



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, APRIL 2, 2024, 7:00 P.M.
REGULAR CITY COUNCIL MEETING**

Notice is hereby given that the City Council of the City of Glenn Heights, Texas will hold a Regular Called City Council Meeting on Tuesday, April 2, 2024, beginning at 7:00 P.M., in the City Hall, City Council Chambers, located at 1938-C 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.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this 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

The public is invited to address City Council on any topic. Speakers should complete a Public Comment form and submit it to the City Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits City Council from discussing or taking action on issues not posted on the agenda; however, the Mayor, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

PROCLAMATIONS

- Recognition of Trinity Dailey, Recipient of the Best Southwest Partnership and Mayoral Initiative Scholarship
- National Animal Care and Control Appreciation Week, April 14-20, 2024
- National Public Safety Telecommunicators Week, April 14-20, 2024

EVENT

- Glenn Heights Connect, April 12, 2024, 5:30 P.M. - 7:00 P.M., Glenn Heights City Center, 1938-C South Hampton Road

CONSENT AGENDA

Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.

1. Discuss and take action to approve the City Council Meeting Minutes of the March 19, 2024, City Council Meeting. (Brandi Brown, City Secretary)
2. Plat Case PP-003-24: Discuss and take action to approve a Preliminary Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition for a 9.606-acre tract of land in the J.P. Woolsey Survey, Abstract No. 1135 and being part of a called 9.951-acre tract of land conveyed to 7305, LTD., by Deed recorded under Instrument No. 1733800 of the official Public Records, Ellis County (OPREC), Texas, and generally located at the southeast corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)
3. Plat Case FP-003-24: Discuss and take action to approve a Final Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition for a 9.606-acre tract of land in the J.P. Woolsey Survey, Abstract No. 1135 and being part of a called 9.951-acre tract of land conveyed to 7305, LTD., by Deed recorded under Instrument No. 1733800 of the official Public Records, Ellis County (OPREC), Texas, and generally located at the southeast corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

AGENDA

1. Discuss and take action on Resolution R-07-24, a Resolution of the City Council of the City of Glenn Heights, Texas, appointing two persons to serve as Ad Hoc Voting Members of the Planning and Zoning Commission when presiding as a Capital Improvements Advisory Committee to assess and make recommendations to the City Council on matters relating to impact fees; and providing an effective date. (Parviz Pourazizian, Director of Planning and Development Services)
2. Site Plan Case SP-001-24: Discuss and take action on a Site Plan request for the remainder of Lots 1 through 5 and Lot 6, Block C, Willow Run Addition, as recorded in Volume 12, Page 289, Plat Records, Dallas County, Texas, the same being 7.602 acres out of the James Porter Survey, Abstract No. 1129, and out of the William P. Holman Survey, Abstract No. 619, Glenn Heights, Dallas County, Texas, and generally located at the northwest corner of E. Bear Creek Road and IH 35. Bannister Engineering has submitted the site plan request on behalf of Sanabel Investment, LP. (Parviz Pourazizian, Director of Planning and Development Services)

DEPARTMENTAL REPORTS

1. Planning and Development Services, Parviz Pourazizian, Director

A. Zoning Land Use Chart

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-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Friday, March 29, 2024.

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

In Recognition of Trinity Dailey Recipient of the Best Southwest Partnership and Mayoral Initiative Scholarship

- WHEREAS,** education matters, which is why the Best Southwest Partnership and the City of Glenn Heights is deeply invested in strengthening the region's local talent pipeline for all students from Pre-K through post-secondary and into the workforce; and
- WHEREAS,** the Partnership and I have designated education as a core initiative and have chosen to partner with school districts to drive improvements in public education, prepare students to graduate with the skills needed to succeed, provide the business community with a talented, skilled, local workforce, and to provide financial assistance to a deserving graduating Senior; and
- WHEREAS,** Trinity Dailey has been named the recipient of the Best Southwest Partnership and Mayoral Initiative Scholarship; and
- WHEREAS,** throughout her High School career, Ms. Dailey has immersed herself in various extracurricular activities, including serving as the School Spirit Committee Chair for Student Council, in which she fosters a sense of unity, enthusiasm, and pride within the entire student body; is a member of the National Honor Society, which further exemplifies her commitment to academic excellence, leadership, and community service; and is a member of the Math Honor Society and the Spanish Honor Society, which allows her to explore her passions for math and spanish while engaging with like-minded individuals. She firmly believes that her involvement in various extracurricular activities has enabled her to develop numerous skills and traits that will undoubtedly shape her future; and
- WHEREAS,** outside of school, Ms. Dailey volunteers at a local shelter where she assists people experiencing homelessness by providing warm meals and clothing and listening to their stories and concerns; she devotes her time to tutoring underprivileged children by partnering with local schools and organizations, focusing on establishing structured tutoring programs to help children improve their academic performance and to instill a love for learning; and due to her understanding the global urgency to address environmental issues, she is currently involved in an environmental awareness campaign within her community; and
- WHEREAS,** due to Ms. Dailey's fascination with the human body and its complexities, and her curiosity and passion for helping others, she has been inspired to become a Dermatologist to address the increasing prevalence of skin cancer and the lack of accessibility to dermatological care for marginalized communities, and to contribute to the field of dermatology by researching to advance the general understanding of

various skin conditions. Ms. Dailey will be attending Texas A and M University in College Station.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proudly recognize Ms. Trinity Dailey as the recipient of the Best Southwest Partnership and Mayoral Initiative Scholarship.

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

Sonja A. Brown, Mayor
Glenn Heights, Dallas County, Texas

PROCLAMATION



Office of the Mayor • City of Glenn Heights

National Animal Care and Control Appreciation Week April 14-20, 2024

- WHEREAS,** the National Animal Care and Control Association has designated April 14-20, 2024, as Animal Care and Control Officer Appreciation week; and
- WHEREAS,** the various federal, state, and local government officials throughout the country take this time to recognize, thank, and commend all animal control officers and animal shelter staff for their dedicated service they provide; and
- WHEREAS,** Animal Control Officers and Animal Care Staff provide essential community functions including the enforcement of animal control laws, protecting the public from diseases such as rabies, capture roaming and potentially dangerous animals, investigating reports of animal complaints and welfare; and
- WHEREAS,** Animal Control Officers and Animal Care Staff who answer calls for assistance, educate pet owners about responsible animal care, provide for the proper care of animals in their custody, to protect the welfare of homeless animals from injury, disease, abuse, starvation; and
- WHEREAS,** Animal Control Officers and Animal Care Staff continually find loving homes for adoptable animals as well as reunite lost pets with their rightful owners.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim April 14-20, 2024, as **National Animal Control Appreciation Week** in the City of Glenn Heights, Texas, and I encourage all citizens to join me in expressing their sincere appreciation for the service and dedication of our Animal Control employees, Monica Salmeron and Mathew Lopez.

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

Sonja A. Brown, Mayor
Glenn Heights, Dallas County, Texas

PROCLAMATION



Office of the Mayor • City of Glenn Heights

National Public Safety Telecommunicators Week April 14-20, 2024

- WHEREAS,** emergencies can occur at any time that require police, fire, or emergency medical services – and when an emergency occurs, the prompt response of police officers, firefighters, and paramedics is critical to the protection of life and preservation of property; and
- WHEREAS,** the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the City of Glenn Heights' emergency communications center; and
- WHEREAS,** Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services and they are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information, and ensuring their safety; and
- WHEREAS,** Public Safety Telecommunicators for the City of Glenn Heights have contributed substantially to the apprehension of criminals, suppression of fires, and treatment of patients; and
- WHEREAS,** each dispatcher has exhibited compassion, understanding, and professionalism during the performance of their job. On behalf of the entire City Council, I would like to thank the City of Glenn Heights' Public Safety Telecommunicators - Elissa Rios, Jodi Deal, Tiffany Strength, Wesley Alford, and Stefanie Zarate.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim April 14-20, 2024, as **National Public Safety Telecommunicators Week**, in the City of Glenn Heights, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

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

Sonja A. Brown, Mayor
Glenn Heights, Dallas County, Texas

AGENDA SUMMARY SHEET

April 2, 2024

CONSENT AGENDA, ITEM 1

Discuss and take action to approve the City Council Meeting Minutes of the March 19, 2024, City Council Meeting. (Brandi Brown, City Secretary)

Motion	
Second	
For	Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, Benford
Against	Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, Benford
Abstain	
Approve/ Deny/ Table	

[illegible]

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

MARCH 19, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 19th day of March 2024, the City Council of the City of Glenn Heights, Texas, met in a Regular City Council Meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Sonja A. Brown	*	Mayor
Harry A. Garrett	*	Mayor Pro Tem, Place 2
Travis Bruton*	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5
Cornel Benford II	*	Council Member, Place 6

*Council Member Travis Bruton arrived at 7:19 P.M.

STAFF:

Clifford Blackwell	*	City Manager
Brandi Brown	*	City Secretary
Barrett Albright	*	Parks & Recreation Superintendent
Nick Bristow	*	Chief of Police
LaSheyla Jones	*	City Planner
Chad Moore	*	Deputy Fire Chief
Kathi Morgan	*	IT Administrator
Sherry Roberts	*	Finance Director
Andrew Waits	*	Utility Superintendent

CONSULTANT:

David Berman	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:00 P.M., with a quorum of the City Council present.

INVOCATION

Mayor Pro Tem Harry A. Garrett delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Sonja A. Brown led the assembly in the Pledge of Allegiance.

PUBLIC COMMENTS

- Marvin Shields II, address on file: discussed issues regarding his water sewage and utility bill.

PROCLAMATIONS

Mayor Sonja A. Brown read the following Proclamation:

- National Surveyors Week, March 17-23, 2024

EVENTS

Mayor Sonja A. Brown announced the following Events:

- Mayor Sonja A. Brown's Town Hall Meeting, March 21, 2024, 6:30 P.M., Glenn Heights Community Center, 1938-D South Hampton Road
- Glenn Heights Connect, March 22, 2024, 5:30 P.M. - 7:00 P.M., Kingston Meadows, intersection of Turn Bridge Drive and Whitaker Way

CONSENT AGENDA

1. Discuss and take action to approve the City Council Work Session Minutes of the February 27, 2024, Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve the City Council Meeting Minutes of the February 27, 2024, City Council Meeting. (Brandi Brown, City Secretary)
3. Discuss and take action to approve the City Council Meeting Minutes of the March 5, 2024, City Council Meeting. (Brandi Brown, City Secretary)
4. Acknowledge receipt of the February 2024 Financial Reports. (Sherry Roberts, Finance Director)

Mayor Pro Tem Harry A. Garrett made a motion to approve Consent Agenda Items 1-4. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Garrett, Hale, Lightfoot, and Benford

AGENDA

1. Discussion to receive input from City Council regarding Fiscal Year 2023-2024 third quarter Community Engagement Events.

Clifford Blackwell, City Manager, introduced this item and completed a presentation regarding Fiscal Year 2023-2024 third quarter Community Engagement Events.

Mr. Blackwell answered Council's questions related to events surrounding Holiday Weekends, the Vendor Fair (listed as an Expo), event locations, and additional performances.

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

Nick Bristow, 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).

Chief Bristow answered Council's questions related to service calls, how Glenn Heights compared to surrounding City benchmarks, grants for Staff (namely the CARES Team Staff), and various assaults.

3. Discuss and take action on Resolution R-05-24, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting the bid of and awarding a contract to QKB, Inc., in the amount of \$174,013.00, for the Victoria Drive Drainage Improvements Project; authorizing the city manager to execute the necessary documents for said services; and providing an effective date.

Keith Moore, Deputy City Manager, introduced this item and answered Council's questions related to the project budgeted amount and the bid of the chosen contractor.

Council Member Laymon Lightfoot made a motion to approve Resolution R-05-24, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting the bid of and awarding a contract to QKB, Inc., in the amount of \$174,013.00, for the Victoria Drive Drainage Improvements Project; authorizing the city manager to execute the necessary documents for said services; and providing an effective date. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

4. Discuss and take action on Resolution R-06-24, a Resolution of the City Council of the City of Glenn Heights, Texas, Task Order No. 4 with Dikita Engineering in an amount not to exceed \$264,254.00 for engineering design services for the East Bear Creek Road Water and Wastewater Mains Relocation Project from the Interstate Highway 35-E Frontage Road to a point East of the Hampton Road intersection; authorizing the City Manager to sign the task order and any related documents on the City's behalf; and providing an effective date.

Keith Moore, Deputy City Manager, introduced this item and answered Council's questions related to project timelines.

Mayor Pro Tem Harry A. Garrett made a motion to approve Resolution R-06-24, a Resolution of the City Council of the City of Glenn Heights, Texas, Task Order No. 4 with Dikita Engineering in an amount not to exceed \$264,254.00 for engineering design services for the East Bear Creek Road Water and Wastewater Mains Relocation Project from the Interstate Highway 35-E Frontage Road to a point East of the Hampton Road intersection; authorizing the City Manager to sign the task order and any related documents on the City's behalf; and providing an effective date. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

DEPARTMENTAL REPORTS

1. Planning and Development Services, Parviz Pourazizian, Director

- A. Zoning Land Use Chart

Mayor Sonja A. Brown announced that this item would be tabled until the next Council Meeting.

ADJOURNMENT

Council Member Cornel Benford II made a motion to adjourn. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

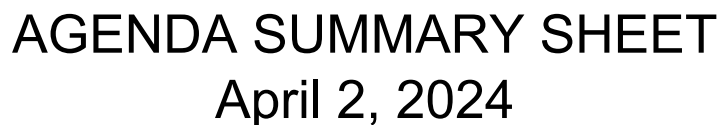
VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown adjourned the meeting at 7:49 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary
Passed and approved on the 2nd day of April 2024



Plat Case PP-003-24: Discuss and take action to approve a Preliminary Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition for a 9.606-acre tract of land in the J.P. Woolsey Survey, Abstract No. 1135 and being part of a called 9.951-acre tract of land conveyed to 7305, LTD., by Deed recorded under Instrument No. 1733800 of the official Public Records, Ellis County (OPREC), Texas, and generally located at the southeast corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

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CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: April 2, 2024

SUBJECT

Plat Case PP-003-24: Discuss and take action to approve a Preliminary Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition for a 9.606-acre tract of land in the J.P. Woolsey Survey, Abstract No. 1135 and being part of a called 9.951-acre tract of land conveyed to 7305, LTD., by Deed recorded under Instrument No. 1733800 of the official Public Records, Ellis County (OPREC), Texas, and generally located at the southeast corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

DISCUSSION / BACKGROUND

This is a Preliminary Plat request made by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition. The property owner intends to construct an O'Reilly Auto Part retail store on the Southeast corner of this plat (Lot 1, Block 1), and the remainder (Lot 2, Block 2) will remain undeveloped.

PRIOR COUNCIL OR BOARD ACTION

The Planning and Zoning Commission voted to approve this Preliminary Plat at the March 25, 2024, Meeting with a 5-0. On October 3, 2023, the City Council approved the Site Plan for this development.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of this Preliminary Plat.

ATTACHMENTS

1. Preliminary Plat
2. Prersentation - Preliminary Plat

PREPARED BY

Parviz Pourazizian, Director of Planning and Development Services

REVIEWED BY

Dr. LaSheyla Jones, City Planner

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS 7305, LTD., IS THE OWNER OF A 9.606 ACRE TRACT OF LAND SITUATED IN THE J.P. WOOLSEY SURVEY, ABSTRACT NO. 1135, CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.P. WOOLSEY SURVEY, ABSTRACT NO. 1135, AND BEING A PART OF A CALLED 9.951 ACRE TRACT OF LAND CONVEYED TO 7305, LTD., BY DEED RECORDED UNDER INSTRUMENT NO. 1733800 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY (OPREC), TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND MARKING THE NORTHEAST CORNER OF SAID TRACT, AND THE SOUTHEAST CORNER OF THAT "PARCEL 23 – PART 2" DESCRIBED IN THAT RIGHT–OF–WAY DEED FROM 7305 LTD TO TEXAS DEPARTMENT OF TRANSPORTATION RECORDED UNDER INSTRUMENT NO. 1920960, OPREC, BEING ON THE EAST LINE OF SAID 9.951 ACRE TRACT, THE SOUTHERLY RIGHT–OF–WAY LINE OF EAST OVILLA ROAD (VARIED WIDTH RIGHT–OF–WAY) AND ON THE WEST LINE OF LOT 1 OF LITTLE CREEK ESTATES (REPLAT), AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 764 OF THE PLAT RECORDS, ELLIS COUNTY, TEXAS (PRECT);

THENCE SOUTH 00°51'39" EAST 521.51 FEET ALONG THE EAST LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE WEST LINE OF SAID LOT 1, TO A 1/2" STEEL ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND THE NORTHEAST CORNER OF SUNRISE MEADOW PHASE FOUR, AN ADDITION TO THE CITY OF GLENN EIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 209, PRECT;

THENCE SOUTH 89°11'50" WEST 665.03 FEET (DEED NORTH 89°59'39" WEST 664.98 FEET) ALONG THE MOST SOUTHERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE NORTH LINE OF SAID SUNRISE MEADOW PHASE FOUR, TO A 1/2 INCH STEEL ROD FOUND MARKING THE NORTHWEST CORNER OF SAID SUNRISE MEADOW PHASE FOUR AND THE NORTHEAST CORNER OF SUNRISE MEADOW PHASE ONE, AN ADDITION TO THE CITY OF GLEN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 363 PRECT;

THENCE SOUTH 89°18'49" WEST 74.29 FEET ALONG THE MOST SOUTHERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND MARKING THE POINT OF TANGENCY WITH A 195.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WITH A CENTRAL ANGLE OF 25°10'02" (DEED 25°11'43"), WHOSE LONG CHORD BEARS NORTH 78°06'10" WEST 84.97(DEED NORTH 77°26'49" WEST 85.06 FEET);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 85.65 FEET (DEED 85.75 FEET), CONTINUING ALONG THE SOUTH LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 89°18'49" WEST 152.91 FEET (DEED SOUTH 89°57'06" WEST 152.91 FEET) CONTINUING ALONG THE SOUTH LINE OF THIS TRACT, THE SOUTH LINE OF SAID 9.951 ACRE TRACT, AND THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND;

THENCE NORTH 00°45'08" WEST 270.22 FEET (DEED ALONG A WESTERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR CORNER OF THIS TRACT;

THENCE SOUTH 89°14'52" WEST 108.56 FEET (DEED SOUTH 107.84 FEET) ALONG A SOUTH LINE OF THIS TRACT, AND SAID 9.951 ACRE TRACT, TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE INTERSECTION OF SAID SOUTH LINE, AND THE EASTERLY RIGHT–OF–WAY LINE OF SANTA ROSA DRIVE (A 50 FOOT RIGHT–OF–WAY) AND SOUTHWEST CORNER OF THIS TRACT AND SAID 9.951 ACRE PARCEL, SAID POINT ALSO BEING A POINT OF NON–TANGENCY WITH A 425.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, WHOSE LONG CHORD BEARS NORTH 03°29'20" EAST 61.39 FEET (DEED NORTH 04°10'56" EAST 61.99 FEET);

THENCE 61.94 FEET ALONG SAID EASTERLY RIGHT–OF–WAY LINE, THE WESTERLY LINE OF THIS TRACT, AND THE WESTERLY LINE OF SAID 9.951 ACRE PARCEL, TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE POINT OF TANGENCY;

THENCE NORTH 00°41'11" WEST (DEED NORTH) 157.78 FEET ALONG SAID EASTERLY RIGHT–OF–WAY LINE, THE WESTERLY LINE OF THIS TRACT, AND THE WESTERLY LINE OF SAID 9.951 ACRE PARCEL, TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT "PARCEL 23 – PART 1" DESCRIBED IN THAT DEED FROM 7305 LTD TO TEXAS DEPARTMENT OF TRANSPORTATION RECORDED UNDER INSTRUMENT NO. 1920960, OPREC, THE SOUTHERLY RIGHT–OF–WAY LINE OF EAST OVILLA ROAD (VARIED RIGHT–OF–WAY) AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 41°11'33" EAST 44.28 FEET ALONG SAID SOUTHERLY LINE TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR A CORNER;

THENCE NORTH 83°02'06" EAST 88.00 FEET ALONG SAID SOUTHERLY LINE TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR A CORNER;

THENCE NORTH 85°57'09" EAST 106.89 FEET ALONG SAID SOUTHERLY LINE TO A 5/8 INCH STEEL ROD FOUND FOR A CORNER, BEING THE NORTHWEST CORNER OF A CALLED 1.7998 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 1140, PAGE 619 OPRECT;

THENCE SOUTH 00°04'42" WEST (DEED SOUTH 00°51'04" WEST), ALONG AN INTERIOR EASTERLY LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE WEST LINE OF SAID 1.7998 ACRE TRACT, PASSING AT 268.12 FEET A 1/2" STEEL ROD MARKED "WEHDE LS 6133" SET FOR INTERIOR LOT LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 279.68 FEET (DEED 279.96 FEET) TO A 5/8 INCH STEEL ROD FOUND MARKING AN INTERIOR CORNER OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE SOUTHWEST CORNER OF SAID 1.7998 ACRE TRACT;

THENCE NORTH 89°16'02" EAST 280.01 FEET (DEED SOUTH 89°58'27" EAST 179.91 FEET) ALONG A NORTHERLY LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE SOUTHERLY LINE OF SAID 1.7998 TRACT TO A 5/8 INCH REBAR FOUND MARKING THE SOUTHEAST CORNER OF SAID 1.7998 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A, PECAN PARK, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 213 PRECT;

THENCE NORTH 89°17'44" EAST 189.99 FEET (DEED SOUTH 89°57'43" EAST 190.02 FEET) ALONG THE NORTHERLY LINE OF THIS TRACT, THE NORTHERLY LINE OF SAID 9.951 ACRE TRAC, AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, TO A 1/2 INCH STEEL ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT, BLOCK A;

THENCE NORTH 00°00'44" EAST 195.06 FEET (DEED NORTH 00°56'25" EAST 195.02 FEET) ALONG EAST LINE OF SAID LOT 1, BLOCK A, A WESTERLY LINE OF THIS TRACT AND A WESTERLY LINE OF SAID 9.951 ACRE TRACT TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 4466" FOUND MARKING AN INTERIOR CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 89°02'37" EAST 34.39 FEET (DEED NORTH 89°56'56" EAST 33.96 FEET) ALONG A NORTH LINE OF THIS TRACT, A NORTH LINE OF SAID 9.951 ACRE TRACT, AND A SOUTH LINE OF SAID LOT 1, BLOCK A TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 4466" FOUND MARKING AN INTERIOR CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 00°46'44" WEST (DEED NORTH) 49.13 FEET ALONG A WEST LINE OF THIS TRACT, THE WEST LINE OF SAID 9.951 ACRE TRACT, AND THE EAST LINE OF SAID LOT 1, BLACK A TO A 5/8 INCH STEEL ROAD FOUND MARKING THE SOUTHWEST CORNER OF SAID "PARCEL 23 – PART 2";

THENCE NORTH 89°09'31" EAST 351.23 FEET ALONG THE NORTH LINE OF SAID TRACT, THE NORTH LINE OF SAID 9.951 ACRE TRACT, SOUTH LINE OF SAID "PARCEL 23 – PART 2", AND THE SOUTH RIGHT–OF–WAY LINE OF EAST OVILLA ROAD TO THE POINT OF BEGINNING, AND CONTAINING APPROXIMATELY 9.607 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT 7305 LTD., THE UNDERSIGNED OWNER OF THE REAL PROPERTY DESCRIBED IN THE PLAT HEREBY ADOPTS THIS PLAT DESIGNATING THE HEREBY ABOVE DESCRIBED PROPERTY AS O'REILLY OVILLA ADDITION, AN ADDITION TO THE CITY OF GLENN HEIGHTS, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED A PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF GLENN HEIGHTS. THE UTILITIES AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____, DAY OF _____, 2024.

ON BEHALF OF 7305 LTD

BY: _____

PRINTED NAME _____

TITLE _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS _____, DAY OF _____, 2024, PERSONALLY APPEARED _____, ON BEHALF OF 7305 LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC OF THE STATE OF _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES V. WEHDE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE PERIMETER CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF GLENN HEIGHTS, TEXAS.

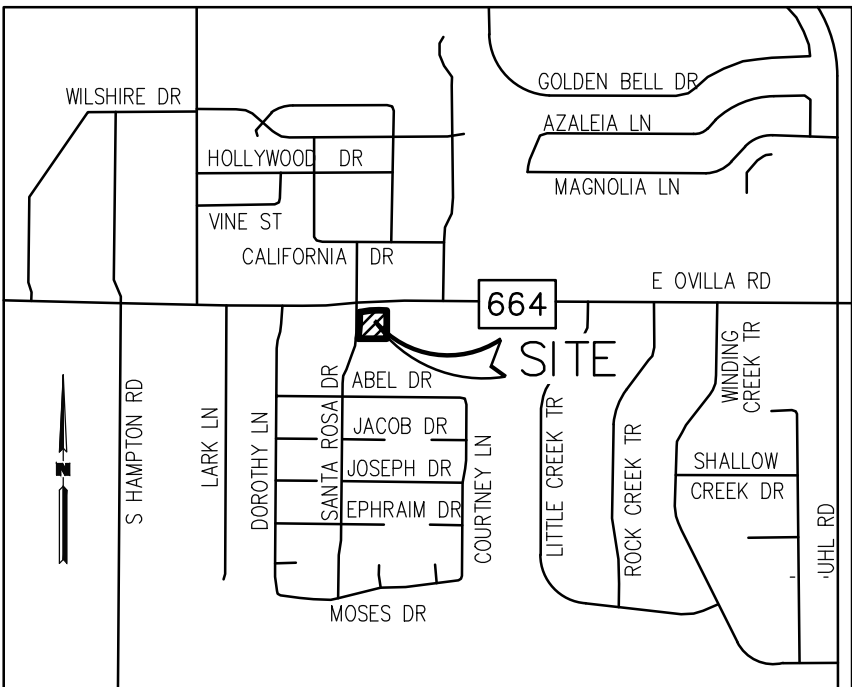


JAMES V. WEHDE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 6133

STATE OF _____ §
COUNTY OF _____ §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS _____, DAY OF _____, 2024, PERSONALLY APPEARED _____, ON BEHALF OF 7305 LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC OF THE STATE OF _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
(NOT TO SCALE)

PRELIMINARY PLAT

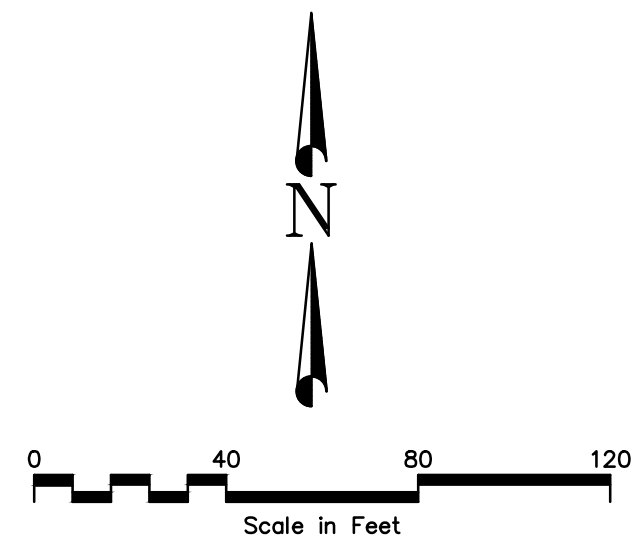
O'REILLY OVILLA ROAD ADDITION
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS



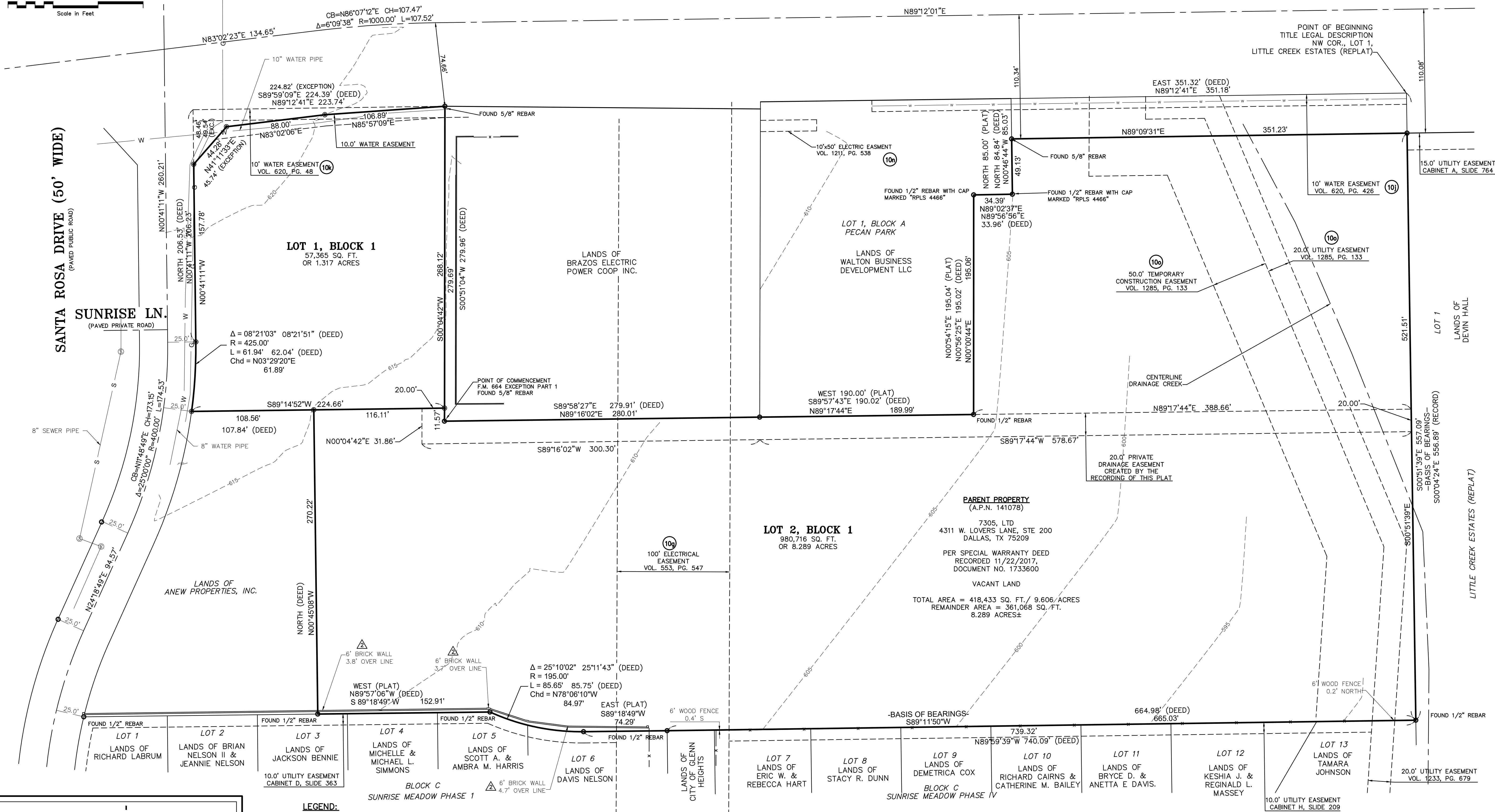
LAND SURVEYING
& MAPPING

410 S. FOREST GLEN BLVD., POST FALLS, ID 83854
tel/fax: 1-888-TEN-WEST
www.10westsurvey.com

DATE: 12/6/2023	PROJECT SURVEYOR: JWV
SCALE: 1"=40'	LAST DATE OF REVISION:03/18/2024
DRAWN BY: BCD	JOB NO.: 22-0397
CHECKED BY: JWV	SHEET: 1 OF 2
DATE CHECKED: 12/6/2023	



E. OVILLA RD./F.M. 664 (WIDTH VARIES)
(PAVED PUBLIC HIGHWAY)



10 west
LAND SURVEYING
& MAPPING
410 S. FOREST GLEN BLVD., POST FALLS, ID 83854
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www.10westsurvey.com

- LEGEND:**
- SUBJECT PROPERTY LINE
 - EASEMENT LINE
 - B.S.L. BUILDING SETBACK LINE
 - CENTERLINE
 - S UNDERGROUND SANITARY SEWER LINE
 - W UNDERGROUND WATER LINE
 - G UNDERGROUND GAS LINE
 - 1/2" REBAR W/ CAMP STAMPED "WENDE PLS 6133" TO BE SET
 - FOUND 5/8" REBAR WITH NO CAP UNLESS OTHERWISE NOTED

PRELIMINARY PLAT		DATE: 12/6/2023	PROJECT SURVEYOR: JWV
O'REILLY OVILLA ROAD ADDITION		SCALE: 1"=40'	LAST DATE OF REVISION: 03/18/2024
CITY OF GLENN HEIGHTS		DRAWN BY: BCD	JOB NO.: 22-0397
ELLIS COUNTY, TEXAS		CHECKED BY: JWV	SHEET: 2 OF 2
		DATE CHECKED: 12/6/2023	

PRELIMINARY PLAT O'REILLY OVILLA RD ADDITION



PARVIZ POURAZIZIAN, DIR. DEVELOPMENT SERVICES

APRIL 02, 2024

PRELIMINARY PLAT



Discuss and take action on a Preliminary Plat Request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition, for a 9.606-acre tract of land in the J.P. Woolsey Survey, Abstract No. 1135 and been part of a called 9.951Acre Tract of land Conveyed to 7305, LTD., By Deed Recorded Under Instrument No. 1733800 of the official Public Records, Ellis County (OPREC), Texas, and generally located at the southeastern corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

PRELIMINARY AND FINAL PLAT



Applicant: James V. Wehde

Location: 2850 Santa Rosa Drive

Request: Discuss and take action on a Preliminary / Final Plat

Acres: 9.606 Ac. (approx.)

AERIAL VIEW



The logo of the City of Glenn Heights is a circular seal. It features a blue outer ring with the text "CITY OF" at the top and "GLENN HEIGHTS" at the bottom, separated by two stars. The center of the seal is white and contains a stylized graphic of a star and a building.

RECOMMENDATION

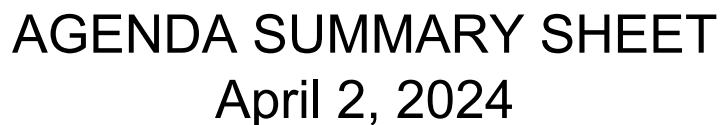


- ☐ Staff recommends APPROVAL of the Preliminary Plat.

QUESTIONS



COMMENTS



Plat Case FP-003-24: Discuss and take action to approve a Final Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition for a 9.606-acre tract of land in the J.P. Woolsey Survey, Abstract No. 1135 and being part of a called 9.951-acre tract of land conveyed to 7305, LTD., by Deed recorded under Instrument No. 1733800 of the official Public Records, Ellis County (OPREC), Texas, and generally located at the southeast corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: April 2, 2024

SUBJECT

Plat Case FP-003-24: Discuss and take action to approve a Final Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition for a 9.606-acre tract of land in the J.P. Woolsey Survey, Abstract No. 1135 and being part of a called 9.951-acre tract of land conveyed to 7305, LTD., by Deed recorded under Instrument No. 1733800 of the official Public Records, Ellis County (OPREC), Texas, and generally located at the southeast corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

DISCUSSION / BACKGROUND

This is a Final Plat request made by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition. The property owner intends to construct an O'Reilly Auto Part retail store on the Southeast corner of this plat (Lot 1, Block 1), and the remainder (Lot 2, Block 2) will remain undeveloped.

PRIOR COUNCIL OR BOARD ACTION

The Planning and Zoning Commission voted to approve this Preliminary Plat at the March 25, 2024, Meeting with a 5-0. On October 3, 2023, the City Council approved the Site Plan for this development.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of this Final Plat.

ATTACHMENTS

1. Final Plat
2. Presentation - Final Plat

PREPARED BY

Parviz Pourazizian, Director of Planning and Development Services

REVIEWED BY

Dr. LaSheyla Jones, City Planner

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS 7305, LTD., IS THE OWNER OF A 9.606 ACRE TRACT OF LAND SITUATED IN THE J.P. WOOLSEY SURVEY, ABSTRACT NO. 1135, CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.P. WOOLSEY SURVEY, ABSTRACT NO. 1135, AND BEING A PART OF A CALLED 9.951 ACRE TRACT OF LAND CONVEYED TO 7305, LTD., BY DEED RECORDED UNDER INSTRUMENT NO. 1733800 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY (OPREC), TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND MARKING THE NORTHEAST CORNER OF SAID TRACT, AND THE SOUTHEAST CORNER OF THAT "PARCEL 23 – PART 2" DESCRIBED IN THAT RIGHT–OF–WAY DEED FROM 7305 LTD TO TEXAS DEPARTMENT OF TRANSPORTATION RECORDED UNDER INSTRUMENT NO. 1920960, OPREC, BEING ON THE EAST LINE OF SAID 9.951 ACRE TRACT, THE SOUTHERLY RIGHT–OF–WAY LINE OF EAST OVILLA ROAD (VARIED WIDTH RIGHT–OF–WAY) AND ON THE WEST LINE OF LOT 1 OF LITTLE CREEK ESTATES (REPLAT), AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 764 OF THE PLAT RECORDS, ELLIS COUNTY, TEXAS (PRECT);

THENCE SOUTH 00°51'39" EAST 521.51 FEET ALONG THE EAST LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE WEST LINE OF SAID LOT 1, TO A 1/2" STEEL ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND THE NORTHEAST CORNER OF SUNRISE MEADOW PHASE FOUR, AN ADDITION TO THE CITY OF GLENN EIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 209, PRECT;

THENCE SOUTH 89°11'50" WEST 665.03 FEET (DEED NORTH 89°59'39" WEST 664.98 FEET) ALONG THE MOST SOUTHERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE NORTH LINE OF SAID SUNRISE MEADOW PHASE FOUR, TO A 1/2 INCH STEEL ROD FOUND MARKING THE NORTHWEST CORNER OF SAID SUNRISE MEADOW PHASE FOUR AND THE NORTHEAST CORNER OF SUNRISE MEADOW PHASE ONE, AN ADDITION TO THE CITY OF GLEN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 363 PRECT;

THENCE SOUTH 89°18'49" WEST 74.29 FEET ALONG THE MOST SOUTHERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND MARKING THE POINT OF TANGENCY WITH A 195.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WITH A CENTRAL ANGLE OF 25°10'02" (DEED 25°11'43"), WHOSE LONG CHORD BEARS NORTH 78°06'10" WEST 84.97(DEED NORTH 77°26'49" WEST 85.06 FEET);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 85.65 FEET (DEED 85.75 FEET), CONTINUING ALONG THE SOUTH LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 89°18'49" WEST 152.91 FEET (DEED SOUTH 89°57'06" WEST 152.91 FEET) CONTINUING ALONG THE SOUTH LINE OF THIS TRACT, THE SOUTH LINE OF SAID 9.951 ACRE TRACT, AND THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND;

THENCE NORTH 00°45'08" WEST 270.22 FEET (DEED ALONG A WESTERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR CORNER OF THIS TRACT;

THENCE SOUTH 89°14'52" WEST 108.56 FEET (DEED WEST 107.84 FEET) ALONG A SOUTH LINE OF THIS TRACT, AND SAID 9.951 ACRE TRACT, TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE INTERSECTION OF SAID SOUTH LINE, AND THE EASTERLY RIGHT–OF–WAY LINE OF SANTA ROSA DRIVE (A 50 FOOT RIGHT–OF–WAY) AND SOUTHWEST CORNER OF THIS TRACT AND SAID 9.951 ACRE PARCEL, SAID POINT ALSO BEING A POINT OF NON–TANGENCY WITH A 425.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, WHOSE LONG CHORD BEARS NORTH 03°29'20" EAST 61.39 FEET (DEED NORTH 04°10'56" EAST 61.99 FEET);

THENCE 61.94 FEET ALONG SAID EASTERLY RIGHT–OF–WAY LINE, THE WESTERLY LINE OF THIS TRACT, AND THE WESTERLY LINE OF SAID 9.951 ACRE PARCEL, TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE POINT OF TANGENCY;

THENCE NORTH 00°41'11" WEST (DEED NORTH) 157.78 FEET ALONG SAID EASTERLY RIGHT–OF–WAY LINE, THE WESTERLY LINE OF THIS TRACT, AND THE WESTERLY LINE OF SAID 9.951 ACRE PARCEL, TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT "PARCEL 23 – PART 1" DESCRIBED IN THAT DEED FROM 7305 LTD TO TEXAS DEPARTMENT OF TRANSPORTATION RECORDED UNDER INSTRUMENT NO. 1920960, OPREC, THE SOUTHERLY RIGHT–OF–WAY LINE OF EAST OVILLA ROAD (VARIED RIGHT–OF–WAY) AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 41°11'33" EAST 44.28 FEET ALONG SAID SOUTHERLY LINE TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR A CORNER;

THENCE NORTH 83°02'06" EAST 88.00 FEET ALONG SAID SOUTHERLY LINE TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR A CORNER;

THENCE NORTH 85°57'09" EAST 106.89 FEET ALONG SAID SOUTHERLY LINE TO A 5/8 INCH STEEL ROD FOUND FOR A CORNER, BEING THE NORTHWEST CORNER OF A CALLED 1.7998 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 1140, PAGE 619 OPRECT;

THENCE SOUTH 00°04'42" WEST (DEED SOUTH 00°51'04" WEST), ALONG AN INTERIOR EASTERLY LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE WEST LINE OF SAID 1.7998 ACRE TRACT, PASSING AT 268.12 FEET A 1/2" STEEL ROD MARKED "WEHDE LS 6133" SET FOR INTERIOR LOT LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 279.69 FEET (DEED 279.96 FEET) TO A 5/8 INCH STEEL ROD FOUND MARKING AN INTERIOR CORNER OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE SOUTHWEST CORNER OF SAID 1.7998 ACRE TRACT;

THENCE NORTH 89°16'02" EAST 280.01 FEET (DEED SOUTH 89°58'27" EAST 179.91 FEET) ALONG A NORTHERLY LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE SOUTHERLY LINE OF SAID 1.7998 TRACT TO A 5/8 INCH REBAR FOUND MARKING THE SOUTHEAST CORNER OF SAID 1.7998 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A, PECAN PARK, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 213 PRECT;

THENCE NORTH 89°17'44" EAST 189.99 FEET (DEED SOUTH 89°57'43" EAST 190.02 FEET) ALONG THE NORTHERLY LINE OF THIS TRACT, THE NORTHERLY LINE OF SAID 9.951 ACRE TRAC, AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, TO A 1/2 INCH STEEL ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT, BLOCK A;

THENCE NORTH 00°00'44" EAST 195.06 FEET (DEED NORTH 00°56'25" EAST 195.02 FEET) ALONG EAST LINE OF SAID LOT 1, BLOCK A, A WESTERLY LINE OF THIS TRACT AND A WESTERLY LINE OF SAID 9.951 ACRE TRACT TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 4466" FOUND MARKING AN INTERIOR CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 89°02'37" EAST 34.39 FEET (DEED NORTH 89°56'56" EAST 33.96 FEET) ALONG A NORTH LINE OF THIS TRACT, A NORTH LINE OF SAID 9.951 ACRE TRACT, AND A SOUTH LINE OF SAID LOT 1, BLOCK A TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 4466" FOUND MARKING AN INTERIOR CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 00°46'44" WEST (DEED NORTH) 49.13 FEET ALONG A WEST LINE OF THIS TRACT, THE WEST LINE OF SAID 9.951 ACRE TRACT, AND THE EAST LINE OF SAID LOT 1, BLACK A TO A 5/8 INCH STEEL ROAD FOUND MARKING THE SOUTHWEST CORNER OF SAID "PARCEL 23 – PART 2";

THENCE NORTH 89°09'31" EAST 351.23 FEET ALONG THE NORTH LINE OF SAID TRACT, THE NORTH LINE OF SAID 9.951 ACRE TRACT, SOUTH LINE OF SAID "PARCEL 23 – PART 2", AND THE SOUTH RIGHT–OF–WAY LINE OF EAST OVILLA ROAD TO THE POINT OF BEGINNING, AND CONTAINING APPROXIMATELY 9.607 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT 7305 LTD., THE UNDERSIGNED OWNER OF THE REAL PROPERTY DESCRIBED IN THE PLAT HEREBY ADOPTS THIS PLAT DESIGNATING THE HEREBY ABOVE DESCRIBED PROPERTY AS O'REILLY OVILLA ADDITION, AN ADDITION TO THE CITY OF GLENN HEIGHTS, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED A PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF GLENN HEIGHTS. THE UTILITIES AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____, DAY OF _____, 2024.

ON BEHALF OF 7305 LTD

BY: _____

PRINTED NAME _____

TITLE _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS _____, DAY OF _____, 2024, PERSONALLY APPEARED _____, ON BEHALF OF 7305 LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC OF THE STATE OF _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES V. WEHDE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE PERIMETER CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF GLENN HEIGHTS, TEXAS.

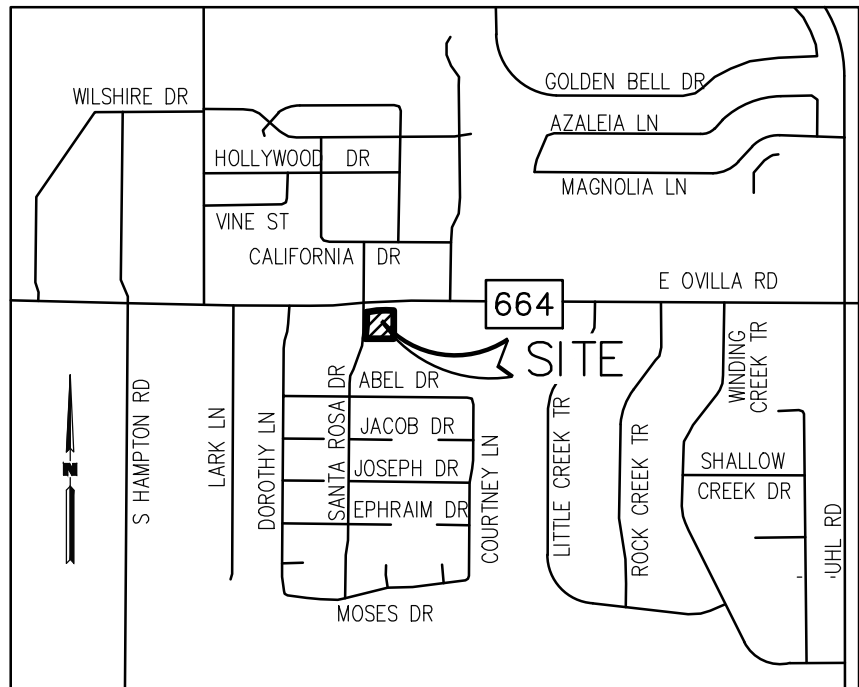
JAMES V. WEHDE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 6133



STATE OF _____ §
COUNTY OF _____ §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS _____, DAY OF _____, 2024, PERSONALLY APPEARED _____, ON BEHALF OF 7305 LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC OF THE STATE OF _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
(NOT TO SCALE)

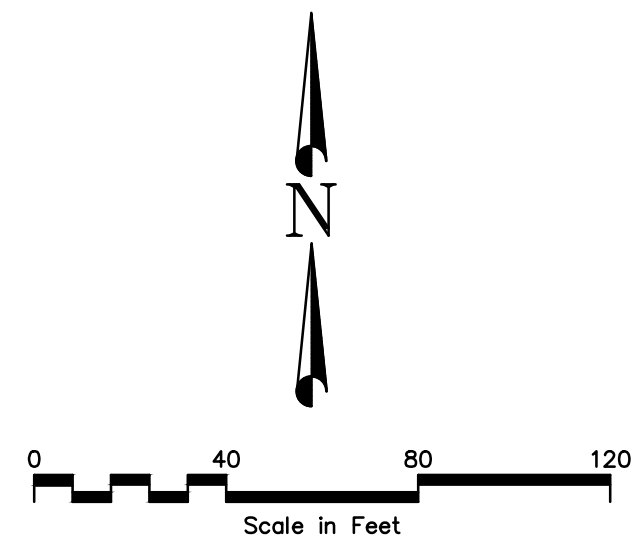
FINAL PLAT

O'REILLY OVILLA ROAD ADDITION
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS

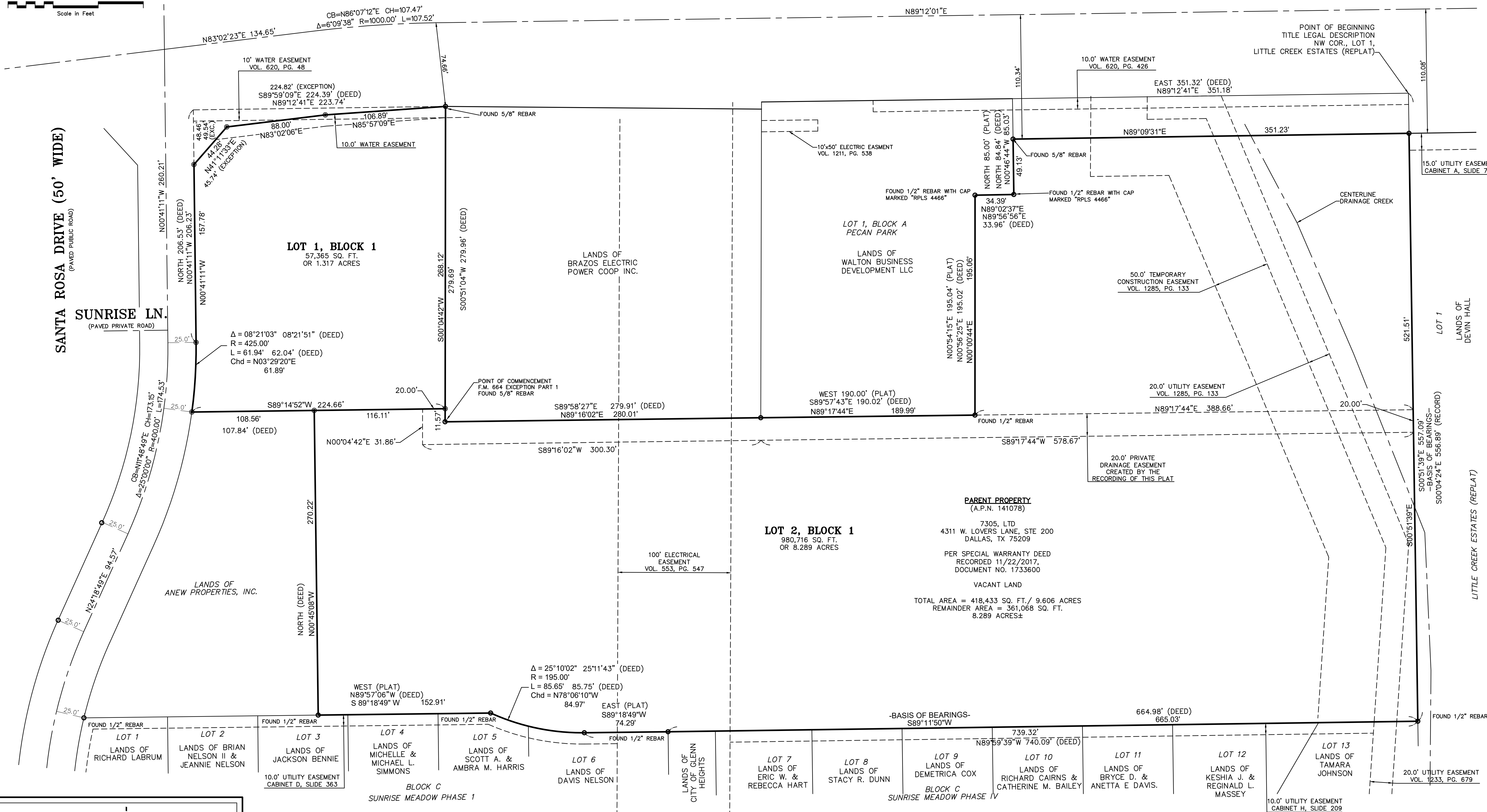
10 west
LAND SURVEYING
& MAPPING

410 S. FOREST GLEN BLVD., POST FALLS, ID 83854
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www.10westsurvey.com

DATE: 12/6/2023	PROJECT SURVEYOR: JWV
SCALE: 1"=40'	LAST DATE OF REVISION:03/18/2024
DRAWN BY: BCD	JOB NO.: 22-0397
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E. OVILLA RD./F.M. 664 (WIDTH VARIES)
(PAVED PUBLIC HIGHWAY)



10west
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LEGEND:

- SUBJECT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- 1/2" REBAR W/ CAMP STAMPED "WEHDE PLS 6133" TO BE SET
- FOUND 5/8" REBAR WITH NO CAP UNLESS OTHERWISE NOTED

FINAL PLAT O'REILLY OVILLA ROAD ADDITION CITY OF GLENN HEIGHTS ELLIS COUNTY, TEXAS	DATE: 12/6/2023	PROJECT SURVEYOR: JWV
	SCALE: 1"=40'	LAST DATE OF REVISION: 03/18/2024
	DRAWN BY: BCD	JOB NO.: 22-0397
	CHECKED BY: JWV	SHEET: 2 OF 2
DATE CHECKED: 12/6/2023		

FINAL PLAT O'REILLY OVILLA RD ADDITION



PARVIZ POURAZIZIAN, DIR. DEVELOPMENT SERVICES

APRIL 02, 2024

FINAL PLAT



Discuss and take action on a Final Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition, for a 9.606-acre tract of land in the J.P. Woolsey Survey, Abstract No. 1135 and been part of a called 9.951Acre Tract of land Conveyed to 7305, LTD., By Deed Recorded Under Instrument No. 1733800 of the official Public Records, Ellis County (OPREC), Texas, and generally located at the southeastern corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

FINAL PLAT



Applicant: James V. Wehde

Location: 2850 Santa Rosa Drive

Request: Approval of Final Plat

Acres: 9.606 Ac. (approx.)

AERIAL VIEW





RECOMMENDATION

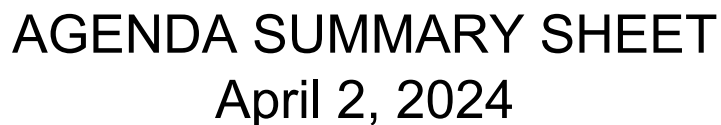


- ☐ Staff recommends APPROVAL of the Final Plat.

QUESTIONS



COMMENTS



Discuss and take action on Resolution R-07-24, a Resolution of the City Council of the City of Glenn Heights, Texas, appointing two persons to serve as Ad Hoc Voting Members of the Planning and Zoning Commission when presiding as a Capital Improvements Advisory Committee to assess and make recommendations to the City Council on matters relating to impact fees; and providing an effective date. (Parviz Pourazizian, Director of Planning and Development Services)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: April 2, 2024

SUBJECT

This Agenda Item will allow City Council to appoint the "Capital Improvement Advisory Committee (CIAC)" as part of the impact fee update. The committee's involvement ensures that the Impact Fees are conducted legally and reflect existing and projected conditions.

DISCUSSION / BACKGROUND

The City Council approved the capital improvement budget last September, and one of the most important projects the City is working on is the Impact Fee update. As part of the state requirement for Impact Fee updates, cities must establish a Capital Improvement Advisory Committee (CIAC) for their residents to oversee the process and provide recommendations for the Impact Fee rates.

Generally, cities use the Planning and Zoning Commission as their CIAC, however, per state requirements, there needs to be one member with a "Real Estate, Construction or Development" background. Currently, no member with this professional background exists on the Planning and Zoning Commission. For this reason, the City will have to add two additional members from the public to the CIAC:

- Raul Acosta
- Hector Hernandez

This Committee will review staff findings for the Capital Improvement Project, and at the end, they will provide City Council with their recommendations for the Impact Fee rates.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of the Resolution to appoint Raul Acosta and Hector Hernandez to the Capital Improvement Advisory Committee (CIAC).

ATTACHMENTS

1. Application - Raul Acosta (Redacted)
2. Application - Hector Hernandez (Redacted)
3. Resolution R-07-24

PREPARED BY

Parviz Pourazizian, Director of Planning Development Services

REVIEWED BY

Brandi Brown, City Secretary

City of Glenn Heights

Volunteer Application



Citizen Advisory Committee (CIAC)

Contact Information

Name	RAUL ACOSTA
Street Address	[REDACTED]
City ST ZIP Code	Glenn Heights, TX 75154
Home Phone	[REDACTED]
Work Phone	[REDACTED]
E-Mail Address	[REDACTED]

Availability

The Advisory Committee will be asked to hear presentations considering the updates to the City's Water, Wastewater and Roadway Impact Fee Program and then vote on a recommended adoption rate for the program. The recommendation will be provided to City Council who will then establish the updated impact fee assessment.

Special Skills or Qualifications

Summarize special skills and qualifications you have acquired from employment, previous volunteer work, or through other activities, including hobbies or sports.

Realtor, Home Builder, Investor in Real Estate, Electrician,
Plumber, Welder, Landscaping

Previous Volunteer Experience

Summarize your previous volunteer experience with the City or other organizations.

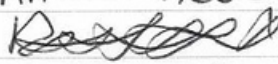
Glenn Heights City Council member, Park Board member in Glenn Heights,
Glenn Heights Planning & Zoning, Glenn Heights Board of Adjustments,
Glenn Heights Building Standards Commission, Glenn Heights Loop 9 Study,
2 Times on Glenn Heights Future Plan Board

Person to Notify in Case of Emergency

Name	Cody Acosta
Street Address	
City ST ZIP Code	
Home Phone	
Work Phone	
E-Mail Address	

Agreement and Signature

By submitting this application, I affirm that I am a resident of the City of Glenn Heights and a qualified voter of the City of Glenn Heights.

Name (printed)	RAUL ACOSTA
Signature	
Date	1-31-2024

Our Policy

It is the policy of the City of Glenn Heights to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

The information contained on this form is subject to release under the Texas Public Information Act upon filing with the Office of the City Secretary.

Thank you for completing this application form and for your interest in your service to the City of Glenn Heights.

Please return this form to the Office of the City Secretary. Forms may be completed and emailed to: brandi.brown@glennheightstx.gov

Thank you.

City of Glenn Heights

Volunteer Application



Citizen Advisory Committee (CIAC)

Contact Information

Name	Hector Hernandez
Street Address	
City ST ZIP Code	Glenn Heights, TX 75154
Home Phone	
Work Phone	
E-Mail Address	

Availability

The Advisory Committee will be asked to hear presentations considering the updates to the City's Water, Wastewater and Roadway Impact Fee Program and then vote on a recommended adoption rate for the program. The recommendation will be provided to City Council who will then establish the updated impact fee assessment.

Special Skills or Qualifications

Summarize special skills and qualifications you have acquired from employment, previous volunteer work, or through other activities, including hobbies or sports.

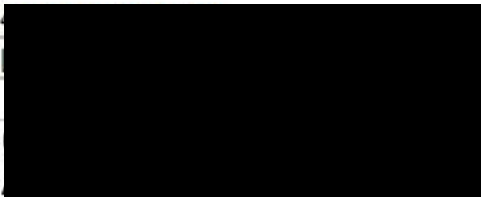
My hobbies coincide with my work, which is building homes in the DFW metroplex to insure equal housing opportunities to all clienteles. My bothers and I try our best to provide quality living experiences for all of our homes that we build. I am at a point in my life were I would like to further expand my abilities to volunteer and provide any expertise that I may have for my community. I also enjoy literature, traveling looking at different era historical architectural designs and playing soccer.

Previous Volunteer Experience

Summarize your previous volunteer experience with the City or other organizations.

--

Person to Notify in Case of Emergency

Name	Adan Hernandez
Street Address	
City ST ZIP Code	
Home Phone	
Work Phone	
E-Mail Address	

Agreement and Signature

By submitting this application, I affirm that I am a resident of the City of Glenn Heights and a qualified voter of the City of Glenn Heights.

Name (printed)	Hector Hernandez
Signature	<i>Hector Hernandez</i>
Date	02/15/2024

Our Policy

It is the policy of the City of Glenn Heights to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

The information contained on this form is subject to release under the Texas Public Information Act upon filing with the Office of the City Secretary.

Thank you for completing this application form and for your interest in your service to the City of Glenn Heights.

Please return this form to the Office of the City Secretary. Forms may be completed and emailed to: brandi.brown@glennheightstx.gov

Thank you.

A RESOLUTION OF THE CITY OF GLENN HEIGHTS, TEXAS

RESOLUTION NO. R-07-24

A RESOLUTION OF THE CITY OF GLENN HEIGHTS, TEXAS, APPOINTING TWO PERSONS TO SERVE AS AD HOC VOTING MEMBERS OF THE PLANNING AND ZONING COMMISSION WHEN PRESIDING AS A CAPITAL IMPROVEMENTS ADVISORY COMMITTEE TO ASSESS AND MAKE RECOMMENDATIONS TO THE CITY COUNCIL ON MATTERS RELATING TO IMPACT FEES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about November 26, 2012, the City Council adopted Resolution No. RES 12-20 designating the Planning and Zoning Commission to act as a capital improvements advisory committee to serve in an advisory capacity to assist the City in developing land use assumptions, review and comment on the City's capital improvements plan, monitor and evaluate implementation of the capital improvements plan, and advise the City of the need to update or revise the land use assumptions, capital improvements plan, and impact fees; and

WHEREAS, state law requires that members of the capital improvements advisory committee include representatives of the real estate, development, or building industries, and authorizes the appointment of additional members who are industry representatives to serve as ad hoc voting members of the planning and zoning commission when it acts as the advisory committee; and

WHEREAS, the Council finds and determines that the appointment of additional members who are representatives of the real estate, development, or building industries as provided for hereinafter will fulfill the requirements of Chapter 395 of the Texas Local Government Code and will be in the best interests of the citizens of the City.

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

Section 1: That the City Council of the City of Glenn Heights finds and determines that the above and foregoing premises are true and correct legislative findings and are incorporated herein and made a part hereof for all purposes.

Section 2: That the City Council does hereby appoint the following persons to serve as ad hoc voting members to the Planning and Zoning Commission when the Commission acts and presides as a capital improvements advisory committee on matters relating to the City's impact fees:

Raul Acosta

Hector Hernandez

Section 3: That the above-named persons shall serve terms of two (2) years each, or until removed or replaced, or until such time as the Capital Improvements Advisory Committee has fulfilled its functions and has been terminated. All members serve at the pleasure of the Council.

Section 4: This resolution shall become effective immediately upon its passage.

Duly Passed by the City Council of the City of Glenn Heights, Texas this 2nd day of April, 2024.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

David Berman, City Attorney

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: April 2, 2024

SUBJECT

Site Plan Case SP-001-24: Discuss and take action on a Site Plan request for the remainder of Lots 1 through 5 and Lot 6, Block C, Willow Run Addition, as recorded in Volume 12, Page 289, Plat Records, Dallas County, Texas, the same being 7.602 acres out of the James Porter Survey, Abstract No. 1129, and out of the William P. Holman Survey, Abstract No. 619, Glenn Heights, Dallas County, Texas, and generally located at the northwest corner of E. Bear Creek Road and IH 35. Bannister Engineering has submitted the site plan request on behalf of Sanabel Investment, LP.

DISCUSSION / BACKGROUND

The applicant proposes to develop an Automated Car Wash located at the northwest corner of E. Bear Creek and Interstate Highway 35 Service Road. Surrounding land use consists of Business Park-Commercial to the north and west (this property is located inside the BP-C O-843-07) and PD 1 (Business Park) to the south. The proposed site plan includes two access points, one off of IH 35 and another from E. Bear Creek.

The applicant is currently working with TxDOT and FEMA for drainage and access management, which are the governing bodies.

The Planning and Zoning Commission held a meeting on March 25, 2023, denying the request by a vote of 3-2. Commissioner Alvarez raised environmental concerns about chemicals draining into the creek. However, there are no specific rules and regulations that control this type of natural runoff. Additionally, staff contacted the Texas Commission of Environmental Quality to better understand their guidelines for Car Washes, which is included as attachment 7 - it does not provide any specifics about the parking drainage.

Additionally, Commissioner Davis mentioned traffic concerns. The design team for this

project performed a TIA that provided several mitigations, which will be addressed by the E. Bear Creek On-System (TxDOT portion). Attachment 8 provides the conclusion section of the traffic study.

It is the staff's understanding that the proposed site plan meets the requirements of the City of Glenn Heights and the State of Texas.

PRIOR COUNCIL OR BOARD ACTION

The Planning and Zoning Commission held a meeting on March 25, 2024, and denied the request by a vote of 3-2.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends the approval of this Site Plan request.

ATTACHMENTS

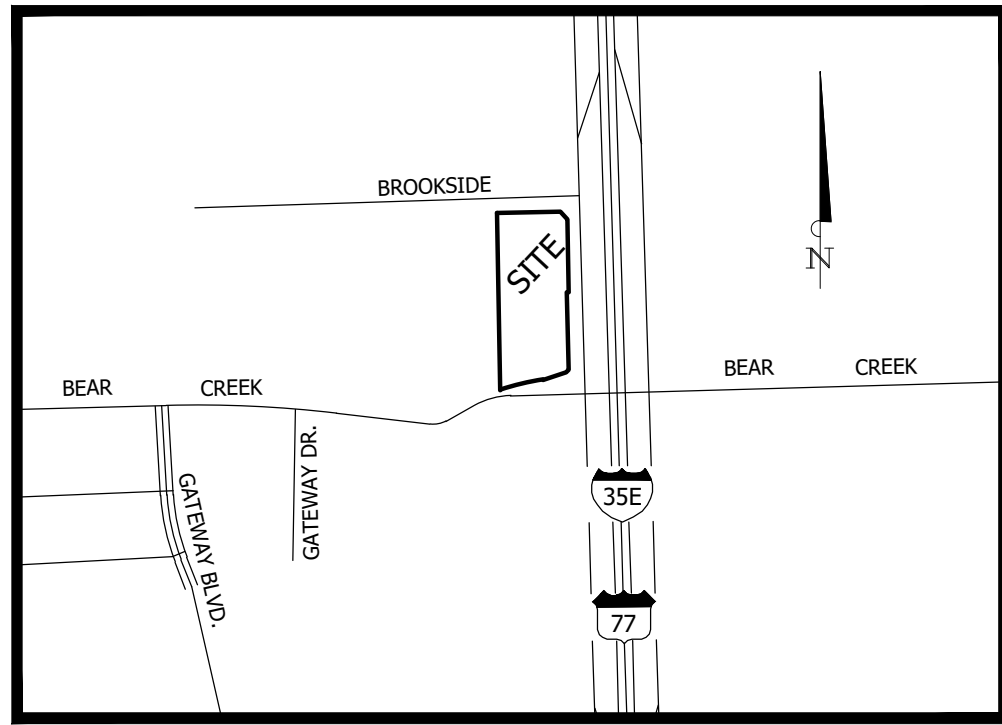
1. Willow Run Replat
2. Survey - Willow Run
3. Site Plan
4. Landscape Plan
5. Elevations
6. Photometric Plan
7. RG-434 (TCEQ)
8. Traffic Impact Analysis

PREPARED BY

Parviz Pourazizian, Director of Planning and Development Services

REVIEWED BY

Dr. LaSheyla Jones, City Planner



VICINITY MAP
SCALE: 1" = 1000'
GLENN HEIGHTS, TEXAS

GENERAL NOTES:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48113C0640K, dated July 7, 2014. The property appears to lie within Zone "X" as defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "X" (Shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" zone and within Zone "AE", defined as "Base Flood Elevations determined" zone and within Floodway area, defined as "The floodway is the channel of a street plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights" area, as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
- SOURCE BENCHMARK:** Texas Department of Transportation Monument E0575047, located approximately 1900 feet West from the intersection of Interstate Highway 35E and Bear Creek Road and at the Southwest corner of the intersection of Bear Creek Road and Gateway Boulevard, found on a drainage structure, 3.5 feet East from the center of headwall.

Elevation = 629.17'

6. **Waiver of Claim for Damages**

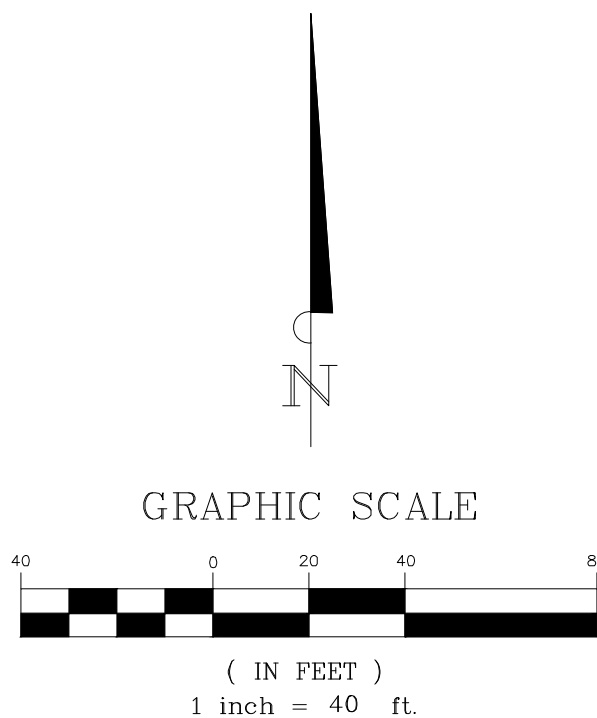
The Owner and the Developer release the City of Glenn Heights from any and all claims, damages, obligations, or liabilities by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform the grades established in this plat.

7. **Common Areas**

All Common Area Tracts will be owned and maintained by the property owners.

Curve Table

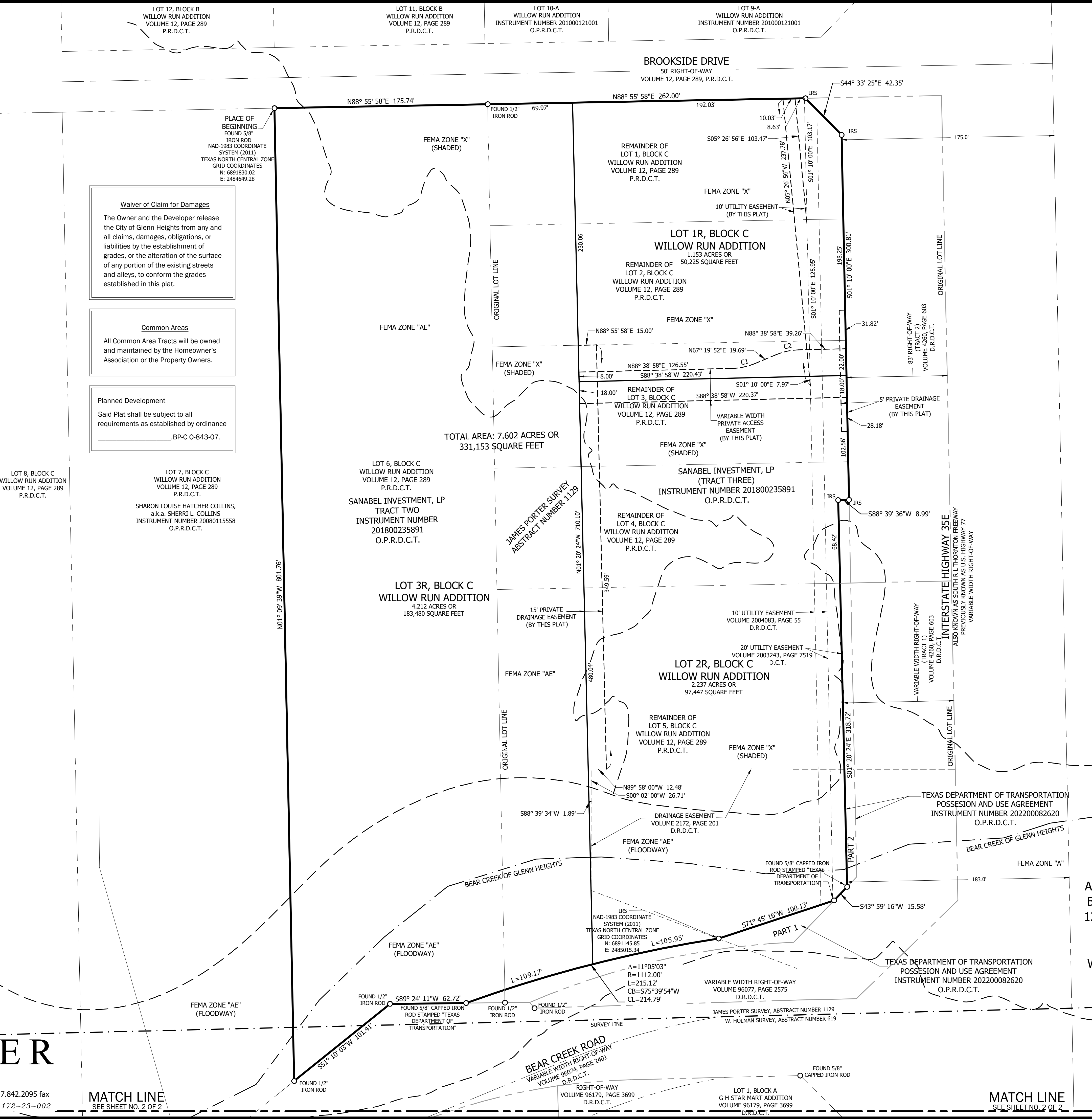
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.60'	50.00'	21°19'05"	N77° 59' 25"E	18.50'
C2	18.60'	49.85'	21°23'04"	N77° 59' 25"E	18.50'



BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 172-23-002

MATCH LINE
SEE SHEET NO. 2 OF 2

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LEGEND

N NORTH
S SOUTH
E EAST
W WEST
• DEGREES
• MINUTES/FEET
• SECONDS/INCHES
O.P.R.D.C.T.
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS
D.R.D.C.T.
DEED RECORDS
DALLAS COUNTY, TEXAS
M.R.D.C.T.
MAP RECORDS
DALLAS COUNTY, TEXAS

APPROVED FOR PREPARATION OF FINAL PLAT

Sonja A. Brown, Mayor Date
Brandi Brown, Secretary Date

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Sonja A. Brown**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Brandi Brown**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

REPLAT
LOT 1R, LOT 2R AND LOT 3R, BLOCK C
WILLOW RUN ADDITION

A Replat of the Remainder of Lots 1 thru 5 and Lot 6, Block C, Willow Run Addition, as recorded in Volume 12, Page 289, Plat Records, Dallas County, Texas and Being 7.602 acres out of the James Porter Survey, Abstract Number 1129 and William P. Holman Survey, Abstract Number 619 City of Glenn Heights, Dallas County, Texas

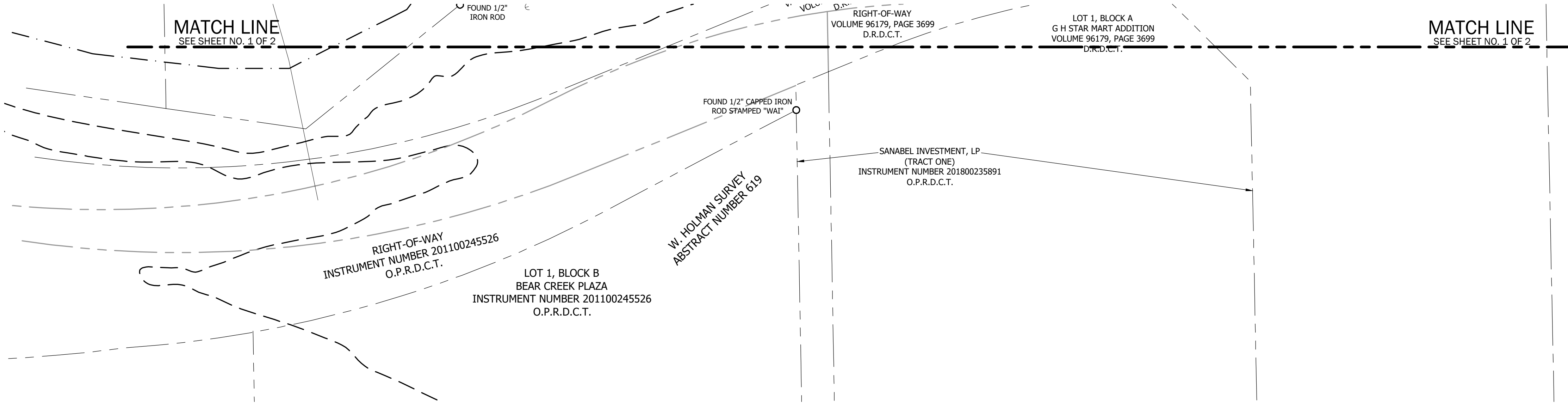
3 Lots
Preparation Date: September 2023
Revision Date: February 2024
SHEET 1 OF 2

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
SANABEL INVESTMENT, LP
P.O. BOX 2599
WAXAHACHIE, TEXAS 75168

MATCH LINE
SEE SHEET NO. 2 OF 2

B:\Clients\172-23-002 (Bear Creek Topo - Glenn Heights)\Survey\172-23-002 Survey Base.dwg
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OWNER'S CERTIFICATE:

State of Texas §
County of Dallas §

WHEREAS, **SANABEL INVESTMENT, LP** is the owners of that certain 7.602 acres (331,153 square feet) of land in the James Porter Survey, Abstract Number 1129, City of Glenn Heights, Dallas County, Texas; said 7.602 acres (331,153 square feet) of land being a portion of that certain described as Lot 1 thru Lot 6, Block C, Willow Run Addition (hereinafter referred to as Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and/or Lot 6), an addition to the City of Glenn Heights, Dallas County, Texas, according to the plat thereof recorded in Volume 12, Page 289, Plat Records, Dallas County, Texas (P.R.D.C.T.), said 7.602 acres (331,153 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod found for the Northwest corner of said Lot 6, same being the Northeast corner of that certain tract of land described as Lot 7, Block C, Willow Run Addition (hereinafter referred to as Lot 7), an addition to the City of Glenn Heights, Dallas County, Texas, according to the plat thereof recorded in Volume 12, Page 289, P.R.D.C.T., same also being the existing South right-of-way line of Brookside Drive (50' right-of-way), as recorded in Volume 12, Page 289, P.R.D.C.T.;

THENCE North 88 degrees 55 minutes 58 seconds East with the common line between said Lot 6 and the existing South right-of-way line of said Brookside Drive, a distance of 175.74 feet to a one-half inch iron rod found for the Northeast corner of said Lot 6, same being the Northwest corner of said Lot 1;

THENCE North 88 degrees 55 minutes 58 seconds East with the common line between said Lot 1 and the existing South right-of-way line of said Brookside Drive, a distance of 262.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the intersection of the existing South right-of-way line of said Brookside Drive and the existing West right-of-way line of Interstate Highway 35E, also known as South R. L. Thornton Freeway, previously known as U. S. Highway 77 (variable width right-of-way), as recorded in Volume 4260, Page 603, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE South 44 degrees 33 minutes 25 seconds East with the common line between the remainder of said Lot 1 and the existing West right-of-way line of said Interstate Highway 35E, a distance of 42.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 01 degree 10 minutes 00 seconds East, continue with the common line between the remainder of said Lot 1 and the existing West right-of-way line of said Interstate Highway 35E, pass at a distance of 69.28 feet, the Southeast corner of the remainder of said Lot 1, same being the Northeast corner of the remainder of said Lot 2, continue with said course with the common line between the remainder of said Lot 2 and the existing West right-of-way line of said Interstate Highway 35E, pass at a distance of 169.28 feet, the Southeast corner of the remainder of said Lot 2, same being the Northeast corner of the remainder of said Lot 3, continue with said course with the common line between the remainder of said Lot 3 and the existing West right-of-way line of said Interstate Highway 35E, pass at a distance of 269.28 feet, the Southeast corner of the remainder of said Lot 3, same being the Northeast corner of the remainder of said Lot 4, continue with said course with the common line between the remainder of said Lot 4 and the existing West right-of-way line of said Interstate Highway 35E for a total distance of 300.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 88 degrees 39 minutes 36 seconds West, continue with the common line between the remainder of said Lot 4 and the existing West right-of-way line of said Interstate Highway 35E, a distance of 8.99 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 01 degree 20 minutes 24 seconds East, continue with the common line between the remainder of said Lot 4 and the existing West right-of-way line of said Interstate Highway 35E, pass at a distance of 68.42 feet, the Southeast corner of the remainder of said Lot 4, same being the Northeast corner of the remainder of said Lot 5 for a total distance of 319.72 feet to a five-eighths inch iron rod with cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for the intersection of the existing West right-of-way line of said Interstate Highway 35E and the existing North right-of-way line of Bear Creek Road (variable width right-of-way), as recorded in Instrument Number 202200082620, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.);

THENCE South 43 degrees 59 minutes 16 seconds West with the common line between the remainder of said Lot 5 and the existing North right-of-way line of said Bear Creek Road, a distance of 15.58 feet to a five-eighths inch iron rod with cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found;

THENCE South 71 degrees 45 minutes 16 seconds West, continue with the common line between the remainder of said Lot 5 and the existing North right-of-way line of said Bear Creek Road, a distance of 100.13 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 75 degrees 39 minutes 54 seconds West, a distance of 214.79 feet;

THENCE Southwesterly, continue with the common line between the remainder of said Lot 5 and the existing North right-of-way line of said Bear Creek Road, with said non-tangent curve to the left having a radius of 1112.00 feet, through a central angle of 11 degrees 05 minutes 03 seconds, pass at a distance of 181.47 feet, the Southwest corner of the remainder of said Lot 5, same being the Southeasterly corner of the remainder of said Lot 6, continue with said course, with the common line between the remainder of said Lot 6 and the existing North right-of-way line of said Bear Creek Road for a total arc distance of 215.12 feet to a five-eighths inch iron rod with cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

THENCE South 89 degrees 24 minutes 11 seconds West, continue with the common line between said Lot 6 and the existing North right-of-way line of said Bear Creek Road, a distance of 62.72 feet to a one-half inch iron rod found for corner;

THENCE South 51 degrees 10 minutes 03 seconds West, continue with the common line between said Lot 6 and the existing North right-of-way line of said Bear Creek Road, a distance of 101.41 feet to a one-half inch iron rod found for corner, same being the Southwest corner of said Lot 6, same being the Southeast corner of the aforesaid Lot 7;

THENCE North 01 degree 09 minutes 39 seconds West, departing the existing North right-of-way line of said Bear Creek Road, with the common line between said Lot 6 and said Lot 7, a distance of 801.76 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 7.602 acres (331,153 square feet) of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **SANABEL INVESTMENT, LP**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **WILLOW RUN ADDITION**, an addition to the City of Glenn Heights, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the publics use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Glenn Heights. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and the City of Glenn Heights' use thereof. The City of Glenn Heights and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Glenn Heights and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2024.

SANABEL INVESTMENT, LP, a Texas limited partnership

BY: SANABEL MANAGEMENT, LLC, a Texas limited liability company, its General Partner

BY: _____
WALID ALAMEDDINE, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared WALID ALAMEDDINE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed, as Vice President of SANABEL INVESTMENT, LP, a Texas limited partnership, the General Partner of SANABEL MANAGEMENT, LLC, a Texas limited liability company, on behalf of said limited liability company and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

Know all men by these presents: that I, Michael Dan Davis, a Registered Professional Land Surveyor, licensed by the State of Texas, does hereby certify that I prepared this plat from an actual and accurate survey made on the ground of the land and that corner monuments shown hereon were properly placed or found under my supervision, in accordance with the rules for land subdivision by the City council of the City of Glenn Heights. I further certify that the tract of land herein platted is within the jurisdiction of the City of Glenn Heights, Dallas County, Texas..

Dated this the _____ day of _____, 2024.

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

Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838

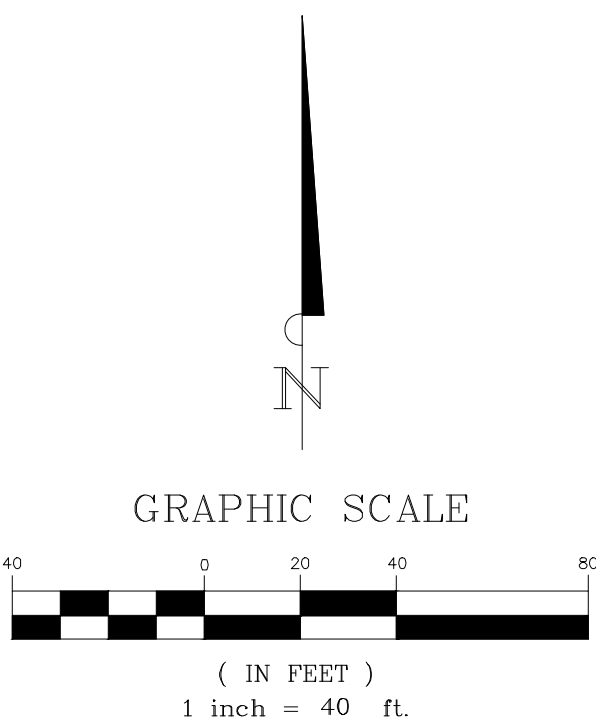
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Michael Dan Davis**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS



REPLAT
LOT 1R, LOT 2R AND LOT 3R, BLOCK C
WILLOW RUN ADDITION

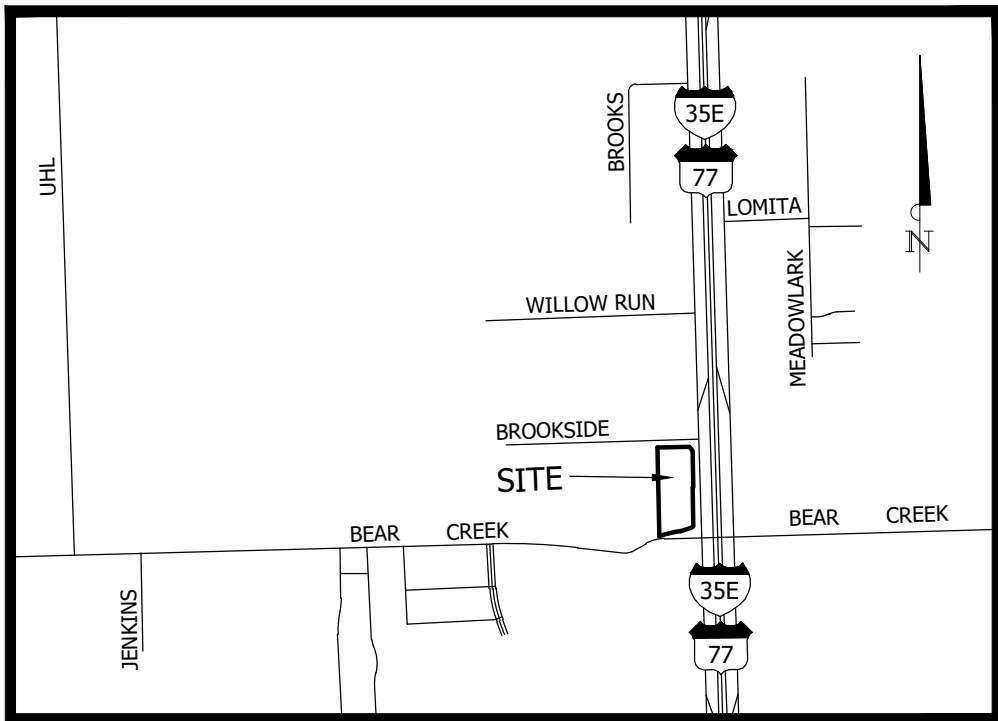
A Replat of the Remainder of Lots 1 thru 5 and Lot 6,
Block C, Willow Run Addition, as recorded in Volume
12, Page 289, Plat Records, Dallas County, Texas and
Being 7.602 acres out of the
James Porter Survey, Abstract Number 1129 and
William P. Holman Survey, Abstract Number 619
City of Glenn Heights, Dallas County, Texas

3 Lots
Preparation Date: September 2023
Revision Date: February 2024
SHEET 2 OF 2

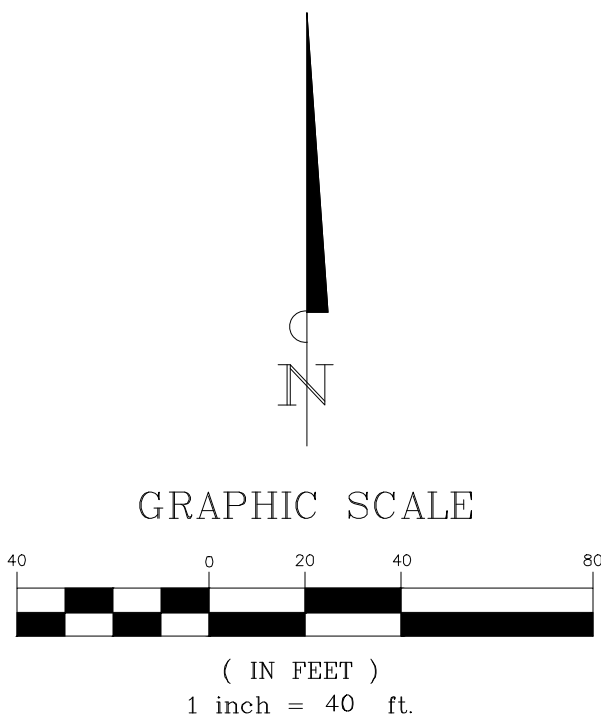
ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
SANABEL INVESTMENT, LP
P.O. BOX 2599
WAXAHACHIE, TEXAS 75168

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 172-23-002



VICINITY MAP
NOT TO SCALE
GLENN HEIGHTS, TEXAS



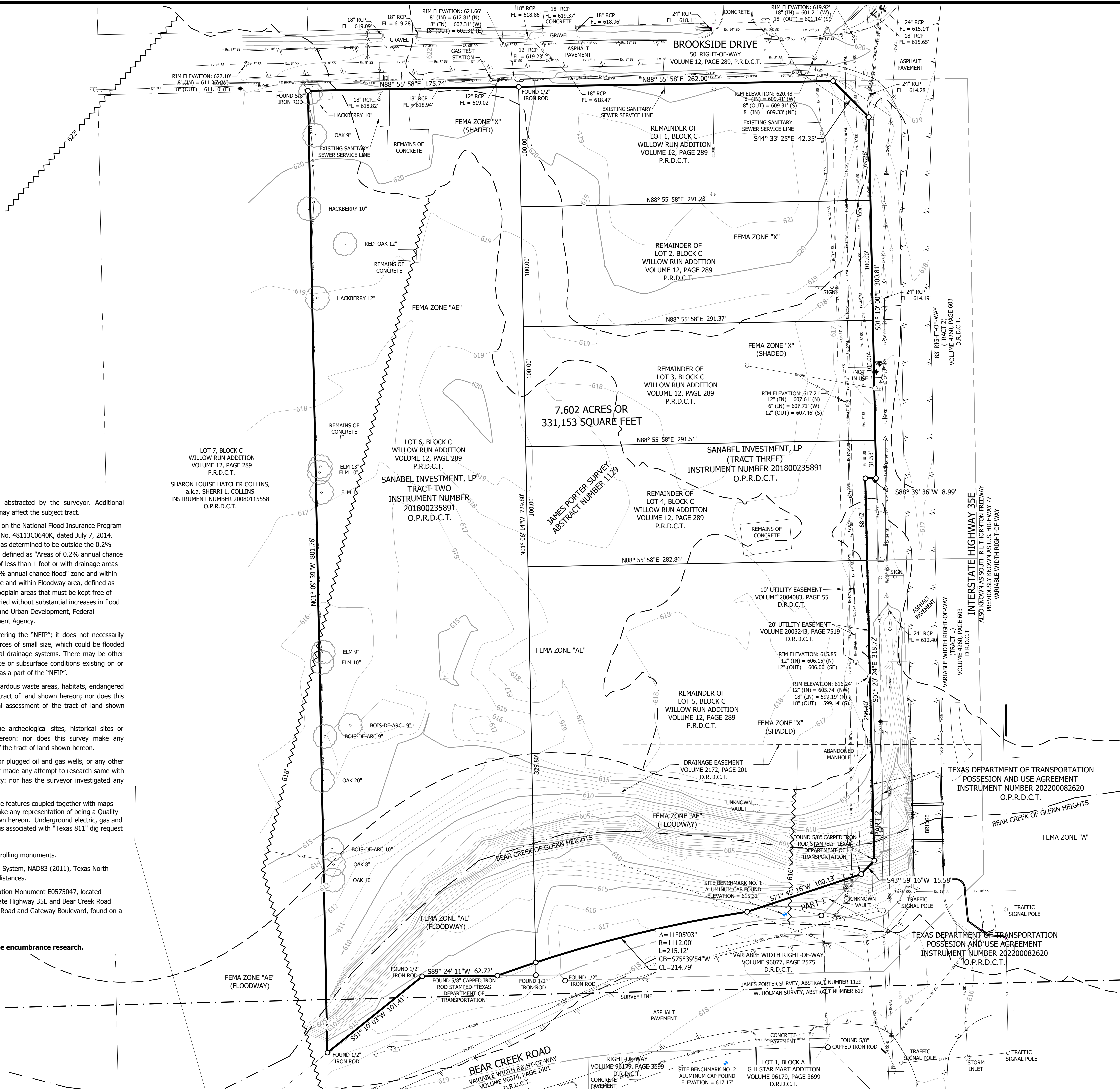
- LEGEND**
- O.P.R.D.C.T.
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS
- D.R.D.C.T.
DEED RECORDS
DALLAS COUNTY, TEXAS
- M.R.D.C.T.
MAP RECORDS
DALLAS COUNTY, TEXAS
- # PARKING COUNT
- GREASE TRAP
AIR CONDITIONER UNIT
UTILITY PIN FLAG
GAS MANHOLE
GAS MARKER
GAS METER
TRANSFORMER
ELECTRIC METER
TELEPHONE RISER
MAIL BOX
SIGN
ELECTRIC RISER
POWER POLE
LIGHT
SANITARY SEWER
MANHOLE
CLEAN-OUT
FIRE HYDRANT
WATER VALVE
WATER METER
FIRE WATER CONNECTION
IRRIGATION CONTROL VALVE
TRAFFIC SIGNAL
BOLLARD
GRATE INLET
STORM MANHOLE
NORTH/NORTHING
SOUTH
EAST/EASTING
WEST
DEGREES
MINUTES/FEET
SECONDS/INCHES
- FEMA ZONE
500'
FEMA BASE FLOOD ELEVATION
- # TITLE COMMITMENT ITEM
- EX.-GAS - GAS LINE
-EX.-WL- WATER LINE
-EX.-SS- SEWER LINE
-EX.-SD- STORM DRAIN LINE
-EX.-OHE- OVERHEAD UTILITY
-EX.-TEL- UNDERGROUND TELEPHONE
- EX.-UGE- BURIED ELECTRIC
-EX.-CATV- BURIED CABLE LINE
-EX.-FOG- BURIED FIBER OPTIC
-GDRL- GUARD RAIL
-CHLK- CHAIN LINK FENCE
-WIRE- WIRE FENCE
-WOOD- WOOD FENCE
-METAL- METAL FENCE
-IRON- IRON FENCE
-PIPE- PIPE RAIL FENCE
-SILT- SILT FENCE
- GUY WIRE

GENERAL NOTES:

- The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48113C0640K, dated July 7, 2014. The property appears to lie within Zone "X" as defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "X" (Shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" zone and within Zone "AE", defined as "Base Flood Elevations determined" zone and within Floodway area, defined as "The floodway is the channel of a street plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights" area, as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein; nor does this survey make any representations of being an environmental assessment of the tract of land shown herein.
- The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown herein; nor does this survey make any representation of being an archeological or historical survey of the tract of land shown herein.
- The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown herein; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
- Existing utilities shown herein are from above ground visible features coupled together with maps and plans provided to the surveyor. The surveyor does not make any representation of being a Quality Level A or B sub-surface utility survey of the tract of land shown herein. Underground electric, gas and telephone lines shown herein are from above ground markings associated with "Texas 811" dig request number 2360175428.
- All found monuments shown herein are deemed to be controlling monuments.
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
- SOURCE BENCHMARK:** Texas Department of Transportation Monument E0575047, located approximately 1900 feet West from the intersection of Interstate Highway 35E and Bear Creek Road and at the Southwest corner of the intersection of Bear Creek Road and Gateway Boulevard, found on a drainage structure, 3.5 feet East from the center of headwall.
Elevation = 629.17'
- This survey was prepared without the benefit of title encumbrance research.**



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)



BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

PROJECT: Address: 1601 S. Interstate Highway 35E
Portion of Lots 1 thru 6, Block C, Willow Run Addition
Being 7.602 acres or (331,153 square feet) out of the
James Porter Survey, Abstract No. 1129
City of Glenn Heights, Dallas County, Texas

**TOPOGRAPHIC
SURVEY**

PROJECT NO.:
172-23-002

SCALE: 1" = 40'

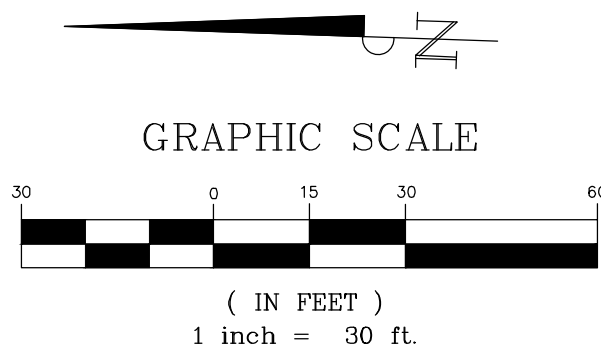
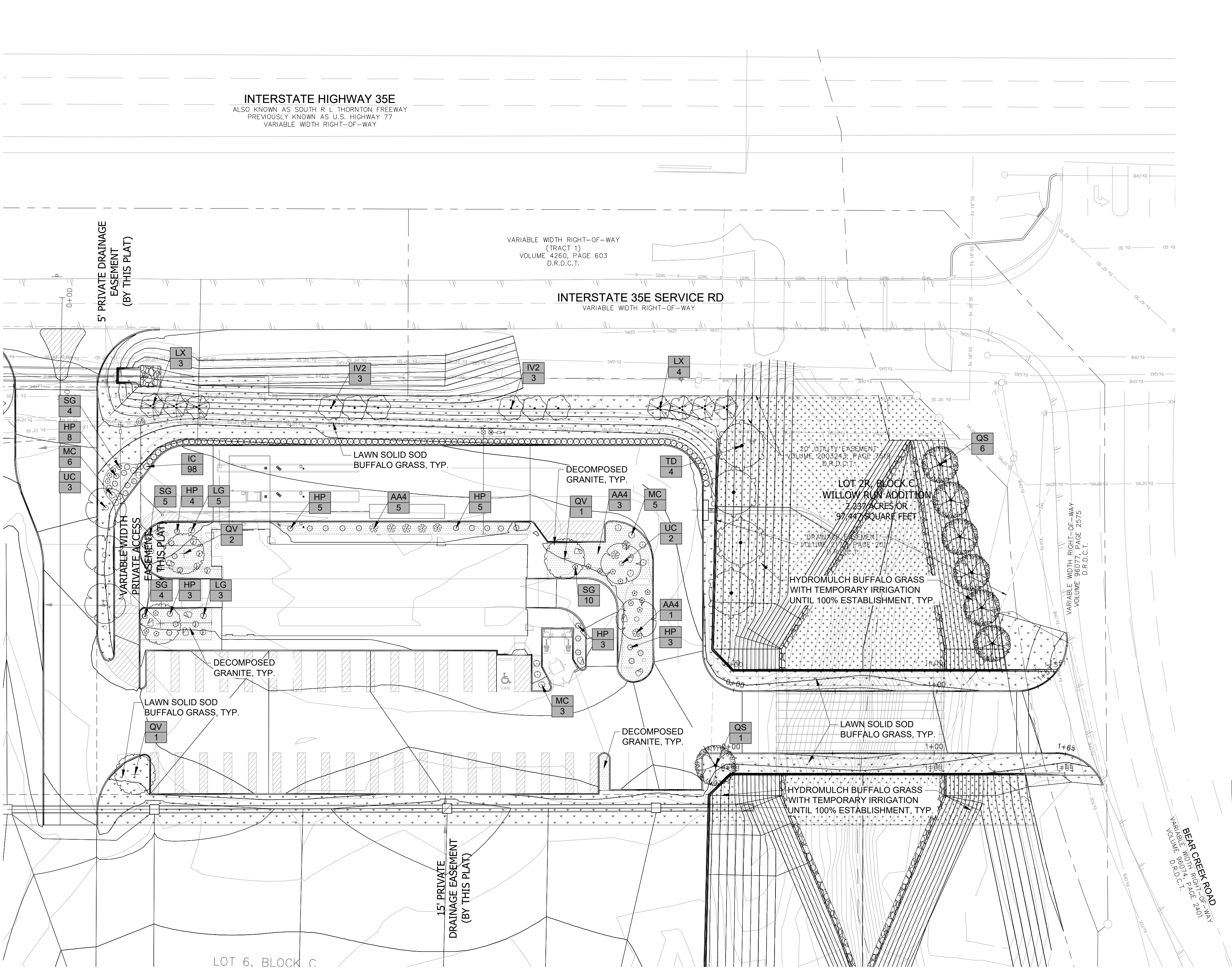
DRAWN BY: sa

CKD BY: md2

SHEET NUMBER

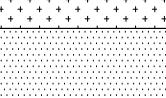
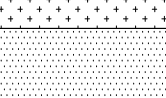
1 OF 1

File: B:\Clients\172 (Victor)\172-23-003 (Glenn Heights Cor Wash)\Civil\Sheet Set\100 SERIES - GLEN HEIGHTS.dwg || Date Plotted: 3/5/2024 5:09 PM || Plotted By: drew



LANDSCAPE CALCULATIONS

TOTAL LOT AREA: 97,467 SF	Required	Provided
30% Landscape Area	29,240 sf	43,780 sf
50% of landscape area required in the front yard	14,620 sf	31,403 sf
1 shade tree per 7,000 square feet of lot area	14	14
1 tree per 35 l.f. of street frontage: 135 (422 l.f.)	12	12
1 tree per 35 l.f. of street frontage: Bear Creek (206 l.f.)	6	6

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
TREES							
	IV2	6	ILEX VOMITORIA / YAUPON HOLLY			6' MIN	FULL, MATCHING, SYMMETRICAL
	LX	7	LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE			6' MIN	FULL, MATCHING, SYMMETRICAL
	QS	7	QUERCUS SHUMARDII / SHUMARD RED OAK		3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	QV	4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK		3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	TD	4	TAXODIUM DISTICHUM / BALD CYPRESS		3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	UC	5	ULMUS CRASSIFOLIA / CEDAR ELM		3"	10'-12'	FULL, MATCHING, SYMMETRICAL
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
SHRUBS							
	AA4	9	AGAVE AMERICANA / CENTURY PLANT	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	HP	31	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	IC	98	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	5 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	LG	8	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER	5 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	MC	14	MUHLLENBERGIA CAPILLARIS / PINK MUHLY	5 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	SG	23	SALVIA GREGGII / AUTUMN SAGE	3 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NOTES			
GROUND COVERS							
		PER PLAN	BUCHLOE DACTYLOIDES / BUFFALO GRASS '609'	SOD			
		PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	HYDROMULCH			
		PER PLAN	DECOMPOSED GRANITE DG	4" DEPTH, COMPACTED IN 1" LIFTS WITH WEED BARRIER FABRIC			



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

BENCHMARKS

SOURCE BENCHMARK: Texas Department of Transportation Monument E0575047, located approximately 1900 feet West from the intersection of Interstate Highway 35E and Bear Creek Road and at the Southwest corner of the intersection of Bear Creek Road and Gateway Boulevard, found on a drainage structure, 3.5 feet East from the center of headwall.
Elevation = 629.17'



WASH MASTERS 27
1601 S. INTERSTATE HIGHWAY 35E
GLENN HEIGHTS, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 172-23-003



SHEET NUMBER
L-1.0

File: B:\Clients\172 (Victron)\172-23-003 (Glenn Heights Cor Wash)\Civil\Sheet Set\100 SERIES - GLEN HEIGHTS.dwg || Date Plotted: 3/5/2024 5:09 PM || Plotted By: drew

GENERAL NOTES :

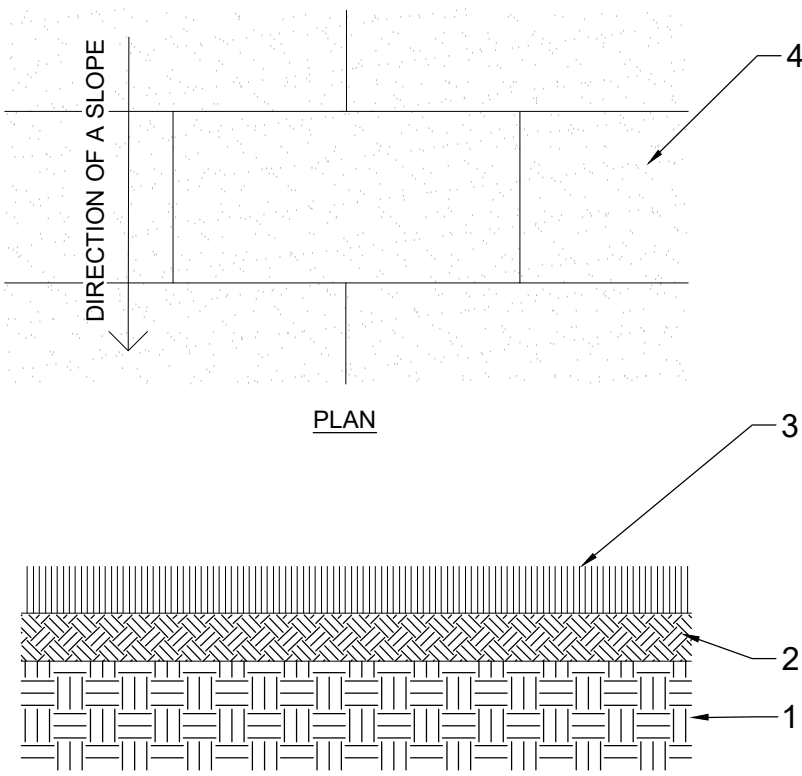
1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEER'S GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:

- 3" OF ORGANIC COMPOST

- 20 POUNDS OF ORGANIC FERTILIZER / 1,000 SF OF BED AREA

- TILL BED TO A DEPTH OF 6" TO 8"

- CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL.
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OF-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
18. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS IS PROHIBITED.
22. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
23. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BY SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
24. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
25. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTERCREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
26. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
27. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
28. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



- 1 SUBGRADE: SEE GRADING PLAN FOR CUT AND/OR FILL REQUIREMENTS
- 2 TWO (2") OF PREPARED TOPSOIL
- 3 TURF / SOD.
- 4 SOD PANEL: STAGGER AND PLACE PERPENDICULAR TO THE DIRECTION OF A SLOPE.

NOTES:

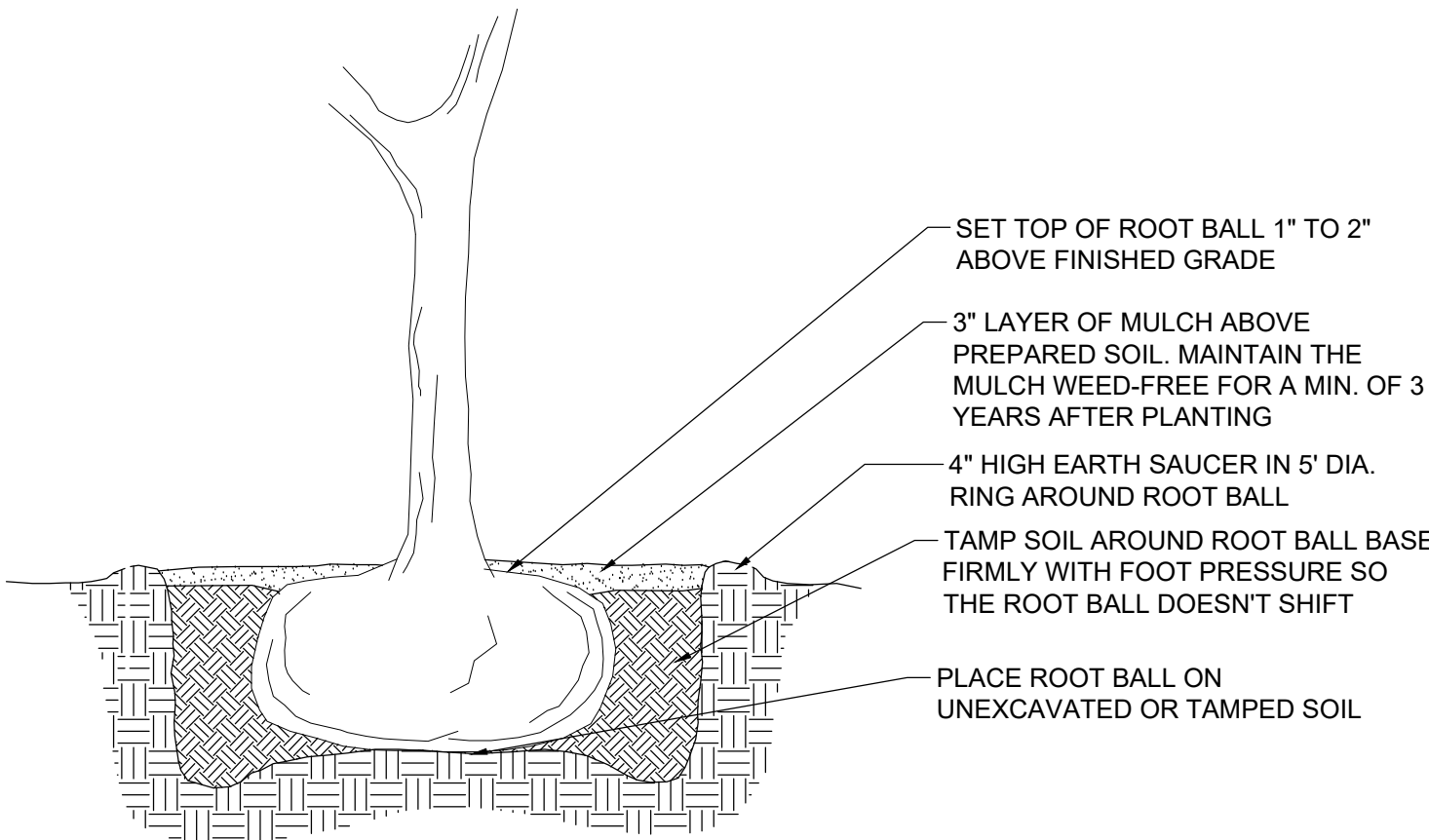
WATER THE SOD DAILY IN THE MORNINGS THE FIRST WEEK. WATER EVERY OTHER DAY THE SECOND WEEK. THEN WATER TWICE A WEEK THE THIRD WEEK. AFTERWARDS, PROVIDE A MIN. OF ONE (1") OF WATER PER WEEK AND MORE DURING HOTTER MONTHS.

FERTILIZE THE SOD AGAIN WITH A STARTER FERTILIZER AFTER 4 WEEKS TO MITIGATE NUTRIENTS LOST DURING THE HEAVY WATER SCHEDULE.

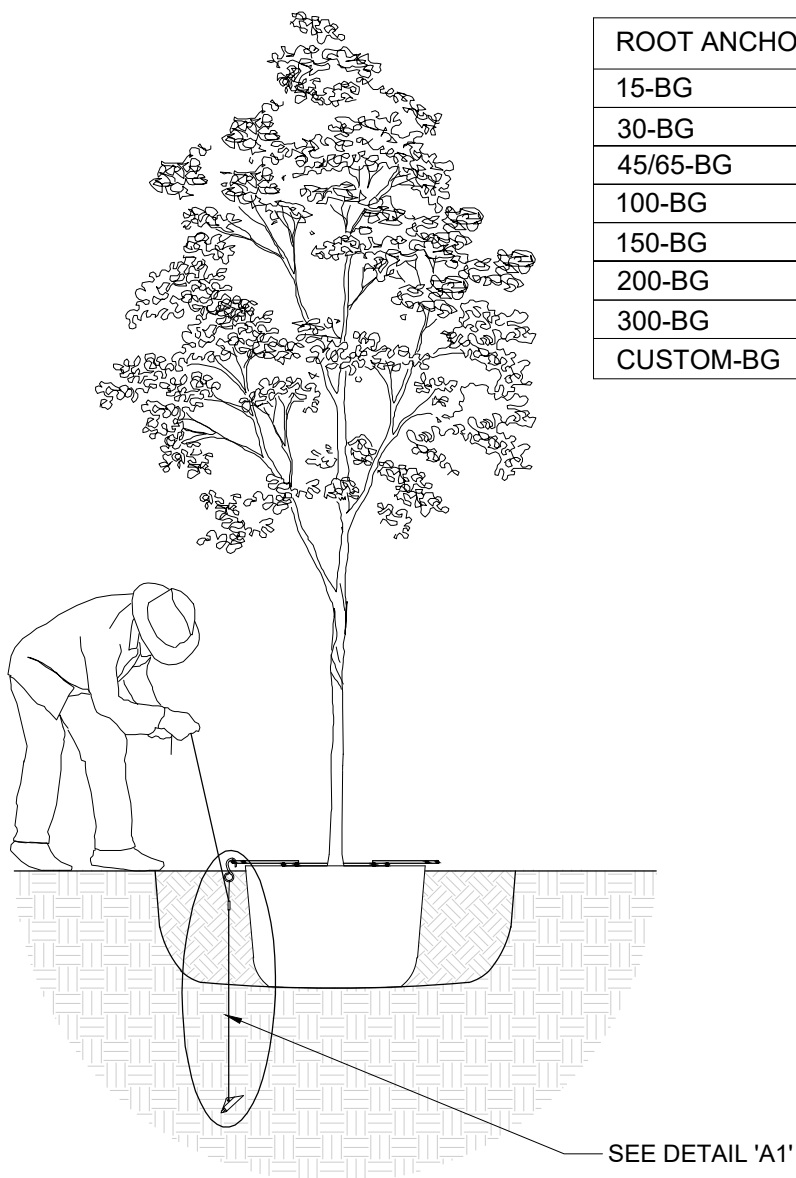
A SOD PLANTING DETAIL

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



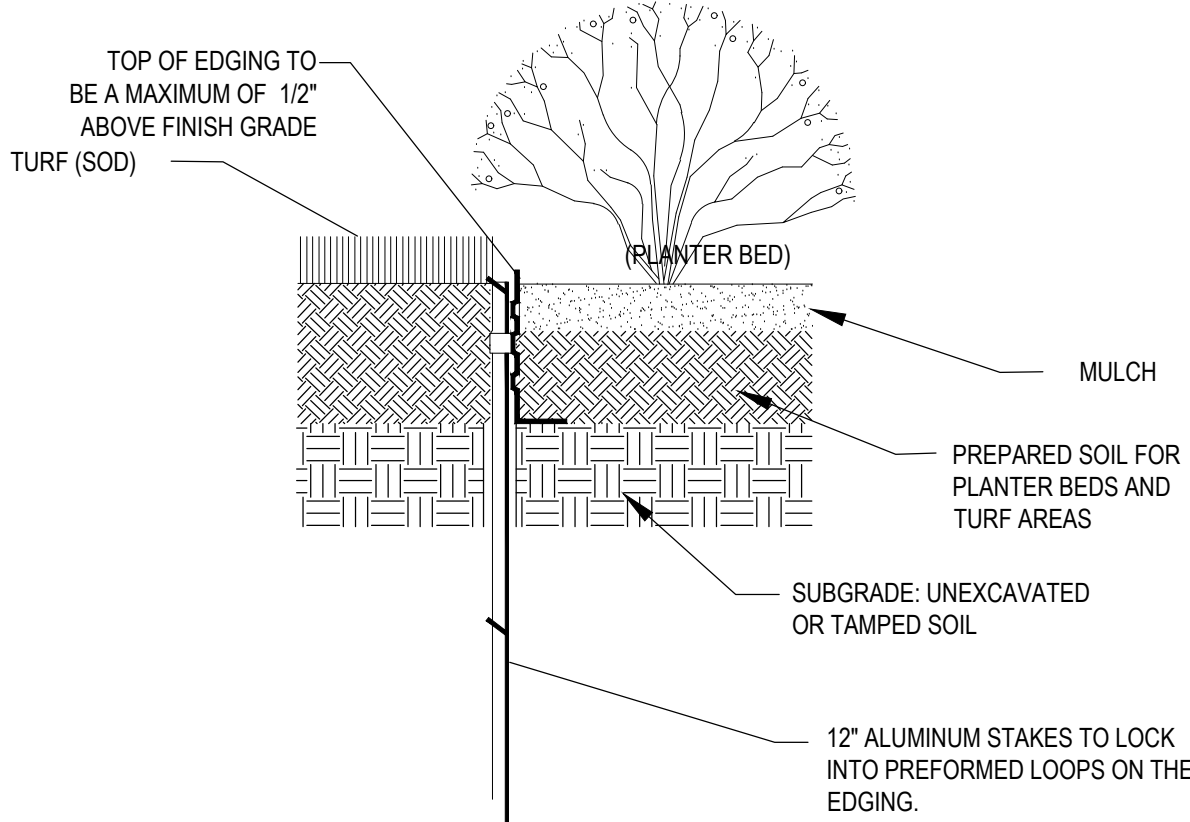
C TREE PLANTING DETAIL



E TREE STAKING DETAIL

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD

D STEEL EDGING DETAIL



NOTES:

- 1) SIZE TO BE 3/16" x 3-1/2"
- 2) COLOR TO BE BLACK DURAFLEX - ELECTROSTATICALLY APPLIED BAKED ON PAINT.
- 3) 16' SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES.
- 4) COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADES TO BE 1/2" BELOW TOP OF EDGING.
- 5) FORM A SMOOTH, CONTINUOUS RADIUS WITH HEADER AS SHOWN ON PLAN.

- STEP 1:
- SET TREE IN PLANTING PIT.

• PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.

• CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.

• ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

- STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.

• SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

- STEP 3:
- REMOVE DRIP ROD.

• REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS.

• PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.

• PLACE "S" HOOK OVER THE END OF THE U-BRACKET.

• PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.

• TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.



Know what's below.
Call before you dig.

(@ least 48 hours prior to digging)

BENCHMARKS

SOURCE BENCHMARK: Texas Department of Transportation Monument E0575047, located approximately 1900 feet West from the intersection of Interstate Highway 35E and Bear Creek Road and at the Southwest corner of the intersection of Bear Creek Road and Gateway Boulevard, found on a drainage structure, 3.5 feet East from the center of headwall.
Elevation = 629.17'



WASH MASTERS 27
1601 S. INTERSTATE HIGHWAY 35E
GLENN HEIGHTS, TEXAS

LANDSCAPE NOTES AND DETAILS

No.	Date	Revision Description

PROJECT NO.: 172-23-003



SHEET NUMBER

L-1.1



A PLUS DESIGN
GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION

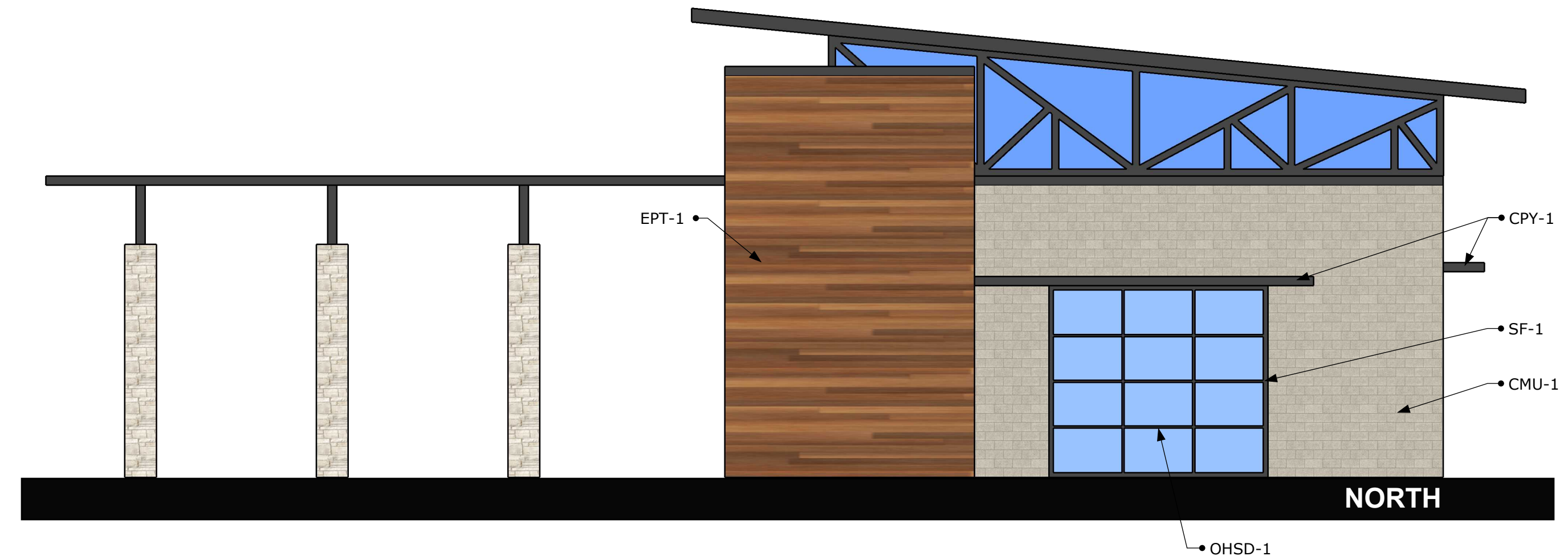
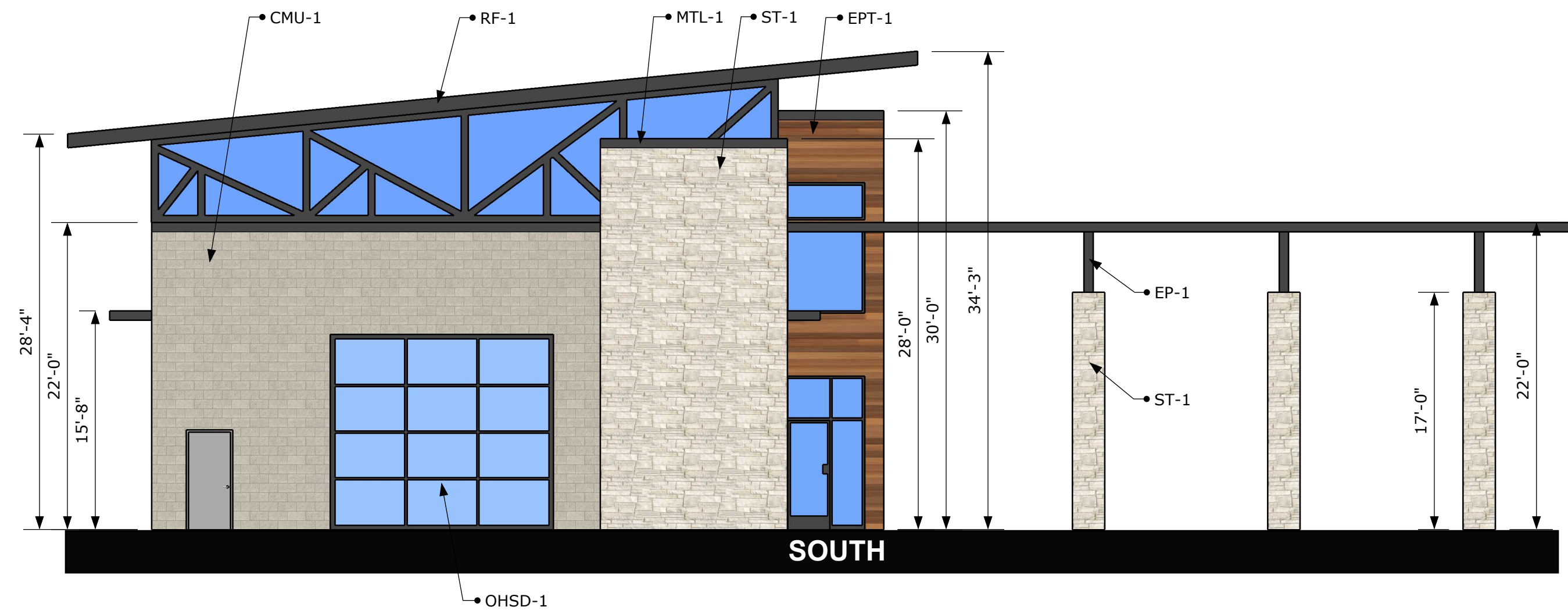
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APDG.US

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GROUP 2023

Trent W. Clark Architect
TX Registration # 17084

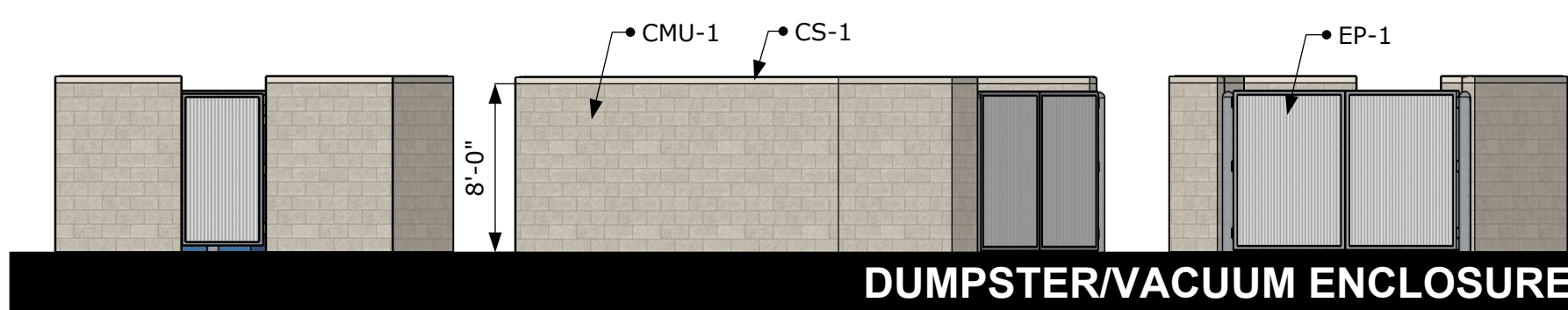
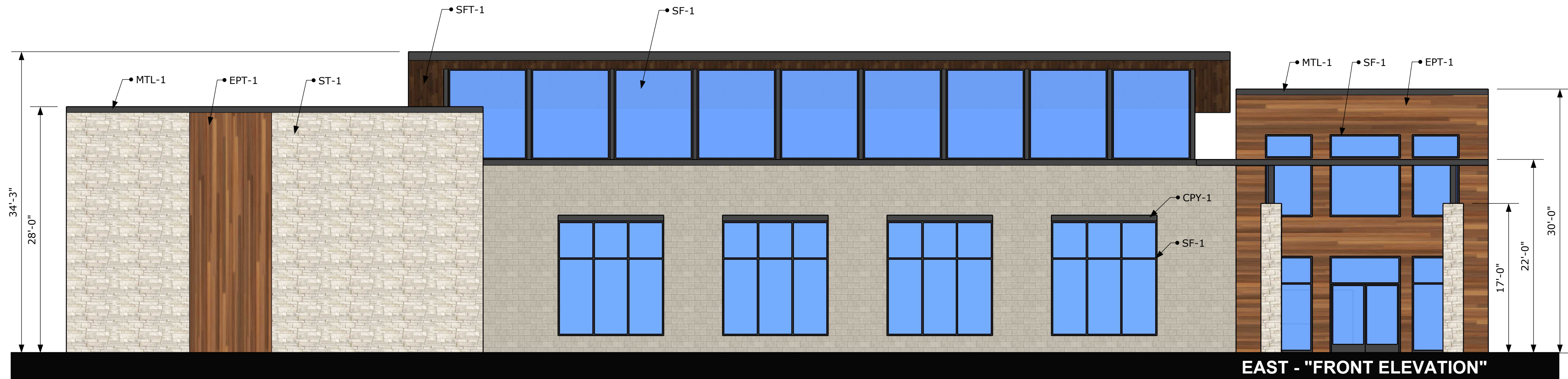
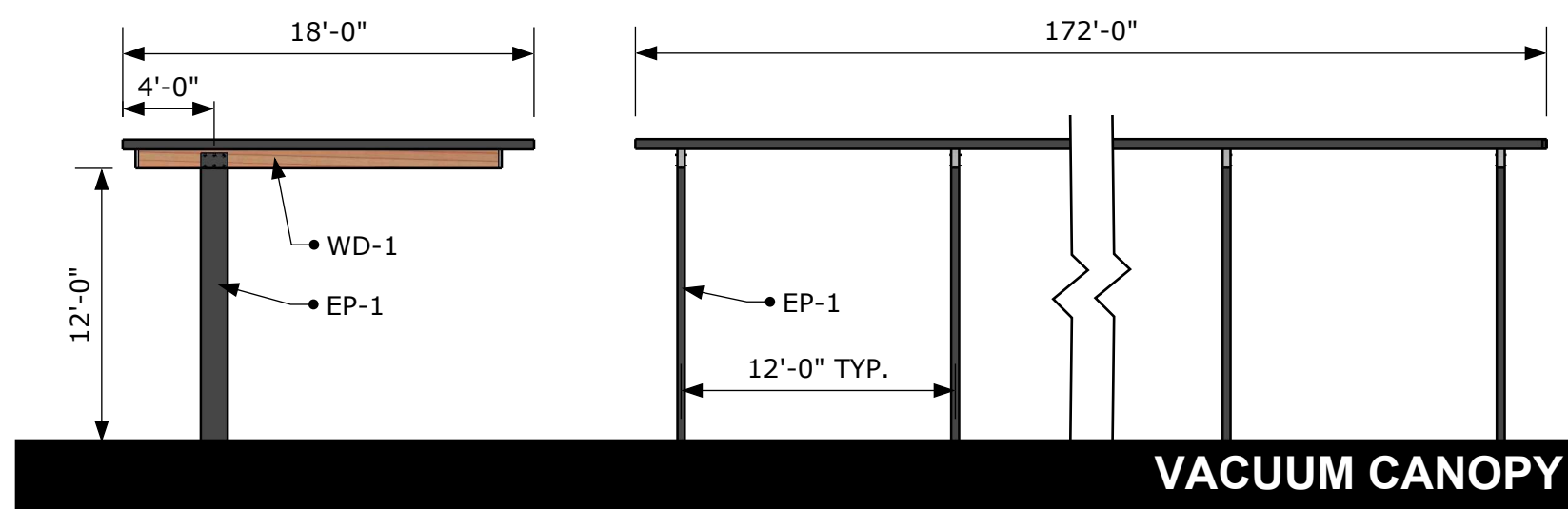
PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction



MATERIALS LEGEND

CMU-1	CONCRETE BLOCK
CPY-1	PRE-MANUFACTURED CANOPY
CS-1	CAST STONE
EP-1	EXTERIOR PAINT (ON STEEL)
EPT-1	EXTERIOR PORCELAIN TILE
MTL-1	METAL COPING
OHSD-1	OVERHEAD SECTIONAL DOOR
RF-1	STANDING SEAM METAL ROOF
SF-1	STOREFRONT WINDOW SYSTEM
SFT-1	WOODGRAIN METAL SOFFIT PANEL
ST-1	NATURAL STONE
WD-1	HEMLOCK FIR OR SIMILAR



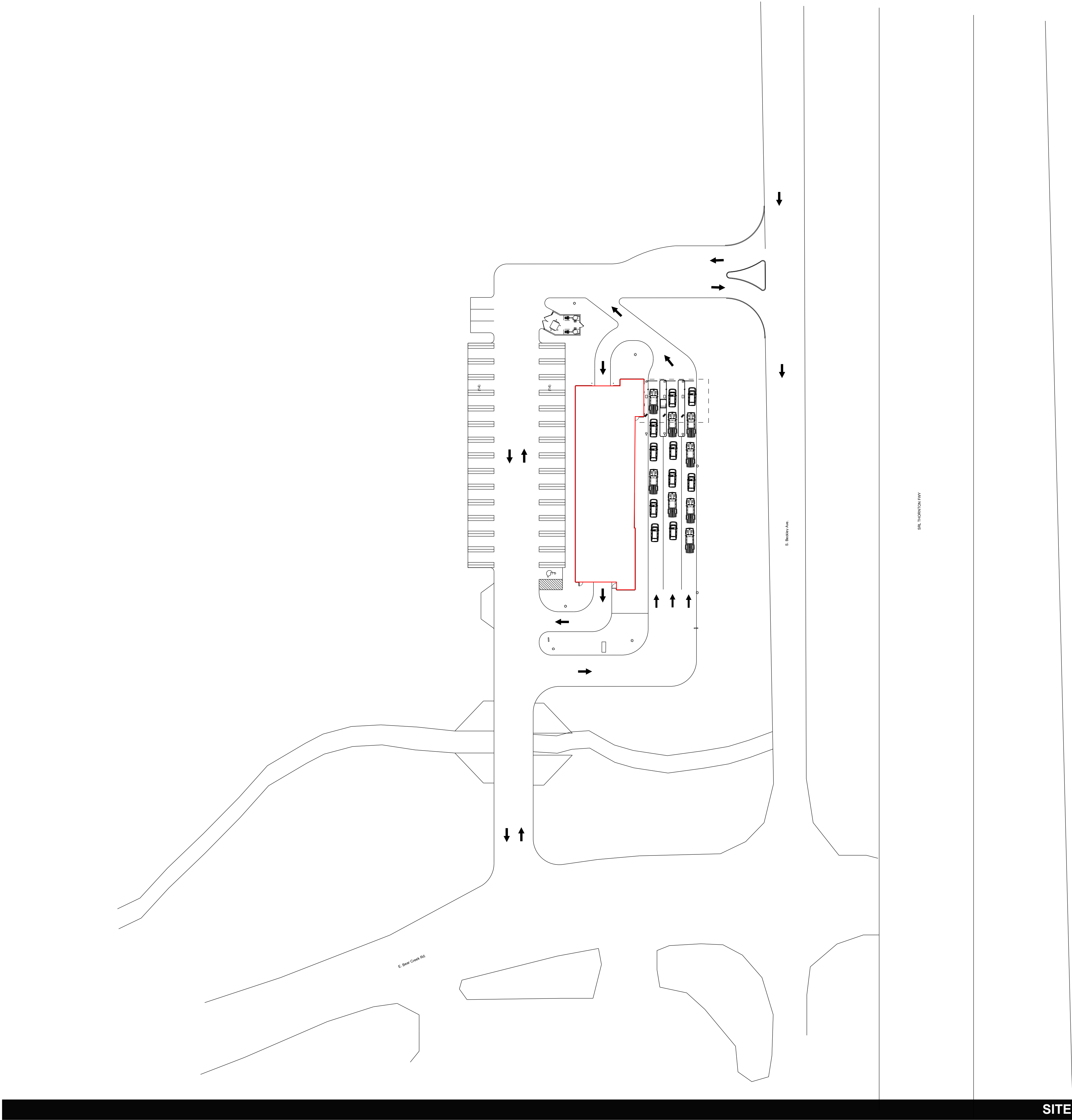
WASHMASTERS

A NEW FACILITY
FOR:

E Bear Creek Rd
Dallas, TX. 75203

Project No. 23-0524
Date 07/20/2023
Scale: 1/8" = 1'-0"

ELEVATIONS



SITE



A PLUS DESIGN
GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION

972-724-4440
APDG.US

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GROUP 2023

Trent W. Clark Architect
TX Registration # 17084

PRELIMINARY
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CONSTRUCTION

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WASHMASTERS

A NEW FACILITY
FOR:

E Bear Creek Rd
Dallas, TX. 75203

Project No. 23-0524
Date 07/20/2023
Scale: 1"=40'-0"

SITE

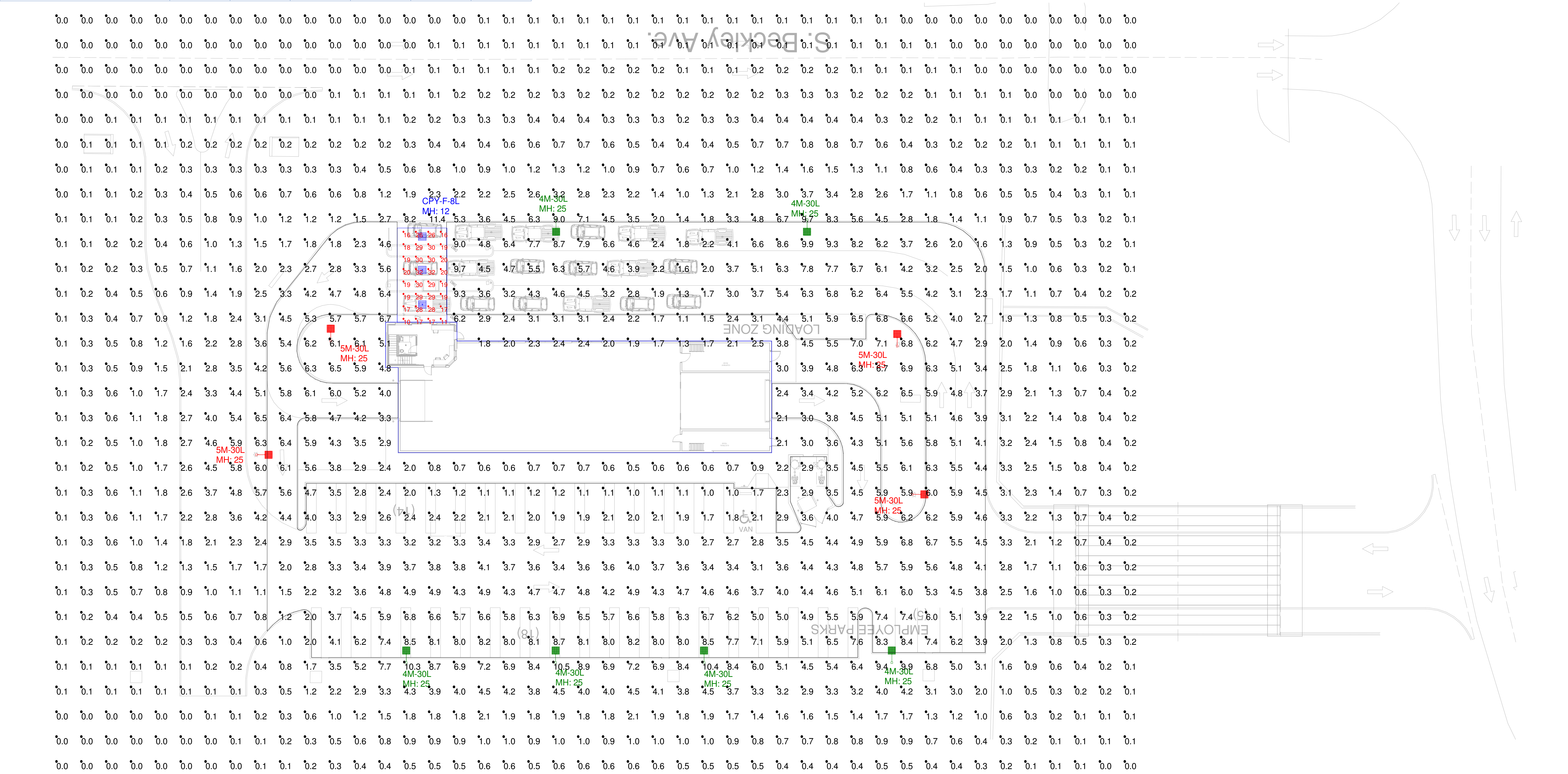
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	4	5M-30L	Single	1.000	30000	175	OSQM-C-30L-57K7-5M-__-NM-__ w/OSQ-ML-C-DA __
	6	4M-30L	Single	1.000	28500	175	OSQM-C-30L-57K7-4M-__-NM-__ w/OSQ-ML-C-DA __
	3	CPY-F-8L	Single	1.000	8475	53	CPY250-C-8L-57K7-F-UL-DM-WH-HZ

Calculation Summary (Footcandles calculated using LMF: 1.00)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	2.16	11.4	0.0	N.A.	N.A.
PAY CANOPY	Fc	22.53	32	10	2.25	3.20
PAVED AREA	Fc	4.53	9.9	1.0	4.53	9.90

Pole Schedule
(10) SSS-4-11-22-CW-BS-1D-C-__ (22' X 4" X 11ga STEEL SQUARE POLE)
Proposed poles meet 120 MPH sustained winds.

Additional Equipment:
(10) OSQ-ML-C-DA__ (Direct Arm Mount)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND
CATALOGUE NUMBER PRIOR TO PLACING ORDER ***





Environmental Rules for Car Washes

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Who should use this guide?

This guide summarizes the environmental requirements for owners and operators of car washes. It explains the actions you need to take to operate your car wash in compliance with state and federal laws. You should also ask your local environmental and health authorities about any local requirements.

This document is not a substitute for the rules of the Texas Commission on Environmental Quality or federal laws and regulations.

What environmental requirements apply to car washes?

Several environmental rules apply to car washes—rules that affect how businesses manage wastes and help protect air and water.

In this guide, the environmental issues for car washes are separated into four categories:

- wash water
- grit-trap waste
- fuel tanks
- air emissions

Managing Wash Water

Car-wash water contains chemicals and sediment that, if released, can contaminate drinking-water supplies, block sewer lines, damage pumps, and upset the proper treatment of wastewater.

- Operators of self-service car washes should post signs alerting customers that dumping unwanted (waste) oil and hazardous substances into the drain or on the ground is a crime. Consider installing motion-detector cameras as a defense against illegal dumping, vandalism, and theft.
- TCEQ regulations require the installation of a reduced-pressure-principle backflow-prevention assembly to protect the incoming water supply from potential contamination hazards. You must have the assembly tested annually by a licensed backflow-prevention-assembly tester; keep a copy of the test and maintenance report form for your records.
- Install a catch basin or grit trap to filter sediment and trash from the dirty wash water before it enters the sewer system.
- Consult local plumbing ordinances for any additional requirements on commercial car washes.
- Notify the local wastewater treatment plant that you discharge car-wash water into its sewer collection system. Keep a copy of your letter and any response you receive. If you call for authorization to discharge to the collection system, make notes about the conversation. Install a special clean-out access for collecting samples of the wastewater if necessary.

Discharging to a septic system is prohibited.

Contact the TCEQ Water Quality Permitting team at 512-239-4671 about authorizing an

alternative discharge option if your car wash cannot connect to a sewer system. One option is to obtain a Level II authorization for the reuse of industrial reclaimed water (30 TAC 210,¹ Subchapter E). For details, visit <www.tceq.texas.gov/goto/reclaimed-water>.

Managing Grit-Trap Waste

Grit-trap waste is the solid, liquid, or semisolid material that accumulates in car-wash water.

- Local plumbing codes and wastewater utilities regulate grit traps. In addition, state rules detail how you should pump, transport, and dispose of your grit-trap waste.
- Clean your grit trap regularly to prevent overflows. Do not wait until it is full. A licensed plumber can help with any clogs or problems with the grit trap itself.

What should I do with my grit-trap waste?

There are three options for managing wet grit-trap waste:

- drying the wet waste on site
- drying the wet waste at another site
- disposing of the wet waste

Use an evaporation bed to dry grit-trap waste on site. The TCEQ does not issue construction specifications for drying beds, but their design and maintenance cannot allow a release or cause a nuisance. Registration as a sludge transporter is not required for you to move the wet waste from the grit trap to the on-site drying bed.

Only a registered sludge transporter can take wet grit-trap waste off site. The wet grit-trap waste may be dried on another site you own if the site is within 50 miles of your car wash [30 TAC 330.13(h)]. If you choose to haul your wet sludge to the drying site yourself, you must register to operate as a sludge transporter by submitting an Application to Register or Renew Registration as a Transporter of Municipal Sludge(s) and Similar Wastes (Form

TCEQ-00481) and the Core Data Form (Form TCEQ-10400). For help understanding the requirements for sludge transporters, see *Transporting Sludge Wastes in Texas* (TCEQ publication RG-309).

Dried grit-trap waste must be removed from the drying site. You may be allowed to put it in the trash or take it to the landfill yourself. Contact the local garbage-collection service or landfill for instructions about proper disposal. A sludge-transporter registration is not required for you to handle the dry grit-trap waste.

If you choose not to dry the grit-trap waste, a registered sludge transporter must remove it from your site for proper treatment and disposal. As a waste generator, you should receive a completed copy of the transporter's manifest or trip ticket that documents proper disposal. Keep these records for at least three years.

Who can pump my grit trap?

Wet grit-trap waste must be removed by a sludge transporter registered with the TCEQ. Transporters are required to keep a copy of their registration in their trucks. Transporters may be registered to pump, remove, or haul more than one type of waste, but they are not allowed to mix types.

Costs for this service depend on the frequency and volume of waste pumped, charges for the disposal site, distance to the disposal site, testing requirements, and your choice of a transporter. The frequency of pumping depends on the size of the trap and the amount of waste generated.

Rules about sludge transportation are located in 30 TAC 312, Subchapters A and G. For help locating a registered transporter, contact the Registration and Reporting Section at 512-239-6001 or visit <www.tceq.texas.gov/goto/sludgetransporter>.

¹ Short for "Title 30, Texas Administrative Code, Chapter 210."

What do sludge transporters do with the waste?

The grit-trap waste must be disposed of at an authorized landfill, and not all landfills are authorized to accept it. Lab tests may be required. The sediment and chemicals in grit-trap waste make it a special waste [defined in 30 TAC 330.3(148)(F)], which requires special handling to protect human health and the environment.

Be sure to obtain a copy of the transporter's trip ticket or manifest for your records. The trip ticket must include the following information [30 TAC 312.145]:

- the name, address, telephone number, and registration number of the transporter
- the name, signature, address, and telephone number of the person who generated the waste and the date collected
- the type and amount of waste collected or transported
- the name and signature of the responsible person collecting, transporting, and depositing the waste
- the date and place where the waste was deposited
- identification (permit or site registration number, location, and operator) of the facility where the waste was deposited
- the name and signature of the facility representative receiving the waste and the amount of waste received
- the volume of the grit trap

To reduce your environmental impact and the likelihood of compliance violations, keep complete records, verify that the waste was properly disposed of, clean up spills immediately, and reduce the amount of waste you generate.

Registering Fuel Tanks

If you have a gas pump, rules apply to your petroleum storage tank. Obtain required registrations related to any PSTs at your site. All PSTs must be constructed and maintained to prevent spills. All releases must be reported

and cleaned up immediately. There may also be local restrictions, so check with city and county officials as well as your local fire marshal.

- Any underground storage tank at a car wash containing fuel or hazardous substances must be registered using the Underground Storage Tank Registration and Self-Certification Form (TCEQ-00724). The annual registration is required for each UST—even for those that are empty or unused—and requires owners to meet specific financial assurance (for example, insurance) and minimum technical standards (corrosion protection, release detection, and spill and overfill prevention and control [per 30 TAC 334]).
- Any aboveground storage tank with a capacity greater than 1,100 gallons and containing fuel or hazardous substances is regulated and must be registered using the Aboveground Storage Tank Registration Form (TCEQ-00659).

Additional information to help you determine if your tank is regulated is available in *Who Regulates Petroleum Storage Tanks?* (RG-475k). For help with the registration process, you may contact the TCEQ's PST Registration team at 512-239-2160. For information about other issues, such as installing or removing tanks, contact the PST technical standards team at 512-239-2182.

Authorizing Air Emissions

Any activity that releases contaminants into the air may require an authorization from the TCEQ. If you operate a typical car wash, then you may meet the requirements of the *De Minimis* Rule (30 TAC 116.119), which means there is no significant contamination of the air—and no other state air authorization will be required.

If you dispense gasoline, use solvents, or repair automobiles, additional rules apply because of the potential to emit air pollutants. You may claim a permit by rule if you meet all the conditions of that rule and the general requirements of 30 TAC 106.4 and 106.8. Some

PBRs require registration by completing the Registration and Certification for Permits by Rule (Form TCEQ-20182).

Auto-body and auto-repair shops are subject to additional environmental rules. For more information, see <www.TexasEnviroHelp.org>.

How can I reduce the potential for environmental problems?

Consider all of the issues described in this guidance when designing a new car wash. An existing car wash may need improvements in order to prevent environmental problems. Certain operating techniques may also help reduce your impact on the environment. These techniques are called “best management practices,” the most effective and practical methods of preventing pollution generated by a particular type of activity. For a clean car wash, adopt the following best management practices.

- Perform regular maintenance on all parts of your system. For example, a clogged drain may cause overflows and runoff.
- Handle, store, and dispose of grit-trap waste in a manner that will avoid spills or releases and prevent it from causing a nuisance such as odor.
- Cover wash bays to prevent stormwater from entering the drain.
- Inspect equipment, tanks, containers, and nozzles regularly for leaks or clogs. Make repairs immediately.
- Recycle and reuse wash water.
- Install low-flow nozzles or adjust flow in nozzles, sprays, and other lines to meet minimum quality requirements. Calibrate equipment regularly.

- Replace worn equipment with water-saving models.
- Replace brass or plastic nozzles with more durable stainless-steel or hard ceramic nozzles.
- Install positive shut-off valves.
- Wash towels and rags in high-efficiency washing machines and run fewer and fuller loads.
- Use biodegradable products instead of solvent-based or highly concentrated solutions.
- Reduce the amount of detergent you use in your system. Less detergent produces fewer suds and reduces the amount of rinse water needed.
- Water softeners and special filtration units can lower the amount of solids in the water and reduce spotting.
- Store fuel in an aboveground, instead of an underground, tank.

More questions?

Contact the TCEQ’s Small Business and Local Government Assistance section. Go to <www.TexasEnviroHelp.org> and click on “Car Washes” or call our hotline, 800-447-2827.

To find a publication or form mentioned in this document, visit the TCEQ’s website at <www.tceq.texas.gov/goto/publications> or <www.tceq.texas.gov/search_forms.html>.

Rules referenced in this document are available at <www.tceq.texas.gov/rules/current.html>.

For information regarding the TCEQ’s Cross-Connection Control Program, go to: <www.tceq.texas.gov/drinkingwater/goto/cc>.

Traffic Impact Analysis

Wash Masters Development (IH 35E SBFR at E Bear Creek Road) Glenn Heights, Texas



Prepared for:
Victron Stores, LLC

October 2023



10-11-2023



LEADERSHIP TRAFFIC SERVICES
Texas Board of Professional Engineers, F-12534

1504 Whitaker Way | Glenn Heights, TX 75154 | 214-985-9630

I, Adrian O. Murphy, hereby certify that the information provided in this report is complete and accurate to the best of my knowledge.

EXECUTIVE SUMMARY

Leadership Traffic Services was retained by the development representative to perform a traffic impact analysis for the proposed Wash Masters automated car wash development to be located west along South R. L. Freeway (IH 35E) southbound frontage road north of E Beak Creek Road in Glenn Heights, Texas.

The purpose of the traffic analysis is to address the traffic and transportation operational impacts of the proposed development in support of a variance to TxDOT's access management spacing requirements created by the proposed driveways along South R. L. Thornton Freeway (IH 35E) southbound frontage road. The traffic impact analysis document will be provided to the TxDOT Dallas District for technical review to fulfill the associated requirements of the local approval process.

Based on the traffic impact analysis performed for the Wash Masters proposed development, the following conclusions and recommendations have been offered:

- All intersections identified within the study area currently operate at an acceptable level of service and will continue to operate at an acceptable level of service through 2029 horizon traffic conditions except the following location:

South R L Thornton Freeway (IH 35E) NBFR at E Bear Creek Road – The intersection currently operates at **LOS E** due to the overserved eastbound left-turn movement for the AM peak hour. The traffic operations will deteriorate to **LOS F** for 2024 and 2029 traffic conditions. TxDOT has identified a project to address intersection and operation improvements for this interchange location according to the latest design schematic that will include dual left-turn lanes and one (1) through lane for the eastbound approach. The project is still in the design phase and no construction date has been determined. **Since traffic operations of this intersection will be addressed with the planned intersection and operational improvements, no traffic mitigation is being considered.**

South R. L. Thornton Freeway (IH 35E) SBFR at E Bear Creek Road – The intersection will operate at **LOS E** for the PM peak hour for the 2029 total horizon traffic conditions due to the heavy southbound right-turn movement that is shared with the through movement. TxDOT has identified a project to address intersection and operation improvements for this interchange location according to the latest design schematic that will include an exclusive right-turn lane and a share right/through lane for the southbound approach. The project is still in the design phase and no construction date has been determined. **Since traffic operations of this intersection will be addressed with the planned**

intersection and operational improvements, no traffic mitigation is being considered.

E Bear Creek Road at existing commercial driveway 2 – The northbound approach will operate at **LOS E** during the AM and PM peak hour time periods for the 2029 background horizon traffic conditions due to lack of available gaps in the crossing traffic stream along E Bear Creek Road. The 95th percentile vehicle queue length is **two (2) vehicles** for the northbound approach. It is common for stop approaches to experience delay while waiting on acceptable gaps in the crossing traffic stream during peak traffic conditions. **Since traffic operations of this intersection did not appear detrimental to overall traffic flow, no traffic mitigation is being considered.**

E Bear Creek Road at site driveway 1 – The southbound approach will operate at **LOS F** during the PM peak hour for 2024 total traffic conditions due to lack of available gaps in the crossing traffic stream along E Bear Creek Road. The 95th percentile vehicle queue length is **two (2) vehicles** for the northbound approach. It is common for stop approaches to experience delay while waiting on acceptable gaps in the crossing traffic stream during peak traffic conditions. **Since traffic operations of this intersection did not appear detrimental to overall traffic flow, no traffic mitigation is being considered.**

- **The locations of the driveways have been located optimally to serve the proposed development;** however, due to constraints created by the drainage easement in place for Bear Creek, the 360 feet connection spacing criteria as determined from guidelines in the *TxDOT Access Management Manual* is not achieved for the proposed driveway along South R L Thornton Freeway (IH 35E) southbound frontage road and would therefore require a variance.
- **A right-turn deceleration lane is not recommended** along the South R L Thornton Freeway (IH 35E) southbound frontage road to serve the proposed driveway 2. This driveway does not meet the right-turn volume threshold as determined by the *TxDOT Access Management Manual*.
- **The location of each driveway to serve the proposed development provides adequate sight distance** along South R L Thornton Freeway (IH 35E) southbound frontage road and E Bear Creek Road.

[illegible]

§ 1. USE CHARTS.

The use of land and/or buildings shall be in accordance with those listed in the following Use Charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The following legend indicates the status of each land use in a corresponding District.

- X Permitted
- Not Permitted
- S Specific Use Permit

For clarification and understanding of each use set out below, see Definitions Article XIX.

If a use is not listed or if the designation remains blank, it is not allowed in the zoning district or districts.
(see the legend above)

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Accessory bldg > 650 sf	S	S	S	S	S	S		S			X	X	X	X	X	X	
Accessory bldg w/main	X	X	X	X	X	X		X			X	X	X	X	X	X	
Accessory residence	S	S	S	S	S	S										S	
Accessory use	S										S	S	S	S	S	X	X
Adm/corporate hdqts											X		X	X	X	X	
Adult day care	S	S	S	S	S							S				S	
Airport																X	
Amusement park, perm														S	S	X	
Amusement, comm (ind)													S	X	X	X	X
Amusement, comm (out)														X	X	X	
Animal clinic (inside)												S	S	X	X	X	
Animal pound, muni														X	X	X	
Antenna, CB/amateur	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Antenna, commercial											S	S	S	S	S	X	
Antenna, satellite dish	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Antique shop										S		S	X				X
Apartment house								X								X	X
Appliance store, home													X	X	X	X	X
Appliance service/repair														X	X	X	S
Assembly hall										S						X	
Assembly, electronics															X	X	
Assisted living facility	S	S	S					S								S	
Athletic stadium/field	S	S	S	S	S	S		S			S	S	X	X	X	S	S
Auto assembly															X	X	
Auto body repair, inside														X	X	X	
Auto center													X	X	X	X	
Auto leasing/rental											S		S	X	X	X	X

§ 1

§ 1

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Auto painting, inside															X	X	
Auto parts, inside													X	X	X	X	X
Auto parts, outside																	
Auto rebuilding															X	X	
Auto repair garage/shop															X	X	
Auto repair, major															X	X	
Auto repair, minor														X	X	X	
Auto service, garage													S	X	X	X	
Auto service, office													S	X	X	X	
Auto service station, gas												S	S	X	X	X	X
Auto storage																	
Auto upholstery															X	X	
Automobile sales, new													S	X	X	X	
Automobile sales, used													S	X	X	X	
Automobile sales/service													S	X	X	X	
Automobile, oil and lube												S	X	X	X	X	X
Bakery/confectionary												X	X	X	X	X	S
Bank										S	X	X	X	X	X	X	X
Bank, automatic teller										S	X	X	X	X	X	X	X
Bar										S		S	S	S	S	S	X
Barber shop/college										S		X	X	X	X	X	X
Basement/cellar	X	X	X	X	X												
Batch plant, asphalt perm																	
Batch plant, asphalt temp	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
Batch plant, concrete perm																	
Batch plant, concrete temp	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
Bath house																	
Battery manufacturing																	

§ 1

§ 1

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Beauty shop										S	S	X	X	X		X	X
Bed and breakfast	S	S															
Big box (anchor)										S			S	S	S	S	X
Boarding house																S	
Boat sales														S	S	S	
Boat storage, dry	S													S	S	S	
Book bindery														X	X	X	
Bottling works														S	X		
Building material, inside														X	X	X	X
Building material, outside														S	S	S	
Building, public agency										S	X	X		X	X	X	X
Building, temporary																	
Bus stop										S	X	X	X	X	X	X	X
Business service											X	X				X	X
Cabinet shop/upholstery														X	X	X	
Camping sites																	
Carwash, automated												S		X	X	X	X
Carwash, manual												S	X	X	X	X	
Caretaker/guard quarters	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X
Carnival, temporary													S	S	S	S	
Carport	S	S	S	S	S	S	S	X	S		S	S	S	S	S	S	S
Carting														S	X	X	
Cemetery, human															S	X	
Child care (in home)	S	S	S	S	S	S											
Church/rectory	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Clothing/apparel store										S			X	X	X	X	X
Club, private										S	S	S	S	S	S	S	S
Club, country private																X	X

§ 1

§ 1

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Club, fraternal										S	S	S	S	S	S	S	S
Club, night										S		S	S	S	S	S	X
College/university	S	S	S	S	S	S		S			S	S	X	X	S	X	
Common area	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Community center, priv	S	S	S	S	S	S		S		S		X	X	X	X	X	
Community center, publ										S	X	S	S	X		X	X
Community home	X	X	X	X	X	X	X	X	X								
Construction yard, temp																	
Continuing care facility								S								S	
Contractor's shop														X	X	X	
Convalescent/nurse home								S						S		X	
Convenience store										S	S	S	S	S	S	S	X
Credit access business													S				
Credit union										S	X	X	X	X	X	X	X
Cultural establishment	S	S	S	S	S	S		S		S	S	S	S			X	X
Dairy processing															S	X	
Dance hall														S	S	S	S
Day care, registered	S	S	S								S	S	S			S	
Dental clinic/office										S	X	X	X	X	X	X	X
Department store										S			X	X		X	X
Distribution ctr/warehs															X	X	
Drapery manufacturing														X	X	X	
Drapery sales										S			X	X	X	X	X
Drug/pharmaceutical mfg															X	X	
Dry cleaning plant comm														X	X	X	
Dry cleaning shop sm										S	S	X	X			X	X
Easement/ROW	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Electric products mfg															X	X	

§ 1

§ 1

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Electrical substation	S	S	S	S	S	S	S	S	S		S	S	S	S	S	X	
Electric transmission line	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
Electronic manufacturing															X	X	
Electronics store										S		X	X	X	X	X	X
Engine/motor repair														S	X		
Equipment store/rental													X	X	X	X	X
Excavation, sand/gravel																	
Express hauling														S	X	X	
Family home	S	S	S					S								S	
Farm equipt displ/storage														X	X	X	
Farm, ranch	X																
Feed lot																	
Feed/grain store													X	X	X	X	S
Field const office temp	S	S	S	S	S	S	S	S			S	S	S	S	S	S	S
Fitness facility/personal										S		X	X			X	X
Flea market																	
Florist shop										S	X	X	X				X
Food product mfg										S					X	X	
Food/convenience store										S	S	S	S	S		S	X
Foundry casting, non-fer																	
Frozen food locker															X	X	
Funeral home/mortuary													S	X	X	X	
Fur goods mfg															X	X	
Furniture mfg															X	X	
Furniture store										S			X	X	X	X	X
Garage apartment	S	S	S														
Garage, com'l parking										S			S	S	S	X	X
Garage, detached	X	X	X	S	S	S										X	

§ 1

§ 1

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Garage, public										S	X		X	X	X	X	X
Garden center/shop										S			X	X	X	X	X
Garden, orchard	X	X	X	X	X	X			X					S	S	X	
Gasoline/petro drilling	S														S		
Gasoline/petro storage	S														S		
Gasoline/petro distrib	S														S		
Gift shop/novelty										S	S	S	S			S	S
Glass products mfg															X	X	
Golf course, miniature	S											S	S	X	S	X	
Golf course, municipal	S											S	X	X	X	X	
Golf course, private	S											S	S	S	S	S	
Golf course, putting	S											S	S	X	S	X	
Golf driving range	S											S	S	X	S	X	
Greenhouse/nursery	S													X	X	X	
Grocery store										S		S	S	S		S	X
Grooming shop, animal												S	S	S		X	X
Gymnastic/dance studio										S		X	X	X			
Hardware sales, inside										S		S	X	X		X	X
Hardware sales, outside																	
Hauling/storage company														X	X		
Health center											X	X	X	X		X	
Heavy machinery sales														X	X	X	
Heavy machinery service															X	X	
Heliprot/helistop	S										S		S	S	S	X	
Home improvement ctr													X	X	X	X	X
Home occupation	X	X	X	X	X	X	X	X	X							X	
Hospital											S		S	S	S	S	
Hospital, acute/chronic/rehab											S		S	S	S	S	

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	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Hotel/motel											S			S	S	S	S
Hotel/motel < 75 rooms																	
Hotel/motel residence																	S
Household care facility								S								S	
HUD-code manuf'd home									X							X	
HUD-code m'd home, sales																	
HUD-code m'd home subdivision									X								
Independent living facil	X	S	S													X	
Industrial park															X	X	
Industrial, general															X	X	
Indust/prefab housing									X								
Instrument/meter mfg															X	X	
Insurance agent office										S	X	X	X	X	X	X	X
Insurance estimator										S	X	X	X	X	X	X	X
Interior decorator office										S	X	X	X	X	X	X	X
Jail/prison/holding facility																X	
Kennels	S													S	S	X	
Key shop/locksmith												X	X	X	X	X	
Kiosk										S	S	S	S	S	S	S	S
Kiosk, recycling														S	S	S	
Laboratory, medical											X			X	X	X	
Laboratory, science/rese	S										S			S	S	S	
Laundromat												X		X	X		
Laundry, commercial														X	X	X	
Law office										S	X	X				X	X
Leather goods fabrication															X	X	
Leather goods shop										S		S	X	X			X
Library, public	X	X	X	X	X	X		X		X	S	X	X	X	X	X	X

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	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Light fabrication/assembly															X	X	
Light manufacturing															S	X	
Light sheetmetal products															X	X	
Lumber yard, inside														X	X	X	X
Lumber yard, outside														S	S	S	
Machinery sales/service															X	X	
Manufacturing, general															S	X	
Massage establishment																	
Mausoleum															S	X	
Medical clinic/office										S	X	X	X	X	X	X	X
Medical supplies store											X	X	X	X		X	X
Model home	X	X	X	X	X	X	X										
Modular home									X								
Monopole											S	S	S	S	S		
Mortuary													S	X	X	X	
Motor freight company															S		
Motorcycle sales/service														X	X	X	
Motor raceway/track																	
Multifamily bldg								X									
Multifamily residence								X									
Multi-use entertainment														S		X	
Municipal building										S	X	X	X	X	X	X	X
Municipal facility/use	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Museum private	S	S	S	S	S	S		S		S	X	X	X	X	X	X	X
Music/art studio										S	X	X	X			X	X
Musical instrument mfg															X	X	
NS use, < 5000 sf										S	S	S	S	S	S	S	S
Newspaper printing												X	X	X	X	X	

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	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Novelty mfg															X	X	
Nursery/greenhouse	S													X	X	X	X
Nursing facility, skilled														S		X	
Office center										S	X	X	X	X	X	X	X
Office showroom													S	X	X	X	
Office warehouse														S	S	X	
Office, business general										S	X	X	X	X	X	X	X
Office, field construction	X	X	X	X	X	X	X	X		S	X	X	X	X	X	X	X
Office, professional										S	X	X	X			X	X
Oilfield equipment storage															X	X	
Open space	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Optical goods mfg														X	X	X	
Optician/optometrist										S	X	X	X	X	X	X	X
Osteopathic clinic/office										S	X	X	X	X	X	X	X
Paint shop														S	X	X	
Paper products mfg															X	X	
Park and ride														X	X	X	
Park/playground	X	X	X	X	X	X	X	X	X	S	X	X	X	X		X	X
Parking lot, off-street										S	X	X	X	X	X	X	X
Parting lot, permit'd use											X	X	X	X	X	X	
Parking lot, com'l											X					X	X
Parking lot, truck															X		
Patio home							X									X	X
Pawnshop													X				
Pet shop										S		S	X	X		X	X
Petroleum extraction															S		
Pharmacy/drugstore										S		S	S	S		S	X
Philanthropic institution										S	X	X	X	X	X	X	X

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	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Photographer studio										S	X	X	X	X	X	X	X
Plant, commercial general															S	X	
Plastic products, mfg															X	X	
Portable building, sales														S	S	X	
Print shop										S	S	S	X	X	X	X	X
Produce stand	X											S		S	S		
Produce stand, temp	X											S	S	S	S	X	
Professional service										S	X	X	X	X	X	X	X
Propane sales														S	S		
Psychologist/psychiatrist										S	X	X	X	X	X	X	X
Public agency bldg/facil										S	S	S	S	S	S	S	S
Quarry, rock																	
Radio broadcasting/twr	S													S	S		
Real estate sales										S	X	X	X	X	X	X	X
Recreation center	S	S	S	S	S	S		S			S	X	X	X	X	X	
Recreation facility, private	S	S	S	S	S	S		S			X	X	X	X	X	X	
Recreation facility, public	X	X	X	X	X	X		X			X	X	X	X	X	X	
RV/campers sale/lease														S	X	X	
Rehabilitation care								S								S	
Rehabilitation care instit								S								S	
Rental, tool/machinery														X	X	X	
Rental, trailer														X	X	X	
Rental, truck/bus														X	X	X	
Rental/sales, trailers														X	X	X	
Repair shop, truck/bus															X		
Residential, MF dwelling								X								X	X
Residential, SF attached	X	X	X	X	X	X	X	X	X							X	X
Residential, SF detached	X	X	X	X	X	X	X	X	X							X	X

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	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Residential, two-family								X								X	X
Resort																X	X
Restaurant, dine-in										S	S	S	S	S	S	S	X
Restaurant, drive-in										S	S	S	S	S	S	S	X
Restaurant, drive-thru										S	S	S	S	S	S	S	X
Restaurant, accessory										S	S	S	S	S	S	S	X
Retail service, accessory										S	X	X	X	X	X	X	X
Retail stores, general										S	S	S	S	S	S	S	S
Retail stores and shops										S	X	X	X	X	X	X	X
Retirement home	X	S	S					S								X	
Salvage/reclamation																	
Salvage/junkyard																	
Sand/gravel extraction																	
Sanitarium														S		X	
Sanitary landfill																	
Savings and loan										S	X	X	X	X	X	X	X
School, boarding private														X		X	
School, business													X	X	X	x	
School, commercial/trade														S	S	S	
School, parochial	X	X	X	X	X	X		X			X	X	X			X	
School, private										S				X		X	
School, public	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X
Sexually oriented business															S		
Shoe manufacturing															X	X	
Shopping center										S	S	S	S	S	S	S	X
Single-family residence	X	X	X	X	X	X	X	X	X							X	X
Skating rink, ice/roller													S	S		S	S
Skating rink, roller													S	S	S	X	S

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	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Sporting goods										S		X	X	X		X	X
Sporting goods mfg															X	X	
Stable, commercial	X													X	X	X	
Stable, private	X															X	
Stadium/playfield, private														X	X	X	
Station, train, RR, bus																X	
Storage yard															X	X	
Storage, open/outside														X	X	X	
Storage/wholesale wrh														X	X	X	
Studio, radio/television										S	X			X	X	X	S
Swimming pool, com'l														X	X	X	
Swimming pool, private	X	X	X	X	X	X	X	X	X								
Telemarketing center											X	X		X	X	X	
Telephone exch/switching	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Tennis court, private	X	X	X													X	
Terminal, bus													S	X	X	X	
Terminal, freight															X	X	
Terminal, truck															X	X	
Terminal, baggage														X	X	X	
Terminal/transfer stor'g														X	X	X	
Theater, drive-in													S	S	S	X	
Theater, indoor										S			X	X	X	X	X
Tire dealer, inside													S	X	X		
Tire dealer, outside																	
Tire retreading/capping															X	X	
Tire sales/service													X	X	X	X	
Trailer court																	
Trailer park/RV park																	

§ 1

§ 1

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Trailer sales/display																	
Transit station/turnaround															X	X	
Transmission lines	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Transportation structure														X	X	X	
Truck/bus repair														X	X	X	
Truck sales, heavy															X	X	
Utilities, municipal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility distribution	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Utility service yard, publ															S	X	
Utility structure														X	X	X	
Utility, other than listed	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X
Utility, private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Vapor shop													S				
Vehicle service, for hire														S			
Veterinarian clinic														X	X	X	
Warehouse, freight															X	X	
Warehouse, mini															X	X	
Warehouse, storage												S		S	S	X	
Warehouse, wholesale hvy															X	X	
Warehouse, wholesale lt														X	X	X	
Washateria/self-serve												X		X	X	X	
WWTP	S	S	S	S	S	S		S	S		S	S	S	S	S	X	
Wholesale distribution ctr															X	X	
Wind system, small	S	S	S														
Wrecking yard																	
Zero lot line residence							X									X	X

§ 1
(Ordinance O-03-09 adopted 4/20/09; Ordinance O-14-15, sec. 1, adopted 10/20/15; Ordinance O-13-15, sec. 1, adopted 11/16/15; Ordinance O-15-15, sec. 1, adopted 12/1/15)

§ 2

§ 2. CLASSIFICATION OF NEW AND UNLISTED USES.

It is recognized that new types of land use will develop and arise in the future, and forms of land use not anticipated may seek to locate in the City of Glenn Heights and the possible change in intensity of use for a listed use may occur. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use, or modification for listing of a use of land, shall be made as follows:

A. Initiation

1. A person, City department, the Commission or the City Council may propose zoning amendments to regulate new and previously unlisted uses.
2. A person requesting the addition of a new or unlisted use shall submit to the City Manager or his/her designee, all information necessary for the classification of the use, including but not limited to:
 - a. The nature of the use and whether the use involves dwelling activity, sales, services or processing;
 - b. The type of product sold or produced under the use;
 - c. Whether the use has enclosed or open storage and the amount and nature of the storage;
 - d. Anticipated employment typically associated with the use;
 - e. Transportation requirements;
 - f. The nature and time of occupancy and operation of the premises;
 - g. The off-street parking and loading requirements;
 - h. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated;
 - i. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required; and
 - j. Impervious surface coverage.

B. The City Manager or his/her designee shall refer the question concerning any new or unlisted use to the Commission requesting an interpretation as to whether a new use shall be permitted or into which zoning district a new use may be placed. The referral of the use interpretation question shall be accompanied by a statement of facts from the applicant, if requested by a City department, from the City Manager or his/her designee. This statement of facts shall be directed by items delineated in Section 2.A.2 above. An amendment to this Ordinance shall be required as set forth in Section IV.1.

C. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted, whether by right or by SUP.

- § 2
D. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall, by zoning ordinance amendment, approve or deny the recommendation of the Planning and Zoning Commission or make such determination concerning the proper placement of such use as is determined appropriate based upon its findings. If approved, the new or unlisted use shall be amended in the Use Charts of the Zoning Ordinance according to Article IV after notification and public hearing as required. § 2
- E. Standards for new and unlisted uses may be interpreted by the City Manager or his/her designee as those of a similar use. When determination of the appropriate zoning district and minimum requirements cannot be readily ascertained, the same process outlined in paragraphs A, B, and C of this Section shall be followed for determination of the new standards. The decision of the City Manager or his/her designee may be appealed according to the process outlined in Subsections B, C and D above.

- Zoning Districts**
- SF-1 - Single-Family Residential 20,000 sq.ft.
 - SF-2 - Single-Family Residential 12,000 sq.ft.
 - SF-3 - Single-Family Residential 9,000 sq.ft.
 - SF-4 - Single-Family Residential 7,500 sq.ft.
 - SF-5 - Single-Family Residential 5,000 sq.ft.
 - DUP - 2-Family Residential
 - MF - Multi-Family
 - MH - Manufactured Home
 - Business Park
 - R - Retail
 - NS - Neighborhood Service
 - C - Commercial
 - Highway Commercial
 - BP-C - Business Park Commercial
 - PD-SF-2
 - PD-SF-3
 - PD-SF-4
 - PD-SF-5
 - PD-R
 - PD-BP
 - PD - Planned Development
 - SUP - Special Use Permits
- Land Uses**
- City Property
 - Open Space
 - Transmission Line Easements
 - DeSoto I.S.D.
 - Red Oak I.S.D.
 - Churches
 - Glenn Heights City Limits
 - County Line

0 300 600 1,200 1,800 Feet
0 0.125 0.25 0.5 Miles

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Updated: Thursday, June 28, 2018 4:11:47 PM



City of Glenn Heights, Texas

Official Zoning Map

Adoption Date: _____ Ordinance Number: _____

City Seal: _____

Mayor: City of Glenn Heights, Texas

Secretary: City of Glenn Heights, Texas

Official Zoning Map of the City of Glenn Heights, Exhibit A to Ordinance O-06-18