NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, MAY 3, 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, May 3, 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

EVENT

- Cinco de Mayo Celebration, May 5, 2022, 6:30 P.M., Glenn Heights Senior Center, 1932 S Hampton Road, Glenn Heights, TX 75154

PROCLAMATIONS

- Cinco de Mayo, May 5, 2022
- National Day of Prayer, May 5, 2022
- Mother's Day, May 8, 2022
- National Emergency Medical Services Week, May 15-21, 2022

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the April 19, 2022, Regular Called City Council Meeting. (Brandi Brown, City Secretary)

2. Discuss and take action to approve Ordinance O-05-22, an Ordinance of the City Council of the City Of Glenn Heights, Texas, amending the Code Of Ordinances Chapter 1 “General Provisions”, by adding a New Article 1.24, “Indemnification and Defense of City Officials, Officers, and Employees”; providing a repealing clause; providing a savings clause; and providing for an effective date. (Second Reading) (Victoria Thomas, City Attorney)

3. Discuss and take action to approve a Final Plat request by Engineering Concepts & Design on behalf of Bloomfield Homes LP for Maplewood 2B. The 23.82-acres are situated in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas. This phase is proposed for a total of 99 residential lots and 1 HOA owned and maintained lot. The property is currently undeveloped, but proposed for single-family residential. (Laura Voltmann, City Planner)

4. Discuss and take action to approve a Final Plat request by Engineering Concepts & Design on behalf of Bloomfield Homes LP for Hampton Park Phase 1. The 36.844-acres are situated in the John C. Patton, William G. Berry, and William G. Denton Surveys, Abstracts No. 841, 74, and 295, Glenn Heights, Ellis County, Texas. This phase is proposed for a total of 117 residential lots and 4 HOA owned and maintained lot. The property is currently undeveloped but proposed for single-family residential. (Laura Voltmann, City Planner)

5. Discuss and take action to approve a Final Plat request by JPH Land Survey on behalf of Ledbetter Real Estate, Ltd. & Mariposa Crossing, LLC for Mariposa Crossing. The 5.868-acre is situated in the JP Wolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas. The subject property is zoned Retail with a Specific Use Permit. The applicant proposed to subdivide this tract into three lots. (Laura Voltmann, City Planner)

AGENDA

1. Presentation regarding Council Vote Procedure. (Victoria Thomas, City Attorney)

2. Public hearing to receive testimony concerning a change of zoning request by Kimley-Horn for the property located at 901 W. Bear Creek Road, Glenn Heights, Dallas County, Texas. The 96.8-acre parcel is situated in the Elias R. Park Survey, abstract 1131 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-3 (SF-3) for the development of a single-family neighborhood. (Laura Voltmann, City Planner)

3. Discuss and take action on a change of zoning request by Kimley-Horn for the property located at 901 W. Bear Creek Road, Glenn Heights, Dallas County, Texas. The 96.8-acre parcel is situated in the Elias R. Park Survey, abstract 1131 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-3 (SF-3) for the development of a single-family neighborhood. (Laura Voltmann, City Planner)

4. Discuss and take action on a request concerning a Site Plan for Auto Zone by Arly Samuelson and Westwood Professional Services. The 2.656- acre property is zoned R and is situated in the Hollywood Addition Lot 29B, Block E. The property is located at the northwest corner of Ovilla Road and Santa Rosa, Glenn Heights, Ellis County, Texas. The proposed use is auto parts store. (Laura Voltmann, City Planner)

5. Update on the City Center Project. (David Hall, City Manager)

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: City Manager.

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: City Manager.

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 5:00 P.M. on Friday, April 29, 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

Cinco de Mayo
May 5, 2022

WHEREAS, Cinco de Mayo commemorates Mexico's May 5, 1862, victory over the French at the Battle of Puebla during the Franco-Mexican War, which began when the French invaded Mexico in 1861. France's intention was to establish dominance in Mexico while the United States was preoccupied with the Civil War and then to provide military support to the Confederate cause; and

WHEREAS, the first Cinco de Mayo celebrations were held by Mexican-Americans living in California during the American Civil War, but were not so much "celebrations", but rather political rallies held for the purpose of generating support for Mexico during the Franco-Mexican War. Although Cinco de Mayo was observed throughout the remainder of the 19th and the first third of the 20th centuries, true celebrations begin after President Franklin D. Roosevelt enacted the "Good Neighbor Policy" in 1933, which was geared toward improving relations with Latin American countries. Cinco de Mayo's purpose was to function as a bridge between the U.S. and Mexican cultures. Its popularity grew in the 1960s when Mexican-Americans embraced it as a means of building their cultural pride; and

WHEREAS, Cinco de Mayo became an official U.S. Holiday in 2005, when the United States Congress declared it as such and called upon the President of the United States to issue a proclamation that Americans should observe the day by celebrating Mexico's freedom from France and the Mexican-American heritage.

NOW, THEREFORE, I, Harry A. Garrett, Mayor of the City of Glenn Heights, Texas, do hereby proclaim May 5, 2022, as **Cinco de Mayo**, and I encourage all citizens of Glenn Heights to observe this day with appropriate ceremonies and activities.

IN WITNESS WHEREOF, I have hereunto set my hand this third day of May 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 Day of Prayer
May 5, 2022

WHEREAS, Americans have always found power and unity through prayer. In 1988, the Congress, by Public Law 100-307, called on the President to issue each year a proclamation designating the first Thursday in May as a "National Day of Prayer." On May 5th, we will once again come together to give thanks to Almighty God for the bountiful blessings He has bestowed on our great Nation and to ask for His unfailing counsel; and

WHEREAS, our Nation acknowledges that religious liberty is a natural right, given to us by our Creator, not a courtesy that government extends to us. The First Amendment recognizes the freedom of religion and safeguards this right against government infringement. The United States' steadfast commitment to upholding religious freedom has ensured that people of different faiths can pray together and live in peace as fellow American citizens; and

WHEREAS, our Nation's honored tradition of prayer has sustained us and strengthened our trust that God will continue to watch over and accompany us through the best of times and the darkest hours. May we as Americans never forget the power of prayer and the greatness of our Creator. On National Day of Prayer, let each of us, according to our own faiths, call upon God for His guidance and express our gratitude for the love and grace He bestows on us and our country.

NOW, THEREFORE, I, Harry A. Garrett, Mayor of the City of Glenn Heights, Texas, do hereby, proclaim May 5, 2022, as **National Day of Prayer**. I invite the citizens of our City to pray, in accordance with their own faiths and consciences, in thanksgiving for the freedoms and blessings we have received, and for God's guidance and continued protection as we meet the challenges before us.

IN WITNESS WHEREOF, I have hereunto set my hand this third day of May 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

Mother's Day
May 8, 2022

WHEREAS, for more than a century, Americans have set aside the second Sunday in May to honor, celebrate, and thank the inspirational mothers in our lives. In 1914, the Congress, by joint resolution, designated this day as Mother's Day and requested the President to call for its appropriate observance. Today, we recognize mothers everywhere who inspire us to dream big and to never give up; and

WHEREAS, even in our lowest moments, mothers see the best in their children. Through their guidance and unwavering love, they prepare us for the challenges of adulthood and provide us with the confidence we need to reach our full potential. They are some of the best examples of everyday heroes, and their consistent devotion to family and grace under pressure too often go overlooked. At any stage in life, we find comfort in knowing that we can call on our mothers and grandmothers or reflect on our wonderful memories of them to find wisdom and strength; and

WHEREAS, on this Mother's Day, we pay tribute to our mothers, whether we are their children by birth, adoption, or foster care, for their devotion to seeing us lead happy and successful lives. Today, and every day, let us ensure that our mothers know and feel our deep gratitude for the gift of life and for their unmatched sacrifices to strengthen our families and our City.

NOW, THEREFORE, I, Harry A. Garrett, Mayor of the City of Glenn Heights, Texas, do hereby proclaim May 8, 2022, as **Mother's Day**. I encourage all citizens to express their love and respect for their mothers or beloved mother figures, whether with us in person or in spirit, and to reflect on the importance of motherhood to the prosperity of our families and community.

IN WITNESS WHEREOF, I have hereunto set my hand this third day of May 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

EMS WEEK
Rising to the Challenge

Emergency Medical Services Week
May 15-21, 2022

WHEREAS, emergency medical services is a vital public service; and the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers, who fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week.

NOW, THEREFORE, I, Harry A. Garrett, Mayor of the City of Glenn Heights, Texas, do hereby proclaim May 15-21, 2022, as **Emergency Medical Services Week.** I encourage the community to observe this week with appropriate programs, ceremonies, and activities.

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

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

AGENDA SUMMARY SHEET
May 3, 2022

CONSENT AGENDA, ITEM 1

Discuss and take action to approve the City Council Meeting Minutes of the April 19, 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

APRIL 19, 2022

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

On the 19th day of April 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
Alisha M. Brown	*	Council Member, Place 4
Shaunte L. Allen	*	Council Member, Place 5
Machanta Newson	*	Council Member, Place 6

*Council Member Emma Ipaye arrived at 7:03 P.M.

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
Laura Voltmann	*	City Planner
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 7:03 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.

PROCLAMATION

Mayor Harry A. Garrett read the following Proclamation:

- Public Service Recognition Week, May 1-7, 2022

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the April 5, 2022, Regular Called City Council Meeting. (Brandi Brown, City Secretary)

2. Discuss and take action to approve Ordinance O-03-22, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending Ordinance 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)

3. Discuss and take action to approve 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)

Mayor Pro Tem Sonja A. Brown made a motion to approve Consent Agenda Items 1-3. Council Member Shaunte L. Allen made the second. The motion carried with the following vote:

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

AGENDA

1. Presentation of the Annual Glenn Heights Police Department Crime Statistics Report.

   Nick Bristow, Deputy Chief of Police, introduced this item and completed a presentation regarding information gathered through the National Incident Based Reporting System for crimes classified into two groups: Group A, which includes all felonies and some misdemeanors (homicide, robbery, burglary, assault, fraud, theft,

etc.), and Group B, which includes misdemeanor offenses (traffic offenses, disorderly conduct, trespass, and DWI), for the years of 2020 and 2021.

Deputy Chief Bristow answered Council's questions related to the differences between charges, why some data showed an increase from 2020 to 2021, community education, and set standards regarding how some crimes are filed and/or prosecuted.

2. February 2022 and March 2022 Financial Reports.

   Clifford Blackwell, Deputy City Manager, completed a presentation regarding the City's revenues, expenditures, and fund balances for February 2022 and March 2022.

3. Discuss and first reading of Ordinance O-05-22, an Ordinance of the City Council of the City Of Glenn Heights, Texas, amending the Code Of Ordinances Chapter 1 "General Provisions", by adding a New Article 1.24, "Indemnification and Defense of City Officials, Officers, and Employees"; providing a repealing clause; providing a savings clause; and providing for an effective date.

   Victoria Thomas, City Attorney, introduced this item. David Hall, City Manager, answered Council's questions related to what City fund would be used to pay for expenses related to this Ordinance.

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: City Manager.

Mayor Pro Tem Sonja A. Brown made a motion to convene into Executive Session. Council Member Machanta Newson made the second.

Mayor Harry A. Garrett announced that City Council convened into Executive Session at 7:42 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: City Manager.

Mayor Pro Tem Sonja A. Brown made a motion to 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, A. Brown, Allen, and Newson

Mayor Harry A. Garrett announced that City Council reconvened into Open Session at 8:32 P.M. and that no action would be taken regarding the Executive Session item.

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, A. Brown, Allen, and Newson

Mayor Harry A. Garrett adjourned the meeting at 8:32 P.M.

_____
Harry A. Garrett, Mayor

Attest:

_____
Brandi Brown, City Secretary
Passed and approved on the 3rd day of May 2022

AGENDA SUMMARY SHEET
May 3, 2022

CONSENT AGENDA, ITEM 2

Discuss and take action to approve Ordinance O-05-22, an Ordinance of the City Council of the City Of Glenn Heights, Texas, amending the Code Of Ordinances Chapter 1 “General Provisions”, by adding a New Article 1.24, “Indemnification and Defense of City Officials, Officers, and Employees”; providing a repealing clause; providing a savings clause; and providing for an effective date. (Second Reading) (Victoria Thomas, City Attorney)

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	

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. O-05-22

AN ORDINANCE OF THE CITY OF COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE CODE OF ORDINANCES CHAPTER 1 "GENERAL PROVISIONS", BY ADDING A NEW ARTICLE 1.24, "INDEMNIFICATION AND DEFENSE OF CITY OFFICIALS, OFFICERS, AND EMPLOYEES"; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Texas Attorney General and the common law of the State of Texas has determined that home rule municipalities may provide for the indemnification and defense of the officers, officials, and employees of the City against any loss, cost, or expense, including court costs and attorneys' fees, as may be allowed by otherwise law, arising out of the claim, suit, or judgment or settlement thereof, resulting from any alleged act or omission of such officer, official, or employee during the discharge of his or her duties and within the course and scope of his or her office or employment or in any other case where the City is directed or authorized by law to do so; and

WHERAS, the City Council, having considered the matter, finds it to be in the best interest of the City to make such provision;

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

SECTION 1. The Code of Ordinances, City of Glenn Heights, Texas is hereby amended by amending Chapter 1, "General Provisions" by adding a new article 1.24, "Indemnification and Defense of City Officials, Officers, and Employees" to read in its entirety as follows:

"CHAPTER 1 GENERAL PROVISIONS

. . .

Article 1.24 Indemnification and Defense of City Officers and Employees

. . .

Section 1.24.001 Definitions

(a) "Employee" shall include any current or former full-time, part-time, permanent, or temporary employee of the City but does not include independent contractors or the employees of the same.

(b) "Officer" shall include any person currently or formerly elected or appointed to be a member of any official body of the city, including the City Council and boards, commissions, and committees authorized and created under the City's Charter or Code of Ordinances.

Sec. 1.24.002 Indemnification and defense of city officers and employees

(a) The city shall provide indemnification and defense of the officers and employees of the city against any loss, cost, or expense, including court costs and attorney's fees, to the extent allowed by law, arising out of any claim, suit, judgment, or settlement thereof, resulting from any alleged act or omission of such officer or employee during the discharge of his duties and within the course and scope of his office or employment with the city, or in any other case where the city is directed or authorized by law to do so; provided, however, that such indemnification and defense will not be provided for any act ultimately determined by final judgment to have arisen out of the intentional or knowing violation of any penal statute or ordinance or to have arisen out of any conduct determined by final judgment to be an act of fraud or to have been taken with the intent to deceive or defraud, or for any personal or private business of such officer or employee or for the gross negligence or official misconduct, or willful or wrongful act or omission, of such officer or employee.

(b) In accordance with this section, the city shall pay actual damages awarded against an employee or officer of the city if the damages result from an act or omission of the employee or officer in the course and scope of his employment for the city and payment is not otherwise prohibited by this ordinance or by law. The city shall also pay the court costs and attorney's fees awarded against such officer or employee in such cause of action. The city may not pay damages awarded against an employee or officer that arise from a cause of action for official misconduct or involve a willful or wrongful act or omission or an act or omission constituting gross negligence or to the extent otherwise disallowed by this section. The city may not pay damages awarded against an employee or officer to the extent that the damages are recoverable under an insurance contract owned by the city, including coverage through a municipal risk pool.

(c) The city shall provide legal counsel to represent any employee or officer entitled to protection under this section. The counsel provided shall

be the city attorney, unless there is a potential conflict of interest between the city and the officer or employee, in which case the city shall employ other legal counsel to defend the officer or employee.

Section 1.24.003 Requirements for Indemnification

To be entitled to indemnification by the city under the provisions of this section, the officer or employee shall notify the city manager in writing as soon as practicable after receipt of written notice of any claim or suit, or, in the case of a claim or suit against the city manager, he shall notify the city council in writing as soon as practicable after receipt of written notice of the claim or suit. Such officer or employee shall cooperate in the investigation, defense, negotiation, and/or settlement of any claim or suit. Such officer or employee shall attend any hearing or trial held in connection with such claim or suit and assist in securing and giving evidence and obtaining the attendance of witnesses. Such officer or employee shall not give any oral or written statement or enter into any stipulation or agreement concerning a claim or suit except upon the advice of the city attorney or other defense counsel provided in accordance with the provisions of this section or when questioned by a police officer at the scene of an accident. Such officer or employee shall not make any voluntary payment or assume any obligation or incur any expense with respect to any claim or suit without the consent of the city manager or, in the case of the city manager, the consent of the city council.

Section 1.24.004 Investigation, Negotiation, or Settlement

The city may investigate, negotiate or settle any claim or suit against an officer or employee that results from an act for which such officer or employee is entitled to indemnification under the provisions of this section.

Section 1.24.005 Notification of Carrier

In the event of any claim or suit against any officer or employee, the insurance carrier for the city, including any municipal risk pool, shall be immediately notified and furnished a copy of any such claim or suit, along with the appropriate documents giving a history of the claim or suit, and a request for provision of coverage and defense."

SECTION 2. 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 that all other provisions of the ordinances of the city not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

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

DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS ON THIS THE 3RD DAY OF MAY 2022.

APPROVED:

_____
Harry A. Garrett, Mayor

ATTEST:

_____
Brandi Brown, City Secretary

APPROVED AS TO FORM:

_____
Victoria W. Thomas, City Attorney
(040722vwtTM128933)

AGENDA SUMMARY SHEET
May 3, 2022

CONSENT AGENDA, ITEM 3

Discuss and take action to approve a Final Plat request by Engineering Concepts & Design on behalf of Bloomfield Homes LP for Maplewood 2B. The 23.82-acres are situated in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas. This phase is proposed for a total of 99 residential lots and 1 HOA owned and maintained lot. The property is currently undeveloped, but proposed for single-family residential. (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: May 3, 2022

SUBJECT

Discuss and take action on a Final Plat request by Engineering Concepts and Design on behalf of Bloomfield Homes, LP for Maplewood Phase IIB. The 23.822-acre parcel is a part of a 71.045-acre property zoned PD-22 and situated in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas. This phase is proposed for a total of 99 residential lots and one open space lot. The property is currently undeveloped but proposed for single-family residential.

DISCUSSION / BACKGROUND

Plat request by Engineering Concepts and Design on behalf of Bloomfield Homes, LP for Maplewood Phase IIB. The 23.822-acre parcel is a part of a 71.045-acre property zoned PD-22 and situated in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas. This phase is proposed for a total of 99 residential lots and one open space lot. The property is currently undeveloped but proposed for single-family residential.

PRIOR COUNCIL OR BOARD ACTION

Preliminary plat approved December 2019.

PUBLIC CONTACT

Notice was published in a local newspaper by March 27, 2022.

FINANCIAL IMPACT

Once fully developed, the City will collect $0.833523 per $100 assessed valuation for each lot.

RECOMMENDATION / ALTERNATIVES

Section 212.010 of the Texas Local Government Code states that the municipal authority responsible for approving plats shall approve a plat if:

1. It conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;
2. It conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentality of public utilities;
3. A bond required under Section 212.0106, if applicable, is filed with the municipality; and;
4. It conforms to any rules adopted under Section 212.002.

The Development Review Committee Staff recommends APPROVAL of this final plat request.

ATTACHMENTS

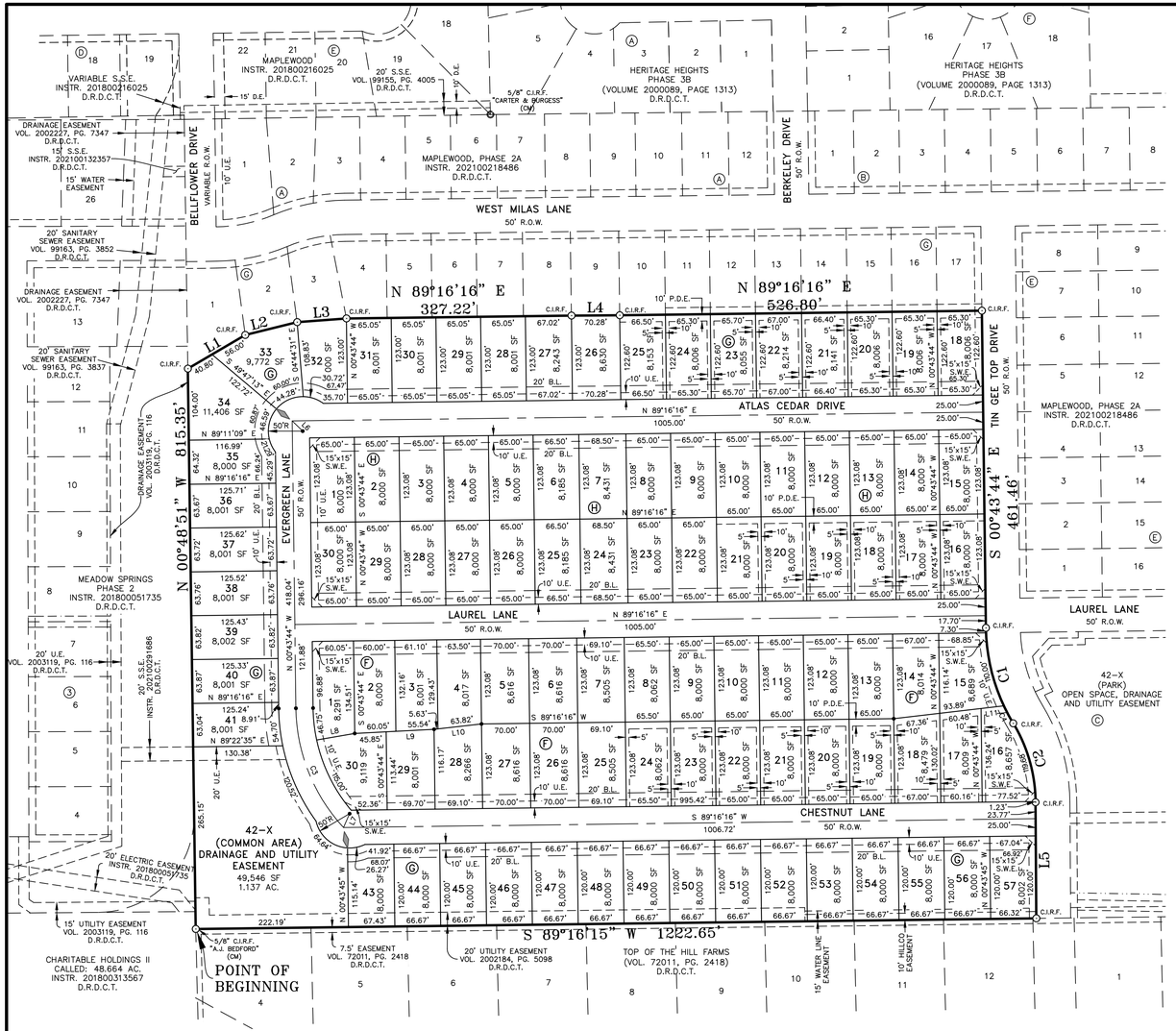
1. Maplewood IIB Final Plat

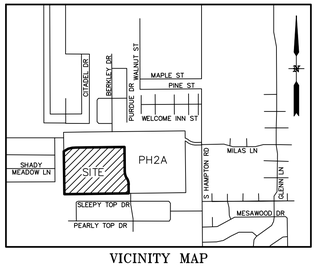
PREPARED BY

Laura Voltmann, Planner

REVIEWED BY

Brandi Brown, City Secretary





CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	30°26'29"	275.00'	74.82'	146.11'	S 15°56'58" E	144.40'
C2	30°47'16"	225.00'	61.95'	120.90'	S 15°46'35" E	119.45'
C3	42°05'28"	260.00'	100.04'	191.00'	S 21°46'28" E	186.74'
C4	6°00'06"	275.00'	14.42'	28.81'	S 28°10'10" E	28.79'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 59°41'13" E	96.80'
L2	N 76°04'52" E	77.67'
L3	N 85°43'19" E	72.00'
L4	N 89°35'50" E	70.28'
L5	S 00°22'57" E	168.77'
L6	S 45°43'44" E	21.21'
L7	N 23°43'48" E	21.97'
L8	S 80°13'59" W	56.11'
L9	S 87°01'41" W	69.74'
L10	S 83°33'49" W	69.44'
L11	N 83°21'39" E	33.41'

WAIVER OF CLAIM FOR DAMAGES

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

COMMON AREAS

All Common Area Tracts will be owned and maintained by the Homeowner's Association.

PLANNED DEVELOPMENT

Said Plat shall be subject to all requirements as established by Ordinance O-01-19.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, BLOOMFIELD HOMES, L.P., IS THE OWNER OF A 23.822 ACRE PARCEL OF LAND SITUATED IN THE WILLIAM RAWLINS SURVEY, ABSTRACT NUMBER 1205, CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 71.031 ACRE TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED TO BLOOMFIELD HOMES, L.P., RECORDED IN INSTRUMENT NUMBER 201900096199 DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "A.J. BEDFORD" FOUND IN THE EAST LINE OF THAT CERTAIN CALLED 48.664 ACRE AS DESCRIBED IN DEED TO CHARITABLE HOLDINGS II, RECORDED IN INSTRUMENT NUMBER 201800313657, D.R.D.C.T., AT THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED 71.031 ACRE TRACT AND THE NORTHWEST CORNER OF TOP OF THE HILL FARMS, AN ADDITION TO THE CITY OF GLENN HEIGHTS BY PLAT THEREOF RECORDED IN VOLUME 72011, PAGE 2418, D.R.D.C.T.;

THENCE NORTH 00 DEGREES 48 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF THE ABOVE-MENTIONED 48.664 ACRE TRACT AND THE EAST LINE OF MEADOW SPRINGS – PHASE 2, AN ADDITION TO THE CITY OF GLENN HEIGHTS BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201800051735, D.R.D.C.T., FOR A DISTANCE OF 815.35 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND AT THE MOST NORTHERLY SOUTHWEST CORNER OF MAPLEWOOD, PHASE 2A, AN ADDITION TO THE CITY OF GLENN HEIGHTS BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 202100218486, D.R.D.C.T.;

THENCE OVER AND ACROSS SAID 71.031 ACRE TRACT, ALONG THE BOUNDARY OF SAID MAPLEWOOD, PHASE 2A, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1) NORTH 00 DEGREES 48 MINUTES 51 SECONDS WEST, FOR A DISTANCE OF 815.35 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND;
2) NORTH 59 DEGREES 41 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 96.80 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND;
3) NORTH 76 DEGREES 04 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 77.67 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND;
4) NORTH 85 DEGREES 43 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 72.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND;
5) NORTH 89 DEGREES 16 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 327.22 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND;
6) NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, FOR A DISTANCE OF 70.28 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND;
7) NORTH 89 DEGREES 16 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 526.80 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND;
8) SOUTH 00 DEGREES 43 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 461.46 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 30 DEGREES 26 MINUTES 29 SECONDS, A RADIUS OF 275.00 FEET, AND A LONG CHORD BEARS SOUTH 15 DEGREES 56 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 144.40 FEET;
9) SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 146.11 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 30 DEGREES 47 MINUTES 16 SECONDS, A RADIUS OF 225.00 FEET AND A LONG CHORD THAT BEARS SOUTH 15 DEGREES 46 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 119.45 FEET;
10) SOUTHEASTERLY, ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 120.90 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND;
11) SOUTH 00 DEGREES 22 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 168.77 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID MAPLEWOOD, PHASE 2A, SAME BEING IN THE NORTH LINE OF THE AFOREMENTIONED TOP OF THE HILL FARMS AND THE COMMON SOUTH LINE OF SAID 71.031 ACRE TRACT;

THENCE SOUTH 89 DEGREES 16 MINUTES 15 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID TOP OF THE HILL FARMS AND THE COMMON SOUTH LINE OF SAID 71.031 ACRE TRACT, FOR A DISTANCE OF 1222.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.822 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BLOOMFIELD HOMES, LP, the undersigned Owner of the real property described in this plat does hereby adopt this plat designating the hereon above described property as MAPLEWOOD, PHASE 2B, an addition to the City of Glenn Heights, Texas, and does hereby dedicate all streets and alleys identified thereon to the City of Glenn Heights, Texas for the use and benefit of the public as a perpetual right-of-way and easement for the passage and accommodation of vehicle and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way and easement area, for any purpose related to the exercise of a governmental service or function including, but not limited to fire and police protection, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs access. and for all other purposes for which a public street and right-of-way is commonly used, including installing, repairing, maintaining, altering, replacing, relocating and operating utilities in, into, upon, over, across, and under said right-of-way, and including but not limited to all such uses permitted by the Laws of the State of Texas and the Ordinances and Charter of the City of Glenn Heights. Owner covenants and agrees that Owner and Owner's heirs, representatives, administrators, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any right-of-way or easement granted herein any temporary or permanent structures except as may otherwise by authorized by the City of Glenn Heights, and it is further agreed that the City of Glenn Heights shall have the right to enter upon said right-of-way and easement, and remove any fences, buildings or other obstructions as may now be found upon said right-of-way or easement. TO HAVE AND TO HOLD said right-of-way and easement unto the City of Glenn Heights, its successors and assigns, and Owner hereby binds Owner and Owner's heirs, representatives, administrators, successors and assigns to warrant and forever defend, all and singular, said rights-of-ways and easements unto the City of Glenn Heights, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

This Certificate of Dedication is signed this _____ day of _____, 2022.

FOR: Bloomfield Homes, L.P.,
a Texas limited partnership
By: Bloomfield Properties, Inc.,
a Texas corporation, General Partner

By: _____
Donald J. Dykstra, President

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Given under my hand and seal of office this _____ day of _____, 2022.

_____ _____
Notary public for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

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

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office this _____ day of _____, 2022.

_____
Notary public for the State of Texas
My commission expires:

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MAPLEWOOD, PHASE 2B ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS _____ DAY OF _____, 2022, BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS.

_____ _____ _____ _____
Mayor Date City Secretary Date

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE DEVELOPMENT CODE OF THE CITY OF GLEN HEIGHTS.

WITNESS MY HAND THIS ___ DAY OF _____, 2022.

_____ _____
City Secretary Date

NOTE:

1. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
2. A 1/2-inch iron rod with cap stamped ONEAL 6570 will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
3. By graphical plotting, the parcel described hereon lies within an Area of Minimal Flood Hazard (Zone "X"), as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48113C0640K, dated July 7, 2014, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. Private Drainage Easements shall be kept clear of all obstructions that would prevent proper drainage.
5. The City of Glenn Heights is not responsible for the maintenance of the Private Drainage Easements along the rear and side yards of Lots 16-24, Block F, Lots 18-25, Block G and Lots 16-21, Block H, which will be maintained by the property owner.

FINAL PLAT

MAPLEWOOD PHASE 2B

LOTS 1-30, BLOCK F;
LOTS 18-41, 42-X, AND 43-57, BLOCK G;
AND LOTS 1-30, BLOCK H;

BEING

23.822 ACRES
99 RESIDENTIAL LOTS
1 COMMON AREA TRACT

SITUATED IN THE

WILLIAM RAWLINS SURVEY, ABST. NO. 1205
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

OWNER/DEVELOPER
BLOOMFIELD HOMES, L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TX 76092
(972) 416-1572

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 19061
daniel.oneal@onealsurveying.com
(903) 804-2891

DATE: 3/08/2022 *SCALE: 1"=100'* SHEET 1 OF 1

Z:\PROJECTS\06538 Maplewood Ph2\dwg\Plats\Finals\06538 Final Plat Ph 2B.dwg

AGENDA SUMMARY SHEET
May 3, 2022

CONSENT AGENDA, ITEM 4

Discuss and take action to approve a Final Plat request by Engineering Concepts & Design on behalf of Bloomfield Homes LP for Hampton Park Phase 1. The 36.844-acres are situated in the John C. Patton, William G. Berry, and William G. Denton Surveys, Abstracts No. 841, 74, and 295, Glenn Heights, Ellis County, Texas. This phase is proposed for a total of 117 residential lots and 4 HOA owned and maintained lot. The property is currently undeveloped but proposed for single-family residential. (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: May 3, 2022

SUBJECT

Zoning Case 21-009-FP: Discuss and take action on a Final Plat request by Engineering Concepts & Design on behalf of Bloomfield Homes LP for Hampton Park Phase 1. The 36.844-acres are situated in the John C. Patton, William G. Berry, and William G. Denton Surveys, Abstracts No. 841, 74, and 295, Glenn Heights, Ellis County, Texas. This phase is proposed for a total of 117 residential lots and 4 HOA owned and maintained lot. The property is currently undeveloped but proposed for single-family residential.

DISCUSSION / BACKGROUND

Final Plat request by Engineering Concepts & Design on behalf of Bloomfield Homes LP for Hampton Park Phase 1. The 36.844-acres are situated in the John C. Patton, William G. Berry, and William G. Denton Surveys, Abstracts No. 841, 74, and 295, Glenn Heights, Ellis County, Texas. This phase is proposed for a total of 117 residential lots and 4 HOA owned and maintained lot. The property is currently undeveloped but proposed for single-family residential.

PRIOR COUNCIL OR BOARD ACTION

Preliminary plat approved January 2020.

PUBLIC CONTACT

Notice was published in a local newspaper by March 27, 2022.

FINANCIAL IMPACT

Once fully developed, the City will collect $0.833523 per $100 assessed valuation for each lot.

RECOMMENDATION / ALTERNATIVES

Section 212.010 of the Texas Local Government Code states that the municipal authority responsible for approving plats shall approve a plat if:

1. It conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;
2. It conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentality of public utilities;
3. A bond required under Section 212.0106, if applicable, is filed with the municipality; and;
4. It conforms to any rules adopted under Section 212.002.

The Development Review Committee Staff recommends APPROVAL of this final plat request.

ATTACHMENTS

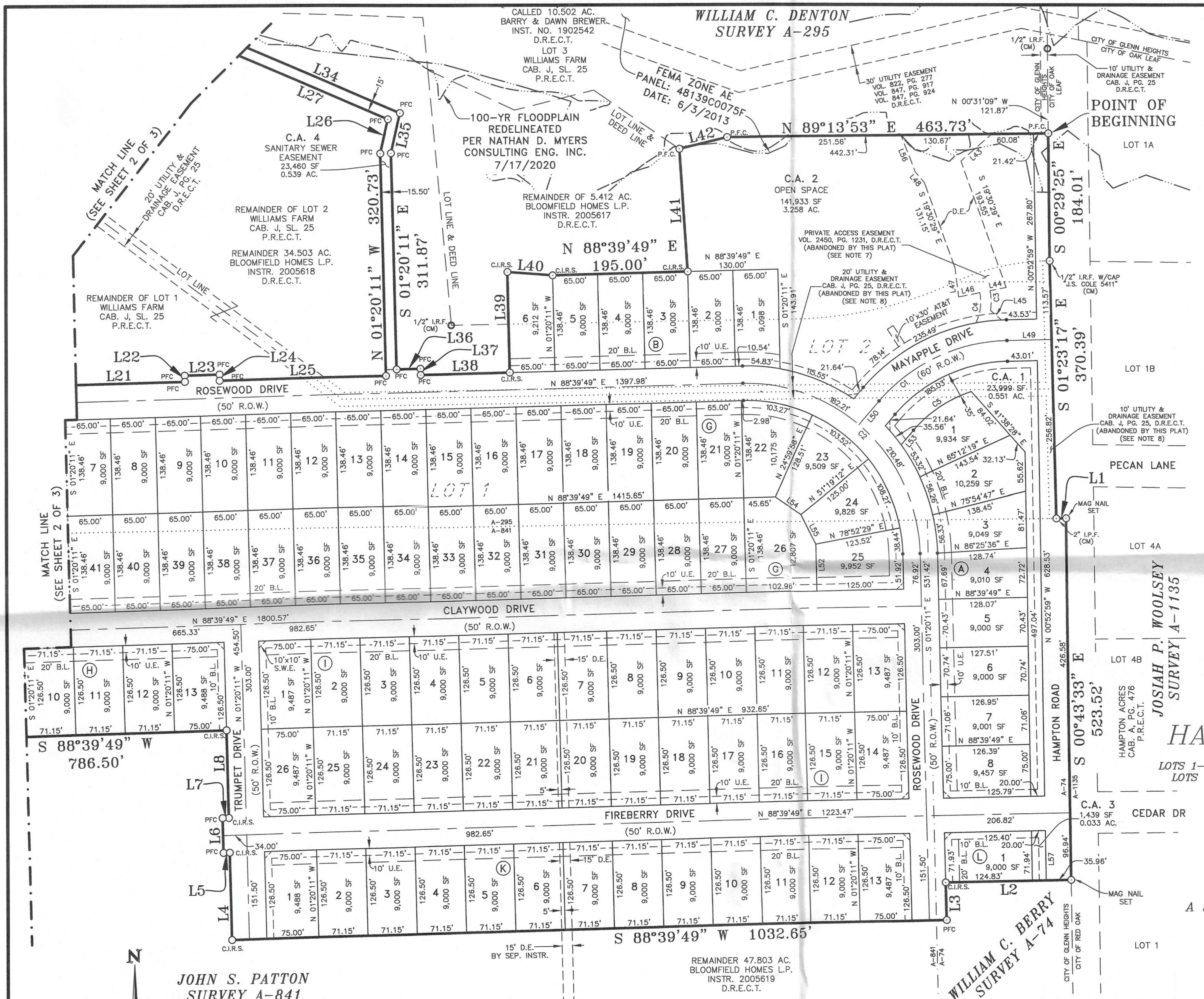
1. Hampton Park Final Plat

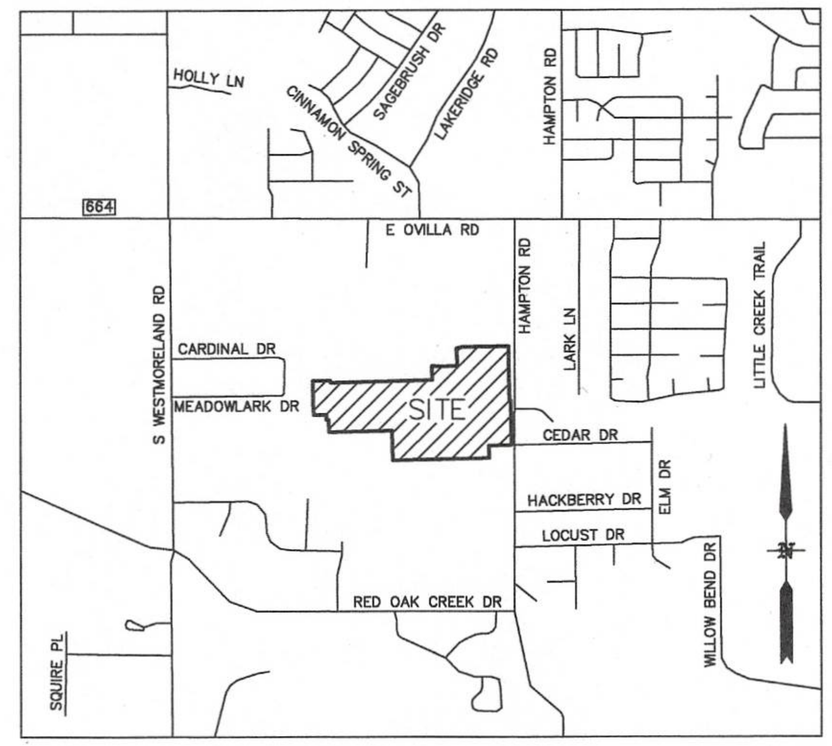
PREPARED BY

Laura Voltmann, Planner

REVIEWED BY

Brandi Brown, City Secretary

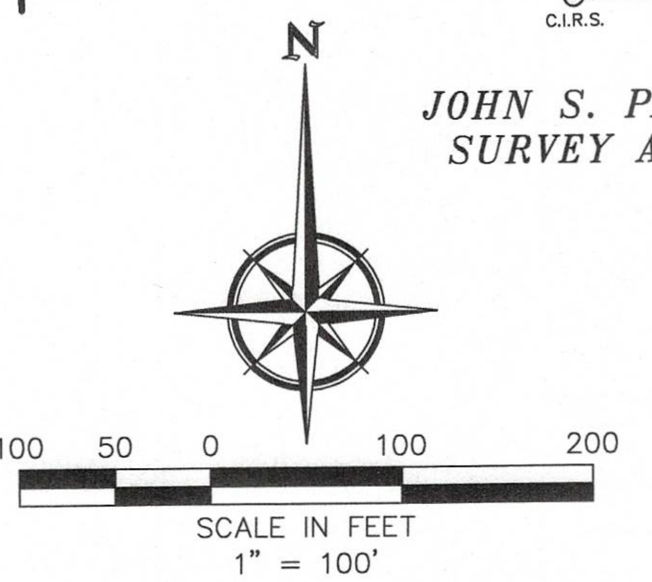




VICINITY MAP
N.T.S.

LEGEND

C.I.R.S.	1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
PFC	POINT FOR CORNER
CM	CONTROLLING MONUMENT
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY TEXAS
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA



LOT DETAILS
MINIMUM AREA: 9,000 SF
MINIMUM LOT WIDTH: 60'
MINIMUM LOT DEPTH: 120'
FRONT SETBACK: 20'
REAR SETBACK: 15'
SIDE SETBACK: 5'
SIDE SETBACK ADJACENT TO STREET: 10'

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 19072
daniel.oneal@onealsurveying.com
(903) 804-2891

FINAL PLAT

HAMPTON PARK, PHASE 1

LOTS 1–9 AND C.A. 1, BLOCK A; LOTS 1–6 AND C.A. 2 & 4, BLOCK B;
LOTS 13–17, BLOCK F; LOTS 1–47, BLOCK G; LOTS 3–13, BLOCK H;
LOTS 1–26, BLOCK I; LOTS 1–13, BLOCK K;
& LOT 1 AND C.A. 3, BLOCK L

BEING A REPLAT OF

A PORTION OF
LOTS 1 & 2, WILLIAMS FARM
CAB. J, PG. 25, P.R.E.C.T.
& A FINAL PLAT OF A PORTION OF
A 5.412 ACRE TRACT AND A 47.804 ACRE TRACT

AND BEING

36.844 ACRES
117 RESIDENTIAL LOTS
& 4 COMMON AREA LOTS

SITUATED IN THE

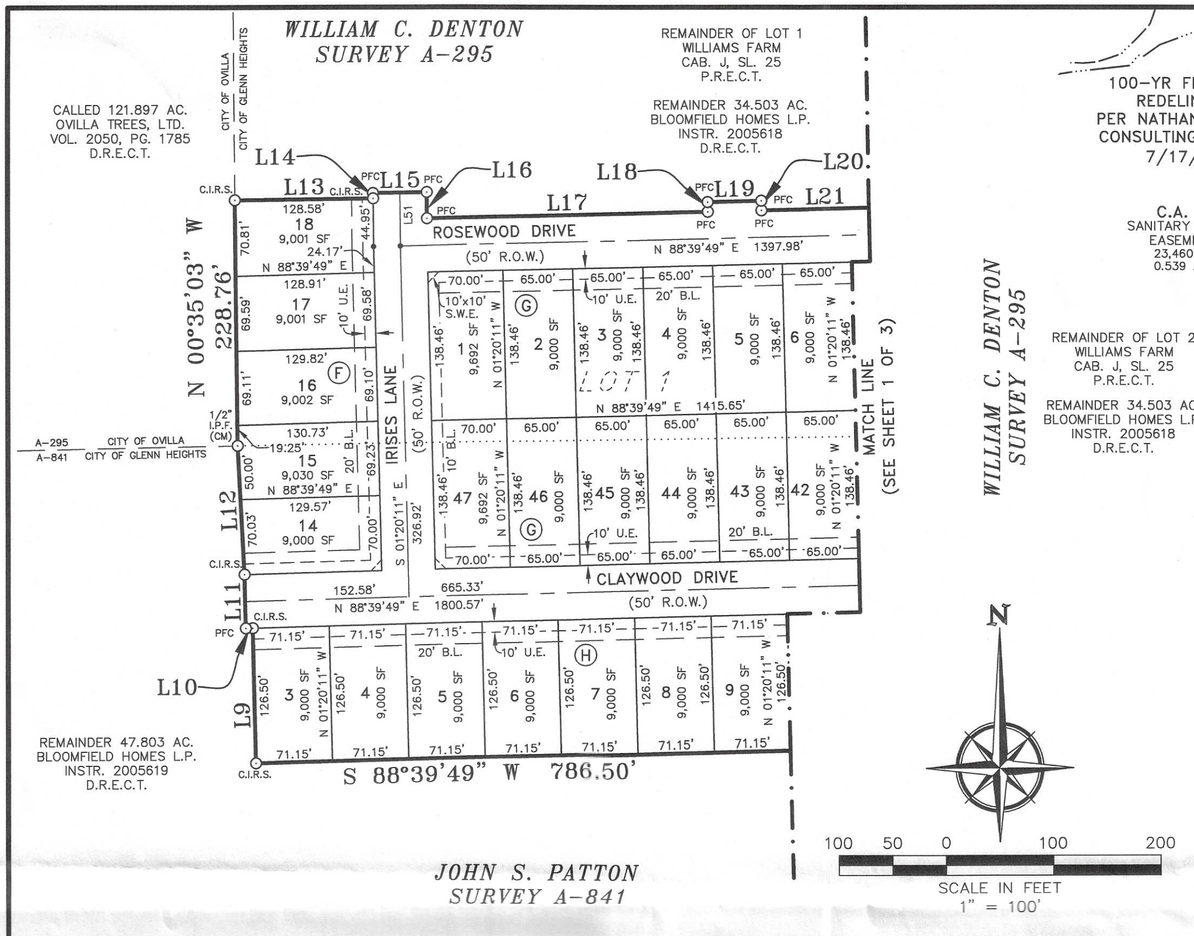
JOHN C. PATTON SURVEY, A–841,
WILLIAM G. BERRY SURVEY, A–74,
& WILLIAM G. DENTON SURVEY, A–295
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

DATE: 1/27/2022

SHEET 1 OF 3

Z:\PROJECTS\06543 Hampton Park\dwg\Plats\6543 Final Plat Ph 1.dwg



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°16'21" E	13.97'
L2	S 88°39'49" W	180.79'
L3	S 01°20'11" E	54.57'
L4	N 01°20'11" W	126.50'
L5	S 88°39'49" W	9.00'
L6	N 01°20'11" W	50.00'
L7	N 88°39'49" E	9.00'
L8	N 01°20'11" W	126.50'
L9	N 01°20'11" W	126.50'
L10	S 88°39'49" W	6.42'
L11	N 01°20'11" W	50.00'
L12	N 02°57'29" W	120.03'
L13	N 89°24'57" E	128.58'
L14	N 00°35'03" W	5.00'
L15	N 89°24'57" E	50.00'
L16	S 00°35'03" E	24.46'
L17	N 88°39'49" E	261.38'
L18	N 01°20'11" W	9.00'
L19	N 88°39'49" E	50.00'
L20	S 01°20'11" E	9.00'
L21	N 88°39'49" E	257.16'
L22	N 01°20'11" W	9.00'
L23	N 88°39'49" E	50.00'
L24	S 01°20'11" E	9.00'
L25	N 88°39'49" E	240.00'
L26	N 12°46'29" E	50.75'
L27	N 66°49'37" W	301.45'
L28	N 80°20'56" W	140.35'
L29	N 63°54'14" E	206.09'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L30	S 32°04'15" E	2.44'
L31	S 20°13'10" E	12.64'
L32	S 63°54'14" W	195.45'
L33	S 80°20'56" E	126.54'
L34	S 66°49'37" E	317.20'
L35	S 12°46'29" W	59.34'
L36	N 88°39'49" E	34.50'
L37	S 01°20'11" E	9.00'
L38	N 88°39'49" E	128.58'
L39	N 01°20'11" W	145.00'
L40	S 85°35'27" E	65.33'
L41	N 03°46'52" W	177.59'
L42	N 76°31'59" E	70.76'
L43	N 48°43'08" E	59.05'
L44	N 78°30'46" E	23.54'
L45	S 48°27'51" E	20.52'
L46	N 78°30'46" E	31.18'
L47	N 07°04'01" W	41.93'
L48	N 40°28'46" W	20.36'
L49	N 88°36'43" E	64.43'
L50	S 40°25'27" W	45.00'
L51	N 00°35'03" W	49.79'
L52	S 01°20'11" E	69.17'
L53	N 40°25'27" E	27.79'
L54	S 56°14'40" E	45.02'
L55	S 26°36'56" E	48.00'
L56	N 21°09'06" W	56.63'
L57	S 00°52'59" E	71.94'

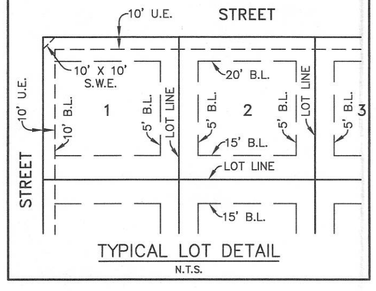
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	48°11'16"	250.00'	111.80'	210.26'	S 64°31'05" W	204.12'
C2	90°00'00"	250.00'	250.00'	392.70'	N 46°20'11" W	353.55'
C3	19°58'03"	82.50'	14.52'	28.75'	S 01°30'13" E	28.61'
C4	37°54'41"	67.50'	23.18'	44.66'	S 07°28'06" W	43.85'
C5	31°28'29"	185.00'	52.13'	101.63'	N 56°09'41" E	100.35'

LEGEND	
C.I.R.S.	1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" SET
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
PFC	POINT FOR CORNER
CM	CONTROLLING MONUMENT
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY TEXAS
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA

NOTE:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. A 1/2-inch iron rod with ONEAL 6570 will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
3. By graphical plotting, part of the parcel described hereon lies within Zone AE, a Special Flood Hazard Area inundated by 100-year flood, as delineated on the Ellis County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48139C00075F, dated June 3, 2013, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. The HOA Common Area Lots will be owned and maintained by the Homeowners Association.
5. The Owner and the Developer release the City of Glenn Heights from any and all claims, damages, obligations, or liabilities by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform the grades established in this plat.
6. This Plat shall be subject to all requirements as established by Ordinance O-15-19.
7. The Private Access Easement described in Volume 2450, Page 1231, D.R.E.C.T. is abandoned by the Property Owner by this plat.
8. The 10' and 20' Drainage and Utility Easement granted in the Williams Farm subdivision plat are abandoned by the City of Glenn Heights by this plat.

EASEMENT & BUILDING LINE DETAIL



FINAL PLAT

HAMPTON PARK, PHASE 1

LOTS 1-9 AND C.A. 1, BLOCK A; LOTS 1-6 AND C.A. 2 & 4, BLOCK B; LOTS 13-17, BLOCK F; LOTS 1-47, BLOCK G; LOTS 3-13, BLOCK H; LOTS 1-26, BLOCK I; LOTS 1-13, BLOCK K; & LOT 1 AND C.A. 3, BLOCK L

BEING A REPLAT OF

A PORTION OF LOTS 1 & 2, WILLIAMS FARM CAB. J, PG. 25, P.R.E.C.T. & A FINAL PLAT OF A PORTION OF A 5.412 ACRE TRACT AND A 47.804 ACRE TRACT

AND BEING

36.844 ACRES 117 RESIDENTIAL LOTS & 4 COMMON AREA LOTS

SITUATED IN THE

JOHN C. PATTON SURVEY, A-841, WILLIAM G. BERRY SURVEY, A-74, & WILLIAM G. DENTON SURVEY, A-295 CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS

LOT DETAILS
MINIMUM AREA: 9,000 SF
MINIMUM LOT WIDTH: 60'
MINIMUM LOT DEPTH: 120'
FRONT SETBACK: 20'
REAR SETBACK: 15'
SIDE SETBACK: 5'
SIDE SETBACK ADJACENT TO STREET: 10'

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 19072
daniel.oneal@onealsurveying.com
(903) 804-2891

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 1/27/2022

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS BLOOMFIELD HOMES, LP BEING THE OWNER OF 36.844 ACRES OF LAND LOCATED IN THE JOHN S. PATTON SURVEY, ABSTRACT NUMBER 841, THE WILLIAM G. BERRY SURVEY, ABSTRACT NO. 74 AND THE WILLIAM C. DENTON SURVEY, ABSTRACT NO. 295, ELLIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 5.412 ACRE TRACT AS DESCRIBED TO BLOOMFIELD HOMES, LP, BY DEED RECORDED IN DOCUMENT NO. 2005617, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), A PORTION OF THAT CERTAIN CALLED 34.503 ACRE TRACT AS DESCRIBED TO BLOOMFIELD HOMES, LP, BY DEED RECORDED IN DOCUMENT NO. 2005618, (D.R.E.C.T.), AND A PORTION OF THAT CERTAIN CALLED 47.803 ACRE TRACT AS DESCRIBED TO BLOOMFIELD HOMES, LP, BY DEED RECORDED IN DOCUMENT NO. 2005619, (D.R.E.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING THE NORTHEAST CORNER OF LOT 2, WILLIAMS FARM, AN ADDITION AS RECORDED IN CABINET J, SLIDE 25, PLAT RECORDS, ELLIS COUNTY, TEXAS (P.R.E.C.T.) AND THE COMMON NORTHEAST CORNER OF SAID 5.412 ACRE TRACT, FROM WHICH A 1/2–INCH IRON ROD FOUND IN THE EAST LINE OF LOT 3 OF SAID ADDITION BEARS NORTH 00 DEGREES 31 MINUTES 09 SECONDS WEST, A DISTANCE OF 121.87 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF SAID 5.412 ACRE TRACT, A DISTANCE OF 184.01 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "J.S. COLE 5411: FOUND AT THE SOUTHEAST CORNER OF SAID 5.412 ACRE TACT AND THE COMMON NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 01 DEGREES 23 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF SAID 34.503 ACRE TRACT, SAME BEING THE EAST LINE OF SAID LOT 2 AND LOT 1 OF SAID WILLIAMS FARM, A DISTANCE OF 370.39 FEET TO A 2–INCH IRON PIPE FOUND IN THE NORTH LINE OF SAID 47.803 ACRE TRACT AND BEING AT THE SOUTHEAST CORNER OF SAID 34.503 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 89 DEGREES 16 MINUTES 21 SECONDS EAST, A DISTANCE OF 13.97 FEET TO A MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF HAMPTON ROAD AT THE NORTHEAST CORNER OF SAID 47.803 ACRE TRACT;

THENCE SOUTH 00 DEGREES 43 MINUTES 33 SECONDS EAST, ALONG THE APPROXIMATE CENTERLINE OF HAMPTON ROAD, A DISTANCE OF 523.52 FEET TO A MAG NAIL SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 47.803 ACRE TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

1) SOUTH 88 DEGREES 39 MINUTES 49 SECONDS WEST, A DISTANCE OF 180.79 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
2) SOUTH 01 DEGREES 20 MINUTES 11 SECONDS EAST, A DISTANCE OF 54.57 FEET;
3) SOUTH 88 DEGREES 39 MINUTES 49 SECONDS WEST, A DISTANCE OF 1032.65 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
4) NORTH 01 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 126.50 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
5) SOUTH 88 DEGREES 39 MINUTES 49 SECONDS WEST, A DISTANCE OF 9.00 FEET;
6) NORTH 01 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 50.00 FEET;
7) NORTH 88 DEGREES 39 MINUTES 49 SECONDS EAST, A DISTANCE OF 9.00 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
8) NORTH 01 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 126.50 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
9) SOUTH 88 DEGREES 39 MINUTES 49 SECONDS WEST, A DISTANCE OF 786.50 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
10) NORTH 01 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 126.50 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
11) SOUTH 88 DEGREES 39 MINUTES 49 SECONDS WEST, A DISTANCE OF 6.42 FEET;
12) NORTH 01 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
13) NORTH 02 DEGREES 57 MINUTES 29 SECONDS WEST, A DISTANCE OF 120.03 FEET TO A 1/2–INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE ABOVE–MENTIONED 34.503 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAMS FARM, AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 121.897 ACRE TRACT AS DESCRIBED TO OVILLA TREES, LTD. BY DEED RECORDED IN VOLUME 2050, PAGE 1785, D.R.E.C.T.;

THENCE NORTH 00 DEGREES 35 MINUTES 03 SECONDS WEST, ALONG THE EAST LINE OF THE ABOVE–MENTIONED 121.897 ACRE TRACT AND THE COMMON WEST LINE OF THE ABOVE–MENTIONED LOT 1 OF SAID WILLIAMS FARM, A DISTANCE OF 228.76 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;

THENCE, OVER AND ACROSS SAID 34.503 ACRE TRACT, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:

1) NORTH 89 DEGREES 24 MINUTES 57 SECONDS EAST, A DISTANCE OF 128.58 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
2) NORTH 00 DEGREES 35 MINUTES 03 SECONDS WEST, A DISTANCE OF 5.00 FEET;
3) NORTH 89 DEGREES 24 MINUTES 57 SECONDS EAST, A DISTANCE OF 50.00;
4) SOUTH 00 DEGREES 35 MINUTES 03 SECONDS EAST, A DISTANCE OF 24.46 FEET;
5) NORTH 88 DEGREES 39 MINUTES 49 SECONDS EAST, A DISTANCE OF 261.38 FEET;
6) NORTH 01 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 9.00 FEET;
7) NORTH 88 DEGREES 39 MINUTES 49 SECONDS EAST, A DISTANCE OF 50.00 FEET;
8) SOUTH 01 DEGREES 20 MINUTES 11 SECONDS EAST, A DISTANCE OF 9.00 FEET;
9) NORTH 88 DEGREES 39 MINUTES 49 SECONDS EAST, A DISTANCE OF 257.16 FEET;
10) NORTH 01 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 9.00 FEET;
11) NORTH 88 DEGREES 39 MINUTES 49 SECONDS EAST, A DISTANCE OF 50.00 FEET;
12) SOUTH 01 DEGREES 20 MINUTES 11 SECONDS EAST, A DISTANCE OF 9.00 FEET;
13) NORTH 88 DEGREES 39 MINUTES 49 SECONDS EAST, A DISTANCE OF 240.00 FEET;
14) NORTH 01 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 320.73 FEET;
15) NORTH 12 DEGREES 46 MINUTES 29 SECONDS EAST, A DISTANCE OF 50.75 FEET;
16) NORTH 66 DEGREES 49 MINUTES 37 SECONDS WEST, A DISTANCE OF 301.45 FEET;
17) SOUTH 88 DEGREES 39 MINUTES 49 SECONDS WEST, A DISTANCE OF 196.97 FEET;
18) NORTH 80 DEGREES 20 MINUTES 56 SECONDS WEST, A DISTANCE OF 140.35 FEET;
19) NORTH 01 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 356.14 FEET;
20) NORTH 63 DEGREES 54 MINUTES 14 SECONDS EAST, A DISTANCE OF 206.09 FEET TO A POINT FOR CORNER IN THE EAST LINE OF THE ABOVEMENTIONED LOT 2 AND THE ABOVEMENTIONED 34.503 ACRE TRACT, COMMON TO THE WEST LINE OF A CALLED 45.347 ACRE TRACT AS DESCRIBED TO JKL TEXAS PROPERTIES, LLC, BY DEED RECORDED IN DOCUMENT NO. 1803443, D.R.E.C.T., SAME BEING IN LITTLE CREEK;

THENCE, ALONG LITTLE CREEK AND SAID COMMON LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) SOUTH 32 DEGREES 04 MINUTES 15 SECONDS EAST, A DISTANCE OF 2.44 FEET;
2) SOUTH 20 DEGREES 13 MINUTES 10 SECONDS EAST, A DISTANCE OF 12.64 FEET;

THENCE, OVER AND ACROSS SAID 34.503 ACRE TRACT AND THE ABOVE–MENTIONED 5.412 ACRE TRACT, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1) SOUTH 63 DEGREES 54 MINUTES 14 SECONDS WEST, A DISTANCE OF 195.45 FEET;
2) SOUTH 01 DEGREES 20 MINUTES 11 SECONDS EAST, A DISTANCE OF 334.17 FEET;
3) SOUTH 80 DEGREES 20 MINUTES 56 SECONDS EAST, A DISTANCE OF 126.54 FEET;
4) NORTH 88 DEGREES 39 MINUTES 49 SECONDS EAST, A DISTANCE OF 198.79 FEET;
5) SOUTH 66 DEGREES 49 MINUTES 37 SECONDS EAST, A DISTANCE OF 317.20 FEET;
6) SOUTH 12 DEGREES 46 MINUTES 29 SECONDS WEST, A DISTANCE OF 59.34 FEET;
7) SOUTH 01 DEGREES 20 MINUTES 11 SECONDS EAST, A DISTANCE OF 311.87 FEET;
8) NORTH 88 DEGREES 39 MINUTES 49 SECONDS EAST, A DISTANCE OF 34.50 FEET;
9) SOUTH 01 DEGREES 20 MINUTES 11 SECONDS EAST, A DISTANCE OF 9.00 FEET;
10) NORTH 88 DEGREES 39 MINUTES 49 SECONDS EAST, A DISTANCE OF 128.58 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
11) NORTH 01 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 145.00 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
12) SOUTH 85 DEGREES 35 MINUTES 27 SECONDS EAST, A DISTANCE OF 65.33 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
13) NORTH 88 DEGREES 39 MINUTES 49 SECONDS EAST, A DISTANCE OF 195.00 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
14) NORTH 03 DEGREES 46 MINUTES 52 SECONDS WEST, A DISTANCE OF 177.59 FEET TO A PONT FOR CORNER IN THE COMMON LINE OF SAID LOT 3 AND SAID 5.412 ACRE TRACT, SAME BEING IN LITTLE CREEK;

THENCE ALONG LITTLE CREEK AND THE COMMON LINE OF SAID LOT 3 AND SAID 5.41 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) NORTH 76 DEGREES 31 MINUTES 59 SECONDS EAST, A DISTANCE OF 70.76 FEET;
2) NORTH 89 DEGREES 13 MINUTES 53 SECONDS EAST, A DISTANCE OF 463.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.844 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BLOOMFIELD HOMES, LP, the undersigned Owner of the real property described in this plat does hereby adopt this plat designating the hereon above described property as HAMPTON PARK, PHASE 1, an addition to the City of Glenn Heights, Texas and does hereby dedicate all streets and alleys identified thereon to the City of Glenn Heights, Texas for the use and benefit of the public as a perpetual right–of–way and easement for the passage and accommodation of vehicle and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way and easement area, for any purpose related to the exercise of a governmental service or function including, but not limited to fire and police protection, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs access. and for all other purposes for which a public street and right–of–way is commonly used, including installing, repairing, maintaining, altering, replacing, relocating and operating utilities in, into, upon, over, across, and under said right–of–way, and including but not limited to all such uses permitted by the Laws of the State of Texas and the Ordinances and Charter of the City of Glenn Heights. Owner covenants and agrees that Owner and Owner's heirs, representatives, administrators, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any right–of–way or easement granted herein any temporary or permanent structures except as may otherwise by authorized by the City of Glenn Heights, and it is further agreed that the City of Glenn Heights shall have the right to enter upon said right–of–way and easement, and remove any fences, buildings or other obstructions as may now be found upon said right–of–way or easement. TO HAVE AND TO HOLD said right–of–way and easement unto the City of Glenn Heights, its successors and assigns, and Owner hereby binds Owner and Owner's heirs, representatives, administrators, successors and assigns to warrant and forever defend, all and singular, said rights–of–ways and easements unto the City of Glenn Heights, its successor: and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

This Certificate of Dedication is signed this _____ day of _____, 2022.

FOR: Bloomfield Homes, L.P.,
a Texas limited partnership
By: Bloomfield Properties, Inc.,
a Texas corporation, General Partner

By: _____
Donald J. Dykstra, President

STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ , 2022.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. For Final Plat review purposes only.

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

STATE OF TEXAS
REGISTERED
DANIEL CHASE O'NEAL
6570
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____ , 2022.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

CITY APPROVAL CERTIFICATE

I hereby certify that the above and foregoing plat of HAMPTON PARK, PHASE 1 addition to the City of Glenn Heights was approved this ___ day of _____, 2022 by the Planning and Zoning Commission of the City of Glenn Heights, Texas.

_____ Chairman

_____ Secretary

I hereby certify that the above and foregoing plat of HAMPTON PARK, PHASE 1 addition to the City of Glenn Heights was approved this ___ day of _____, 2022 by the City Council of the City of Glenn Heights, Texas.

_____ Mayor

_____ City Secretary

FINAL PLAT

HAMPTON PARK, PHASE 1

LOTS 1–9 AND C.A. 1, BLOCK A; LOTS 1–6 AND C.A. 2 & 4, BLOCK B;
LOTS 13–17, BLOCK F; LOTS 1–47, BLOCK G; LOTS 3–13, BLOCK H;
LOTS 1–26, BLOCK I; LOTS 1–13, BLOCK K;
& LOT 1 AND C.A. 3, BLOCK L

BEING A REPLAT OF

A PORTION OF
LOTS 1 & 2, WILLIAMS FARM
CAB. J, PG. 25, P.R.E.C.T.
& A FINAL PLAT OF A PORTION OF
A 5.412 ACRE TRACT AND A 47.804 ACRE TRACT

AND BEING

36.844 ACRES
117 RESIDENTIAL LOTS
& 4 COMMON AREA LOTS

SITUATED IN THE

JOHN C. PATTON SURVEY, A–841,
WILLIAM G. BERRY SURVEY, A–74,
& WILLIAM G. DENTON SURVEY, A–295
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817–416–1572

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 19072
daniel.oneal@onealsurveying.com
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ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

DATE: 1/27/2022

Z:\PROJECTS\06543 Hampton Park\dwg\Plats\6543 Final Plat Ph 1.dwg

AGENDA SUMMARY SHEET
May 3, 2022

CONSENT AGENDA, ITEM 5

Discuss and take action to approve a Final Plat request by JPH Land Survey on behalf of Ledbetter Real Estate, Ltd. & Mariposa Crossing, LLC for Mariposa Crossing. The 5.868-acre is situated in the JP Wolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas. The subject property is zoned Retail with a Specific Use Permit. The applicant proposed to subdivide this tract into three lots. (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: May 3, 2022

SUBJECT

Zoning Case 22-001-FP: Discuss and take action on a Final Plat request by JPH Land Survey on behalf of Ledbetter Real Estate, Ltd. & Mariposa Crossing, LLC for Mariposa Crossing. The 5.868-acre is situated in the JP Wolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas. The subject property is zoned Retail with a Specific Use Permit. The applicant proposed to subdivide this tract into three lots.

DISCUSSION / BACKGROUND

Action on a Final Plat request by JPH Land Survey on behalf of Ledbetter Real Estate, Ltd. & Mariposa Crossing, LLC for Mariposa Crossing. The 5.868-acre is situated in the JP Wolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas. The subject property is zoned Retail with a Specific Use Permit. The applicant proposed to subdivide this tract into three lots.

PRIOR COUNCIL OR BOARD ACTION

Preliminary plat approved November 2021.

PUBLIC CONTACT

Notice was published in a local newspaper by March 27, 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

Section 212.010 of the Texas Local Government Code states that the municipal authority responsible for approving plats shall approve a plat if:

1. It conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;
2. It conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;
3. A bond required under Section 212.0106, if applicable, is filed with the municipality; and;
4. It conforms to any rules adopted under Section 212.002.

The Development Review Committee Staff recommends APPROVAL of this final plat request.

ATTACHMENTS

1. Mariposa Crossing Final Plat

PREPARED BY

Laura Voltmann, Planner

REVIEWED BY

Brandi Brown, City Secretary

Drafter: ML
Revision:
Revision:
Revision:

FLOOD ZONE CLASSIFICATION

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

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

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

LEGEND OF ABBREVIATIONS

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §

COUNTY OF TARRANT §

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

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

_____
Notary Public, State of Texas

My Commission Expires:_____

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS, *Ledbetter Real Estate, LTD.* and *Mariposa Crossing, LLC* are the owners of 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 is more particularly described as follows:

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 the 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.;

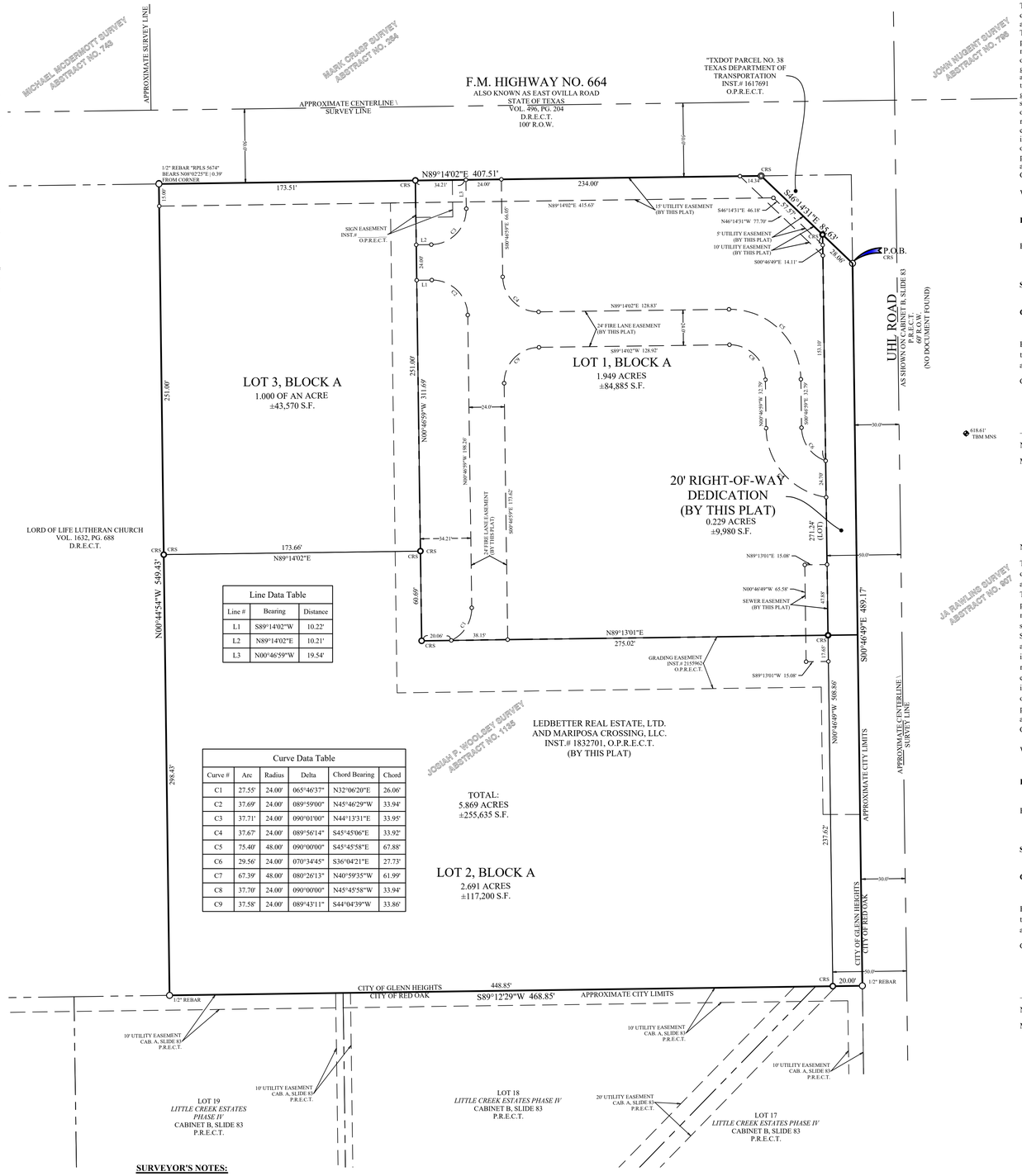
THENCE SOUTH 00° 46' 49" EAST, with the east property line of the *Ledbetter* tract and with the said right-of-way line, a distance of 489.17 feet to a 1/2 inch rebar found at the southeast property corner of the *Ledbetter* tract, same being the northeast lot corner of Lot 17 of said *Little Creek Estates, Phase IV*;

THENCE SOUTH 89° 12' 29" WEST, with the south property line of the *Ledbetter* tract and with the north line of said *Little Creek Estates, Phase IV*, a distance of 468.85 feet to a 1/2 inch rebar found at the southwest property corner of the *Ledbetter* tract, same being the southeast property corner of the tract described in the deed to *Lord of Life Lutheran Church,* recorded under Volume 1632, Page 688, O.P.R.E.C.T.

THENCE NORTH 00° 44' 54" WEST, with the west property line of the *Ledbetter* tract and with the east property line of said *Lord of Life Lutheran Church* tract, a distance of 549.43 feet to the northwest property corner of the *Ledbetter* tract, same being the northeast property corner of the said *Lord of Life Lutheran Church* tract, and being on the monumented south right-of-way line of F.M. Highway No. 664, also known as East Ovilla Road, being a 100 foot right-of-way, being dedicated in part to the *State of Texas*, as recorded in Volume 496, Page 204, O.P.R.E.C.T, from which a found 1/2 inch capped rebar stamped "RPLS 5674" bears NORTH 08° 02' 25" EAST, a distance of 0.39 feet;

THENCE NORTH 89° 14' 02" EAST, with the north property line of the *Ledbetter* tract and with the said right-of-way line, a distance of 407.51 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";

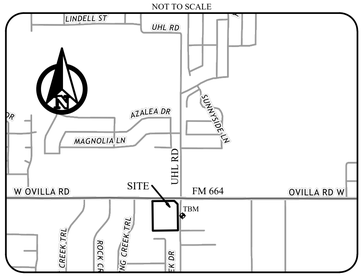
THENCE SOUTH 46° 14' 31" EAST, departing the said property line and the said right-of-way line, with the southwest line of "TxDOT Parcel No. 38", a distance of 85.63 feet returning to the **POINT OF BEGINNING** and enclosing 5.869 acres (±255,635 square feet).

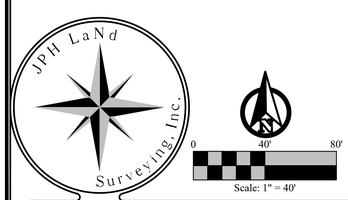


Line Data Table		
Line #	Bearing	Distance
L1	S89°14'02"W	10.22'
L2	N89°14'02"E	10.21'
L3	N00°46'59"W	19.54'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	27.55'	24.00'	065°46'37"	N32°06'20"E	26.06'
C2	37.69'	24.00'	089°59'00"	N45°46'29"W	33.94'
C3	37.71'	24.00'	090°01'00"	N44°13'31"E	33.95'
C4	37.67'	24.00'	089°56'14"	S45°45'06"E	33.92'
C5	75.40'	48.00'	090°00'00"	S45°45'58"E	67.88'
C6	29.56'	24.00'	070°34'45"	S36°04'21"E	27.73'
C7	67.39'	48.00'	080°26'13"	N40°59'35"W	61.99'
C8	37.70'	24.00'	090°00'00"	N45°45'58"W	33.94'
C9	37.58'	24.00'	089°43'11"	S44°04'39"W	33.86'

VICINITY MAP
NOT TO SCALE





SURVEYOR'S NOTES:

1. 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.
2. Building lines or setbacks are to be determined by the current zoning of the subject property.
3. Lots subject to Reciprocal Access Easement Agreement recorded under Instrument Number 2155961, Official Public Records, Ellis County, Texas.

WAIVER OF CLAIM OF DAMAGES:

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness my hand this _____ day of _____, 2021.

By: Mariposa Crossing, LLC

By: _____ _____ _____
Name Title Date

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

My Commission Expires:_____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness my hand this _____ day of _____, 2021.

By: Ledbetter Real Estate, Ltd.

By: _____ _____ _____
Name Title Date

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

My Commission Expires:_____

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

_____ _____ _____ _____
Mayor Date City Secretary Date.

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

_____
City Secretary

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

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

Mariposa Crossing, LLC
1007 Ferris Avenue
Waxahachie, Texas 75165

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

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

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

LEDBETTER REAL ESTATE, LTD & MARIPOSA CROSSING LLC
INSTRUMENT NUMBER 1832701
5.869 ACRES (±255,635 S.F.)
JOSIAH P. WOOLSEY SURVEY, ABSTRACT NO. 1135
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS
PREPARED APRIL 2021

AGENDA SUMMARY SHEET
May 3, 2022

AGENDA, ITEM 1

Presentation regarding Council Vote Procedure. (Victoria Thomas, City Attorney)

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
May 3, 2022

AGENDA, ITEM 2

Public hearing to receive testimony concerning a change of zoning request by Kimley-Horn for the property located at 901 W. Bear Creek Road, Glenn Heights, Dallas County, Texas. The 96.8-acre parcel is situated in the Elias R. Park Survey, abstract 1131 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-3 (SF-3) for the development of a single-family neighborhood. (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
May 3, 2022

AGENDA, ITEM 3

Discuss and take action on a change of zoning request by Kimley-Horn for the property located at 901 W. Bear Creek Road, Glenn Heights, Dallas County, Texas. The 96.8-acre parcel is situated in the Elias R. Park Survey, abstract 1131 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-3 (SF-3) for the development of a single-family neighborhood. (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: May 3, 2022

SUBJECT

Zoning Case 21-002-RZ: Discuss and take action on a change of zoning request by Kimley-Horn for the property located at 901 W. Bear Creek Road, Glenn Heights, Dallas County, Texas. The 96.8-acre parcel is situated in the Elias R. Park Survey, abstract 1131 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-3 (SF-3) for the development of a single-family neighborhood.

DISCUSSION / BACKGROUND

The subject area is located near the southwest corner of S. Westmoreland Road and W. Bear Creek Road and is currently zoned Single Family-1 (SF-1). The property is surrounded by low density residential or vacant land and contains one of Little Creeks tributaries and is bordered by another.

If the zoning change is reviewed favorably by the Planning and Zoning Commission and adopted by the City Council, the following base SF-3 standards would apply:

	SF-3 Base Standards
Lot Area	9,000 sq. ft minimum., with an average lot size of 11,000 sq. ft.
Lot Width	70’
Lot Depth	120’
Minimum Dwelling Unit Size	1,750 sq. ft.
Front Yard	30’
Side Yard	8’
Side Yard of Corner Lots	15’
Rear Yard	20’
Maximum Lot Coverage of Building Structure(s)	40%
Main Structure Height	35’

Accessory Structure Hight	15’
Individual Lot Landscaping Requirements	two 3” caliper trees w/ 40’ crowns; two 3” caliper trees w/ 20’ crowns; 20% of total lot area;
Max Residential Density	3.5 dwelling units per acre
Minimum Roof Pitch	6:12
Maximum Fence Height	6’

COMPREHENSIVE PLAN ALIGNMENT

Staff has reviewed this application to determine its compatibility with the City’s Future Land Use Map and Comprehensive Plan which designates this area as Traditional Neighborhood Development – Neighborhood A.

Traditional Neighborhood Development

TND is proposed within Neighborhood A and typically involves reduced street setbacks, rear entry garages, integrated parks and open spaces, architectural enhancements/design, connected street grids and clusters of neighborhood retail/services.

The proposed zoning change and preliminary site plan are in not accordance with that of traditional neighborhood development. However, development of this site in accordance with the future land use map would impact compatibility with existing low density residential uses. Traffic capacity improvements along W. Bear Creek and S. Westmoreland might be needed to accommodate the increased density common in traditional neighborhood development.

The potential lot development pattern submitted suggests a sensitivity to the existing watershed patterns that would also provide riparian zones identified as desirable in the Comprehensive Plan. The applicant proposes other types of open space throughout the community in addition to preserving the floodplain along the creek. The site plan includes two divided entrances into the neighborhood with medians that could provide an opportunity for entry features.

The proposed rezoning and potential lot development pattern are consistent with the following implementation goals in the Comprehensive Plan Update adopted in 2010.

9.6 Determine appropriate locations for future residential and nonresidential development considering existing neighborhoods and natural features.

11.7 Incorporate parks, trails and other public areas into residential neighborhoods to maximize value and long term stability.

14.2 Ensure that future infill development is compatible with the City's natural features and is integrated with existing residential neighborhoods.

14.5 Preserve natural resources and important natural features where possible.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by March 25, 2021. Notice was also published in a local newspaper by March 27, 2021 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance. Additionally, two informational signs have been posted along the street frontages to inform the public of the pending zoning change.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Considering the compatibility with surrounding land uses, protection of floodplain, and consistency with implementation goals in the comprehensive plan, Staff recommends *approval* of the proposed zoning change.

ATTACHMENTS

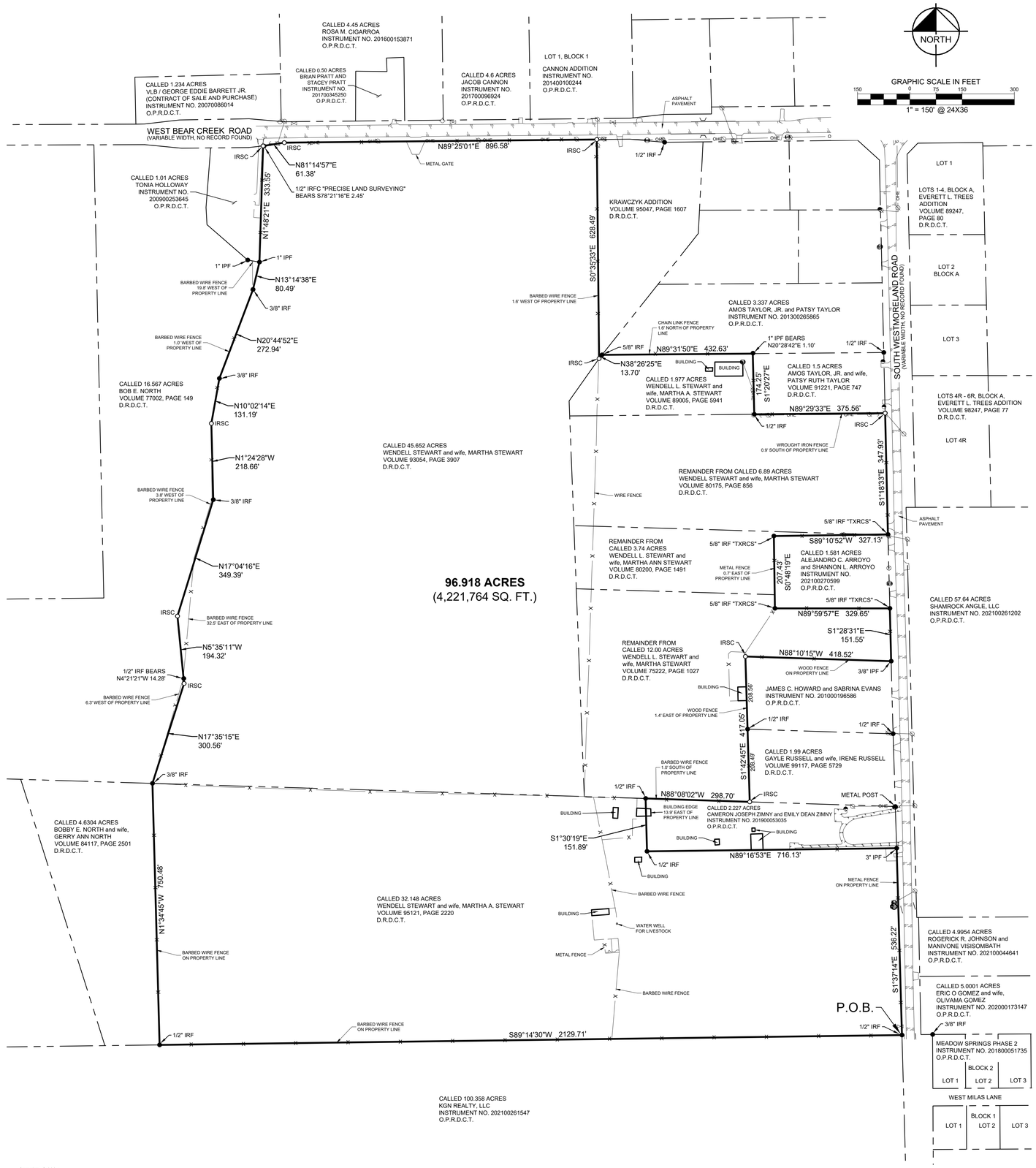
1. Stewart Farms Preliminary Survey
2. Stewart Farms Concept Plan

PREPARED BY

Laura Voltmann, Planner

REVIEWED BY

Brandi Brown, City Secretary



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PROPERTY DESCRIPTION

BEING a tract of land located in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas, and being all a called 32.148 acre tract described in the deed to Wendell Stewart and wife, Martha A. Stewart, recorded in Volume 95121, Page 2220 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), all of a called 45.652 acre tract described in the deed to Wendell Stewart and wife, Martha Stewart, recorded in Volume 93054, Page 3907 D.R.D.C.T., all of a called 1.977 acre tract described in the deed to Wendell L. Stewart and wife, Martha A. Stewart recorded in Volume 89005, Page 5941 D.R.D.C.T., part of a called 6.89 acre tract described in the deed to Wendell Stewart and wife, Martha Stewart, recorded in Volume 80175, Page 856 D.R.D.C.T., part of a called 3.74 acre tract described in the deed to Wendell L. Stewart and wife, Martha Ann Stewart, recorded in Volume 80200, Page 1491 D.R.D.C.T., and part of a called 12.00 acre tract described in the deed to Wendell L. Stewart and wife, Martha Stewart, recorded in Volume 75222, Page 1027 D.R.D.C.T. Said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the westerly right-of-way line of South Westmoreland Road, a variable width right of way, no record found, for the northeast corner of a called 100.358 acre tract described in the deed to KGN Realty, LLC, recorded in Instrument No. 202100261547 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), the southeast corner of said 32.148 acre tract and the southeast corner hereof;

THENCE South 89°14'30" West, with the north line of said 100.358 acre tract and the south line of said 32.148 acre tract, a distance of 2,129.71 feet to a 1/2-inch iron rod found for the southeast corner of a called 4.6304 acre tract described in the deed to Bobby E. North and wife, Gerry Ann North, recorded in Volume 84117, Page 2501 D.R.D.C.T., the southwest corner of said 32.148 acre tract and the southwest corner hereof;

THENCE North 01°34'45" West, departing the north line of said 100.358 acre tract, with the east line of said 4.6304 acre tract and the west line of said 32.148 acre tract, a distance of 750.48 feet to a 3/8-inch iron rod found for the southeast corner of a called 16.567 acre tract described in the deed to Bob E. North recorded in Volume 77002, Page 149 D.R.D.C.T., the northeast corner of said 4.6304 acre tract, the southwest corner of said 45.652 acre tract, the northwest corner of said 32.148 acre tract, and an angle corner hereof;

THENCE with the easterly lines of said 16.567 acre tract and the westerly lines of said 45.652 acre tract, the following courses and distances:

North 17°35'15" East, a distance of 300.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set,

North 05°35'11" West, a distance of 194.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set,

North 17°04'16" East, a distance of 349.39 feet to a 3/8-inch iron rod found,

North 01°24'28" West, a distance of 218.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set,

North 10°02'14" East, a distance of 131.19 feet to a 3/8-inch iron rod found,

North 20°44'52" East, a distance of 272.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set,

North 13°14'38" East, a distance of 80.49 feet to a 1-inch iron pipe found for the southeast corner of a called 1.1 acre tract described in the deed to Tonia Holloway recorded in Instrument No. 200900253645 O.P.R.D.C.T., the southerly northeast corner of said 16.567 acre tract, an angle corner of said 45.652 acre tract and an angle corner hereof;

THENCE North 01°48'21" East, with the east line of said 1.01 acre tract and the northernmost west line of said 45.652 acre tract, a distance of 333.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the southerly right-of-way line of West Bear Creek Road, a variable width right of way, no record found, for the northeast corner of said 1.01 acre tract, the northwest corner of said 45.652 acre tract and the northwest corner hereof; a 1/2-inch iron rod with cap marked "Precise Land Surveying" found for reference bears South 78°21'16" East 2.45 feet from said iron rod set;

THENCE with the southerly right-of-way line of said Bear Creek Road and the north lines of said 45.652 acre tract, the following courses and distances:

North 81°14'57" East, a distance of 61.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set,

North 89°25'01" East, a distance of 896.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of the Krawczyk Addition, an addition to the City of Glenn Heights as shown on the plat recorded in Volume 95047, Page 1607 D.R.D.C.T., the northeast corner of said 45.652 acre tract, and the northernmost northeast corner hereof;

THENCE South 00°35'33" East, with the west line of said Krawczyk Addition and the northerly east line of said 45.652 acre tract, a distance of 628.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the northwest line of said 1.977 acre tract, for the south corner of Krawczyk Addition, a northerly southeast corner of said 45.652 acre tract and an interior corner hereof;

THENCE North 38°26'25" East, with the southeast line of said Krawczyk Addition and the northwest line of said 1.977 acre tract a distance of 13.70 feet to a 5/8-inch iron rod found for the southwest corner of a called 3.337 acre tract described in the deed to Amos Taylor, Jr. and Patsy Taylor recorded in Instrument No. 201300265865 O.P.R.D.C.T., the northwest corner of said 1.977 acre tract and an easterly northwest corner hereof;

THENCE North 89°31'50" East, departing the southeast line of said Krawczyk Addition, with the south line of said 3.337 acre tract and the north line of said 1.977 acre tract, a distance of 432.63 feet to a point for the northwest corner of a called 1.5 acre tract described in the deed to Amos Taylor, Jr. and wife, Patsy Ruth Taylor, recorded in Volume 91221, Page 747 D.R.D.C.T., the northeast corner of said 1.977 acre tract and a northeast corner hereof; a 1-inch iron pipe found for reference bears North 20°28'42" East 1.10 feet from said point for corner;

THENCE South 01°20'27" East, departing the south line of said 3.337 acre tract, with the west line of said 1.5 acre tract and the east line of said 1.977 acre tract, a distance of 174.25 feet to a 1/2-inch iron rod found in the north line of said 6.89 acre tract, for the southwest corner of said 1.5 acre tract, the southeast corner of said 1.977 acre tract and an interior corner hereof;

THENCE North 89°29'33" East, with the south line of said 1.5 acre tract and the north line of said 6.89 acre tract, a distance of 375.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly right-of-way line of said South Westmoreland Road, for the southeast corner of said 1.5 acre tract, the northeast corner of said 6.89 acre tract and a northeast corner hereof;

THENCE South 01°18'33" East, with the westerly right-of-way line of said South Westmoreland Road and the east line of said 6.89 acre tract, a distance of 347.93 feet to a 5/8-inch iron rod with cap marked "TXRCS" found for the northeast corner of a called 1.581 acre tract described in the deed to Alejandro C. Arroyo and Shannon L. Arroyo recorded in Instrument No. 202100270599 O.P.R.D.C.T., and the northernmost southeast corner hereof;

THENCE South 89°10'52" West, departing the westerly right-of-way line of said South Westmoreland Road, across said 6.89 acre tract, said 3.74 acre tract and said 12.00 acre tract, with the north line of said 1.581 acre tract, a distance of 327.13 feet to a 5/8-inch iron rod with cap marked "TXRCS" found for the northwest corner of said 1.581 acre tract and an interior corner hereof;

THENCE South 00°48'19" East, continuing across said 3.74 acre tract and said 12.00 acre tract, with the west line of said 1.581 acre tract, a distance of 207.43 feet to a 5/8-inch iron rod with cap marked "TXRCS" found for the southwest corner of said 1.581 acre tract and an interior corner hereof;

THENCE North 89°59'57" East, continuing across said 12.00 acre tract, with the south line of said 1.581 acre tract, a distance of 329.65 feet to a 5/8-inch iron rod with cap marked "TXRCS" found in the westerly right-of-way line of said South Westmoreland Road, the northerly east line of said 12.00 acre tract, for the southeast corner of said 1.581 acre tract and a northeast corner hereof;

THENCE South 01°28'31" East, with the westerly right-of-way line of said South Westmoreland Road and the northerly east line of said 12.00 acre tract, a distance of 151.55 feet to a 3/8-inch iron pipe found for the northeast corner of a tract of land described in the deed to James C. Howard and Sabrina Evans recorded in Instrument No. 201000196586 O.P.R.D.C.T., the northerly southeast corner of said 12.00 acre tract and a northerly southeast corner hereof;

THENCE North 88°10'15" West, with the north line of said Howard tract and the northerly south line of said 12.00 acre tract, a distance of 418.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Howard tract, an interior corner of said 12.00 acre tract and an interior corner hereof;

THENCE South 01°42'45" East, with the west line of said Howard tract and the westerly east line of said 12.00 acre tract, at a distance of 208.56 feet passing 1/2-inch iron rod found for the northwest corner of a called 1.99 acre tract described in the deed to Gayle Russell and wife, Irene Russell, recorded in Volume 99117, Page 5729 D.R.D.C.T. and the southwest corner of said Howard tract, continuing with the west line of said 1.99 acre tract a total distance of 417.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line of a called 2.227 acre tract described in the deed to Cameron Joseph Zimny and Emily Dean Zimny recorded in Instrument No. 201900053035 O.P.R.D.C.T., for the southwest corner of said 1.99 acre tract, the southerly southeast corner of said 12.00 acre tract and a southeast corner hereof;

THENCE North 88°08'02" West, with the southerly south line of said 12.00 acre tract and the north line of said 2.227 acre tract, a distance of 298.70 feet to a 1/2-inch iron rod found for westerly northeast corner of said 32.148 acre tract, the northwest corner of said 2.227 acre tract and an interior corner hereof;

THENCE South 01°30'19" East, departing the southerly south line of said 12.00 acre tract, with the west line of said 2.227 acre tract and the westerly east line of said 32.148 acre tract, a distance of 151.89 feet to a 1/2-inch iron rod found for the southwest corner of said 2.227 acre tract, an interior corner of said 32.148 acre tract and an interior corner hereof;

THENCE North 89°16'53" East, with the south line of said 2.227 acre tract and the easterly north line of said 32.148 acre tract, a distance of 716.13 feet to a 3-inch pipe found in the westerly right-of-way line of said South Westmoreland Road, for the southeast corner of said 2.227 acre tract, the easterly northeast corner of said 32.148 acre tract, and the southernmost northeast corner hereof;

THENCE South 01°37'14" East, with the westerly right-of-way line of said South Westmoreland Road and the easterly east line of said 32.148 acre tract, a distance of 536.22 feet to the **POINT OF BEGINNING** and containing 96.918 acres (4,221,764 square feet) of land, more or less.

NOTE:

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998816029.

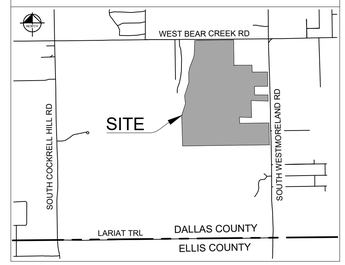
SURVEYORS CERTIFICATION:

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition II Survey.

Brady Alan Becker
Registered Professional Land Surveyor No. 6529
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
brady.becker@kimley-horn.com

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

VICINITY MAP N.T.S.



LEGEND

GUY ANCHOR	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
LIGHT STANDARD	IRFC IRON ROD WITH CAP FOUND
ELECTRIC METER	IRF IRON ROD FOUND
UTILITY POLE	IPF IRON PIPE FOUND
SIGN	P.O.B. POINT OF BEGINNING
IRRIGATION CONTROL VALVE	D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
FIRE HYDRANT	
WATER METER	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
WATER VALVE	
WATER WELL	
BOUNDARY LINE	
PROPERTY LINE	
OVERHEAD UTILITY LINE	
FENCE LINE	
EDGE OF ASPHALT	

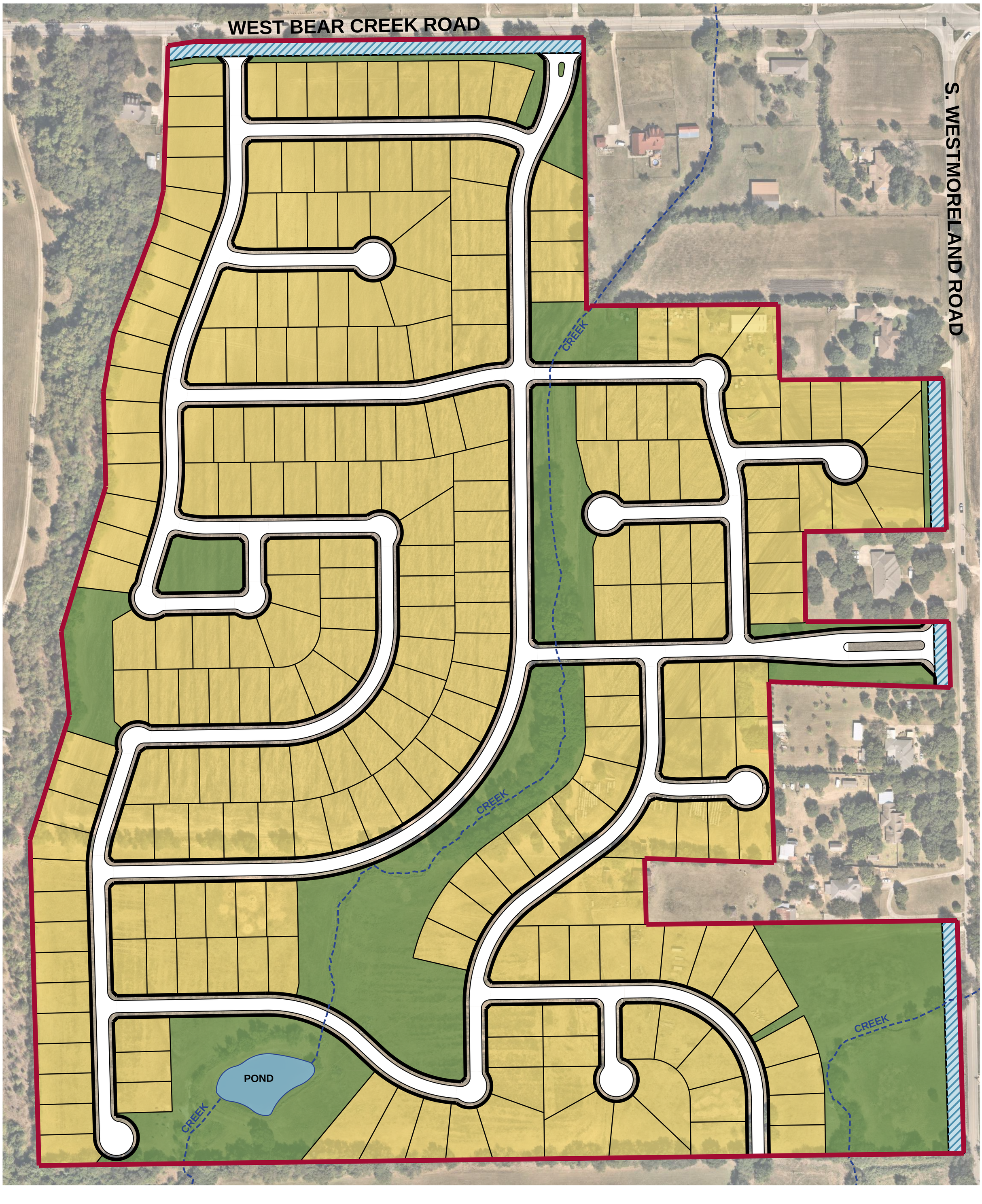
No.	DATE	REVISION DESCRIPTION
1		.

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	BB	KHA	11/15/2021	068517151	1 OF 1

LAND TITLE SURVEY
96.918 ACRES
ELIAS R. PARK SURVEY,
ABSTRACT NO. 1131
CITY OF GLENN HEIGHTS,
DALLAS COUNTY, TEXAS

DWG NAME: K:\FRI_SURVEY\068517151-STEWART FARMS-GLENN HEIGHTS\DWG\068517151 STEWART FARMS BOUNDARY V1B.DWG PLOTTED BY BECKER, BRADY 11/15/2021 4:55 PM LAST SAVED 11/15/2021 4:55 PM



Stewart Farms
Concept Plan

Glenn Heights, Texas
March 2022

Land plan is conceptual in nature and subject to change at time of preliminary plat. Final layout shall meet the requirements of the SF-3 Zoning District.

GRAPHIC SCALE IN FEET
0 50 100 200
1"=100' @ 24x36

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2021

DWG NAME K:\FRI_CIVIL\FRISCO SINGLE FAMILY PURSUITS_2021\2021035 - GLENN HEIGHTS - W BEAR CREEK ROAD\CAD\EXHIBITS\PLANSHEETS\CONCEPT PLAN FOR ZONING EXHIBIT 20220308.DWG
LAST SAVED 3/8/2022 1:50 PM

AGENDA SUMMARY SHEET
May 3, 2022

AGENDA, ITEM 4

Discuss and take action on a request concerning a Site Plan for Auto Zone by Arly Samuelson and Westwood Professional Services. The 2.656- acre property is zoned R and is situated in the Hollywood Addition Lot 29B, Block E. The property is located at the northwest corner of Ovilla Road and Santa Rosa, Glenn Heights, Ellis County, Texas. The proposed use is auto parts store. (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: May 3, 2022

SUBJECT

Zoning Case 22-002-SUP: Discuss and take action on a request concerning a Site Plan for Auto Zone by Arly Samuelson and Westwood Professional Services. The 2.656-acre property is zoned R and is situated in the Hollywood Addition Lot 29B, Block E. The property is located at the northwest corner of Ovilla Road and Santa Rosa, Glenn Heights, Ellis County, Texas. The proposed use is auto parts store.

DISCUSSION / BACKGROUND

The applicant proposes to develop an auto parts store located at the corner of Ovilla Road and Santa Rosa Drive. The property is not officially addressed at this time. Surrounding land uses include other vacant commercial properties. The proposed site plan includes access from Santa Rosa Drive. While there is no entrance from Ovilla Road, the proposed parking lot includes a drive aisle extension to the vacant remainder portion of the lot to the west. This portion is approximately 150 feet wide and 270 feet deep, which is large enough to accommodate a similarly sized retail development.

The building is oriented towards Santa Rosa Drive, with the entrance located near the corner close to Ovilla Road. The elevation along Ovilla contains a high level of glazing. The building materials and exterior color scheme accentuate traditional building elements, expressing the building's foundation through a dark gray base and including a lighter gray across the top as a cornice element with white capitals atop gray columns representing the vertical elements of the building. Proposed attached lighting will have full cut-off fixtures to minimize glare and light pollution. All lighting standards will be met at the time of permitting.

The loading area is located on north side of the building and consists of a small roll-up door that will be sufficient for merchandise to be hand loaded into the building. No loading dock is provided. The dumpster is located on the northern portion of the site and

will be enclosed with a masonry wall and metal gate. This design is similar to the dumpster location and enclosure at the Sonic Drive-in located to the west. The plans include a six (6) foot masonry screening wall along the northern property line, with a fifteen (15) foot landscape buffer. The wall will include required columns. Landscaping is proposed to be sod with Bermuda grass and planted with four (4) groups of three (3) trees spaced approximately thirty (30) feet on center. The proposed landscape plan does not include the required twelve (12) shrubs per thirty-five (35) linear feet, but the applicant has indicated that final plans will comply with this requirement.

Fourteen (14) parking spaces are required per the zoning ordinance. The site plan depicts thirty-nine (39) spaces, an excess of twenty-four (24) spaces. The ordinance does not contain a maximum parking limit. All parking lot layout standards will be met.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Notice was published in a local newspaper by March 29, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

FINANCIAL IMPACT

The City of Glenn Heights will receive a tax revenue of 2.000% on all taxable goods sold on-site. Additionally, the development of this site will raise the property value and the City will collect $0.833523 in property taxes for every $100 of the property’s taxable value.

RECOMMENDATION / ALTERNATIVES

Staff recommends APPROVAL of this site plan request with the condition that the property be developed in accordance with the elevations and proposed site plan, noting compliance with landscaping, screening, lighting, and parking lot design standards.

ATTACHMENTS

1. Property Survey
2. Proposed Site Plan

3. Proposed Elevations
4. Proposed Landscape Plans
5. Proposed Lighting Plan
6. Proposed Sign Plan

PREPARED BY

Laura Voltmann, Planner

REVIEWED BY

Brandi Brown, City Secretary

FILED FOR RECORD
Ellis County, Texas
0313360 C F S 305
04/29/2003 12:27pm

HOLLYWOOD ADDITION
PHASE TWO
CABINET B, SLIDE 270
P.R.E.C.T.

LOT 23 | LOT 24 | LOT 25 | LOT 26 | LOT 27 | LOT 28

1/2" IRON ROD FND.

5/8" IRON ROD W/CAP STAMPED "SCI" SET

23.39'

N 89°29'08" E — 483.08'

5/8" IRON ROD W/CAP STAMPED "SCI" SET

15' UTILITY EASEMENT

N 00°00'18" W (REFERENCE BEARING)

15' DRAINAGE AND UTILITY EASEMENT

LOT 29B
2.771 ACRES
(120,705 sq.ft.)

5/8" IRON ROD W/CAP STAMPED "SCI" SET

N 89°59'26" E — 150.00'

5/8" IRON ROD W/CAP STAMPED "SCI" SET

LOT 29, BLOCK E
HOLLYWOOD ADDITION
PHASE TWO
CABINET B, SLIDE 270
P.R.E.C.T.

S 00°30'52" E

15' BUILDING LINE

SANTA ROSA DRIVE

(50.0' RIGHT-OF-WAY)

N 00°00'18" W — S 00°00'18" E

LOT 29A
0.654 ACRES
(28,500 sq.ft.)

RICHARD V. SCOTT
VOLUME 791, PAGE 59
D.R.E.C.T.

GLEN HEIGHTS 11, LTD.
VOLUME 716, PAGE 434
D.R.E.C.T.

60' BUILDING LINE

305.86'

190.00'

190.00'

310.13'

20.0' SWBT EASEMENT
VOLUME 536, PAGE 976
D.R.E.C.T.

10' RIGHT-OF-WAY DEDICATION

20' UTILITY EASEMENT

10' UTILITY EASEMENT

24.00'

150.00'

S 89°59'26" W

311.82'

485.82'

5/8" IRON ROD W/CAP STAMPED "SCI" SET

POINT OF BEGINNING
1" IRON PIPE FND.

5/8" IRON ROD W/CAP STAMPED "SCI" SET

5/8" IRON ROD W/CAP STAMPED "SCI" SET

F. M. 664 (OVILLA ROAD)

(100.0' RIGHT-OF-WAY)

OWNERS CERTIFICATE

WHEREAS Richard V. Scott is the owner of a 3.425 acre tract of land situated in the City of Glenn Heights, Ellis County, Texas and being all of Lot 29, Block E of Hollywood Addition, Phase Two, an addition to the City of Glenn Heights, Ellis County, Texas as recorded in Cabinet B, Slide 270 of the Plat Records of Ellis County, Texas, said 3.425 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one inch iron pipe found for the southwest corner of said Lot 29 and being the southeast corner of a tract of land deeded to Glen Heights 11, Ltd. by Warranty Deed recorded in Volume 716, Page 434 of the Deed Records of Ellis County, Texas, said one inch iron pipe being in the north right-of-way line of F. M. Highway 664 (Ovilla Road), a 100.0' wide right-of-way;

THENCE North 00 degrees 00 minutes 18 seconds West, with the west line of said Lot 29 and the east line of said Glen Heights 11, Ltd., a distance of 305.86 feet to a 5/8 inch iron rod with cap stamped "SCI" set for the northwest corner of said Lot 29, from which a ½ inch iron rod found for the most northerly southwest corner of Lot 23, Block E of said Hollywood Addition bears North 00 degrees 00 minutes 18 seconds West, a distance of 23.39 feet;

THENCE North 89 degrees 29 minutes 08 seconds East, with the north line of said Lot 29 and departing the east line of said Glen Heights 11, Ltd. tract of land, a distance of 483.08 feet to a 5/8 inch iron rod with cap stamped "SCI" set for the northeast corner of said Lot 29 and being in the west right-of-way line of Santa Rosa Drive (50.0' right-of-way);

THENCE South 00 degrees 30 minutes 52 seconds East, with the east line of said Lot 29 and the west right-of-way line of said Santa Rosa Drive, a distance of 310.13 feet to a 5/8 inch iron rod with cap stamped "SCI" set for the southeast corner of said Lot 29 and being in the north right-of-way line of said F. M. Highway 664;

THENCE South 89 degrees 59 minutes 26 seconds West, with the south line of said Lot 29 and the north right-of-way line of said F. M. Highway 664, a distance of 485.82 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 3.425 acres or 149,205 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Richard V. Scott, do hereby adopt this plat as Lot 29A and Lot 29B, Block E of Hollywood Addition in the City of Glenn Heights, Ellis County, Texas and do hereby dedicate to the public use forever the streets, rights-of-way and utility easements shown hereon and hereby dedicate the utility easements shown hereon for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees shrubs or orther improvements or growths which in any way endanger or interfere with the construction of, maintenance or efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, inspecting, patrolling, maintaining and adding to and removing all or part of its respective system without the necessity at anytime of procuring the permission of anyone.

This plat approved subject to all ordinances, rules, regulations and resolutions of the City of Glenn Heights, Ellis County, Texas

Richard V. Scott
Owner
Richard V. Scott

STATE OF TEXAS }

COUNTY OF TARRANT }

Before me, the undersigned authority, on this day personally appeared Richard V. Scott, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 24 day of April 2003.

Glenda Coleman
Notary Public in and for the State of Texas

My Commission expires _____

OFFICIAL SEAL
Glenda Coleman
State of Texas
My Commission Expires
October 28, 2004

CITY OF GLENN HEIGHTS APPROVAL

I hereby certify that the above and foregoing Plat of Lot 29A and Lot 29B, Hollywood Addition, an addition to the City of Glenn Heights, Ellis County, Texas was approved this 21 day of April 2003, by the Planning and Zoning Commission of the City of Glenn Heights, Ellis County, Texas

Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

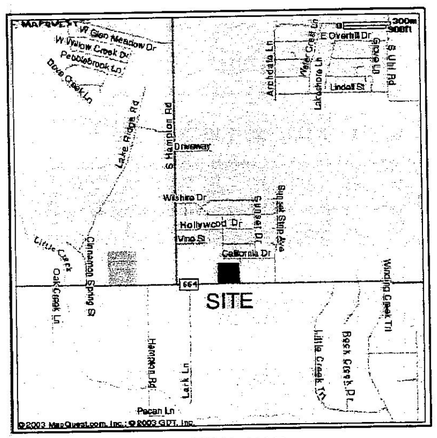
Said addition shall be subject to all the requirements of the Development Code of the City of Glenn Heights.

Witness my hand this 21 day of April 2003

City Secretary

CITY OF GLENN HEIGHTS
DALLAS COUNTY

Approval of the plat is contingent upon the plat being filed for record with the County Clerk of Ellis County within 180 days from the above date.



LOCATION MAP

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SURVEYORS CERTIFICATION

KNOW ALL ME BY THESE PRESENTS:

THAT I, Jim G. Glass, a Registered Professional Land Surveyor in the State of Texas do hereby certify that I prepared this plat form an actual and accurate survey of the land and that the corner monuments shown hereon shall be properly placed, under my personal supervision, in accordance with the Development Code regulations of the City of Glenn Heights, Texas.

Jim G. Glass
Registered Professional Land Surveyor No. 5262
Starnes Consulting, Inc.
4025 Woodland Park Boulevard
Suite 230
Arlington, TX. 76013
(817) 265-2681

STATE OF TEXAS
REGISTERED
JIM G. GLASS
5262
PROFESSIONAL
LAND SURVEYOR

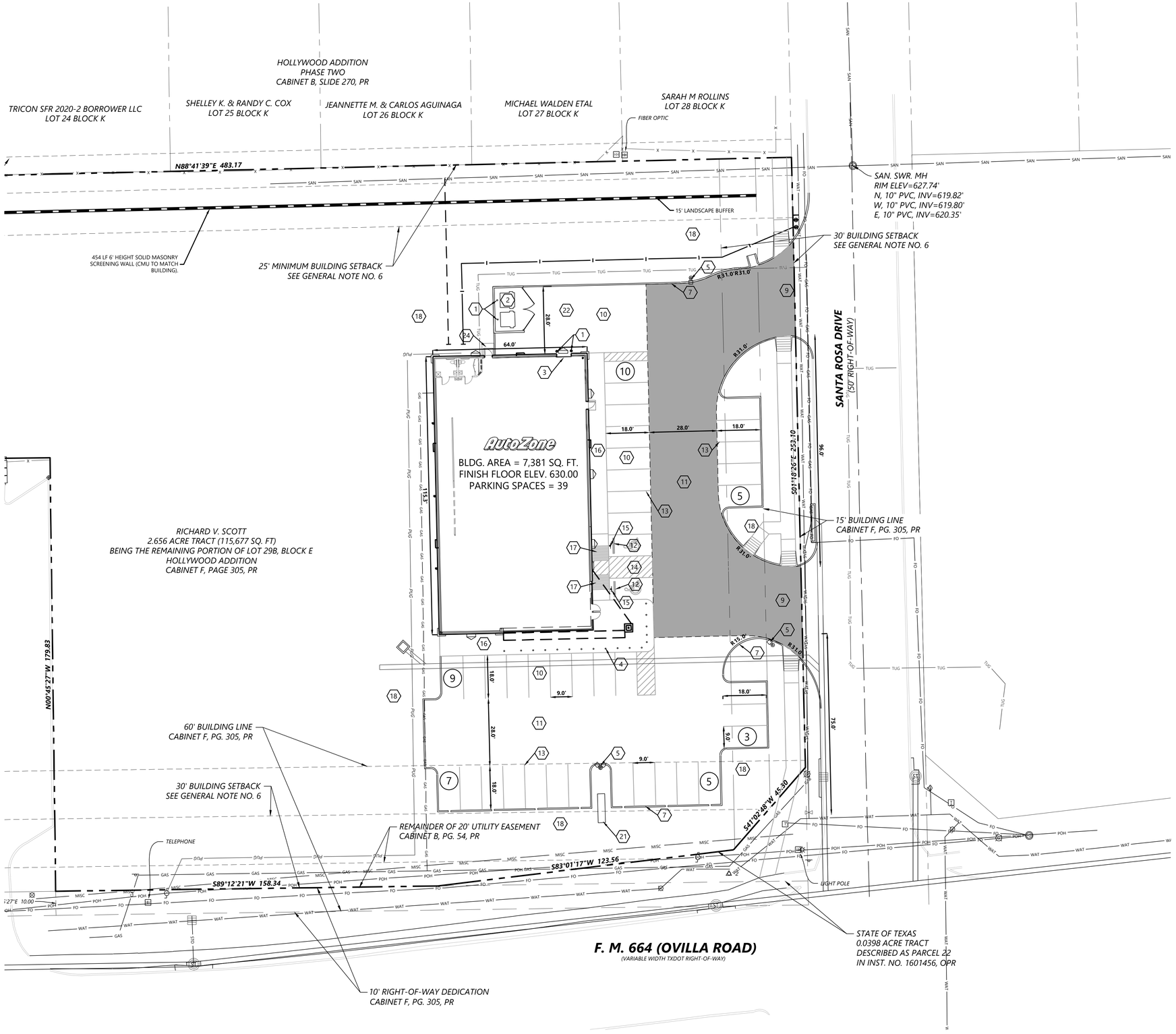
REPLAT

LOT 29A and LOT 29B
BEING ALL OF LOT 29, BLOCK E
HOLLYWOOD ADDITION
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS

Starnes Consulting Incorporated

DATE:	SCALE:	JOB NO:	SHEET NO.
3/13/03	1" = 50'	03303	1 OF 1
DESIGNED BY:	DRAWN BY: J.G.G.	CHECKED BY:	

© 2019 Westwood Professional Services, Inc.



LEGEND

- (X) PARKING STALL COUNT
- (X) KEY NOTE
- FIRE LANE

GRAPHIC SCALE 1"=20'

20 0 20 40

PARKING SUMMARY

PARKING RATIO	1:500 SF
PARKING REQUIRED	15 SPACES
PARKING PROVIDED	39 SPACES (INCLUDING HANDICAP)
HANDICAP PARKING PROVIDED:	2 SPACES

KEYNOTES

BUILDING & PAVING

1. Pipe guard - see details 15 & 16 / 1.02
2. Dumpster layout - see details 8, 9,10, & 11 / 1.02
3. Service Door Plan - see detail 15 / 1.02
4. Bollard Plan - see detail 14 / 1.02
5. Concrete light pole base - see detail 13 / 1.02
   Aim light fixture in direction as indicated.
6. Curb & gutter @ concrete paving - see detail 1on sheet 1.02
7. Curb & gutter @ asphalt paving - see detail 2 / 1.02
8. Slope end of curb 4:1
9. New curb cut and approach.
10. Concrete paving - see dtl. 4 / 1.02
    Expansion and Control joints - see detail 5 sheet 1.02
11. Asphalt paving - see dtl. 3 / 1.02
12. 6'-0" long concrete wheel stop pinned to pavement (typical). Locate 3'-6" from face of curb or sidewalk. See detail 17 / 1.02
13. 4" wide parking stripe painted white (typ.)
14. 4" wide diagonal stripes painted white at 2 ft. O.C.
15. Handicap parking sign - see detail 12 / 1.02G.C. to provide one Van Accessible sign.
16. Concrete sidewalk - see detail 22 / 1.02 for sidewalks around building
17. Accessible Ramp - See detail 6 & 19 / 1.02 - Max. slope 1:12 (8.33%) , Max. cross slope 1:50 (2.00%) Truncated dome to be a contrasting color.
18. New landscape area - Provide 3" topsoil & sod. See sheet 8.01 for additional information
19. Slope grade from back of curb down to match the existing grade at the property line
20. Screen wall - (Not Used)
21. Proposed monument sign
22. Loading Area: slope at max. 2-1/2% away from building.
23. 18" x 24" concrete splash blocks @ building down spouts (typ.)
24. 5' x 5' concrete pad

GENERAL NOTES

1. Proof roll building and all parking areas. Notify the Architect of any unacceptable areas.
2. Edge of new pavement to be flush with existing pavement.
3. All sidewalk curb and gutter street paving, curb cuts, driveway approaches, handicap ramp, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or state specifications and requirements.
4. For areas outside the property lines, repair and/or replace all damage done to existing elements (sidewalks, paving, landscaping, etc.) as required by owner and/or governing authority.
5. For proposed utility locations, see the utility plan.

Westwood

Phone (214) 473-4640 Parkway Centre 1
Toll Free (888) 937-5150 2901 Dallas Parkway, Suite 400
Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 5747
NWC OF E. OVILLA RD & SANTA ROSA DR.
GLENN HEIGHTS TEXAS 75154
SITE PLAN

Owner / Developer:
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: ARLYN W. SAMELSON, PE
P.E. No.: 95877
Date: 3/11/22

Westwood

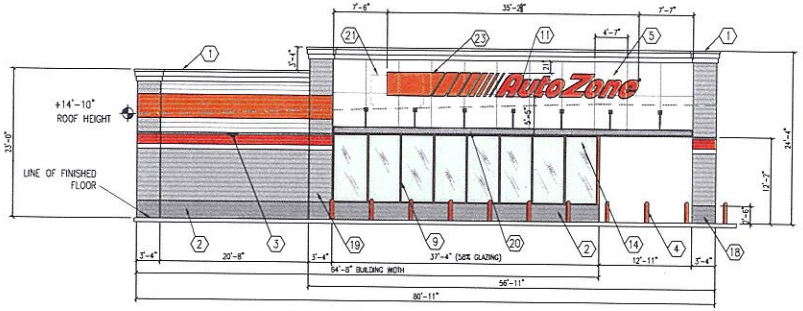
3/11/22

1.00

PROJECT NUMBER: 0033954.00

N:\0033954.00\1 PROJECT DATA\DWG\CIVIL\0033954X-SP.DWG

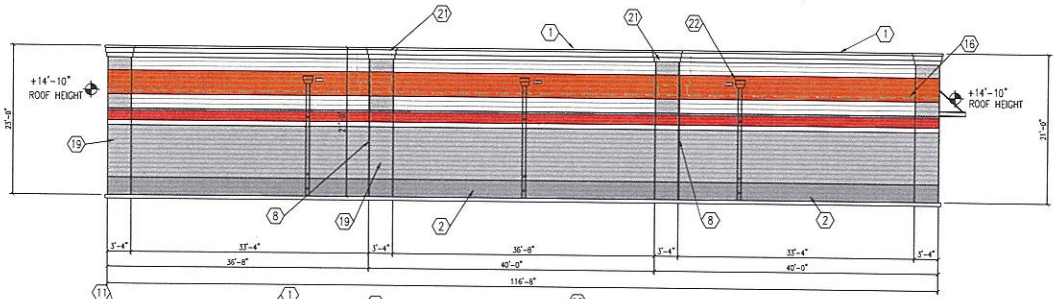
© COPYRIGHT 2022



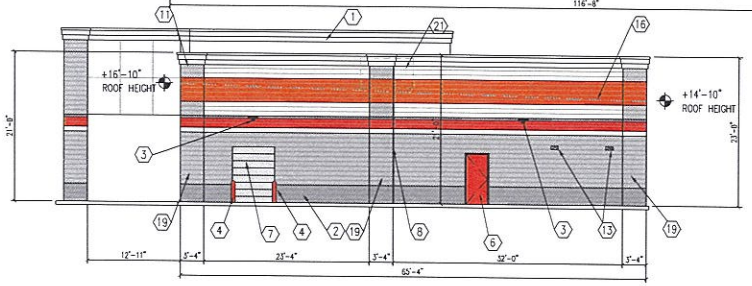
FRONT WALL
FACES FM 664 (OVILLA ROAD)

FRONT FACADE OFFSET REQUIREMENTS:

5'-0" MIN. OFFSETS REQUIRED @ 15% OF LENGTH AND HEIGHT
3'-4" VERTICAL OFFSET = 13% OF 25'-0" TOTAL HEIGHT
3'-0" AWNING OVERHANG @ 50'-3"L = 62% OF 80'-11" TOTAL LENGTH



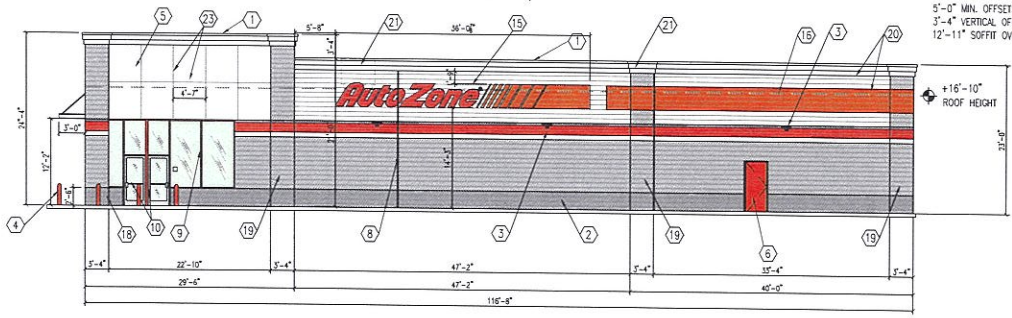
LEFT SIDE WALL
(LOW SIDE)



REAR WALL

FRONT FACADE OFFSET REQUIREMENTS:

5'-0" MIN. OFFSETS REQUIRED @ 15% OF LENGTH AND HEIGHT
3'-4" VERTICAL OFFSET = 13% OF 25'-0" TOTAL HEIGHT
12'-11" SOFFIT OVERHANG @ 22'-10"L = 28% OF 80'-11" TOTAL LENGTH



RIGHT SIDE WALL
(HIGH SIDE)
FACES SANTA ROSA DRIVE

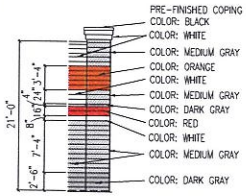
ROOF HEIGHT

George W Callow:A01410C000178030525F700018AFA
Digitally signed by George W Callow:A01410C000178030525F700018AFA
Date: 2022.08.08 08:39:10 -06'00'

1 EXTERIOR ELEVATIONS

1. PREFINISHED ALUMINUM COPING: COLOR BLACK FOAM CORNICE COLOR: WHITE
2. SMOOTH FACE CONCRETE MASONRY UNITS – SEE PAINT DETAIL SCHEME THIS SHEET
3. WALL MOUNTED LIGHT FIXTURE
4. PIPE GUARD WITH RED SLEEVE
5. EXTERIOR STUCCO FINISH SYSTEM COLOR: WHITE
6. PAINT MAN DOOR RED AND FRAMES BLACK
7. DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
8. EXPANSION JOINT
9. ALUMINUM STOREFRONT – RED KYNAR FINISH
10. GLASS AND ALUMINUM DOORS – CLEAR ANODIZED FINISH
11. FRONT WALL SIGN–40" HIGH RED CHANNEL LETTERS W/STRIPES
12. NOT USED
13. TOILET WALL VENTS PAINT TO MATCH WALL
14. STORE ADDRESS – 6" WHITE REFLECTIVE NUMBERS
15. SIDE WALL SIGN – 40" HIGH CHANNEL LETTERS W/STRIPES
16. BOND BEAM AT ROOF LINE
17. NOT USED
18. 3'-4" x 3'-4" CMU COLUMN. SEE PAINT DETAIL SCHEME THIS SHEET
19. 8" PROJECTION CMU PILASTER. SEE PAINT DETAIL SCHEME THIS SHEET
20. 3'-0" DEPTH FLAT METAL AWNING – COLOR: DARK GRAY
21. HVAC UNITS SCREENED BEHIND PARAPET WALL
22. SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH BACKGROUND WALL COLOR. ADJACENT 4" H. X 8" W. OVERFLOW SCUPPER. FLOWLINE 2" ABOVE ROOF.
23. 1" WIDE X ½" DEPTH VERTICAL AND HORIZONTAL "V" GROOVE SCORED JOINTS (TYPICAL)

2 ELEVATION KEY NOTES



2 EXTERIOR COLOR SCHEME

GENERAL NOTES:

1. REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

4 GENERAL NOTES

SIGNAGE NOTES:

1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL AND FINAL ELECTRICAL HOOK-UP. SEE "SN" SHEETS FOR ADDITIONAL INFORMATION.
4. SEE SHEET E1 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

5 SIGNAGE NOTES - BUILDING

REVISIONS

1		4	
2		5	
3		6	

AutoZone Store No. 5747
OVILLA ROAD
GLEN HEIGHTS TX 75154

EXTERIOR COLOR BUILDING ELEVATIONS

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8705 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

02/21/22

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LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATORS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
7. PLANTS TO BE INSTALLED AS PER CITY & ANSI STANDARD PLANTING PRACTICES. CITY STANDARDS OVERRIDE OTHER NOTES, UNLESS APPROVED OTHERWISE.
8. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
9. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
10. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
11. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
12. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
13. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
14. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING AND PER CONTRACTORS COST. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR OF ANY SOIL AMENDMENTS ADDED.
15. TOPSOIL AND PLANTING SOIL TO ADHERE TO INDUSTRY STANDARDS AND FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH PLANTING SOIL FOR TREE, SHRUBS, AND PERENNIALS. SCARIFY AND LOOSEN COMPACTED SUBGRADE UNDER PLANTING BEDS, BELOW PLANTING SOIL.
16. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
17. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY DISTURBED AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
18. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
19. ALL LANDSCAPED AREAS SHALL HAVE FULLY AUTOMATED UNDERGROUND IRRIGATION SYSTEM AS INSTALLED BY A LICENSED LANDSCAPE IRRIGATION CONTRACTOR.
20. LAWN AREAS SHALL BE COVERED WITH GRASS TYPE AS SPECIFIED USING HYDROMULCH.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.
22. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
23. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
24. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
25. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
26. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES. INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
27. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
28. TURF AND GROUNDCOVER PLANTED IN REQUIRED LANDSCAPE AREA SHALL ATTAIN 100 PERCENT COVERAGE WITHIN ONE YEAR OF PLANTING.
29. SHADED GROUND AREAS BENEATH CANOPY TREES SHALL BE MAINTAINED WITH A MULCH BED.
30. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS.
31. ANY EXISTING IRRIGATION (RAW WATER LINE/PURPLE PIPE) IN PUBLIC ROW SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
32. PROVIDE IRRIGATION TO ALL PLANTED AREAS WITHIN PROJECT BOUNDARY AND TO LANDSCAPE AREAS TO THE SOUTH AND WEST ALONG ROADWAY AS DEFINED BY 'LIMITS OF IRRIGATION'. TEMPORARY IRRIGATION SHOULD BE PLACED TO COVER FUTURE WAREHOUSE SITE UNTIL FINAL BUILDING IS CONSTRUCTED AND PERMANENT LANDSCAPING AND IRRIGATION IS PLACED.
33. DISTURBED LANDSCAPE AREAS TO BE FIELD VERIFIED AND SEEDED WITH BERMUDA HYDROMULCH OR EQUAL OR WHAT PREVIOUSLY EXISTED.

PLANTING NOTES

1. TREES AND OTHER PLANT MATERIAL SHALL CONFORM TO GRADE, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS (NOT POT BOUND); A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS; AND BE FREE OF BRUISES, CUTS, OR OTHER ABNORMALITIES.
3. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
4. NO PLANT SUBSTITUTIONS OR TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL, AND PLANTING.
6. PROTECTED PLANT MATERIAL THAT IS DESTROYED OR DIES DURING CONSTRUCTION OR THE MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. PLANT MATERIALS BEST SIDE SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
8. PLANTINGS AT MATURITY SHALL MAINTAIN 6-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
9. PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN SIGHT DISTANCE TRIANGLES.
10. TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM PUBLIC WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
11. SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF 2' AT MATURE SIZE.
12. PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
14. PROJECT REQUIRES A 120-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE OWNER.
15. TREES PLANTED WITHIN FIVE FEET OF RETAINING WALLS, AND WITHIN TEN FEET OF PUBLIC IMPROVEMENTS, IN THE PUBLIC RIGHT-OF-WAY, SHALL BE PROTECTED BY ROOT GUARDS AND APPROPRIATE TREE PROTECTION FOR NO LESS THAN TWO YEARS.
16. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
17. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
18. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
19. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REFERENCE CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
20. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT OF POTENTIAL CONFLICTS OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT TO THE OWNER'S REPRESENTATIVE AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.
21. CONTRACTOR TO PROVIDE IRRIGATION TO EXISTING TREES TO REMAIN THROUGHOUT THE DURATION OF THE PROJECT.
22. NO EQUIPMENT IS TO BE USED FOR REMOVAL WITHIN DRIPLINE OF TREES.
23. CONTRACTOR TO PROTECT EXISTING TREES. CONTRACTOR TO ENSURE SURVIVABILITY OF EXISTING TREES.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT		QTY
	PISTACIA CHINENSIS / CHINESE PISTACHE TO BE 10' HIGH AT TIME OF PLANTING	3" CALIPER		11
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK TO BE 10' HIGH AT TIME OF PLANTING	3" CALIPER		13
GROUND COVERS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	CYNODON DACTYLON / BERMUDA GRASS - SOD	N/A		19,974 SF
	LIRIOPE MUSCARI / LILYTURF	5 GAL	18" o.c.	258

XVII - LANDSCAPING REQUIREMENTS

TOTAL SITE: 115,676 SQ FT
REQUIRED PERMANENT LANDSCAPING: 11,568 SQ FT
REQUIREMENT FOR STREET YARD AREA: 5784 SQ FT
PROPOSED LANDSCAPING AREA: 20,232 SQ FT

REVISIONS
1 2 3 4 5 6

AutoZone Store No. 5747
NWC OF E. OVILLA RD & SANTA ROSA DR.
GLENN HEIGHTS TEXAS 75154

LANDSCAPE NOTES AND SCHEDULE

Owner / Developer:
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: ARLYN W. SAMUELSON, PE
P.E. No.: 95877
Date: 3/11/22

Westwood

3/11/22

8.00

Westwood
Phone (214) 473-4640 Parkway Centre 1
Toll Free (888) 937-5150 2901 Dallas Parkway, Suite 400
Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

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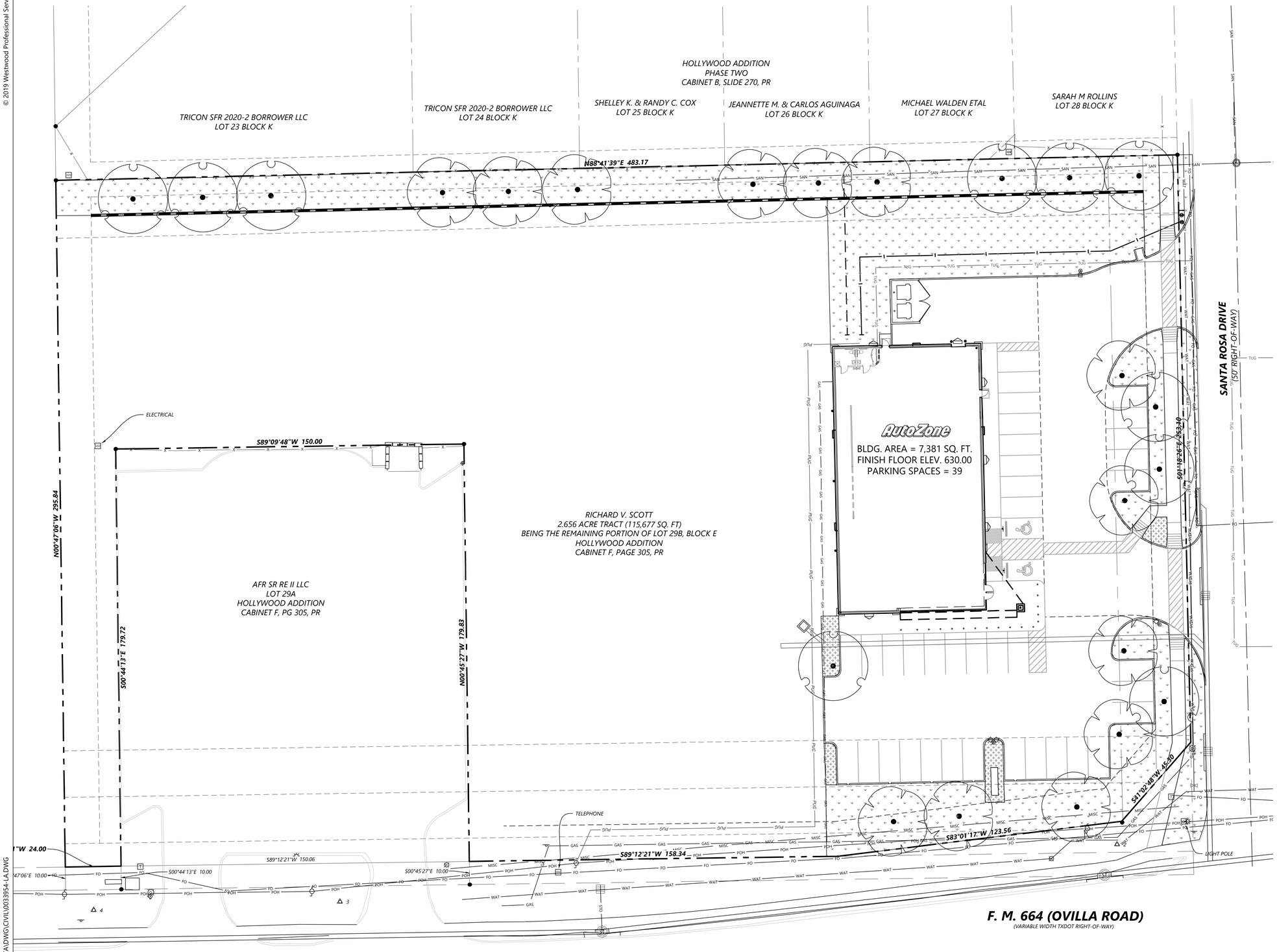

REVISIONS

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3		6	

AutoZone Store No. 5747
NWC OF E. OVILLA RD & SANTA ROSA DR.
GLENN HEIGHTS, TEXAS 75154
LANDSCAPE PLANTING PLAN

Owner / Developer:
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX: (901) 495-8969

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Westwood

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westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

PROJECT NUMBER: 0033954.00

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TRICON SFR 2020-2 BORROWER LLC
LOT 23 BLOCK K

TRICON SFR 2020-2 BORROWER LLC
LOT 24 BLOCK K

SHELLEY K. & RANDY C. COX
LOT 25 BLOCK K

HOLLYWOOD ADDITION
PHASE TWO
CABINET B, SLIDE 270, PR

JEANNETTE M. & CARLOS AGUINAGA
LOT 26 BLOCK K

MICHAEL & [illegible]
LOT 27 BLOCK K

SARAH M ROLLINS
LOT 28 BLOCK K

A-1 12.0 1"
A-2 15.6 1"
A-3 13.2 1"
A-4 12.0 1"
A-5 2.72 1"
A-6 11.5 1"
A-7 10.4 1"
A-8 12.1 1"
A-9 7.88 1"
A-10 8.00 1"
A-11 9.15 1"
A-12 0.81 1"
A-13 6.80 1"
A-14 9.10 1"
A-15 2.76 1"
A-16 14.6 1"
A-17 4.21 1"
A-18 14.0 1"
A-19 5.76 1"

SANTA ROSA DRIVE
(50' RIGHT-OF-WAY)

AutoZone
BLDG. AREA = 7,381 SQ. FT.
FINISH FLOOR ELEV. 630.00
PARKING SPACES = 39

ELECTRICAL

RICHARD V. SCOTT
2.656 ACRE TRACT (115,677 SQ. FT.)
BEING THE REMAINING PORTION OF LOT 29B, BLOCK E
HOLLYWOOD ADDITION
CABINET F, PAGE 305, PR

AFR SR RE II LLC
LOT 29A
HOLLYWOOD ADDITION
CABINET F, PG 305, PR

TELEPHONE

LIGHT POLE

N

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 5747
NWC OF E. OVILLA RD & SANTA ROSA DR.
GLENN HEIGHTS TEXAS 75154
IRRIGATION PLAN

Owner / Developer:
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: FAX: (901) 495-8969

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Cindy.searcy@construction.com

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Engineer: ARLYN W. SWILLEY PE
P.E. No.: 95677
Date: 3/11/22

Westwood

3/11/22

9.00

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PROJECT NUMBER: 0033954.00

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IRRIGATION NOTES

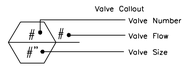
1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE SPECIFICATIONS AND ALL SUBMITTAL REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE FOR THE SITE INSPECTIONS AS SPECIFIED IN THE SPECIFICATIONS. FAILURE TO NOTIFY THE OWNER'S REPRESENTATIVE DOES NOT RELIEVE THE CONTRACTOR FROM INSPECTION APPROVAL AND WILL REQUIRE THE CONTRACTOR TO UNCOVER WORK AS REQUIRED FOR APPROVAL AT THE COST OF THE CONTRACTOR. IRRIGATION CONTRACTOR IS TO INFORM OWNER'S REPRESENTATIVE OF THE START DATE OF THE WORK.
2. THE IRRIGATION CONTRACTOR IS REQUIRED BY LAW TO NOTIFY TEXAS ONE CALL (800-245-4545) 72 HOURS PRIOR TO ANY EXCAVATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. IRRIGATION CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES WHETHER OR NOT TEXAS ONE IS NOTIFIED.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WITHOUT VERIFYING ACTUAL ON-SITE WATER PRESSURE FROM THE SOURCE. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE JTO GIVE SUCH NOTIFICATION.
4. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS AS REQUIRED TO ACCOMPLISH IRRIGATION INSTALLATION.
5. DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS,ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER TO TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING VALVES, ETC. SHOWN WITH IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN PROPERTY LINES.
6. DURING INSTALLATION IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO COORDINATE PIPING WITH THE LANDSCAPE SUBCONTRACTOR TO AVOID CONFLICT WITH PROPOSED PLANTING. IT WILL BE THE RESPONSIBILITY OF THE IRRIGATION SUBCONTRACTOR TO MOVE PIPING TO ALLOW PROPER PLACEMENT OF PLANT MATERIAL. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
7. NO MACHINE TRENCHING IS TO BE DONE WITHIN THE DRIPLINE OF EXISTING TREES. TRENCHING IS TO BE DONE BY HAND, AIR-SPADE OR BY TUNNELING UNDER ROOT SYSTEM BY METHOD APPROVED BY LANDSCAPE ARCHITECT. PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND EXISTING TREES AS POSSIBLE TO AVOID DAMAGE TO THE ROOT SYSTEMS. DO NOT CUT ANY ROOT OVER 3/4" DIAMETER UNLESS APPROVAL FROM THE LANDSCAPE ARCHITECT IS FIRST OBTAINED. ANY CUTS MADE SHALL BE CLEAN AND WITHOUT FRAYED ENDS.
8. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES WHEREVER PIPING OR CONDUIT PASSES, UNDER ALL PAVING, THROUGH WALLS, ETC. ALL SLEEVE LOCATIONS MAY NOT BE SHOWN ON PLAN, COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS, GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS AS REQUIRED. ALL SLEEVE AND CHASE LOCATIONS ARE NOT NOTED ON PLAN. ALL SLEEVES 4" OR LESS SHALL BE SCH-40 PVC, ALL SLEEVES 6" OR GREATER SHALL BE CLASS-200 PVC. ALL SLEEVES TO BE SIZED TWICE THE DIAMETER OF PIPE OR COMBINATION OF PIPES ENCLOSED WITHIN THE SLEEVE.
9. CONFIRM STATIC WATER PRESSURE AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS LESS THAN STATED IN PRESSURE CALCULATIONS DO NOT PROCEED UNTIL DIRECTED SO BY THE LANDSCAPE ARCHITECT. IF ACTUAL SITE STATIC PRESSURE EXCEEDS DESIGN PRESSURE BY 15 P.S.I. IN ANY ZONE, A PRESSURE REDUCING VALVE SHALL BE INSTALLED.
10. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN THE STATE OF TEXAS. CONTRACTOR MUST CONFORM TO ALLCODES AS STATED IN SECTION 344 OF THE TEXAS WATER CODE AS OUTLINED BY TCEQ.
11. OBTAIN COVERAGE TEST APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO PLANTING, SODDING OR SEEDING.
12. SPRINKLER HEAD SPACING SHALL NOT EXCEED 50% OF SPRAY DIAMETER BASED ON MANUFACTURERS OPERATING SPECIFICATIONS. SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES, OTHER PAVEMENT OR STRUCTURES.
13. ALL ROTORS SHALL BE LOCATED 12" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE, ALL SPRAY HEADS SHALL BE LOCATED 6" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE.
14. VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN THE TURF AREAS WILL BE VALVED SEPARATELY FROM SHRUB AND/OR GROUND COVER AREAS. IT IS RECOMMENDED THAT SEASONAL COLOR AREAS BE WATERED SEPARATELY. UNDER NO CIRCUMSTANCES ARE ZONE TYPES TO BE COMBINED I.E. ROTARY HEADS WITH SPRAYS, TURF AREAS WITH PLANTING BEDS.
15. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM STATIC PRESSURE ON SITE PRIOR TO STARTING WORK. REFER TO NOTES #9 AND #10.
16. IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES CONTAINED IN THESE DOCUMENTS.
17. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY. INSTALL PIPES IN ADJACENT SLEEVES WITHIN LANDSCAPE AREAS.
18. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER WITH A HARDWIRE CONNECTION APPROVED AND INSTALLED BY A LICENSED ELECTRICIAN.
19. SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
20. SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPABILITY OF BEING SET TO WATER EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
21. ALL IRRIGATION WIRES SHALL BE UL LISTED FOR DIRECT UNDERGROUND BURIAL AND SHALL BE SIZED PER THE MANUFACTURER'S RECOMMENDATIONS. 3M-DBY WATERPROOF CONNECTORS TO BE USED ON ALL WIRE CONNECTIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
22. ALL IRRIGATION HEADS SHALL BE ADJUSTED TO MINIMIZE OVER-SPRAY ONTO ALL IMPERVIOUS SURFACES.
23. ALL PIPE CONNECTIONS SHALL BE PRIMED WITH AN APPROVED COLOR PRIMER BEFORE BEING CHEMICAL WELDED.
24. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE ORDERED FROM SUPPLIERS OR DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEM MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE WILL ALLOW NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN ACCEPTANCE. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
25. PSI UNKNOWN AT TIME OF DESIGN. CONTRACTOR TO ENSURE SYSTEM IS IN WORKING ORDER.
26. IRRIGATION CLOSEOUT DOCUMENTS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
    1. CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.
    2. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1000	HUNTER MP1000 PROS-06-PRS30-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	
2000	HUNTER MP2000 PROS-06-PRS30-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	
3000	HUNTER MP3000 PROS-06-PRS30-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	
800 A 800 F	HUNTER MP800SR PROS-06-PRS30-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	
25Q 50Q 50H 10H 10F 20F	HUNTER PROS-PRS30-06-CV-MSBN 10F MULTI-STREAM BUBBLER, 6" POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE, 25=.25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	NETAFIM NCZ-1S PRE-ASSEMBLED CONTROL ZONE KITS WITH 1" SERIES 80 CONTROL VALVE, 1" SCREEN FILTER AND 1" HIGH FLOW PRESSURE REGULATOR. FLOW RANGE: 0.5 GPM - 30 GPM. RESIDENTIAL AND COMMERCIAL APPLICATION. REGULATED PRESSURE: 50 PSI	2
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-116-18 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 1.16 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	584.0 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G-FS 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"
MV	HUNTER ICV-G 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
BF	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER
A	HUNTER PHC-2400 WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 24-STATION FIXED CONTROLLER, 120 VAC, OUTDOOR MODEL. CONTRACTOR TO VERIFY WITH OWNER ON LOCATION OF CONTROLLER
W	HUNTER WRF-CLIK RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED. INCLUDES GUTTER MOUNT. CONTRACTOR TO VERIFY LOCATION WITH OWNER
FS	HUNTER HC-100-FLOW 1" FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
M	WATER METER 1" SEE CIVIL PLANS FOR POC/WATER METER INFORMATION. PSI UNAVAILABLE AT TIME OF DESIGN. CONTRACTOR TO ENSURE THAT IRRIGATION SYSTEM IS OPERABLE.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40



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Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 5747
NWC OF E. OVILLA RD & SANTA ROSA DR.
GLENN HEIGHTS TEXAS 75154
IRRIGATION PLAN

Owner / Developer:
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel 413-930-4215
Cindy.searcy@construction.com

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FOR INTERIM REVIEW ONLY
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CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: ALLEN W. SAMUELSON PE
P.E. No.: 95877
Date: 3/11/22
Westwood

3/11/22

9.00

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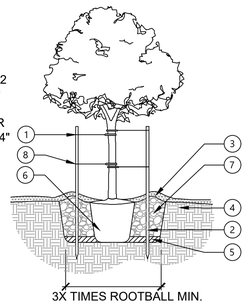
NOTES

a. TOP TIE SUPPORT PLACED FOR MAX SUPPORT
b. TRIM STAKES TO BE 6" BELOW BOTTOM BRANCHES
c. SCREW WIRE TO STAKES PER SPECIFICATIONS
d. REMOVE NURSERY SUPPORT STAKES AT TIME OF PLANTING

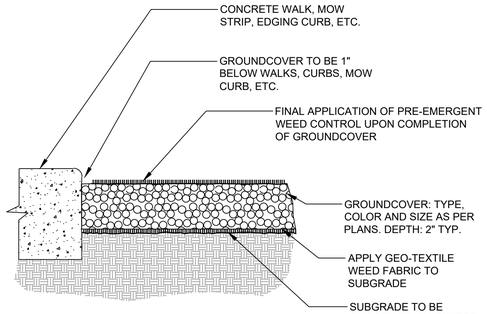
LEGEND

1. ¾" RUBBER HOSE LOOPED, DOUBLE STRAND (OR NYLON STRAP) WITH 12 GAUGE WIRE. MAINTAIN 4"-6" LOOP FOR TREE GROWTH.
2. 2" DIAMETER, 10' TALL DOUGLAS FIR LODGE POLE. DRIVEN MINIMUM OF 4" BELOW BOTTOM OF ROOT BALL.
3. MULCH
4. UNDISTURBED SUBGRADE
5. TAMPED SOIL
6. ROOT BALL
7. BACKFILL MIXTURE WITH AMENDMENTS
8. MIDDLE TIES ⅓ WAY BETWEEN TOP TIES AND GROUND



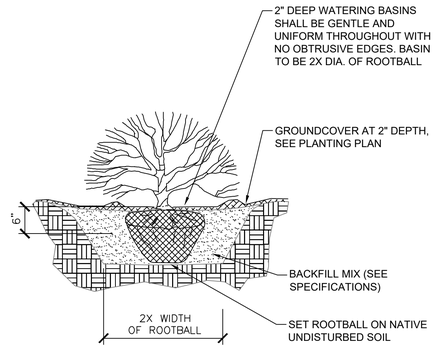
A TREE PLANTING

NTS P-CO-AUT-01



B GROUND COVER DETAIL

NTS P-CO-AUT-02



C SHRUB PLANTING DETAIL

NTS P-CO-AUT-03

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PROJECT NUMBER: 0033954.00

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AutoZone Store No. 5747
NWC OF E. OVILLA RD & SANTA ROSA DR.
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LANDSCAPE DETAILS

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P.E. No.: 95877
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10.00

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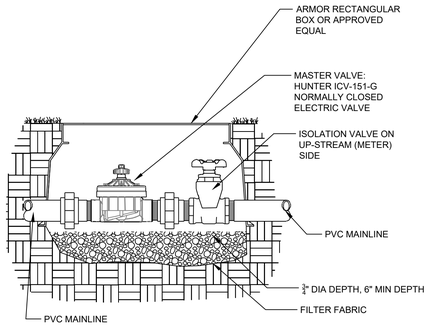
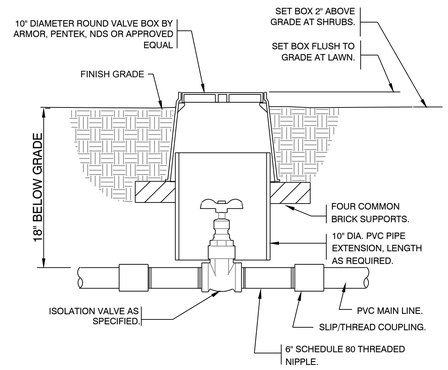


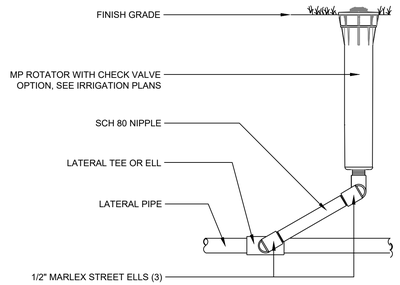
A MASTER VALVE

NTS — DETAIL-FILE



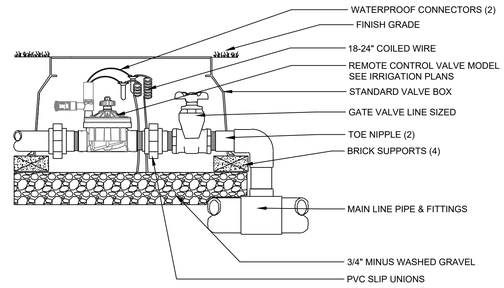
B GATE VALVE

NTS — P-CO-AUT-09



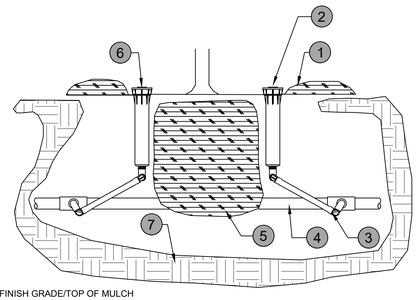
C MP ROTATOR SPRINKLER

NTS — P-CO-AUT-11



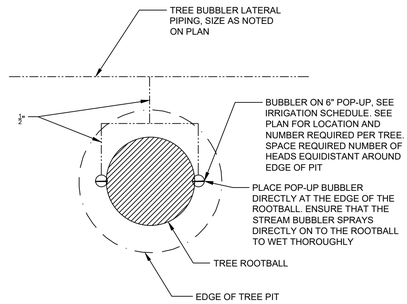
D REMOTE CONTROL VALVE

NTS — P-CO-AUT-12



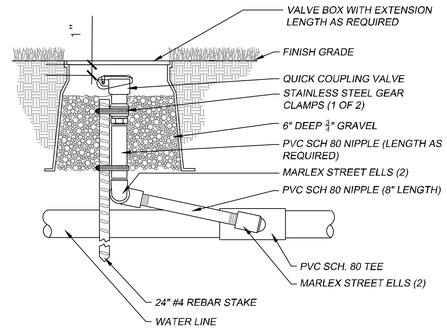
E TREE BUBBLER ASSEMBLY - SECTION

NTS — P-CO-AUT-07



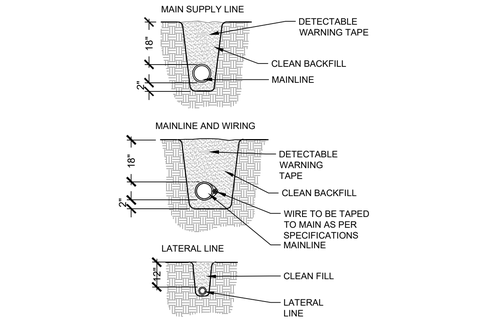
F TREE BUBBLER ASSEMBLY - PLAN

NTS — P-CO-AUT-08



G QUICK COUPLING VALVE

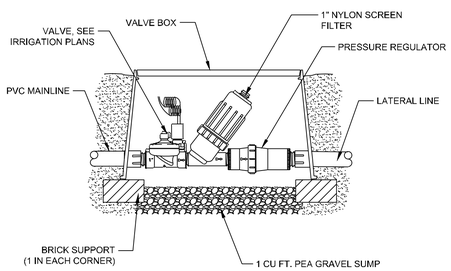
nts — P-CO-AUT-16



NOTES:
1. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
2. ALL PVC PIPING TO BE SNAKED IN TRENCHES
3. ALL MAINLINE TO HAVE DETECTABLE UNDERGROUND WARNING TAPE INSTALLED 12" ABOVE MAINLINE
4. IRRIGATION MAINLINE TO NOT BE LOCATED AT A DEPTH GREATER THAN 4'-0"
5. MAIN AND LATERAL LINES TO BE IN SEPARATE TRENCHES

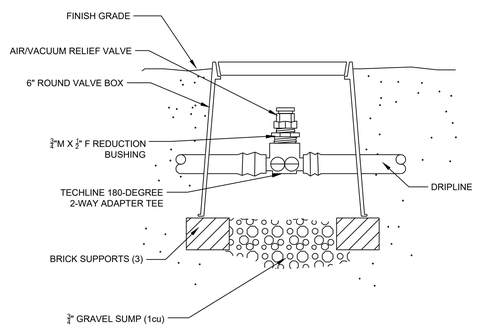
H TRENCHING

nts — P-CO-AUT-17



I CONTROL ZONE VALVE

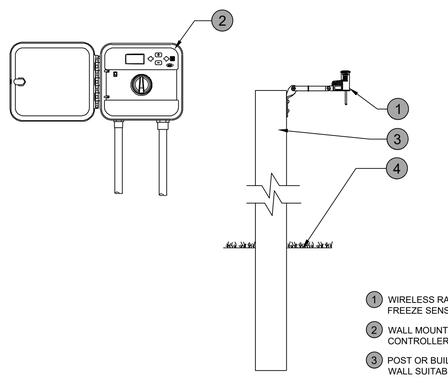
NTS — P-CO-AUT-18



NOTE: INSTALL AT THE HIGH POINT OF THE DRIP ZONE. IF MORE THAN 2 HIGH POINTS, INSTALL AT EACH HIGH POINT

J AIR RELIEF/VACUUM VALVE

NTS — P-CO-AUT-19



K WEATHER SENSOR

NTS — P-CO-AUT-23

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Engineer: ALLEN W. SMITH, PE
P.E. No.: 95877
Date: 3/11/22

Westwood

3/11/22

10.01

N:\0033954.00\1 PROJECT DATA\DWG\CIVIL\0033954-LA-IR.DWG

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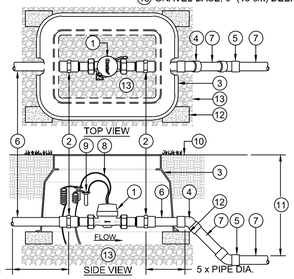
NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS, PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

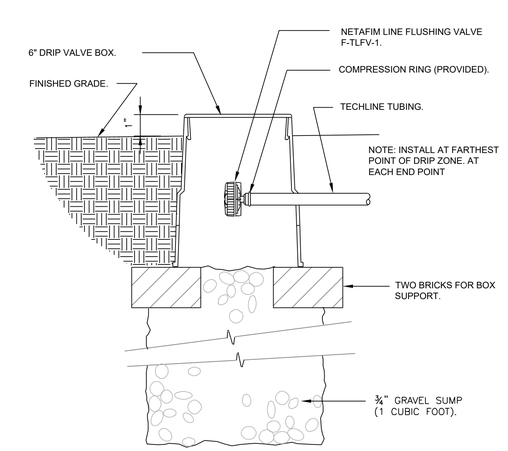
DETAIL LEGEND:

1. HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS
2. SCH 80 PVC FEMALE ADAPTER (S X T)
3. RECTANGULAR VALVE BOX PER SPECIFICATIONS
4. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
5. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
6. 1.5" DIA. (40 mm) MAIN LINE AT INLET & OUTLET
7. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
8. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm²) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
9. WEATHERPROOF WIRE CONNECTOR
10. FINISH GRADE
11. SPECIFIED SOIL COVER (SEE LEGEND)
12. COMMON BRICK
13. GRAVEL BASE, 6" (15 cm) DEEP



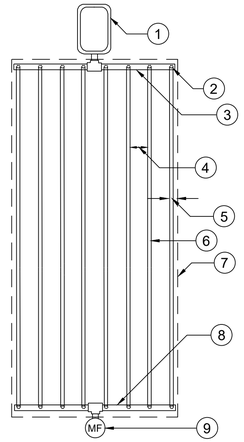
A FLOW METER

NTS P-CO-AUT-06



B NETAFIM TECHLINE FLUSH VALVE

NTS P-CO-AUT-13

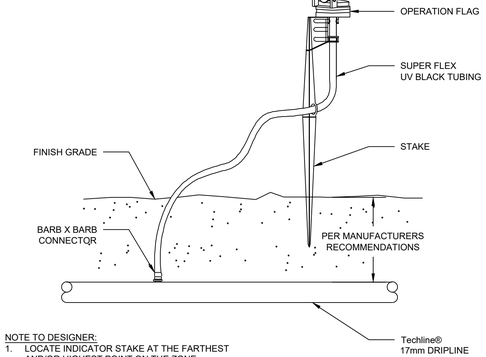


NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

1. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
2. TECHLINE START CONNECTION
3. PVC OR POLY SUPPLY HEADER
4. SEE SPECIFICATION FOR ROW SPACING
5. PERIMETER LATERALS 2" TO 4" FROM EDGE
6. DRIPLINE
7. AREA PERIMETER
8. PVC OR POLY EXHAUST HEADER
9. MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

C DRIPLINE END FEED LAYOUT

Not to scale P-CO-AUT-14



NOTE TO DESIGNER:
1. LOCATE INDICATOR STAKE AT THE FARTHEST AND/OR HIGHEST POINT ON THE ZONE.

D OPERATION INDICATOR

NTS P-CO-AUT-20

NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

1. MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY (TYP)
2. PVC OR POLY EXHAUST HEADER
3. PERIMETER LATERALS 2"- 4" FROM EDGE
4. DRIPLINE
5. TECHLINE START CONNECTION
6. REMOTE CONTROL VALVE
7. PVC OR POLY SUPPLY HEADER
8. AREA PERIMETER
9. SEE SPECIFICATIONS FOR ROW SPACING
10. PVC OR POLY EXHAUST HEADER

E DRIPLINE CENTER FEED LAYOUT

Not to scale P-CO-AUT-15

NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

1. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
2. TECHLINE START CONNECTION
3. PVC OR POLY SUPPLY HEADER
4. SEE SPECIFICATION FOR ROW SPACING
5. PERIMETER LATERALS 2" TO 4" FROM EDGE
6. DRIPLINE
7. AREA PERIMETER
8. PVC OR POLY EXHAUST HEADER
9. MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

F DRIPLINE END FEED LAYOUT

1" = 1'-0" P-CO-AUT1-01

LEGEND:
1. IRRIGATION CONTROLLER (PRO-HC) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

G IRRIGATION CONTROLLER

NTS P-CO-AUT-22

1. DRIP LINE SHALL BE BURIED 3"-5" BELOW FINISHED SOIL. GRADE IN PLANTING BEDS AFTER PLANTING AND BEFORE MULCH AND 4" TO 6" BELOW FINISHED GRADE IN TURF AREAS.
2. STAGGER EMITTER SPACING IN PARALLEL ROWS TO CREATE TRIANGULAR WETTING PATTERN
3. ALL DRIP LINE SHALL BE SECURED USING SOIL STAPLES AS SUPPLIED BY THE MANUFACTURER SPACED A MAX OF 3' ON CENTER.
4. DRIP LATERALS SHOWN ON THE PLANS ARE USED TO INDICATE ZONING SIZES AND RELATIONSHIPS. INSTALLATION OF THE DRIP ZONES SHALL FOLLOW ONE OF THE TWO METHODS DESCRIBED IN THE DETAILS AND NETAFIM'S RECOMMENDED INSTALLATION SPECIFCATIONS.
5. NETAFIM HCVXR SERIES DRIP LINE SHALL BE USED AS FOLLOWS:
   TURF AREAS: TLHCVXR7-12, ROWS SPACED AT 12 INCHES
   BED AREAS: TLHCVXR11-18 ROWS SPACED AT 18 INCHES
   BED AREAS WITH SLOPE 3:1 OR MORE: TLHCVXR7-12
6. WHEN CONFLICTS OCCUR BETWEEN THESE DRAWINGS AND THE MANUFACTURER'S SPECIFICATIONS DEFER TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
7. EACH DRIP ZONE SHALL HAVE DRIP SYSTEM INDICATOR, AS MANUFACTURED BY NETAFIM. INSTALL PER NETAFIM RECOMMENDATIONS.

PROPER SIZING OF SUPPLY AND EXHAUST HEADERS
(17MM HCVXR SERIES DRIPLINE)

TOTAL ZONE FLOW	PIPE SIZE
UP TO 5GPM	½" SCH 40 PVC OR ½" CLASS 315 PVC
5.1 TO 8 GPM	¾" CLASS 200 PVC
8.1 TO 13 GPM	1" CLASS 200 PVC
13.1 TO 22 GPM	1 ¼" CLASS 200 PVC
22.1 TO 31 GPM	1-1/2" CLASS 200 PVC

NOTE: A 45 PSI PRESSURE REGULATOR IS RECOMMENDED TO OBTAIN MAXIMUM RUNS LENGTHS AND MAXIMIZE ZONE SIZE WHEN INSTALLING HCVXR SERIES DRIPLINE

H DRIP DESIGN NOTES

NTS P-CO-AUT-21

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 5747
NWC OF E. OVILLA RD & SANTA ROSA DR.
GLENN HEIGHTS TEXAS 75154
LANDSCAPE DETAILS

Owner / Developer:
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: ARLYN W. SAMELSON PE
P.E. No.: 95877
Date: 3/11/22

Westwood

3/11/22

10.02

Westwood
Phone (214) 473-4640 Parkway Centre 1
Toll Free (888) 937-5150 2901 Dallas Parkway, Suite 400
Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

PROJECT NUMBER: 0033954.00

N:\0033954.00\1 PROJECT DATA\DWG\CIVIL\0033954-LA-IR.DWG

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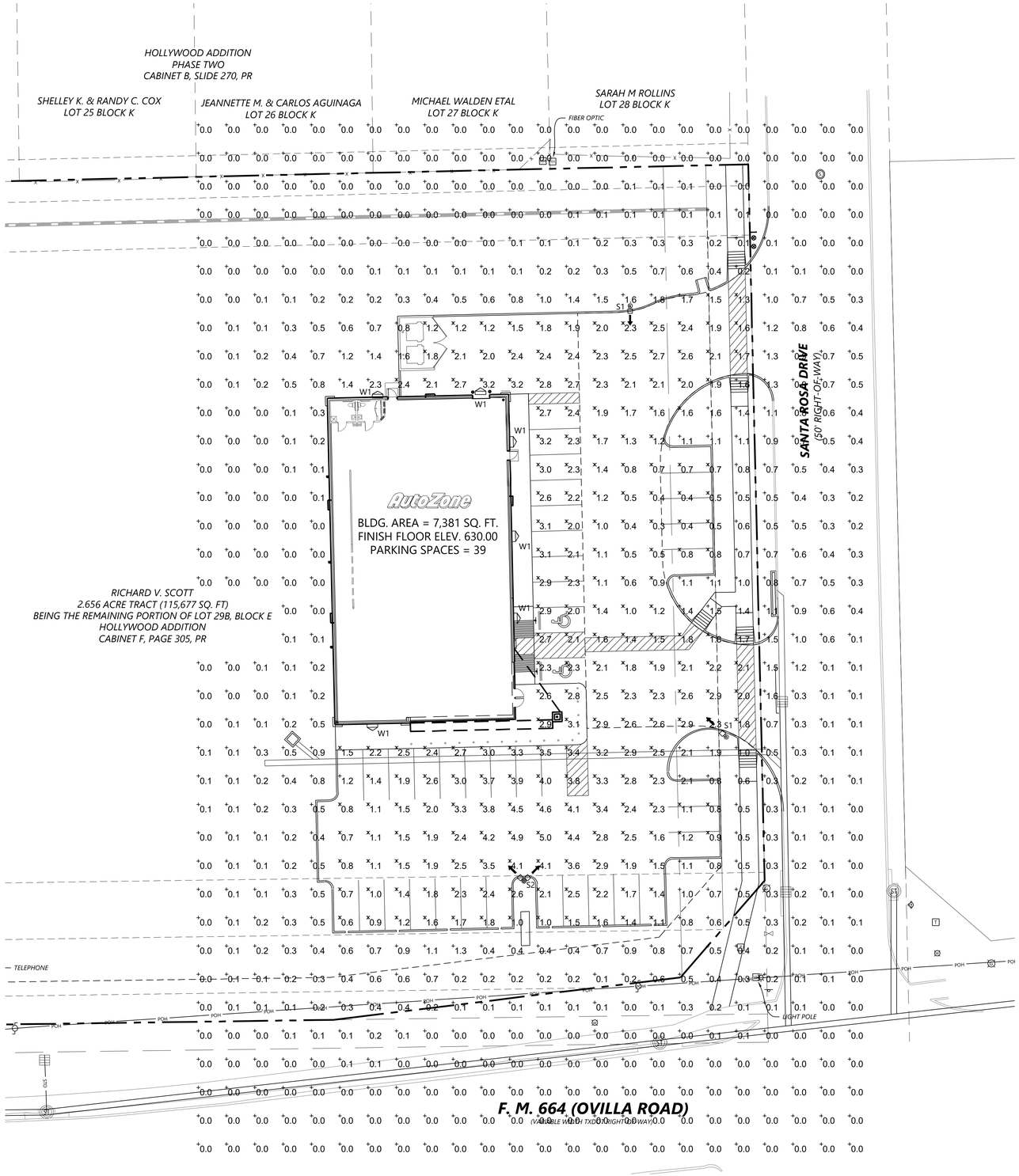


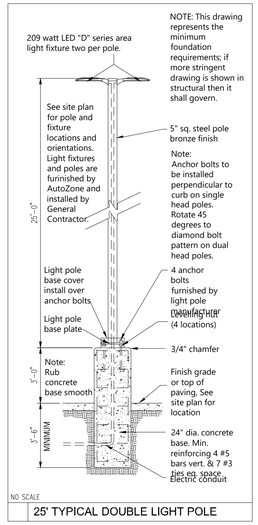
CAUTION !!!
EXISTING UTILITIES

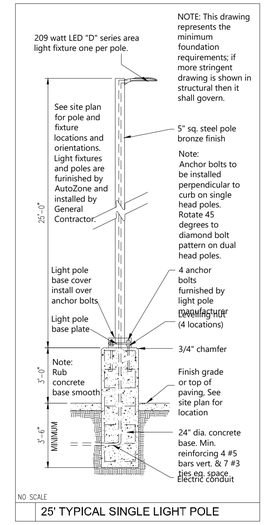
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

Texas 811 Know what's below. Call before you dig.

GRAPHIC SCALE 1" = 20'

20 0 20 40





LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF	QTY
S1		LITHONIA - DSX1 LED 60C IES FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION MOUNTED HEIGHT = 25'-0"	LED - 209 WATTS	ABSOLUTE	0.95	2
S2		LITHONIA - DSX1 LED 60C - 2 HEADS IES FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION MOUNTED HEIGHT = 25'-0"	LED - 209 WATTS	ABSOLUTE	0.95	1
W1		LITHONIA - DSW1 LED 10C IESNA FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION MOUNTED HEIGHT = 12'-0"	LED - 40 WATTS	ABSOLUTE	0.95	6

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.1 fc	5.0 fc	0.3 fc	16.7 : 1	7.0 : 1

LIGHTING NOTES:

1. TIME CONTROLS: ALL SITE LIGHTING IS CONTROLLED AND MONITORED BY AN ENERGY MANAGEMENT SYSTEM CALLED VENSTAR WHICH IS CONTROLLED AT AUTOZONE CORPORATE OFFICES. ALL SITE LIGHTING IS PROGRAMMED TO AUTOMATICALLY TURN ON AT DUSK AND TURN OFF 30 MINUTES AFTER THE CLOSE OF BUSINESS.

2. ALL FIXTURES ARE FULL CUTOFF DISTRIBUTION AND MOUNTED @ 0° DOWN POSITION.

3. NO FLOODLIGHTS ARE PROPOSED.

Westwood
Phone (214) 473-4640 Parkway Centre 1
Toll Free (888) 937-5150 2901 Dallas Parkway, Suite 400
Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

PROJECT NUMBER: 0033954.00

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 5747
NWC OF E. OVILLA RD & SANTA ROSA DR.
GLENN HEIGHTS TEXAS 75154

LIGHTING PLAN

Owner / Developer:
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL:
FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

3/11/22

11.00

N:\0033954.00\1 PROJECT DATA\DWG\CIVIL\0033954-LIGHT.DWG

GENERAL NOTES:

1. Do Not Guess, Direct all Questions Concerning This Drawing to Elrod Engineering, LLC.(615–890–9405)
2. Do Not Scale This Drawing.
3. Graphics are not to be Reproduced From This Drawing.
4. Structural Steel Plate & Angle Shall Conform to ASTM A36 (Fy (Yield)= 36 ksi).
5. Steel Pipe not Fabricated From Plate Shall Conform to ASTM A53 Type "E" or "S", Grade "B" or Equivalent. (Fy (Yield)= 35 ksi min.) Do Not Use Mill Reject Pipe. A53 Type "F" is NOT Permitted.
6. Structural Steel Tubing Shall Conform to ASTM A500 Grade "B" (Fy = 46 ksi).
7. "Legible" Mill Test Certificates, Expressed in "KSI" or "PSI", are Required on all Pipe. All Pipe to Conform to ASTM A36 or ASTM A53 Type "E" or "S", Grade "B". The Yield Stress Limits are in Place to Help Ensure the Sign Structure Performs to the Engineered Design. Used Pipe and Pipe for Which Mill will not Provide Certification will not be Allowed!
8. As Pipe Sections are not Perfectly Round, Careful Shop Fit–Up of the Splice Connections Shall be Performed. Line–up Markings are to be Provided to Avoid Costly Labor and Crane Charges.
9. Pipe with Dimpled Walls, Ovalled Pipe and Bent Connection Elements Shall not be Used.
10. Breach Openings of any Size in the Wall of any Pipe Sections are Strictly Prohibited.
11. Steel Welding to Conform to Recommendations as Published by The American Welding Society D1.1.
12. Workmen Who will Perform Welding Operations Shall be Certified for the Applicable Welding Procedure.
13. For welding steel, Use E70 Series Low Hydrogen Electrodes.
14. Fabricated Steel Shall be Cleaned of Mill Scale, Oil, & Other Surface Contaminates Prior to Painting.
15. All Steel, Pipe Sections(Exposed and Embedded), and Splice Connections Must be Primed, Painted and Allowed to Cure Prior to Shipping to Site.
16. Alteration to any Fabricated Part of the Structure by Use of a Cutting Torch or any Other Means is Prohibited Without the Consent of the Engineer.
17. The Base Section of Pipe Shall be "Plumb" Before Continuing with the Erection Procedure.
18. Any Holes Cut in Pipe for Handling Must be Completely Filled with Weld Material and Ground Smooth.
19. Each Pipe Section Shall be "Plumb" and Stabilized by Welding Prior to Setting Next Pipe Stage.
20. For all Slots, Use a Template to Ensure Proper Size and Correct Location.
21. Slot Welding Shall be Accomplished as Four 5/16" Fillet Welds Placed in the Four Sides of the Slot (Free of Flux). After Wire Brushing, The Slot Must be Completely Filled with Weld Material and Ground Smooth. No Other Procedure for Filling the Slots Shall be Used.

FOUNDATION NOTES:

1. Concrete shall be Ready Mixed; Designed to develop a minimum compressive strength as stated in foundation criteria below. Water is NOT to be added to concrete at job site.
2. Excavation is to be in compliance with OSHA regulations and shall have a level bottom free of loose soil, water and debris.
3. Bearing Surfaces for foundations should not be disturbed or left exposed during Inclement Weather; Saturation of the on–site soils can cause a loss of strength and increased compressibility. If construction occurs during inclement weather, and placement of the foundation is not possible at time excavated, a layer of lean concrete should be placed on the bearing surface for protection.
4. If rain is expected within 24 hours of completing the concrete pour, the concrete must be covered. If temperatures are expected to drop below 40 degrees within the next 24 hours of completing the concrete pour, then concrete is to be covered and protected to prevent heat loss and freezing.
5. The base of pipe section shall be "Plumb" and "Adequately Braced" to prevent movement before, during, and after concrete pour and left in place until concrete has set.
6. The base pipe is to be protected with an additional asphaltic coating applied to pipe from 6" below top of concrete to 12" above top of finished grade prior to concrete pour. Approved brands of asphaltic coatings are "Gardner Non–Fibered" and "Henry Non–Fibered" asphaltic coating.
7. Concrete shall not be placed on frozen ground.
8. Do not cold joint concrete. Foundation must be poured continuously until all concrete has been placed. Concrete must be poured as a workable mixture with a Slump between 4"–6". All concrete mixing trucks must thoroughly and completely mix the concrete prior to pouring.
9. Pipe is not required to be filled with concrete.
10. Additional water is not to be added to concrete on site. Additional water decreases the strength of the concrete mixture. Concrete should be rejected in lieu of changing concrete mixture on site.
11. Air Content – Exposure Class F2 & F3:
    AGGREGATE SIZE ½" = 7%
    AGGREGATE SIZE ¾" = 6%
    AGGREGATE SIZE 1" = 6%
12. Vendor should work the top of the concrete to ensure all rock has been covered by cement and top of concrete foundation is level. Top of concrete may be broom finished.
13. Mechanical Vibrators Shall be Used to Consolidate Concrete Around Support and/or Reinforcement.
14. Concrete must be allowed to cure for 21 days prior to installing remaining stages of structure or sign cabinet(s).

STATE OF TEXAS
WILLIAM M. LAMB
109373
LICENSED
PROFESSIONAL ENGINEER
02/15/2022

Drawn	DLR
Checked	WML
EAC Job#	100z4713
Filename	100x4713.dwg
Created	02/14/2022

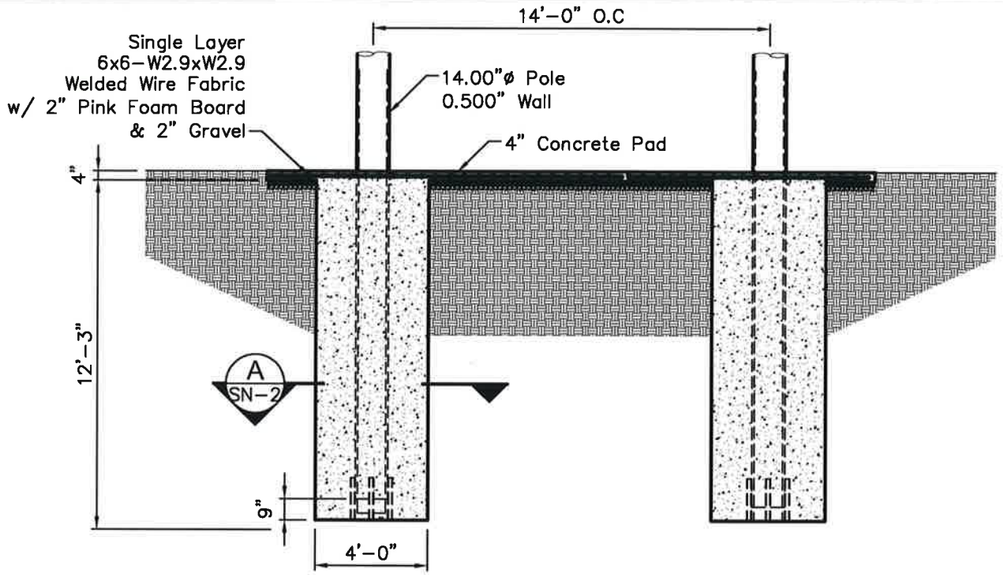
ELROD ENGINEERING
871 Seven Oaks Blvd., Suite 220
Smyrna, TN 37167
800-553-5111

CLIENT:
Jones Sign Company, Inc.
1711 Scheuring Rd.
De Pere, WI 54115

GENERAL NOTES
AutoZone #5747
E Ovilla Rd
Glenn Heights, TX

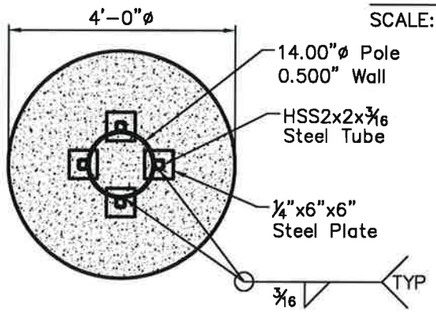
Revisions

Sheet No.
SN-1



Foundation Elevation

SCALE: 3/16" = 1'-0"

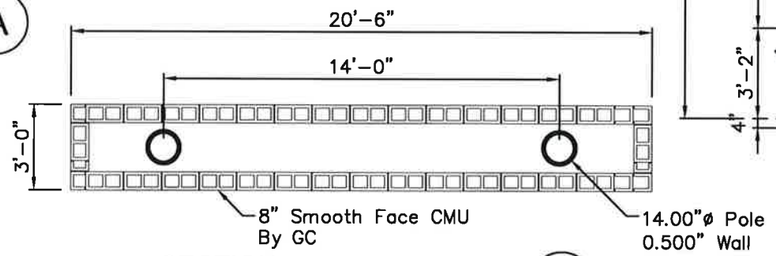


SECTION A

SCALE: 3/8" = 1'-0"

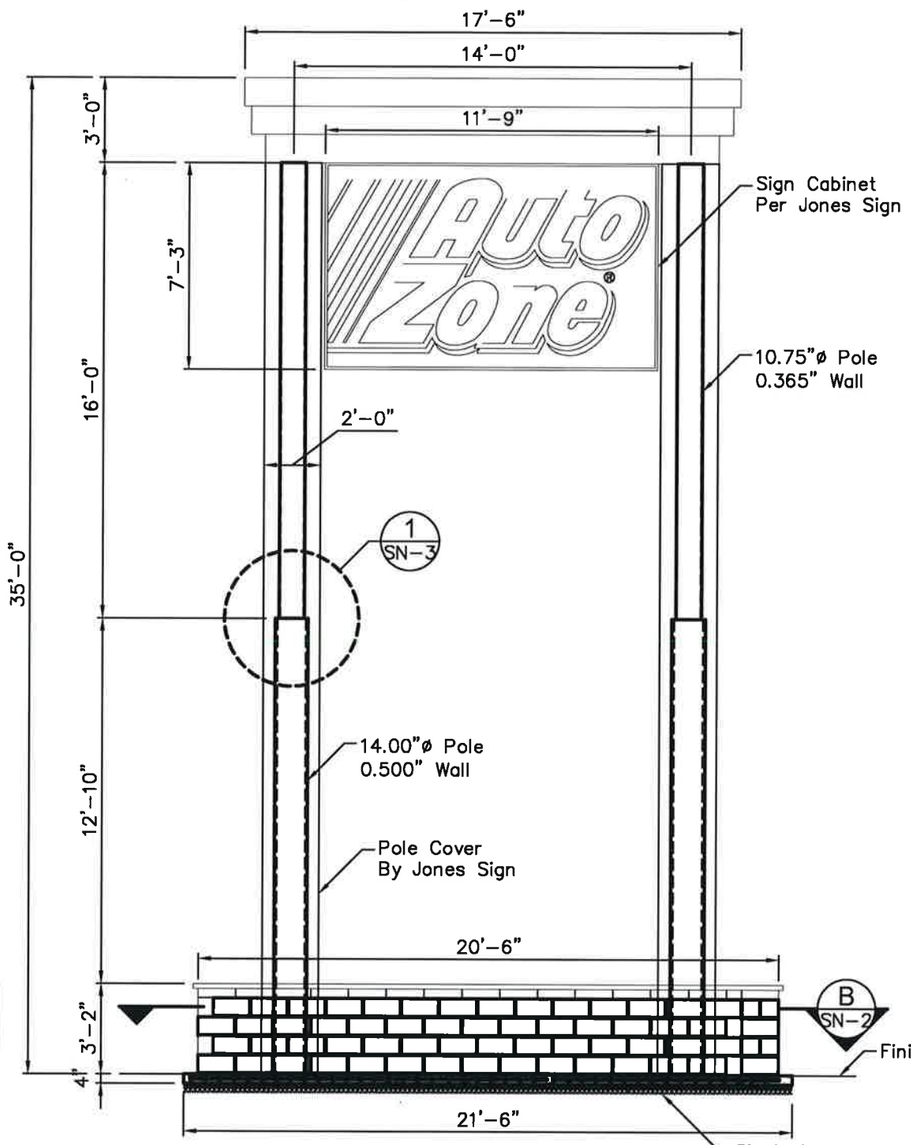
DESIGN CRITERIA

Building Code: IBC 2015/ASCE 7-10
Analysis: LRFD-AISC 14th
Chapter 16; Section 1609.3.1
Ultimate Wind Speed V_{ult} = 115 mph
Nominal Wind Speed V_{asd} = 89 mph
Risk Category: II $V_{asd} = V_{ult}\sqrt{0.6}$
Exposure: C



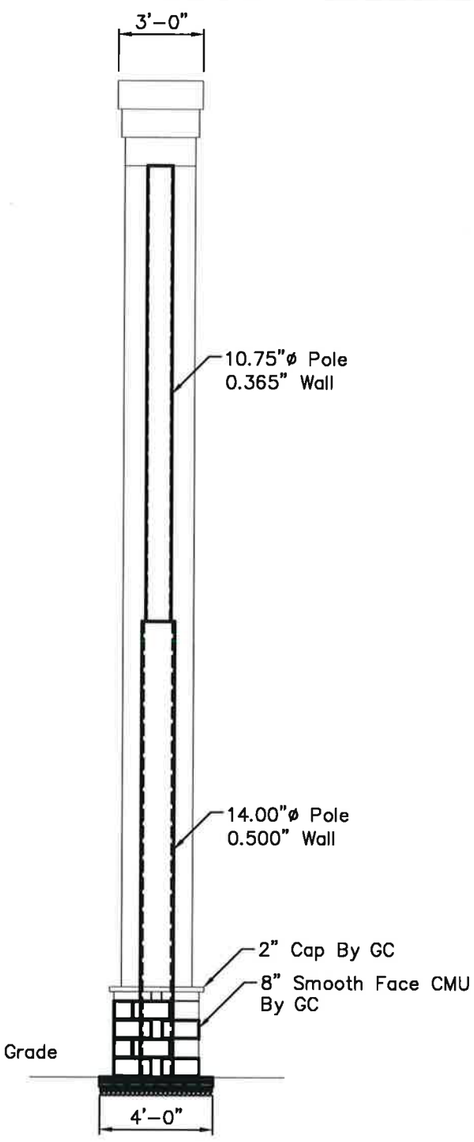
SECTION B

SCALE: 3/16" = 1'-0"



Structure Elevation

SCALE: 3/16" = 1'-0"



Structure Profile

SCALE: 3/16" = 1'-0"

FOUNDATION DESIGN CRITERIA

This concrete foundation has been designed in accordance with ACI 318-14
Allowable lateral soil pressure = 100psf/ft with 2x increase applied. Concrete Shall Develop a Minimum Compressive Strength of 2500psi in 28 Days.
Verify Site Conditions Prior to Construction.

1. POLES AND FOOTING PROVIDED AND INSTALLED BY JONES SIGN
2. ALL MASONRY PROVIDED AND INSTALLED BY GC
3. JONES SIGN IS RESPONSIBLE FOR OBTAINING THE PERMIT AND REQUIRED INSPECTIONS FOR THE FOUNDATION OF THE SIGN
4. GC RESPONSIBLE FOR OBTAINING THE PERMIT AND REQUIRED INSPECTIONS FOR THE MASONRY OF THE SIGN
5. GC TO PAINT MASONRY BASE TO MATCH BUILDING COLORS

Drawn	DLR
Checked	WML
EAC Job#	100z4713
Filename	100x4713.dwg
Created	02/14/2022

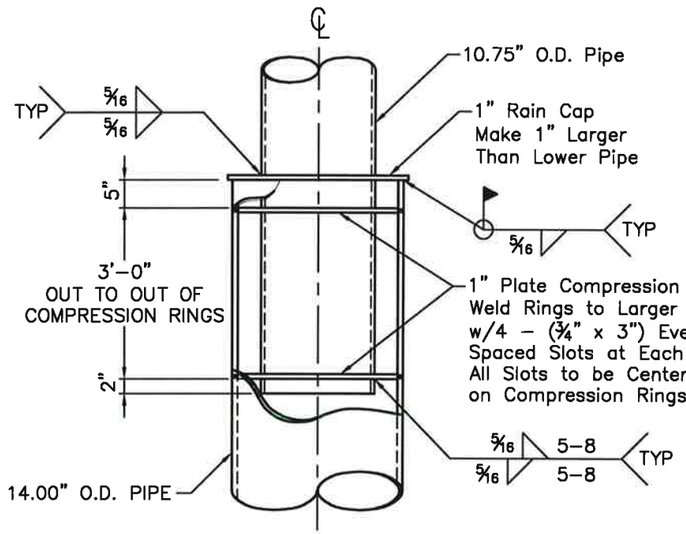
ELROD ENGINEERING
871 Seven Oaks Blvd., Suite 220
Smyrna, TN 37167
800-553-5111

CLIENT:
Jones Sign Company, Inc.
1711 Scheuring Rd.
De Pere, WI 54115

35'-0" OAH Pylon
AutoZone #5747
E Ovilla Rd
Glenn Heights, TX

Revisions

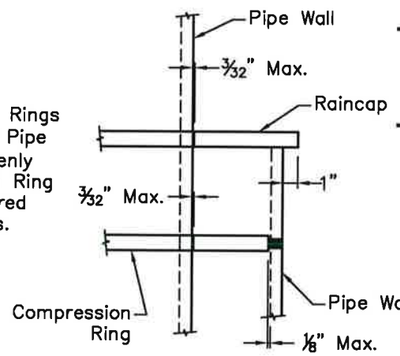
Sheet No.
SN-2



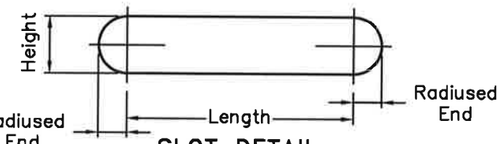
Splice Detail (1)
SCALE: Not To Scale

Pipe is to be Rejected if Splice is Not Fabricated Per the Detail Contained on This Drawing.

Distance Between Splice Compression Rings and Inside Surface of Lower Pipe Not to Exceed ⅛".



TYP. FIT-UP TOLERANCES
SCALE: Not To Scale



SLOT DETAIL

The Length of all Slots Cut With Radiused Ends Must be Sized per the Dimension on the Splice Detail Which Does not Include the Radiused Portion of the Slot.

Inside Diameter of Raincap and Compression Rings is not to Exceed 3/16" Larger Than the Diameter of the Pipe Passing Through Them. Raincap and Compression Rings are to be Shimmed to Ensure They are Centered on the Pipe.

When Necessary, A Minimal Notch May be Provided in the Compression Rings so as to Clear Any Vertical Weld Seams.

02/14/2022

Drawn	DLR
Checked	WML
EAC Job#	100z4713
Filename	100x4713.dwg
Created	02/14/2022

ELROD ENGINEERING
871 Seven Oaks Blvd., Suite 220
Smyrna, TN 37167
800-553-5111

CLIENT:
Jones Sign Company, Inc.
1711 Scheuring Rd.
De Pere, WI 54115

35'-0" OAH Pylon

AutoZone
E Ovilla Rd
Glenn Heights, TX

Revisions

Sheet No.
SN-3

APPROVED
By Laura Beth Myers at 10:45 am, Dec 29, 2021

EXTERIOR SIGN PACKAGE

DATE: 12.08.21

REQUISITE CHECKLIST

ALL REQUIREMENTS MUST BE MET BEFORE BEING RELEASED TO PRODUCTION

X		SURVEY	
	X	ALL VECTOR AND / OR HIGH RESOLUTION ART *DATE CHECKED (Designer name): *Joe Example 9/17/21*	ART CONFIRMED BY *TJG 9/17/21*
	X	ALL PAINT / VINYL / PRINT COLORS (CMYK or PMS) / ALL STONE, BRICK, VENEER, AND FINISHES	

DESIGNER NOTES

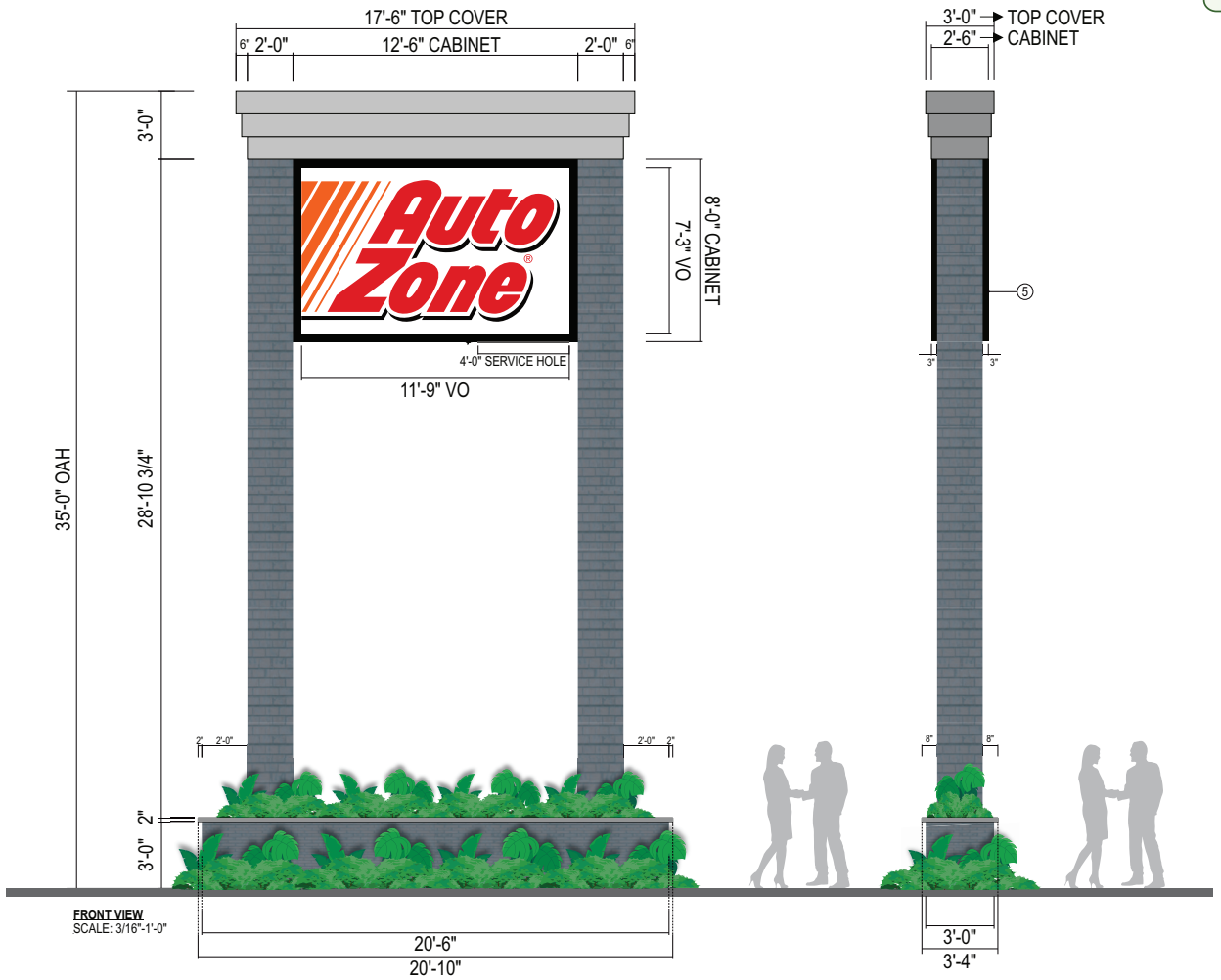
- NEED PROPER PYLON MATERIAL AND ALLOWABLE AREA
- NOTES
- NOTES
- NOTES
- NOTES
- NOTES

RED LINE OVER TITLE BLOCK ON DRAWING PAGES INDICATES DRAWING IS NOT READY FOR PRODUCTION - ALL TBD ITEMS MUST BE RESOLVED.

D/F INTERNALLY ILLUMINATED PYLON (Qty 1)

SQUARE FOOTAGE: 100

APPROVED
By Laura Beth Myers at 10:44 am, Dec 29, 2021



JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: **267005-R5** DATE: 12.08.2021 DESIGNER: DSG SALES REP: Michael Bjorklund PROJ MGR: Tisler	CLIENT APPROVAL DATE LANDLORD APPROVAL DATE QC	Site # AutoZone E OVILLA RD GLENN HEIGHTS, TX DESIGN PHASE: CONCEPTUAL

REV.	DATE	BY	DESCRIPTION
1	12.09.21	DSG	REVISED AS PER RED NOTES
2	12.10.21	ML	REVISED PLANTER HEIGHT AND ADDED A DISCONNECT SWITCH
3	12.20.21	ML	REVISED PER COMMENTS
4	12.20.21	ML	REVISED COLOR SPECS
5	**12.23.21**	**ML**	**REVISED PER COMMENTS**
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

SHEET NUMBER **1.0**

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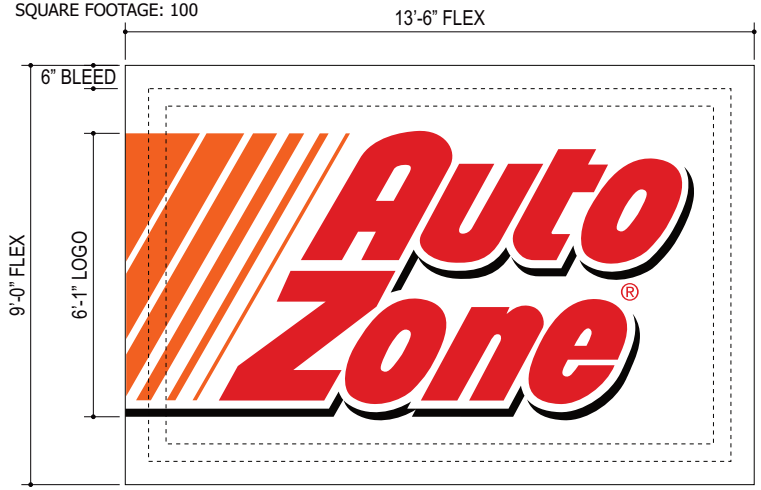
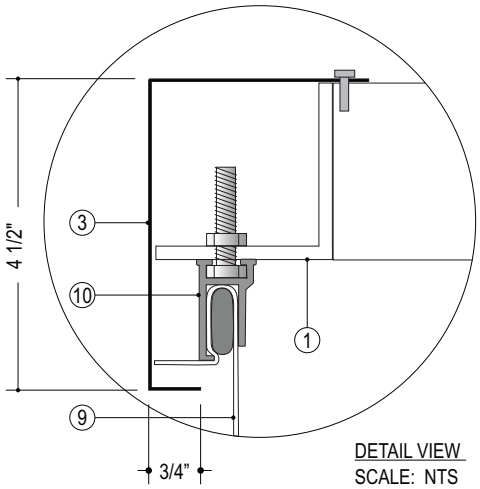
D/F INTERNALLY ILLUMINATED PYLON (Qty 1)

SQUARE FOOTAGE: 100

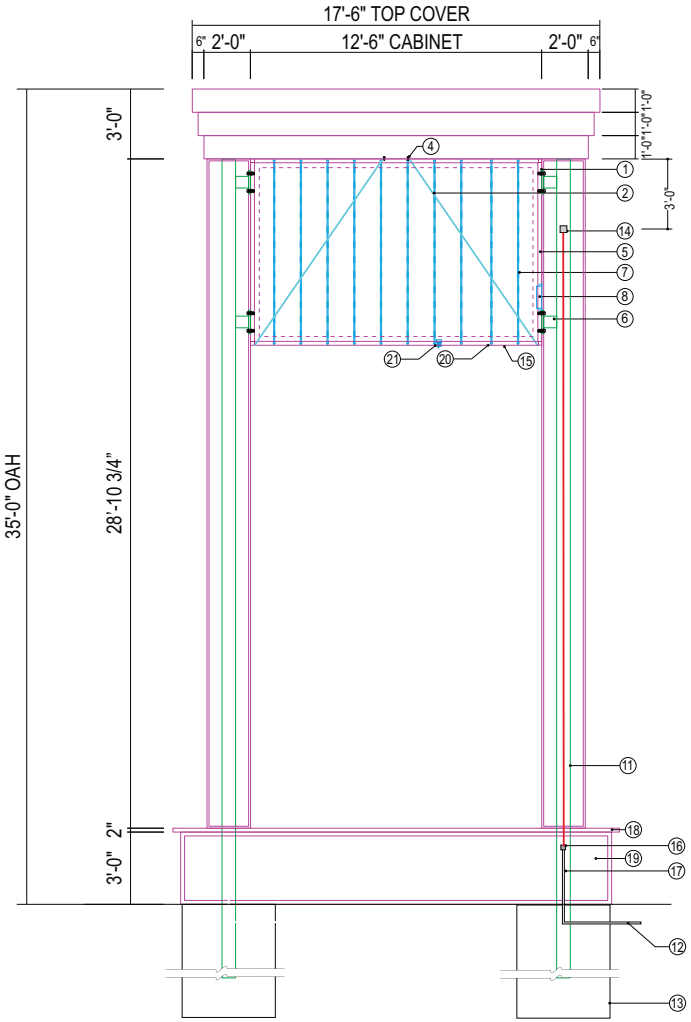


FLEX FACE LAYOUT
SCALE: 3/8"=1'-0"

APPROVED
By Laura Beth Myers at 10:45 am, Dec 29, 2021



DETAIL VIEW
SCALE: NTS



SPECIFICATIONS

1. 2" x 2" x .250" INVERTED STEEL ANGLE FRAME SYSTEM P-1 w/ ANGLE PUNCHED TO ACCEPT SIGNTECH CLIPS / ACCESS DOOR ON BOTH SIDES OF CABINET
2. (4) 3/4" SWAY RODS
3. 4 1/2" FORMED .063" PRE-FINISHED BLACK/WHITE ALUMINUM RETAINER / FASTENED TO CABINET w/ #8 x 1/2" LG HEX WASHER HEAD TEK SCREWS
4. (2) 3/4" LIFTING EYES
5. .063" PRE-FINISHED BLACK/WHITE ALUMINUM RETURNS / FASTENED TO CABINET w/ 1/8" POP RIVETS
6. 6" X 6" STEEL TUBE WITH WELDED 12" X 12" STEEL PLATE
7. INTERNALLY ILLUMINATED w/ GE LED STICKS
8. POWER SUPPLY LOCATED INSIDE CABINET
9. 0606 WHITE COOLEY BRITE FACES / FIRST SURFACE APPLIED ARLON TRANSLUCENT VINYL GRAPHICS V-1, V-2, V-3
10. SIGN TECH CLIP ASSEMBLIES
11. REFER TO ENGINEERING FOR STEEL SUPPORT REQUIREMENTS / PORTION OF POLE INSIDE CABINET TO BE PAINTED P-1
12. 3/4" PVC CONDUIT w/ PRIMARY ELECTRICAL WIRING BELOW GRADE PER LOCAL CODE / N.I.C. BY OTHERS
13. CONCRETE FOOTING / REFER TO ENGINEERING FOR POLE EMBEDMENT SPECIFICATION AND FOOTING REQUIREMENTS
14. ELECTRICAL HAND HOLE
15. DRAIN HOLES / MINIMUM 4 REQUIRED
16. MULTI-TAP FIXTURES TO ACCOMMODATE ELECTRICAL EXISTING ON SITE
17. CONDUIT EXPOSED / NO HOLE REQUIRED BELOW GRADE
18. 2" MASONRY CAP P-6, 3'-0" TOP MASONRY CAP P-5
19. SMOOTH FACE CMU - BLOCK BASE PAINTED P-6 (DONE BY OTHERS)
20. SERVICE HOLE BELOW CABINET
21. DISCONNECT SWITCH

NOTES

- STANDARD CABINET DEPTH IS 30" / TO BE ADJUSTED AS NEEDED PER ENGINEERING
- MASONRY BASE 36" DEEP
- DUE TO THE HEIGHT OF THE SIGN, JONES SIGN WILL CONTRACT THE SUB TO COMPLETE THE FOOTINGS AND SET THE POLES
- THE CABINET WILL BE INSTALLED PRIOR TO THE MASONRY BEING INSTALLED BY THE GC
- ONCE THE POLE AND CABINET ARE INSTALLED THE GC WILL BE RESPONSIBLE FOR ALL OF THE MASONRY WORK
- ATTACHMENT METHOD WILL NEED TO BE VERIFIED BY AN ENGINEER
- SPREADER BAR TO BE USED TO ENSURE CORRECT DISTANCE BETWEEN POLES

COLORS/FINISHES

	P-1	RUSTOLEUM 20-9109 WHITE PRIMER
	V-1	ARLON 44 ORANGE HI PERF. TRANSLUCENT VINYL
	V-2	ARLON 22 BLACK HI PERF. TRANSLUCENT VINYL
	V-3	ARLON 143 POPPY RED HI PERF. TRANSLUCENT VINYL
	P-5	MEDIUM GRAY - SEE FORMULA
	P-6	MP 68821 DARK GRAY

MEDIUM GRAY 1 QT FORMULA

N 202	461.9	923.8	1847.6
N 923	203.5	407	814
N 917	98.3	196.6	393.2
N 912	9	18	36
N 921	5	10	20
N 955	157.8	315.6	631.2

VARIABLES

SIZE	FINISHED SIZE	V.O.	CORNERS	AMPS	CIRCUITS	ILLUMINATION	POWER SUPPLIES
812 100 SQ FT	8'-0" x 12'-6"	7'-3" x 11'-9"	SQUARE	2.70	120V (1) 20 AMP CIRCUIT	(10) GE LED TETRA STICKS	(1) GE 24V-300W POWER SUPPLY

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JOB #: **267005-R5**
DATE: 12.08.2021
DESIGNER: DSG
SALES REP: Michael Bjorklund
PROJ MGR: Tisler

REV.	DATE	BY	DESCRIPTION
1	12.09.21	DSG	REVISED AS PER RED NOTES
2	12.10.21	ML	REVISED PLANTER HEIGHT AND ADDED A DISCONNECT SWITCH
3	12.20.21	ML	REVISED PER COMMENTS
4	12.20.21	ML	REVISED COLOR SPECS
5	**12.23.21**	**ML**	**REVISED PER COMMENTS**
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL DATE
LANDLORD APPROVAL DATE
QC

AutoZone®

Site # AutoZone
E OVILLA RD
GLENN HEIGHTS, TX

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER
1.0

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AGENDA SUMMARY SHEET
May 3, 2022

AGENDA, ITEM 5

Update on the City Center Project. (David Hall, 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	

AGENDA SUMMARY SHEET
May 3, 2022

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: City Manager.

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: 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	