Option 1

Recycling Service Options:

Option	Description	Per Home Per Month
1	1xWeek collection CWD provided 95G cart	$5.57
2	Every other week collection CWD provided 95G cart	$3.95

Harry A. Garrett, Mayor	Option 1
Sonja A. Brown, Mayor Pro Tem, Place 1	Option 1
Emma Ipaye, Council Member, Place 2	Option 2
Travis Bruton, Council Member, Place 3	Option 2
Alisha M. Brown, Council Member, Place 4	Option 2
Shaunte L. Allen, Council Member, Place 5	Option 2
Machanta Newson, Council Member, Place 6	Option 1

On Call Door Side Household Hazardous Waste and Used Electronics:

	Service Type	Per Home Per Month
Yes or No	On-Call Door Side HHW and Used Electronics (1xMonth)	$0.82

Harry A. Garrett, Mayor	No
Sonja A. Brown, Mayor Pro Tem, Place 1	No
Emma Ipaye, Council Member, Place 2	Yes
Travis Bruton, Council Member, Place 3	No
Alisha M. Brown, Council Member, Place 4	Yes
Shaunte L. Allen, Council Member, Place 5	Yes
Machanta Newson, Council Member, Place 6	No

Mayor Pro Tem Sonja A. Brown made a motion to approve Resolution R-09-22, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing the City Manager to negotiate and execute a contract for collection of solid waste and recyclable materials with Community Waste Disposal, L.P., a Texas Limited Partnership; Option 1 Garbage, Option 2 Recycling; in substantially the form attached hereto as Exhibit “A”; providing for the repeal of

any and all resolutions in conflict; providing a severability clause; and providing for an effective date. Council Member Travis Bruton made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

3. Discuss and take action on Resolution R-08-22, a Resolution of the City Council of the City of Glenn Heights, Texas, approving a Wholesale Treated Water Contract between the City of Dallas and the City of Glenn Heights for the purchase of wholesale treated water; authorizing the City Manager to execute said agreement; providing for the repeal of any and all Resolutions in conflict; providing a severability clause; and providing for an effective date.

   David Hall, City Manager, introduced this item and provided a brief overview of the Wholesale Treated Water Contract and answered Council's questions related to other options with the City of Dallas and the Trinity River Authority.

Mayor Pro Tem Sonja A. Brown made a motion to approve Resolution R-08-22, a Resolution of the City Council of the City of Glenn Heights, Texas, approving a Wholesale Treated Water Contract between the City of Dallas and the City of Glenn Heights for the purchase of wholesale treated water; authorizing the City Manager to execute said agreement; providing for the repeal of any and all Resolutions in conflict; providing a severability clause; and providing for an effective date. Council Member Travis Bruton made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

ADJOURNMENT

Mayor Pro Tem Sonja A. Brown made a motion to adjourn. Council Member Emma Ipaye made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

Mayor Harry A. Garrett adjourned the meeting at 9:34 P.M.

_____
Harry A. Garrett, Mayor

Attest:

_____
Brandi Brown, City Secretary
Passed and approved on the 5th day of April 2022

AGENDA SUMMARY SHEET
April 5, 2022

CONSENT AGENDA, ITEM 3

Discuss and take action to approve Resolution R-10-22, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing the designation of personnel as signatories for financial transactions for Prosperity Bank, and providing for an effective date. (Clifford Blackwell, Deputy City Manager)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

CITY OF GLENN HEIGHTS
CITY COUNCIL REPORT

Date: April 5, 2022

SUBJECT

Take action adopting Resolution R-10-22, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing the designation of personnel as signatories for financial transactions for Prosperity Bank; and providing for an effective date.

DISCUSSION / BACKGROUND

The Mayor and City Council designates signatories to ensure that all financial transactions of the City are appropriately administered. Due to changes in City staff, this agenda item will allow the Mayor and City Council to update the signatories reflecting the change in personnel and removing prior signatories - Phill Conner, Finance Director, will be removed, and Clifford Blackwell, Deputy City Manager, will be added.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

If updated signatories are not on file at the City's Financial Institutions, future financial transactions cannot appropriately take place. Staff recommends City Council adopt Resolution R-10-22, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing the designation of personnel as signatories for financial transactions for Prosperity Bank; and providing for an effective date.

ATTACHMENTS

1. Resolution R-10-22

PREPARED BY

Clifford Blackwell, Deputy City Manager

REVIEWED BY

Brandi Brown, City Secretary

RESOLUTION R-10-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, AUTHORIZING THE DESIGNATION OF PERSONNEL AS SIGNATORIES FOR FINANCIAL TRANSACTIONS FOR PROSPERITY BANK; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glenn Heights, Texas, is a Home Rule City; and

WHEREAS, the City of Glenn Heights desires to provide for the general health, safety, and welfare of the citizens of Glenn Heights; and

WHEREAS, to ensure that all financial transactions of the City are appropriately administered, the City Council designates official signatories charged with conducting these operations; and

WHEREAS, the City Council desires to designate two signatures, whether directly or electronically, be reflected on all City-issued documents ordering payment of money; and

WHEREAS, the City Council desires to designate David A. Hall, City Manager, and Clifford Blackwell, Deputy City Manager, as authorized personnel of the City of Glenn Heights, Texas, to affect such transactions; and

WHEREAS, the City Council desires to remove Phillip Conner, Finance Director, as an authorized signatory;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS THAT:

SECTION 1. The above recitals are hereby found to be true and correct and incorporated herein for all purposes.

SECTION 2. Any and all persons designated to be signatories on behalf of the City for Prosperity Bank prior to the effective date of this Resolution, set forth in section 5 herein, shall be removed and are no longer authorized to execute financial transactions on behalf of the City.

SECTION 3. David A. Hall, City Manager, and Clifford Blackwell, Deputy City Manager, are hereby authorized to be signatories for all City of Glenn Heights' financial transactions for the City accounts with Prosperity Bank.

SECTION 4. Phillip Conner, Finance Director, is hereby removed as an authorized signatory for all City of Glenn Heights' financial transactions for the City accounts with Prosperity Bank.

SECTION 5. This Resolution shall become effective immediately upon its passage.

READ, CONSIDERED, PASSED AND ADOPTED by the City Council for the City of Glenn Heights at a meeting on the 5th day of April 2022, at which a quorum was present, and for which due notice was given.

APPROVED:

_____
Harry A. Garrett, Mayor

ATTEST:

_____
Brandi Brown, City Secretary

APPROVED AS TO FORM:

_____
Victoria W. Thomas, City Attorney

AGENDA SUMMARY SHEET
April 5, 2022

CONSENT AGENDA, ITEM 4

Discuss and take action to approve Resolution R-11-22, a Resolution of the City Council of the City of Glenn Heights, Texas, designating signatories for financial transactions for the City's Investment Accounts at TexStar; and providing for an effective date. (Clifford Blackwell, Deputy City Manager)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

CITY OF GLENN HEIGHTS
CITY COUNCIL REPORT

Date: April 5, 2022

SUBJECT

Take action adopting Resolution R-11-22, a Resolution of the City Council of the City of Glenn Heights, Texas, designating signatories for financial transactions for the City's Investment Accounts at TexStar; and providing for an effective date.

DISCUSSION / BACKGROUND

The Mayor and City Council designates signatories to ensure that all financial transactions of the City are appropriately administered. Due to changes in City staff, this agenda item will allow the Mayor and City Council to update the signatories reflecting the change in personnel and removing prior signatories - Phill Conner, Finance Director, will be removed, and Clifford Blackwell, Deputy City Manager, will be added.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

If updated signatories are not on file at the City's Financial Institutions, future financial transactions cannot appropriately take place. Staff recommends City Council adopt Resolution R-11-22, a Resolution of the City Council of the City of Glenn Heights, Texas, designating signatories for financial transactions for the City's Investment Accounts at TexStar; and providing for an effective date.

ATTACHMENTS

1. Resolution R-11-22

PREPARED BY

Clifford Blackwell, Deputy City Manager.

REVIEWED BY

Brandi Brown, City Secretary

RESOLUTION R-11-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, DESIGNATING SIGNATORIES FOR FINANCIAL TRANSACTIONS FOR THE CITY'S INVESTMENT ACCOUNTS AT TEXSTAR; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glenn Heights, Texas, is a Home Rule City; and

WHEREAS, the City of Glenn Heights desires to provide for the general health, safety, and welfare of the citizens of Glenn Heights; and

WHEREAS, the City of Glenn Heights has established investment accounts in the public funds investment pool known as Texas Short Term Asset Reserve Fund ("TexSTAR"); and

WHEREAS, such accounts require the designation of one or more "Authorized Representatives" in order to execute transactions on said accounts; and

WHEREAS, the City Council desires to designate two signatures, whether directly or electronically, be reflected on all City-issued documents ordering payment of money; and

WHEREAS, the City Council desires to designate David A. Hall, City Manager, and Clifford Blackwell, Deputy City Manager, as authorized personnel of the City of Glenn Heights, Texas, to affect such transactions with regard to TexSTAR; and

WHEREAS, the City Council desires to remove Phillip Conner, Finance Director, as an authorized signatory;.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS THAT:

SECTION 1. The above recitals are hereby found to be true and correct and incorporated herein for all purposes.

SECTION 2. Any and all persons designated to be signatories on behalf of the City for TexSTAR prior to the effective date of this Resolution, set forth in section 5 herein, shall be removed and are no longer authorized to execute financial transactions on behalf of the City.

SECTION 3. David A. Hall, City Manager, and Clifford Blackwell, Deputy City Manager, are hereby authorized to be signatories for all City of Glenn Heights' financial transactions for the City accounts with TexSTAR.

SECTION 4. Phillip Conner, Finance Director, is hereby removed as an authorized signatory for all City of Glenn Heights' financial transactions for the City accounts with TexSTAR.

SECTION 5. This Resolution shall become effective immediately upon its passage.

READ, CONSIDERED, PASSED AND ADOPTED by the City Council for the City of Glenn Heights at a meeting on the 5th day of April 2022, at which a quorum was present, and for which due notice was given.

APPROVED:

_____

Harry A. Garrett, Mayor

ATTEST:

_____

Brandi Brown, City Secretary

APPROVED AS TO FORM:

_____

Victoria W. Thomas, City Attorney

AGENDA SUMMARY SHEET
April 5, 2022

AGENDA, ITEM 1

Discuss and first reading of Ordinance O-03-22, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending Ordinance Number O-02-21 of the City of Glenn Heights, Texas by correcting a scrivener's error regarding the total area included in the tract of land at issue; providing a repealing clause; providing a severability clause; providing a savings clause; and providing an effective date. (Laura Voltmann, City Planner)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

CITY OF GLENN HEIGHTS
CITY COUNCIL REPORT

Date: April 5, 2022

SUBJECT

Discussion regarding an Ordinance of the City Council of the City of Glenn Heights, Texas, amending Ordinance O-02-21.

DISCUSSION / BACKGROUND

On March 16, 2021, the City Council approved Ordinance O-02-21, amending the zoning on a tract of property by granting a special use permit for an area described as 5.499 acres, when the actual area should have been 1.376 acres. The larger area included all the lots within the proposed subdivision instead of the single lot proposed for the special use permit. This Ordinance will reflect the original intent of rezoning only the site proposed for use as a gas station.

PRIOR COUNCIL OR BOARD ACTION

Council adopted O-02-21 on March 16, 2021, for a special use permit for a gas station.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of the Ordinance correcting the scrivener's error.

ATTACHMENTS

1. Ordinance O-03-22

PREPARED BY

Laura Voltmann, Planner

REVIEWED BY

Marlon Goff, Director of Planning & Development Services

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. O-03-22

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING ORDINANCE NUMBER O-02-21 OF THE CITY OF GLENN HEIGHTS, TEXAS BY CORRECTING A SCRIVENER'S ERROR REGARDING THE TOTAL AREA INCLUDED IN THE TRACT OF LAND AT ISSUE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 16, 2021, the City Council approved Ordinance O-02-21 amending the zoning on a tract of property described therein by granting a special use permit; and

WHEREAS, it has recently been discovered that while the survey and property legal description attached as Exhibit A to Ordinance O-02-21 correctly described the 1.376 acres to which the zoning change applied, the ordinance heading, preamble and Sections 1 and 2 incorrectly referred to the area of the tract as 5.499 acres, which is, in fact, the area of the of the larger tract of which the 1.376 acres is a portion; and

WHEREAS, City staff and the City Attorney agree that the reference to 5.499 acres was a scrivener's error which will not affect the rights of the property owner; and,

WHEREAS, the City Council concurs in that finding.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS:

SECTION 1. That the Ordinance No. O-02-21 amending the Comprehensive Zoning Ordinance of the City of Glenn Heights, Texas, be and the same is hereby amended by correcting Scrivener's error in the ordinance heading, preamble and Sections 1 and 2 to amend all references to "5.499 acres" to read instead "1.376 acres". This correction shall take effect as if originally adopted and executed on March 16, 2021. All other provisions of the ordinance remain unchanged.

SECTION 2. That all provisions of the Ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and further that all other provisions of Ordinance O-02-21 as herein corrected and shall remain in full force and effect. as originally adopted.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Glenn Heights, Texas, this the _____ day of April 2022.

APPROVED:

_____
HARRY A. GARRETT, MAYOR

ATTEST:

_____
BRANDI BROWN, CITY SECRETARY

APPROVED AS TO FORM:

_____
VICTORIA W. THOMAS, CITY ATTORNEY
(032930VWTtm128707)

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. 91500-A-765 (Correction)

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, CORRECTING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 91500-A-765 OF THE CITY OF GLENN HEIGHTS, TEXAS, AS HERETOFORE CORRECTING A SCRIVENER'S ERROR IN SECTION 2 OF SAID ORDINANCE TO ALLOW FOR PLANNED DEVELOPMENT FOR COMMERCIAL USES AND TWO (2) RESTAURANTS USES WITHIN THE PLANNED DEVELOPMENT; PROVIDING HOURS OF OPERATION, LANDSCAPING PLAN, DETAIL SITE PLAN ON 0.842 ACRES OF LAND, LOCATED AT 205 N. DENTON TAP RD; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED by the City Council of the City of Glenn Heights, Texas, this the _____ day of _____, 2022.

APPROVED:

_____
HARRY A. GARRETT, MAYOR

ATTEST:

_____
BRANDI BROWN, CITY SECRETARY

AGENDA SUMMARY SHEET
April 5, 2022

AGENDA, ITEM 2

Public hearing to receive testimony concerning Ordinance O-04-22, an Ordinance of the City Council of the City Of Glenn Heights, Texas, amending the Zoning Ordinance and Map of the City Of Glenn Heights, as heretofore amended, by granting and amending the Specific Use Permit for an approximately 2.069 acres tract of land situated in the JP Woolsey Survey, Abstract No. 1135 and being generally located at the southwest corner of Ovilla Road and Uhl Road and being more particularly described and depicted in Ehbibit “A” attached hereto, said property currently being zoned Retail (“R”) with a Specific Use Permit for automobile service station (gas station) and convenience store uses thereon; providing a repealing clause; providing a severability clause; and providing for an effective date.(Laura Voltmann, City Planner)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

AGENDA SUMMARY SHEET
April 5, 2022

AGENDA, ITEM 3

Discuss and first reading of Ordinance O-04-22, an Ordinance of the City Council of the City Of Glenn Heights, Texas, amending the Zoning Ordinance and Map of the City Of Glenn Heights, as heretofore amended, by granting and amending the Specific Use Permit for an approximately 2.069 acres tract of land situated in the JP Woolsey Survey, Abstract No. 1135 and being generally located at the southwest corner of Ovilla Road and Uhl Road and being more particularly described and depicted in EXHIBIT “A” attached hereto, said property currently being zoned Retail (“R”) with a Specific Use Permit for automobile service station (gas station) and convenience store uses thereon; providing a repealing clause; providing a severability clause; and providing for an effective date. (Laura Voltmann, City Planner)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

CITY OF GLENN HEIGHTS
CITY COUNCIL REPORT

Date: April 5, 2022

SUBJECT

Discussion regarding an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Zoning Ordinance and Map.

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 details for the development, 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 changes:

- Amend Section 2 and Exhibit "A" to adjust the subject property of the SUP to include the 2.069 acres at the immediate southwest corner of Ovilla Road and Uhl Road
- Amend Section 3 to reflect that the SUP shall be specific to 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 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 façade. In the event the subject project 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 façade of the main building, exclusive of doors, windows, and driveways
- Display merchandise shall not encroach into the fire lane, parking lot/spaces, walkways, rights-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
- Remove the City-imposed restrictions for beer and wine and defer those restrictions to the Texas Alcoholic and 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

City Council 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. Notice was also published in a local newspaper by March 20, 2022 and public hearing notice signs were placed near the property by February 1, 2022.

FINANCIAL IMPACT

Once fully developed, the City will collect property and sales tax revenue on this development and all applicable businesses that occupy this space.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of the requested amendments to the Specific Use Permit.

ATTACHMENTS

1. Ordinance O-04-22

PREPARED BY

Laura Voltmann, Planner

REVIEWED BY

Brandi Brown, City Secretary

ORDINANCE O-04-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF GLENN HEIGHTS, AS HERETOFORE AMENDED, BY GRANTING AND AMENDING THE SPECIFIC USE PERMIT FOR AN APPROXIMATELY 2.069 ACRES TRACT OF LAND SITUATED IN THE JP WOOLSEY SURVEY, ABSTRACT NO. 1135 AND BEING GENERALLY LOCATED AT THE SOUTHWEST CORNER OF OVILLA ROAD AND UHL ROAD AND BEING MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A" ATTACHED HERETO, SAID PROPERTY CURRENTLY BEING ZONED RETAIL ("R") WITH A SPECIFIC USE PERMIT FOR AUTOMOBILE SERVICE STATION (GAS STATION) AND CONVENIENCE STORE USES THEREON; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has previously, through adoption of Ordinance O-02-21, granted a specific use permit for automobile service station and convenience store uses on 1.376 acres of the property located at the southwest corner of Ovilla Road and Uhl Road; and

WHEREAS, the applicants have requested, and staff has recommended approval of amendments to the specific use permit to expand the area of said specific use permit from 1.376 acres to 2.07 acres and to make additional revisions to the conditions for use thereof; and

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Glenn Heights, Texas, has recommended the amendment of the Zoning Ordinance and Map of the City of Glenn Heights, Texas, by granting and amending the specific use permit for an approximately 2.069 acres tract situated in the JP Woolsey Survey, Abstract No. 1135 and generally located at the southwest corner of Ovilla Road and Uhl Road and being more particularly described and depicted in Exhibit "A" attached hereto, said property currently being zoned Retail ("R") with Specific Use Permit for Automobile Service Station (Gas Station) and Convenience Store uses thereon; and

WHEREAS, after public notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the City Council of Glenn Heights, Texas, has determined it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the City of Glenn Heights that the Zoning Ordinance and Map be amended as described below;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1. All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. The City of Glenn Heights Zoning Ordinance and Zoning Map are hereby amended by granting and amending the Specific Use Permit for an approximately 2.07 acres tract situated in the JP Woolsey Survey, Abstract No. 1135 and generally located at the southwest corner of Ovilla Road and Uhl Road and being more particularly described and depicted in Exhibit "A" attached hereto (the "Property"), currently zoned Retail ("R") with a specific use permit (SUP) allowing Automobile Service Station (Gas Station) and Convenience Store uses subject to the conditions set forth in Section 3, below.

SECTION 3. The Property shall be used only in the manner and for the purposes provided for in the City of Glenn Heights Code of Ordinances, including the Zoning Ordinance and Zoning Map, as heretofore amended, and, if developed and used for an Automobile Service Station and/or Convenience Store, shall be subject to the following specific conditions:

1. The Specific Use Permit shall be specific to the owner 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.

2. There must be general compliance with all applicable local and state laws regulating said business activity and license and all licenses applicable to the business operations in full force, effect and of good standing.

3. No service attendants, hawkers, peddlers, soliciting or attracting business from the exterior of the establishment or other outdoor activities is permitted.

4. The City's landscaping requirements shall be met prior to the issuance of the Certificate of Occupancy and shall comply with the landscape plan attached hereto as Exhibit B.

5. There may be no creation of a nuisance by unreasonable odor, noise, glare, litter or unsightly matter, and there must be general compliance with health and sanitation ordinances and state laws regulating said business activities.

6. Outdoor storage shall be permitted for the display of merchandise including firewood, ice machines and propane sales, subject to the following:

    a. Displays shall be limited to the area in front of the main building between the fire lane and the front building façade. In the event the

subject project has multiple entrances, only one side shall be allowed to have outside display;

b. The amount of display area shall not exceed sixty percent (60%) of the front façade of the main building, exclusive of doors, windows, and driveways;
c. Display merchandise shall not encroach into the fire lane, parking lot/spaces, walkways, rights-of-way, or roadways;
d. 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; and
e. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.

7. All development and use of the Property shall be in accordance with and shall comply with the Site Plan, attached hereto as Exhibit C, and incorporated herein for all purposes.

8. All development and use of the Property shall be in accordance with and shall comply with the elevations for the site/Property, attached hereto as Exhibit D and incorporated herein for all purposes.

9. The parking requirements for this property shall be as follows: one (1) space per two hundred (200) square feet of floor area, plus one (1) parking space for each side of a gasoline pump unit. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.

10. The hours for the sale of beer and wine shall be from consistent with those established under the Texas Alcoholic Beverage Code.

11. Any violations of the terms and conditions of the SUP shall render the same null and void without necessity of further hearing.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES. All Ordinances, orders, or resolutions heretofore passed and adopted by the City Council of the City of Glenn Heights, Texas, are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof are in conflict herewith.

SECTION 5. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance or application thereto any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinances despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS ON THIS THE ___ DAY OF _____ 2022.

APPROVED:

_____
Harry A. Garrett, Mayor

ATTEST:

_____
Brandi Brown, City Secretary

APPROVED AS TO FORM:

_____
Victoria Thomas, City Attorney
(033022vwtTM128701)

EXHIBIT A
[Survey/Boundary Description for 2.07 acres tract]

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

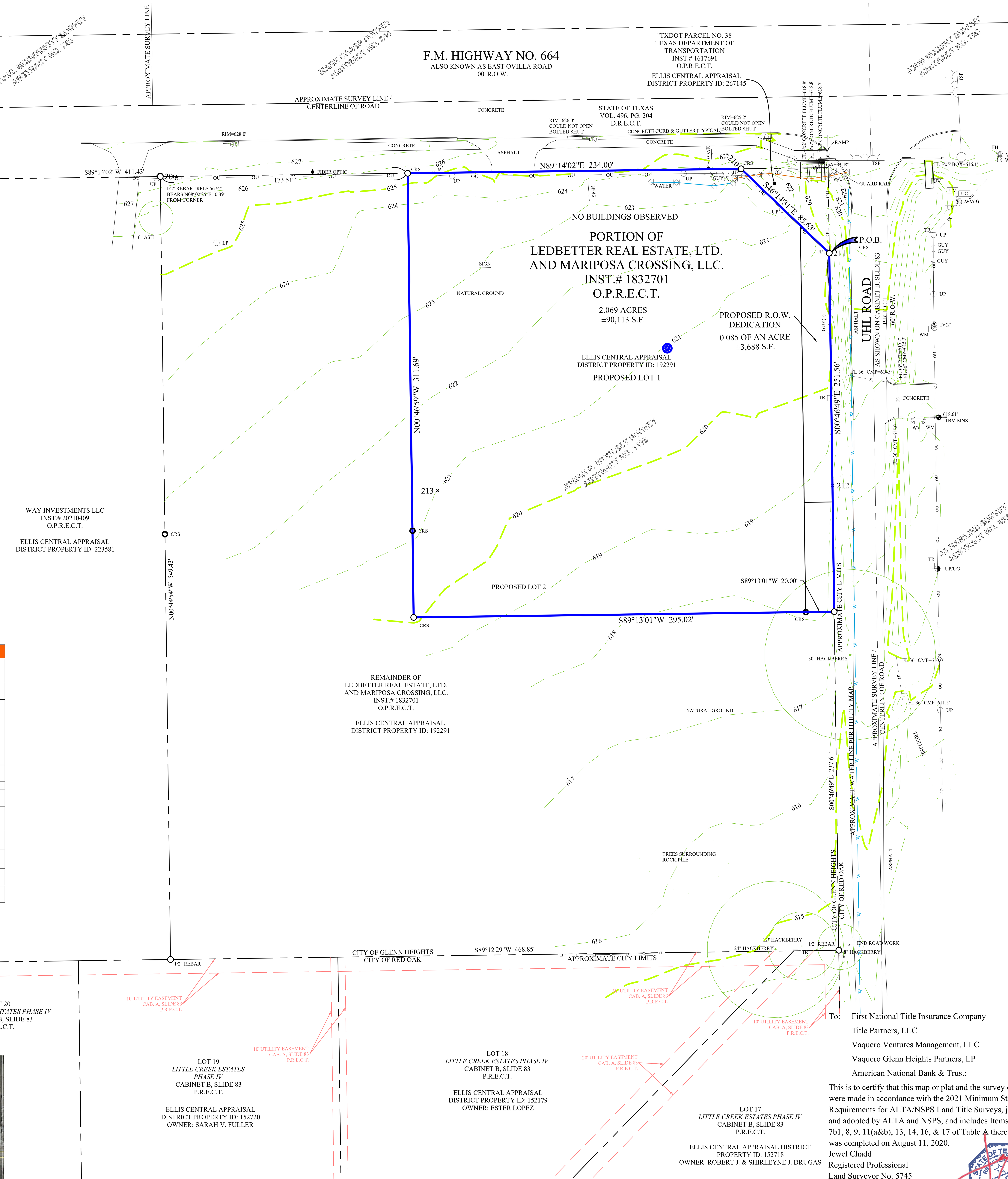
- air conditioner
- borehole
- CATV cable tv
- EM electric meter
- fence or handrail
- FDC fire dept. connection
- FH fire hydrant
- FIRE LANE fire lane
- guard rail
- grease trap
- GP bollard
- GI grate inlet
- GM gas meter
- GAS gas line
- GUY utility pole anchor
- IV irrigation valve
- landscape or tree line
- LEB landscape electric box
- LSL landscape light
- LP light pole
- MB mailbox
- MW monitoring well
- OU overhead utility lines
- PE pool equipment
- road sign
- RD roof drain
- silt fence
- 356.7 spot elevation
- SSMH sanitary sewer manhole
- S sanitary sewer pipe
- SDMH storm water manhole
- ST storm water pipe
- TMH telephone manhole
- TFL tank fill lid
- TR telephone riser
- traffic signal pole
- UMH unknown manhole
- CO utility clean out
- UC utility cabinet
- UV utility vault
- utility markings (line color = color of markings)
- UP utility pole
- UP/UG utility pole with riser
- utility sign
- water shutoff
- WV water valve
- water manhole
- WM water meter
- well
- W water line
- one-foot contour lines
- tree trunk (with canopy) caliper inches at breast height
- ornamental tree
- multiple trunks
- (M) Google 360 Hyperlink

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

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:

1. Subject property's record description's error of closure, 0.00'.
2. 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.
3. 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.
4. 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 (miamauni.hines@glennheightstx.gov), Uhl Road is under City of Red Oak's jurisdiction.
5. The surveyed property lies at the southwest corner of the intersection of F.M. Highway No. 664 (Ovilla Rd.) and Uhl Rd.
6. 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	30 feet minimum
Side	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
Rear	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 NAVD'88
Bearings are based on grid north (TxCS,'83,NCZ)

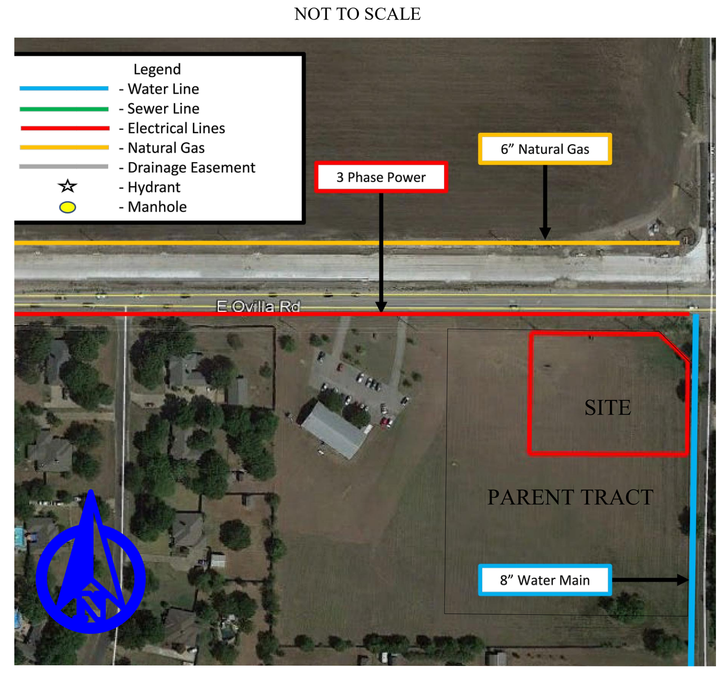
- TYPE I TxDOT Right of Way tapered concrete monument.
- TYPE II TxDOT Right of Way bronze cap in concrete.
- TYPE III TxDOT Right of Way aluminum cap.

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

UTILITY MAP

NOT TO SCALE



CLICK FOR PICS

Scale: 1" = 40'

0 40' 80'

JPH LaNd Surveying, Inc.

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

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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, GF# 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)ii.

Schedule B Exception #	Recording Information	Label Grid Location (see edge of sheet for grid values)	shown on the survey, lies 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 not on, or does not touch the surveyed property	(e) limits access to an otherwise abutting right of way	(f) the document is illegible	(g) may have been released or terminated
10.e*	Southwestern Bell Telephone Company Permanent Easement Vol. 306, Pg. 207, D.R.E.C.T.			X			X				X***
10.e**	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:

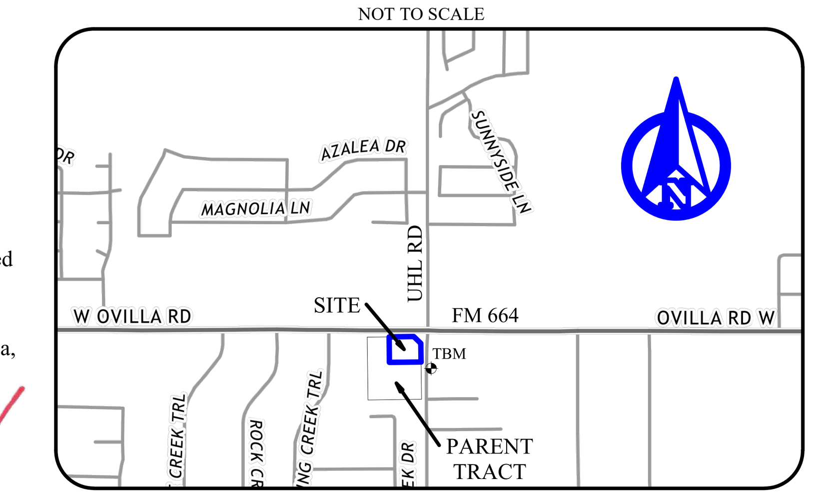
1. SOUTH 89° 13' 01" WEST, passing a distance of 20.00 feet a 1/2 inch capped rebar stamped "JPH Land Surveying" set, and continuing on said course, in all a total distance of 295.02 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
2. NORTH 00° 46' 59" WEST, a distance of 311.69 feet 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



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

STATE OF TEXAS — JEWEL CHADD — 5745 — PROFESSIONAL LAND SURVEYOR

Revised: September 03, 2020 - to address all Title Commitment documents.
Revised: April 6, 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

ALTA / NSPS LAND TITLE SURVEY
2.069 ACRES

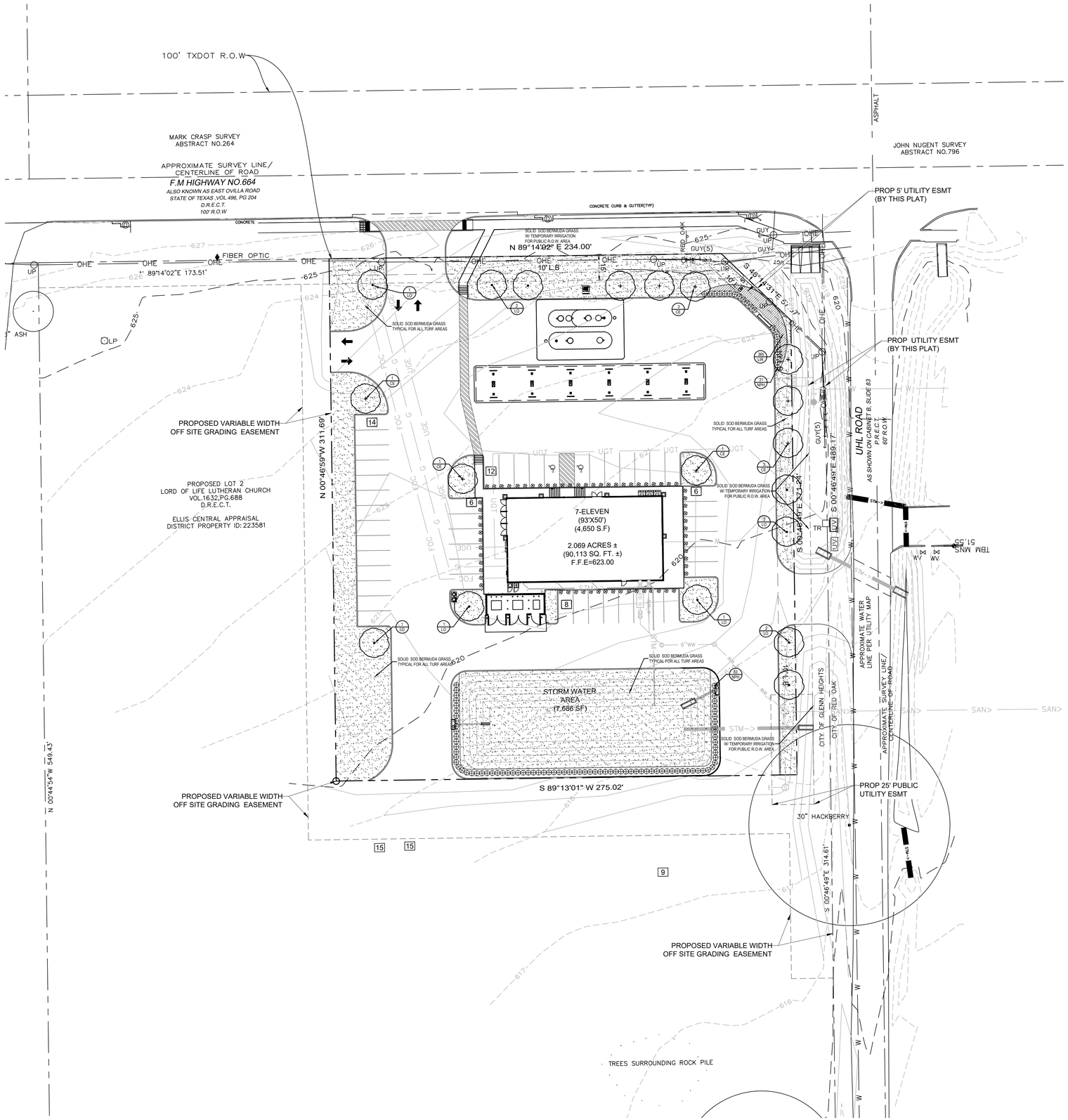
SITUATED IN THE

JOSIAH P. WOOLSEY SURVEY
ABSTRACT NO. 1135

CITY GLENN HEIGHTS
ELLIS COUNTY, TEXAS

ADDRESS: NO ADDRESS LISTED (CENTRAL APPRAISAL DISTRICT)

EXHIBIT B
[Landscape Plan]



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 3" SHALL BE PRESENT IN PLANT BEDS AND AROUND INDICIDUAL TREES IN TURF AREAS. MULCH SHALL NOT BE REQUIRED IN ANNUAL BEDS.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

MAINTENANCE NOTES

1. THE OWNER, AND TENANT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES THAT ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED IMMEDIATELY TO PREVENT THE WASTE OF WATER. SEE ARTICLE III SECTION 3.03 AND 3.04.
2. PLANT REPLACEMENT: THE OWNER AND/OR TENANT SHALL BE RESPONSIBLE FOR REPLACING ALL PLANT MATERIALS DISPLAYING DEAD BRANCHING OVER 75% OR MORE OF THE NORMAL BRANCHING PATTERN. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIMILAR INITIAL SIZE. THE OWNER AND/OR TENANT SHALL MAINTAIN ALL IRRIGATION SYSTEM EQUIPMENT SO AS TO AVOID DAMAGE TO ANY LANDSCAPING CAUSED BY LACK OF IRRIGATION. SEE ARTICLE III SECTION 3.03 AND 3.04.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CE	9	Cedar Elm	*Ulmus crassifolia*	3" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
LO	9	Live Oak	*Quercus virginiana*	3" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
NPH	104	Needlepoint Holly	*Ilex comuta 'Needlepoint'*	3 gal.	container,24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
LIR	365	Liriope '419' Bermudagrass	*Liriope muscari Cynodon dactylon '419'*	4" pots	container full, well rooted solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS

SITE POINTS: (site area= 90,113 s.f.)
Requirements: 15% of total site to be landscape area

Required	Provided
13,517 s.f. (15%)	24,660 s.f. (27%)

LANDSCAPE:
Requirements: 1 tree per 40 l.f., 50% of the front yard to be landscaped
600 s.f. landscape at intersection

Ulm Road Frontage: 272 l.f.

Required	Provided
(7) trees	(7) trees

F.M. Highway 64: 145 l.f.

Required	Provided
(4) trees	(5) trees

50% of front yard landscaped area
Ulm Road front yard:

Required	Provided
6,759 (50%)	3,734 (55%)

F.M. Highway front yard:

Required	Provided
6,759 (50%)	5,980 (88%)

600 s.f. landscape at intersection provided.

PARKING LOT (35 spaces)
Requirements: Parking lot tree shall be provided every 10 parking spaces.

Required	Provided
(4) trees	(6) trees

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

E. OVILLA RS. & UHL RD.
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS 75154
LOT 1, BLOCK A, MARIPOSA CROSSING
2.069 ACRES

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TROMIZIANSKI
2042
STATE OF TEXAS
12.10.2021

7-ELEVEN
EAST OVILLA ROAD
CITY OF GLENN HEIGHTS , TEXAS

ISSUE:
FOR APPROVAL 07.22.2021
OWNER COMMENTS 08.31.2021
CITY COMMENTS 12.10.2021

DATE:
12.10.2021

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980. Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
   Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

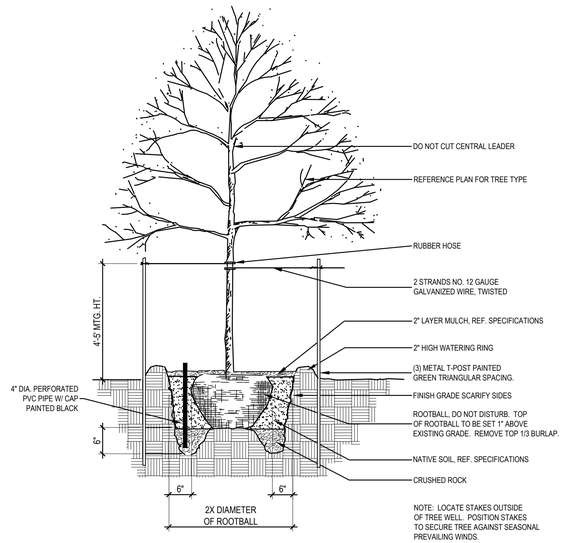
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

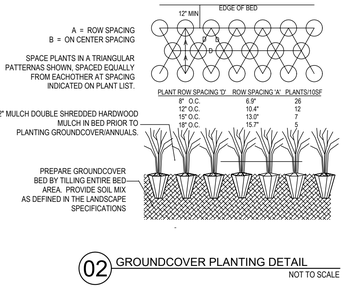
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

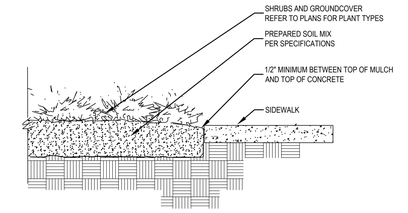
END OF SECTION



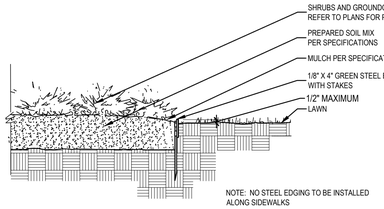
01 TREE PLANTING DETAIL — NOT TO SCALE



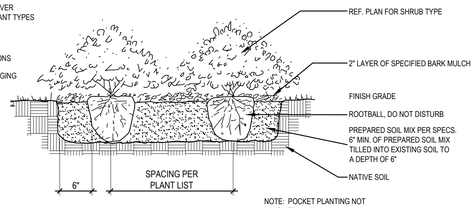
02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE



03 SIDEWALK / MULCH DETAIL — no steel along sidewalks — NOT TO SCALE



04 STEEL EDGING DETAIL — NOT TO SCALE



05 SHRUB PLANTING DETAIL — NOT TO SCALE

E. OVILLA RS. & UHL RD.
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS 75154
LOT 1, BLOCK A, MARIPOSA CROSSING
2.069 ACRES

LANDSCAPE ARCHITECT
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LICENSED LANDSCAPE ARCHITECT — CHRIS TRONCALIANO — 2042 — STATE OF TEXAS

12.10.2021

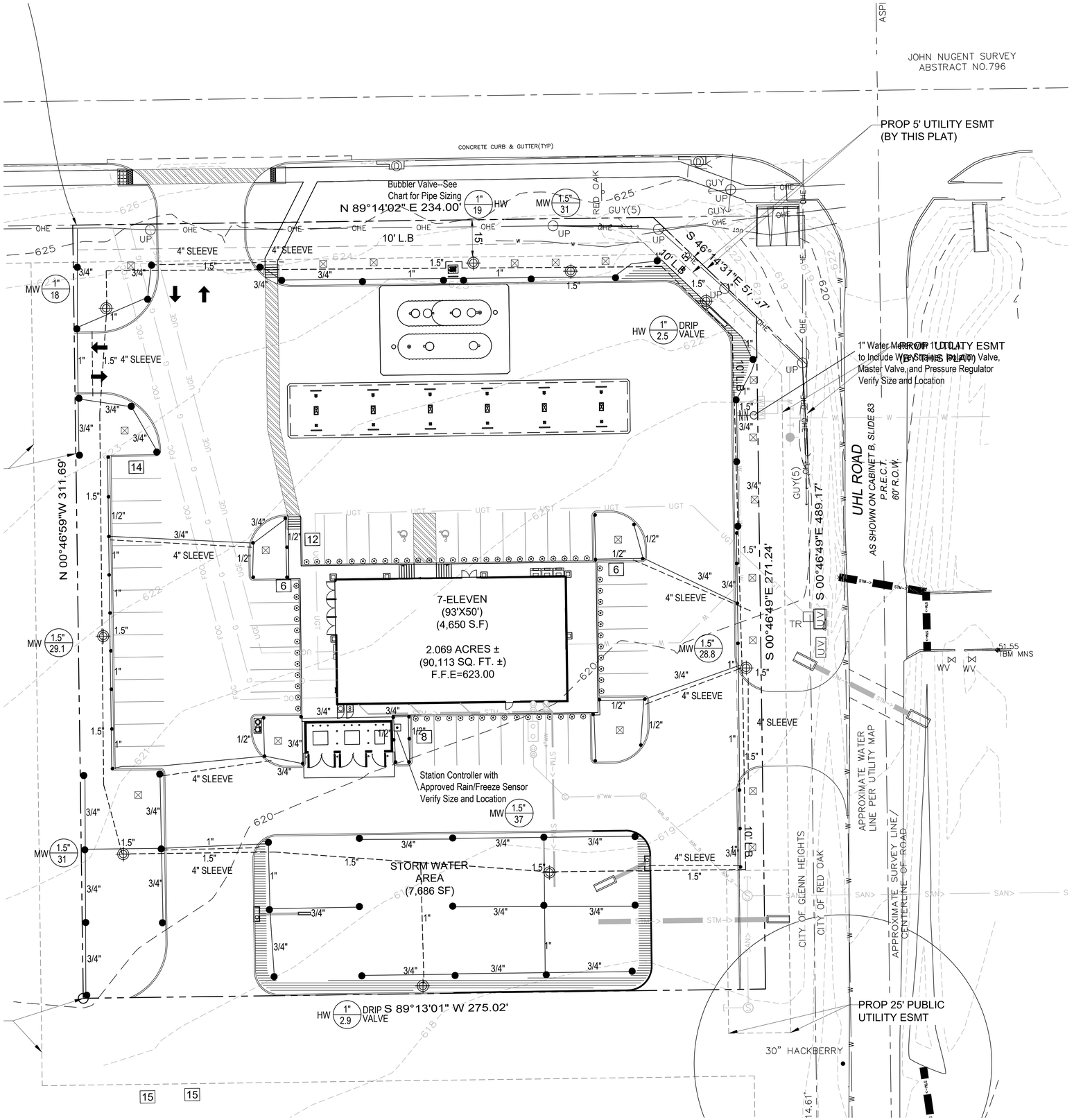
7-ELEVEN
EAST OVILLA ROAD
CITY OF GLENN HEIGHTS , TEXAS

ISSUE:
FOR APPROVAL 07.22.2021
CITY COMMENTS 12.10.2021

DATE:
12.10.2021

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L.2



TCEQ 2009 NOTES

- *All irrigation equipment to be located no closer than 4" to any pavement and / or structure*
- *Electrical splices at each valve and controller only.*
- *Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TECQ) MC-178 / P.O. BOX 13087 Austn, Texas 78711-3087 www.teceq.state.tx.us*

BUBBLER PIPING CHART

1-5 BUBBLERS - 1/2" PIPE
6-10 BUBBLERS - 3/4" PIPE
11-20 BUBBLERS - 1" PIPE
21-30 BUBBLERS - 1 1/4" PIPE
31-40 BUBBLERS - 1 1/2" PIPE

IRRIGATION LEGEND

- Hunter PRS30-04 4" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- Hunter PRS30-12 12" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- Hunter PGP Ultra-04 Rotors
- Hunter Multi-Stream Bubbler Nozzle on Hunter PRS30-06 Pop-up Spray Head
- Spray, Rotor & Bubbler Zones-Hunter PGV Control Valves (See Plan for Size)
  Drip Zones-Hunter ICZ Drip Zone Control Kits (See Plan for Size)
- Hunter I-Core series Controller with Hunter Solar Sync Sensor
- WATER METER, SIZE AS INDICATED
  D.C.A., SIZE AS INDICATED
  to Include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE
  GPM
- HUNTER HDL-09-12-100-PC Drip Line and Fittings
  (12" LATERAL SPACING, 12" EMITTER SPACING)
  PVC LATERAL PIPING SIZED AS REQUIRED
  INSTALL ALL EQUIPMENT ACCORDING TO
  MANUFACTURERS SPECIFICATIONS

2" Master Valve
2" PRV
2" Backflow per City code
2" "Y" Strainer
2" Ball Valve
Copper Pipe between Meter and Ball Valve
Dedicated Irrigation Water Meter
Verify size and location per Civil Plans

SLEEVING NOTES

1. *Contractor shall lay sleeves and conduits at twenty-four (24") inches below finish grade of the top of pavement.*
2. *Contractor shall extend sleeves one (1') foot beyond edge of all pavement.*
3. *Contractor shall cap pipe ends using PVC caps.*
4. *All sleeves shall be Schedule 40 PVC pipe.*
5. *Contractor shall furnish Owner and Irrigation Contractor with an 'as-built' drawing showing all sleeve locations.*

Water Pressure Calculations

Static Pressure (at the water meter)- 65 psi
Design Pressure for Remote Zone- 52.8 psi
Pressure Losses for Remote Zone and Meter Components- 17.8 psi

Water Meter Components- Pressure Losses

Master Valve Pressure- 2 psi
Pressure Requlator- 1.2 psi
Back Flow- 5 psi
Wye Strainer-.75 psi
Ball Valve- .8 psi

Irrigation Zones Pressure Losses- (most remote zone)

Main Line- 4.2 psi
Valve- 2 psi
Later Line- 1.8 psi
Sprinkler requirements-35 psi

WATER USE LEGEND

HW- HIGH WATER USE ZONE
MW- MEDIUM WATER USE ZONE

THERE IS 25,425 S.F. OF LANDSCAPE AREA ON THE SITE

22,963 S.F. (90%) IS BERMUDA GRASS- MEDIUM WATER USE. THE BERMUDA GRASS IS PROPOSED TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION THAT WILL BE SCHEDULED TO RUN 1-2 TIMES A WEEK DEPENDING ON RAIN FALL.

2,462 S.F. (10%) IS TREES AND SHRUBS- HIGH WATER USE. THE TREES AND SHRUBS WILL BE IRRIGATED WITH DRIP IRRIGATION THAT WILL BE SCHEDULED TO RUN 3-5 TIMES A WEEK DEPENDING ON RAIN FALL.

IRRIGATION NOTES

1. *All sprinkler equipment numbers reference the HUNTER equipment catalog unless otherwise indicated.*
2. *LAWN SPRAY HEADS are SRS-04 installed as per detail shown.*
3. *SHRUB SPRAY HEADS are SRS-12 installed as per detail shown.*
4. *ELECTRIC CONTROL VALVES shall be HUNTER PGV-S SERIES installed per detail shown. Size valves as sown on plan. Valves shall be installed in value boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.*
5. *QUICK COUPLING VALVES shall be HQ-44-LRC-AW installed per detail shown. Swing joints shall be constructed using 1" Schedule 80 elbows. Contractor shall supply owner with three (3) HK couplers and three (3) #10 swivel hose ells as part of this contract.*
6. *AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five (5') feet of controller location by other trades.*
7. *All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.*
8. *SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Size as indicated on plan.*
9. *Ten days prior to start of construction, Landscape or Irrigation Contractor shall verify static water pressure. If static pressure is less than 65 P.S.I., do not work until notified to do so by Owner.*
10. *All main line and lateral piping to a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18" of cover.*
11. *The Irrigation Contractor shall coordinate installation of the system with the Landscape Contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.*
12. *The Irrigation Contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lot islands and planting beds shall be low angle to minimize over spray on pavement surfaces. No water will be allowed to spray on building.*
13. *Irrigation installation must be inspected by the city of Glenn Height Certified Irrigation Inspector. See Article III Section 3.02.3.*

DRIP IRRIGATION NOTES

1. *Drip Irrigation Equipment numbers reference Rainbird Equipment Catalog unless otherwise noted.*
2. *Landscape Contractor shall be required to supply Owner's Construction Manager with all equipment specifications and maintenance guidelines.*
3. *Landscape Contractor shall be required to follow Manufacturer's Specifications and Installation guidelines for drip system.*
4. *PRESSURE COMPENSATING EMITTERS shall be: Multioutlet Rain Bug EM6-M101, Multi outlet Shrub Bug EMT6-M101 or approved equal. (1 PER EVERY 6 - 4" POTS)*
5. *SINGLE OUTLET PRESSURE COMPENSATING EMITTERS shall be: Rain Bug Emitters EM-Mx5, -M10, -M20 and Shrub Bug Emitters EMT-M10, -M20 or approved equal. (1 PER EACH 1 OR 5 GAL PLANT)*
6. *DRIP PRESSURE REGULATORS shall be: PSI-HLA-15, PSI-HLA-20, PSI-HMB-20, PSI-HMB-25 or approved equal.*
7. *Y-FILTERS shall be: RBY-075-200, RBY-100-200 or approved equal.*
8. *MAIN IRRIGATION TUBING shall be:RBT-150P,RBT-160V or approved equal.*
9. *EMITTER DISTRIBUTION TUBING shall be: RBT-150P, RBT-160V or approved equal.*
10. *SUBTERRANEAN EMITTER BOX shall be: SEB-6 or approved equal.*
11. *Drip system piping only occurs within shrub / groundcover beds and rock mulch areas. Piping shall be a maximum 4" depth and a minimum 2" depth.*
12. *Contractor shall verify that all drip system valves and spray system valves are sectioned separately on controller.*

01 IRRIGATION PLAN
SCALE 1"=30'-0"
0 15 30 60

E. OVILLA RS. & UHL RD.
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS 75154
LOT 1, BLOCK A, MARIPOSA CROSSING
2.069 ACRES

LANDSCAPE ARCHITECT
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STATE OF TEXAS
JON TUCK
15638
LICENSED IRRIGATOR
12.10.2021

7-ELEVEN
EAST OVILLA ROAD
CITY OF GLENN HEIGHTS, TEXAS

ISSUE:
FOR APPROVAL 07.21.2021
CITY COMMENTS 08.31.2021
CITY COMMENTS 12.10.2021

DATE:
12.10.2021

SHEET NAME:
IRRIGATION PLAN

SHEET NUMBER:
L.3

SECTION 02810 - IRRIGATION

PART 1 - GENERAL

1.1 SCOPE

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, materials, and equipment for the proper installation. Work includes but is not limited to:

1. Trenching and backfill
2. Automatic controlled system.
3. Upon completion of installation, supply drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically exact location of automatic valves.

B. All sleeves as shown on plans will be furnished by General Contractor. Meter and power source to be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. See Irrigation Plans. See plans for controller, heads, and valves.

B. Section 02900-Landscape

C. Section 02811-Underground Irrigation Sleeve and Utility Conduits

1.3 APPLICABLE STANDARDS

A. America Standard for Testing and Materials (ASTM) – Latest edition.

1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
7. F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer
8. D2855 Making Solvent – Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

A. Materials and workmanship shall be fully guaranteed for one (1) year after final acceptance.

B. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, raising and lowering of shrub heads to compensate for shrub growth, for one (1) year after completion of installation.

C. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.

1.5 SUBMITTALS

A. Procedure: Comply with Division I requirements.

B. Product Data: Submit (5) copies of equipment manufacturer's specifications and literature for approval by Landscape Architect prior to installation.

C. Project Record Documents

1. Comply with Division I requirements.
2. Locate by written dimension, routing of mainline piping, remote control valves and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
3. When dimensioning is complete, transpose work to mylar reproducible tracings.
4. Submit completed tracings prior to final acceptance. Mark tracings "Record Prints Showing Significant Changes". Date and sign drawings.
5. Provide three complete operation manuals and equipment brochures neatly bound in a hard back three-ring binder. Include product data on all installed materials. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.

D. Quick Coupler Keys: Provide 3 coupler keys with boiler drains attached using brass reducer.

E. Controller Keys: Provide three sets of keys to controller enclosure(s).

F. Use of materials differing in quality, size, or performance from those specified will only be allowed upon written approval of the Landscape Architect. The decision will be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.

G. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.

H. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system.

I. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc. to avoid unnecessary cutting, patching and boring.

B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch diameter by eight inches long, where applicable.

B. Polyethylene nipples six (6") inches long to be used on all pop-up spray heads.

2.7 MATERIALS - See Irrigation Plan

A. Sprinkler heads in lawn area as specified on plan.

B. PVC Pipe: Class 200, SPR 21
Copper Tubing (City Connection): Type "M"
24V Wire: Size 14, Type U.F.

C. Electric valves to be all plastic construction as indicated on plans.

D. Refer to drawing for backflow prevention requirements and flow valve.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Landscape Architect before proceeding.

B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material that is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.

C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.

D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs.

3.2 PIPE INSTALLATION

A. Sprinkler Mains: Install a four (4") inch minimum trench with a minimum of eighteen (18") inches of cover.

B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.

C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

3.3 PVC PIPE AND FITTING ASSEMBLY

A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.

B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

3.5 POP-UP SPRAY HEADS

Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with Manufacturer's Specifications. See plan for typical installation of electric valve, valve box.

3.7 WIRING

A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for U.F. wire unless otherwise noted on the plan. Wire shall be tucked under the piping.

B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.

C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coil at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

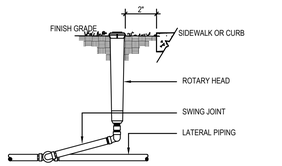
A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.

B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to insure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

3.10 FINAL ADJUSTMENT

After installation has been completed, make final adjustment of sprinkler system in preparation for Landscape Architect's final inspection. Completely flush system to remove debris from lines and turning on system. Check sprinklers for proper operation and proper alignment for direction of flow. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment and top of each valve. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage.

END OF SECTION



01 ROTARY HEAD
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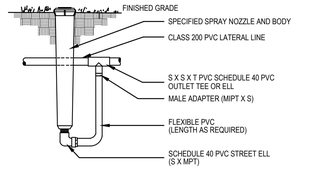

02 HIGH POP-UP SPRAY ASSEMBLY
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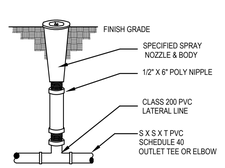

03 POP-UP LAWN SPRAY ASSEMBLY
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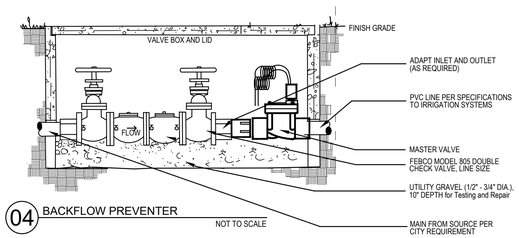

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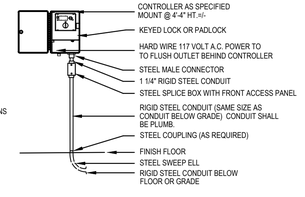

05 WALL MOUNTED CONTROLLER
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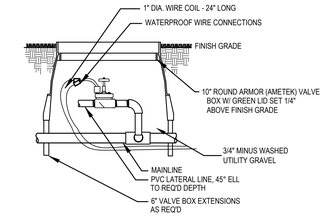

06 REMOTE CONTROL VALVE
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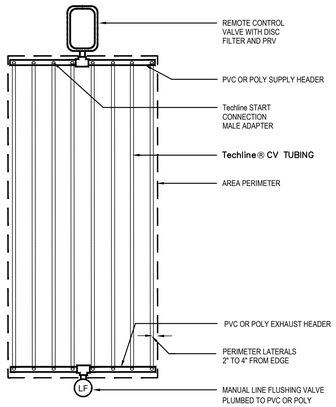

07 TechLine CV END FEED LAYOUT
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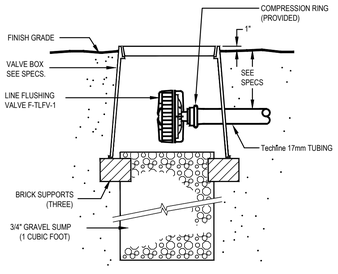

08 TechLine LINE FLUSHING VALVE
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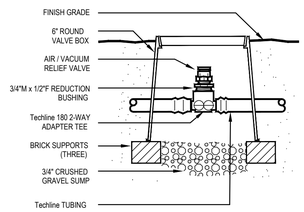
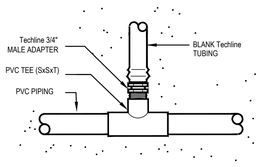


09 TechLine AIR/VACUUM RELIEF
NOT TO SCALE



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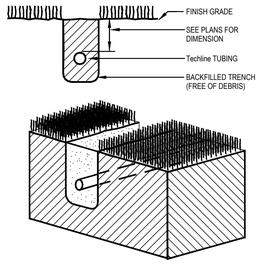

12 TechLine TRENCHING
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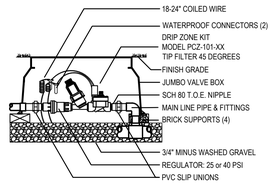

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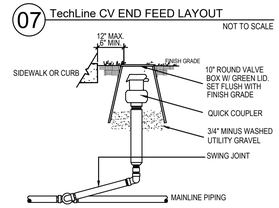

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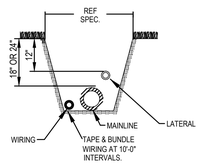

15 TRENCH DETAIL
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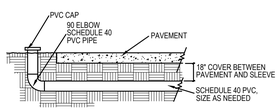


16 SLEEVE DETAIL
NOT TO SCALE

E. OVILLA RS. & UHL RD.
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS 75154
LOT 1, BLOCK A, MARIPOSA CROSSING
2.069 ACRES

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

STATE OF TEXAS
JON TUCK
15638
LICENSED IRRIGATOR
12.10.2021

7-ELEVEN
EAST OVILLA ROAD
CITY OF GLENN HEIGHTS, TEXAS

ISSUE:
FOR APPROVAL 07.21.2021
CITY COMMENTS 12.10.2021

DATE:
12.10.2021

SHEET NAME:
IRRIGATION SPECIFICATIONS

SHEET NUMBER:

L.4

EXHIBIT C
[Site Plan]

PRELIMINARY SITE PLAN

GLENN HEIGHTS, TEXAS
EAST OVILLA ROAD

PROTOTYPE:	7-ELEVEN	DEVELOPER	DESIGNER	DATE
BLDG SF:	4,650 SF	COMPANY: VAQUERO VENTURES	COMPANY: STUDIO GREEN SPOT	04-19-21
ACREAGE:	+\- 2.07 ACRES	NAME: W.A. LANDRETH	NAME: TOM TRONZANO	
PARKING SPACES:	46 SPACES	PHONE: 817-228-5268	PHONE: 469-990-0475	

NOTES:
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.

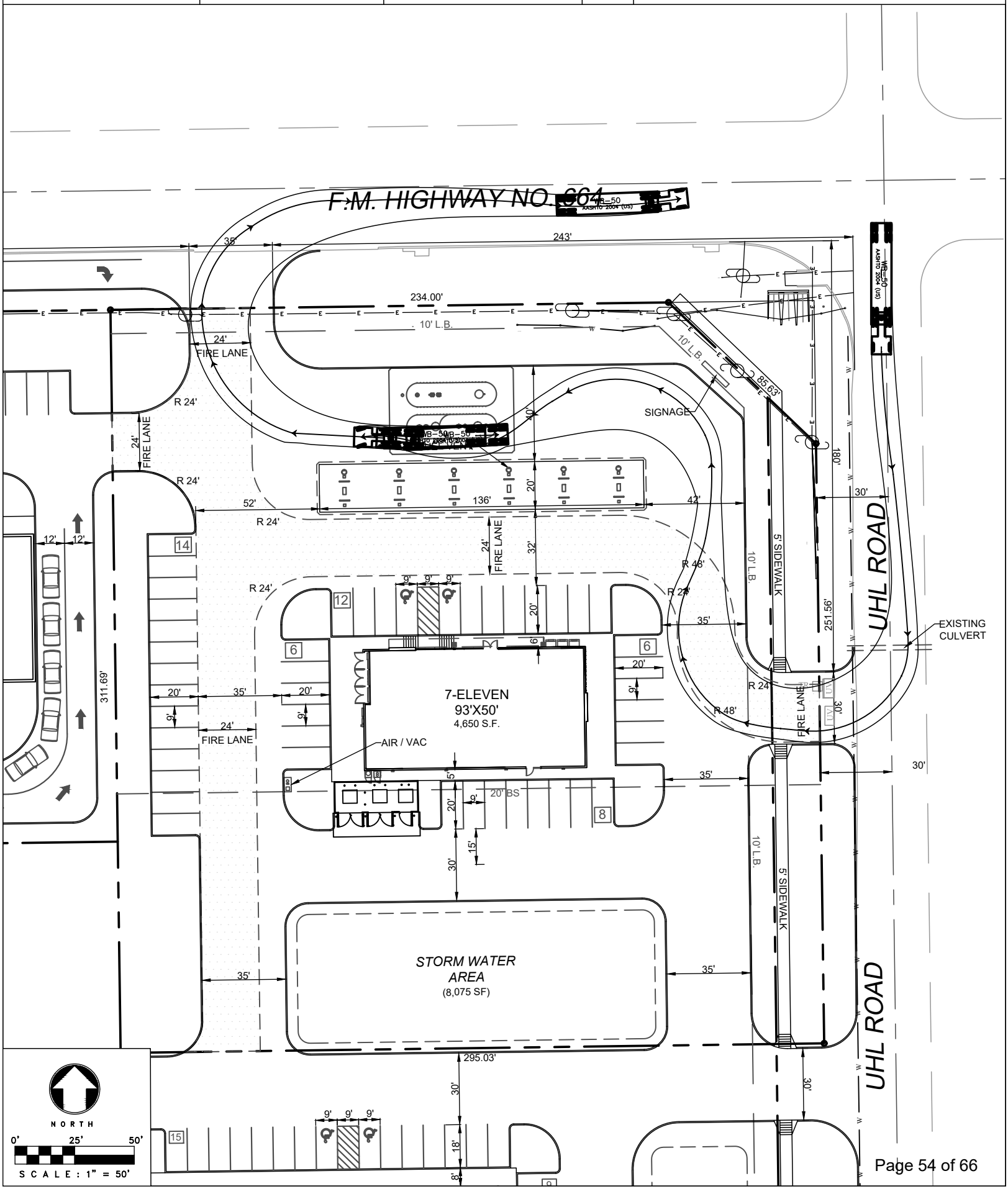
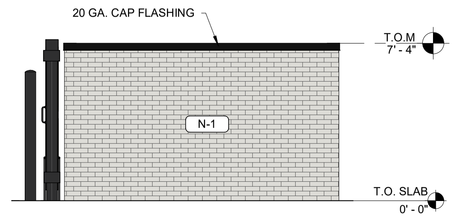
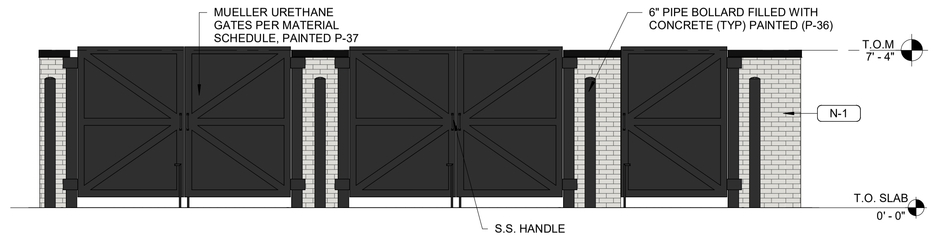


EXHIBIT D
[Elevations]



3 R0.00 **SIDE DUMPSTER ENCLOSURE ELEVATION**
1/4" = 1'-0"



2 R0.00 **FRONT DUMPSTER ENCLOSURE ELEVATION**
1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

(NOT ALL MATERIALS IN SCHEDULE ARE USED)

NO.	MATERIAL	MANUFACTURER	COLOR
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY	MATTE BLACK BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
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

MAPES CANOPY EXTRA DARK BRONZE

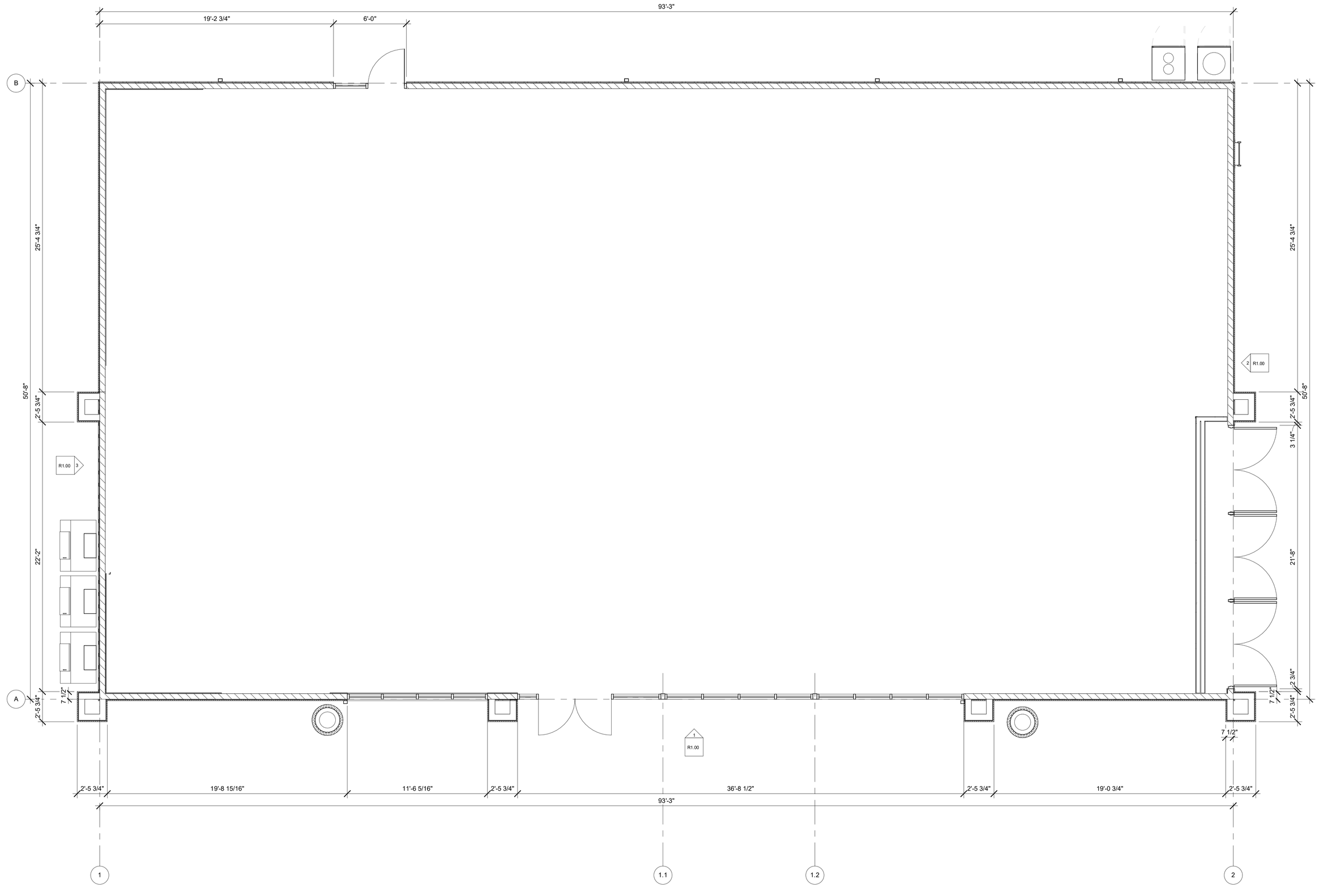
NICHIHA VINTAGE WOOD BARK

NICHIHA VINTAGE BRICKED PAINTED P-1

NICHIHA VINTAGE WOOD CEDAR

SHERWIN WILLIAMS PURE WHITE

SHERWIN WILLIAMS TRICORN BLACK



1 R0.00 **FLOOR PLAN**
1/4" = 1'-0"

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b·u·f STUDIO
702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

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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.

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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
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

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REVISIONS

NO.	DATE	DESCRIPTION

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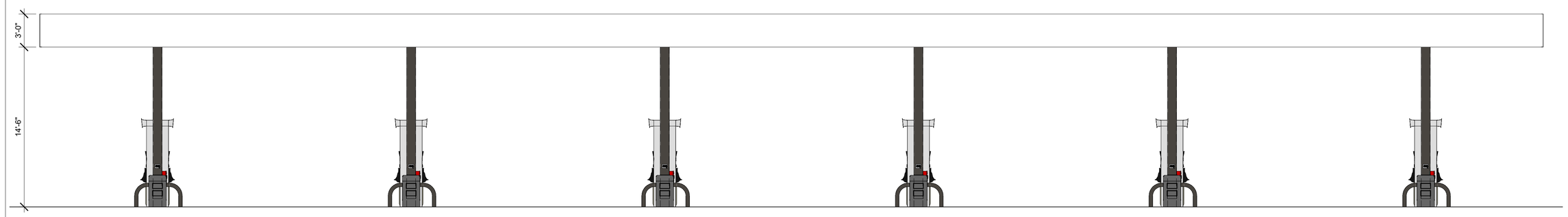
30 x 42	20097
Drawn By:	*Checked By:*
RIR	CCMB

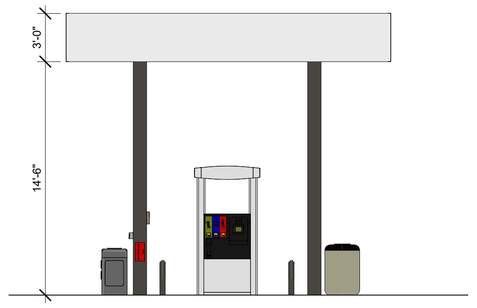
Title:
SHELL PLAN

Sheet Number:
R0.00

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

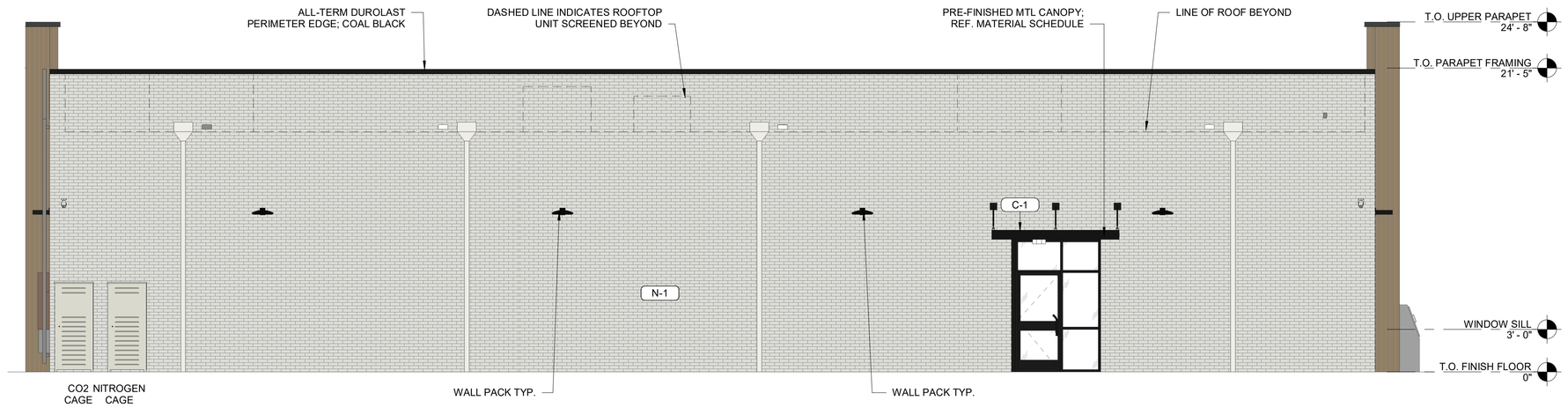


6 R1.00 **FUEL CANOPY - LONG**
3/16" = 1'-0"

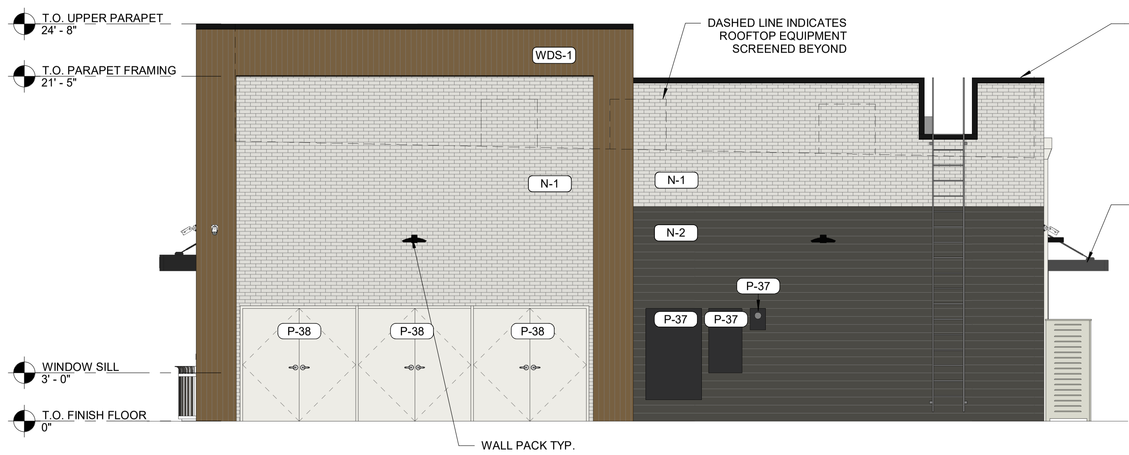


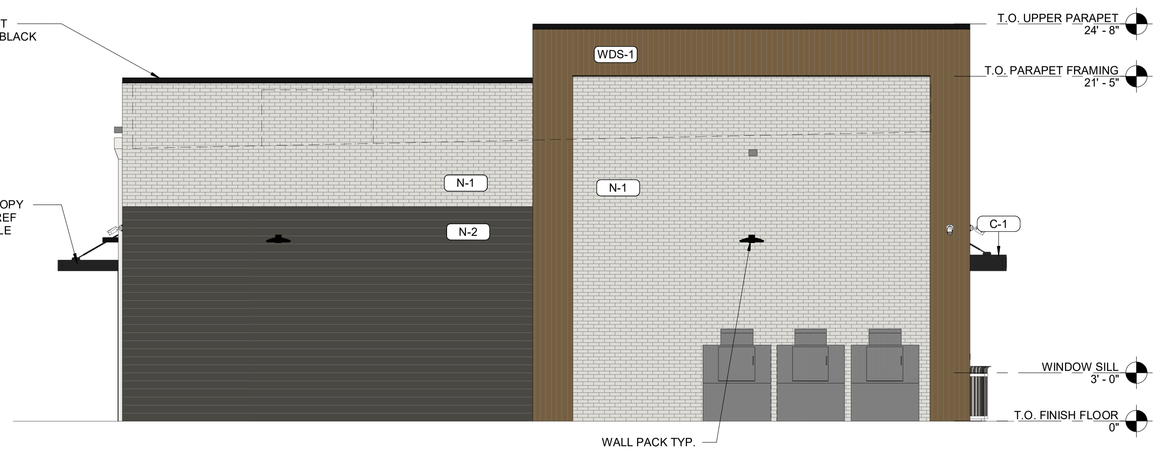
5 R1.00 **FUEL CANOPY - SHORT**
3/16" = 1'-0"

EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	**MATERIAL**	**MANUFACTURER**	**COLOR**
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY	MATTE BLACK BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
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



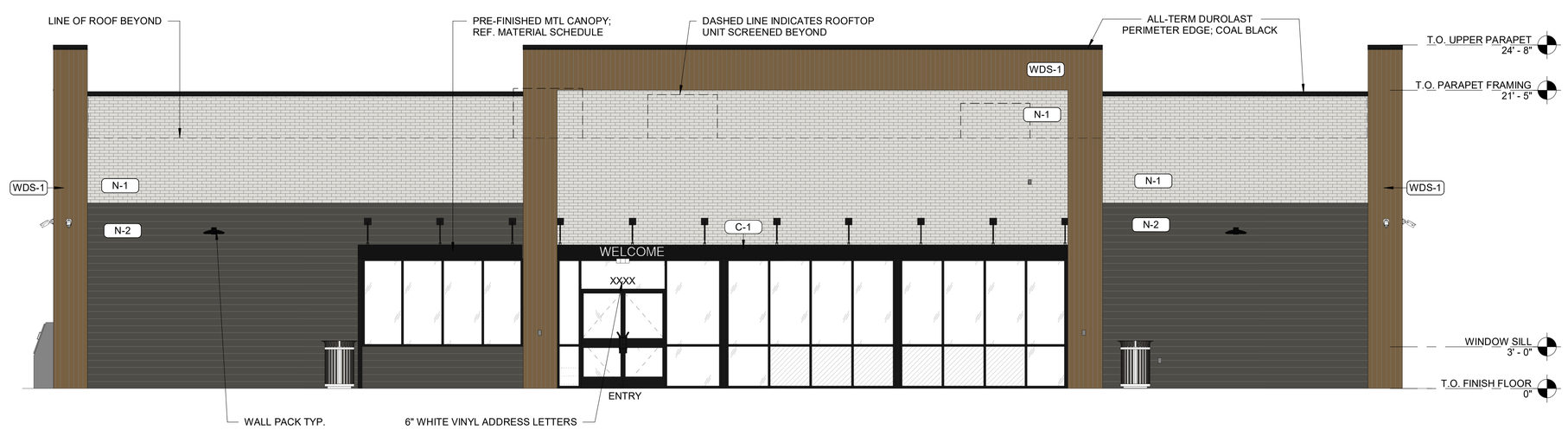
4 R1.00 **ELEVATION - FACING CHAPEL HILL RD (NORTHWEST)**
3/16" = 1'-0"





2 R1.00 **ELEVATION - FACING SOUTHWEST**
3/16" = 1'-0"

3 R1.00 **ELEVATION - FACING CHAPEL HILL RD (NORTHEAST)**
3/16" = 1'-0"



1 R1.00 **ELEVATION - FACING MAPLE AVENUE (SOUTHEAST)**
3/16" = 1'-0"

b·u·f STUDIO
702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

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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.

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CONTACT:ANDREW FINNEGAN

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

PROTO:7043-2020.001

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Architect Name - RYAN M. FAUST
Architect Number - 25444

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
30 x 42	20097
Drawn By:	*Checked By:*
RIR	CCMB

Title:
REVIEW BOARD ELEVATIONS

Sheet Number:
R1.00

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

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AGENDA SUMMARY SHEET
April 5, 2022

AGENDA, ITEM 4

Discuss and take action regarding Zoning Case 21-009-RZ, including consideration of the Applicant's request to remand the case back to the Planning and Zoning Commission, for further public notice and a public hearing to allow the applicant to present new evidence in response to neighborhood opposition. (Laura Voltmann, City Planner)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

CITY OF GLENN HEIGHTS
CITY COUNCIL REPORT

Date: April 5, 2022

SUBJECT

Consideration of the Applicant's request to remand their case back to the Planning and Zoning Commission.

DISCUSSION / BACKGROUND

In November 2021, residents of the Meadow Creek Estates neighborhood received notification of a Planning and Zoning Commission agenda item concerning a request to rezone 18.39 acres of land for a Planned Development for multifamily use not to exceed 18 units per acre. The notification mentioned 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, but no site plan accompanied the notice depicting the proposed layout of the site. At the December 2021 Planning and Zoning Commission meeting, residents voiced their concerns in the public hearing about the case. The applicant did not have an opportunity to provide a rebuttal or additional information clarifying the information and site layout. Since that time, the applicant submitted additional information to city staff clarifying the proposed density of the multifamily portion of the site and the design of those residential units. The buildings proposed are townhome style dwellings, not traditional garden style apartments as described in the public objections to the project. Furthermore, the site has a flood plain averaging 300 feet in depth on the northern edge directly abutting the Meadow Creek Estates neighborhood. Planned open space both within this floodplain and throughout the townhome development reduces the density of the development to an average of 5 units per acre. This significant deviation from the description of the project in the public notice warrants remanding the case to the Planning and Zoning Commission to begin the public hearing process anew.

PRIOR COUNCIL OR BOARD ACTION

Planning and Zoning Commission recommended denial at the December 13, 2021,

hearing,

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

None - costs related to renotification of the case will be covered by the applicant.

RECOMMENDATION / ALTERNATIVES

Staff recommends remand to the Planning and Zoning Commission.

PREPARED BY

Laura Voltmann, Planner

REVIEWED BY

Marlon Goff, Director of Planning and Development Services

AGENDA SUMMARY SHEET
April 5, 2022

AGENDA, ITEM 5

Reconsideration of the City Council vote on contract with Community Waste Disposal, L.P. for the Household Hazardous Waste Doorstep Program. (Council Member Alisha M. Brown)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

AGENDA SUMMARY SHEET
April 5, 2022

AGENDA, ITEM 6

Discuss reopening of the City of Glenn Heights Senior Center. (Council Member Emma Ipaye)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

AGENDA SUMMARY SHEET
April 5, 2022

AGENDA, ITEM 7

Discuss and take action on the Sister Cities Program. (Council Member Emma Ipaye)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

AGENDA SUMMARY SHEET
April 5, 2022

AGENDA, ITEM 8

Presentation of the 2021 Glenn Heights Police Department Racial Profiling Report. (Keith Moore, Director of Public Safety)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

AGENDA SUMMARY SHEET
April 5, 2022

AGENDA, ITEM 9

Presentation of the Annual Glenn Heights Police Department Crime Statictics Report. (Keith Moore, Director of Public Safety)

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	

AGENDA SUMMARY SHEET
April 5, 2022

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

   A. pursuant to Texas Government Code section 551.071(1)(A), consultation with City Attorney to seek legal advice regarding pending litigation: *Lucas Benson v. City of Glenn Heights, Texas, et al,* Cause No. DC-22-02743 in the 101st Judicial District Court, Dallas County, Texas.

Motion	
Second	
For	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Against	Garrett, S Brown, Ipaye, Bruton, A Brown, Allen, Newson
Abstain	
Approve/ Deny/ Table	