



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 8, 2021**

Notice is hereby given in accordance with the Order of the Office of the Governor issued March 16, 2020, the City of Glenn Heights will conduct a Regular Meeting by telephone and video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Novel Coronavirus (COVID-19).

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/AgendaCenter>.

To view this Commission Meeting live, please use the following link: <https://www.facebook.com/CityofGlennHeights>.

NOTICE IS HEREBY GIVEN THAT THE CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION WILL HOLD A REGULAR MEETING ON MONDAY, FEBRUARY 8, 2021 BEGINNING AT 6:30 P.M., VIA TELEPHONE AND VIDEO CONFERENCE, AS PRESCRIBED BY V.T.C.S., 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 THE MEETING NOTICE.

PUBLIC HEARINGS

If you would like to speak during a Public Hearing, please email Miamauni Hines, City Planner, at miamauni.hines@glennheightstx.gov no later than **5:30 P.M. on February 8, 2021**. Please include the following information in your email:

- Name
- Address
- Email Address and Phone Number
- Designate which Public Hearing

Once your request is received, you will be given information to access the meeting via telephone or video conference (which provides two-way communication during the Public Hearing portions of the meeting).

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

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

AGENDA

1. Discuss and take action to appoint the Planning and Zoning Commission Vice-Chair.
2. **Zoning Case 20-010-SUP:** Public hearing to receive testimony concerning a Specific Use Permit request by Matthew Smith on behalf of Vaquero Ventures for the construction and use of a gas station and convenience store. The 5.499-acre parcel is situated in the JP Woolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas and located at the southwest corner of Ovilla Road and Uhl Road.
3. **Zoning Case 20-010-SUP:** Discuss and take action on a Specific Use Permit request by Matthew Smith on behalf of Vaquero Ventures for the construction and use of a gas station and convenience store. The 5.499-acre parcel is situated in the JP Woolsey Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas and located at the southwest corner of Ovilla Road and Uhl Road.
4. **Zoning Case 21-002-SUP:** Public Hearing to receive testimony concerning a Specific Use Permit request by Glenn Thurman on behalf of First Texas Homes for a temporary concrete batch plant. The 19.696-acre property is zoned Planned Development 18C, Single Family-2, Single Family-3, & Single Family-4 (PD-3, SF-2/SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Villages at Charleston Phase III, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.
5. **Zoning Case 21-002-SUP:** Discuss and take action on a Specific Use Permit request by Glenn Thurman on behalf of First Texas Homes for a temporary concrete batch plant. The 19.696-acre property is zoned Planned Development 18C, Single Family-2, Single Family-3, & Single Family-4 (PD-3, SF-2/SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Villages at Charleston Phase III, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.
6. **Zoning Case 21-001-SUP:** Public Hearing to receive testimony concerning a Specific Use Permit request by Glenn Thurman on behalf of DR Horton for a temporary concrete batch plant. The 34.190-acre property is zoned Planned Development-3 for Single Family-3 & Single Family-4 (PD-3, SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Magnolia Meadows Phase IV, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.
7. **Zoning Case 21-001-SUP:** Discuss and take action on a Specific Use Permit request by Glenn Thurman on behalf of DR Horton for a temporary concrete batch plant. The 34.190-acre property is zoned Planned Development-3 for Single Family-3 & Single

Family-4 (PD-3, SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Magnolia Meadows Phase IV, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project.

8. **Zoning Case 21-003-RZ:** Public hearing to receive testimony concerning a change of zoning request by Francisco Carrizales for the property located at 1705 Glenn Lane, Glenn Heights, Dallas County, Texas. The 1.336-acre parcel is more particularly described as Lot 14 of Glenn Cove Estates and the applicant proposes to change the zoning from Retail (R) to Single Family-3 (SF-3) for the replotting and subsequent development of four new single-family residential lots.
9. **Zoning Case 21-003-RZ:** Discuss and take action on a change of zoning request by Francisco Carrizales for the property located at 1705 Glenn Lane, Glenn Heights, Dallas County, Texas. The 1.336-acre parcel is more particularly described as Lot 14 of Glenn Cove Estates and the applicant proposes to change the zoning from Retail (R) to Single Family-3 (SF-3) for the replotting and subsequent development of four new single-family residential lots.

ADJOURNMENT

I, Brandi Brown, City Secretary, do hereby certify that the Notice and Agenda was posted in a place convenient to the Public on February 5, 2021. Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

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

MONDAY, JANUARY 11, 2021

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

On the 11th day of January 2021, the Planning and Zoning Commission of the City of Glenn Heights, Texas convened in a special called meeting via video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing” to slow the spread of Novel Coronavirus (COVID-19) and consider the following items, with these members in attendance:

BOARD MEMBERS

Austin Kelley	*	Chair
April Stokes	*	Board Member
Kelvin Stroy	*	Board Member
Arnold Davis, Jr.	*	Board Member
Paul Alley	*	Board Member
Tabatha Gamble	*	Board Member

STAFF

Michael Roger	*	Deputy City Manager
Marlon Goff	*	Director of Planning and Development Services
Mia Hines	*	City Planner
Byron Hardy	*	IT Administrator

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

Invocation Commissioner Stroy

Pledge of Allegiance

Consent Agenda

1. Discuss and take action to approve the meeting minutes of November 9, 2020.

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

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

Agenda

1. Zoning Case 20-009-FP: Discuss and take action on a Final Plat request by Eagle Surveying on behalf of Cool Days, Inc. for the Cool Days Addition. The 1.746-acre property is zoned Retail and is situated in the John F Porter Survey, Abstract No. 1118, located at 310 E Bear Creek Road, Glenn Heights, Dallas County, Texas. The property is currently undeveloped but proposed for retail.

Mia Hines, City Planner

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

Motion by Commissioner Alley to approve the final plat as presented.

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

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

2. Zoning Case 20-011-SUP: Public hearing to receive testimony concerning a Specific Use Permit request by Kim Xiong on behalf of US Scripts RX, LLC for a pharmacy. The 2.158-acre parcel is further described as Lot 2, Block 1 of Glenn Heights Plaza, located at 133 West Ovilla Road, Glenn Heights, Ellis County, Texas.

Motion by Commissioner Alley to open the public hearing at 6:43 p.m.

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

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

Mia Hines, City Planner

Ms. Hines informed the Commission that there weren't any public comments.

Motion by Commissioner Alley to close the public hearing at 6:44 p.m.

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

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

3. Zoning Case 20-011-SUP: Discuss and take action on a Specific Use Permit request by Kim Xiong on behalf of US Scripts RX, LLC for a pharmacy. The 2.158-acre parcel is further described as Lot 2, Block 1 of Glenn Heights Plaza, located at 133 West Ovilla Road, Glenn Heights, Ellis County, Texas.

Mia Hines, City Planner

Ms. Hines presented the information related to the Specific Use Permit request and stated staff's recommendation of approval.

Commissioner Kelley asked if the applicant could present more information related to the business.

Tiffany Do

**6861 Seacoast Drive
Grand Prairie, TX 75054**

Mrs. Do states that her pharmacy mainly deals with patients in need of services related to accident injury.

Commissioner Gamble asked if walk-in services would be provided.

Mrs. Do confirmed that walk-in service is available.

Commissioner Kelley asked if a pharmacist would be on the premises.

Mrs. Do answered that she would be the pharmacist on staff.

Commissioner Kelley asked if someone would be able to have a prescription filled at this site.

Mrs. Do answered that prescriptions could be processed as normal but there isn't a large spread of medications available because the business focuses on accidental injury.

Commissioner Kelley asked if accidental injury referred to pain management as opposed to cold and flu types of illnesses.

Mrs. Do answered that a limited supply of common medications would be available but the business focuses on mostly pain management.

Commissioner Gamble asked if the business would cater towards the treatment of patients who have been in accidents but still have the ability to fill prescriptions of other kinds.

Mrs. Do replied that this business would not process controlled medications.

Commissioner Gamble asked if they would have certain contracts related to accidental injury.

Mrs. Do replied that their clients are linked to specific doctors who deal with accident injury and they have a goal of getting into workman's comp.

Commissioner Alley asked which suite the business would occupy.

Ms. Hines answered that the suite number is 133.

Commissioner Alley asked where the store front would be in relation to the rest of the.

Mrs. Do answered that it is the second suite from the left.

Motion by Commissioner Davis to approve the Specific Use Permit as presented. Commissioner Stokes made the second. The motion carried by the following vote:

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

4. Zoning Case 20-010-SUP: Public Hearing to receive testimony concerning a Specific Use Permit request by Matthew Smith on behalf of Vaquero Ventures for the construction and use of a gas station and convenience store. The 5.499-acre parcel is situated in the JP Woolsey Survey, Abstract No. 1135, located at the southwest corner of Ovilla Road and Uhl Road, Glenn Heights, Ellis County, Texas.

Motion by Commissioner Gamble to open the public hearing at 7:08 p.m. Commissioner Alley made the second. The motion carried by the following vote:

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

Mia Hines, City Planner

Ms. Hines informed the Commission that there weren't any public comments.

Motion by Commissioner Stroy to close the public hearing at 7:09 p.m. Commissioner Davis made the second. The motion carried by the following vote:

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

5. Zoning Case 20-010-SUP: Discuss and take action on a Specific Use Permit request by Matthew Smith on behalf of Vaquero Ventures for the construction and use of a gas station and convenience store. The 5.499-acre parcel is situated in the JP Woolsey Survey, Abstract No. 1135, located at the southwest corner of Ovilla Road and Uhl Road, Glenn Heights, Ellis County, Texas.

Mia Hines, City Planner

Ms. Hines asked that this item be tabled until the next Planning and Zoning Commission meeting.

Motion by Commissioner Davis to table this item until the next Planning and Zoning Commission meeting. Commissioner Stokes made the second. The motion carried by the following vote:

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

6. Zoning Case 20-009-RZ: Public Hearing to receive testimony concerning a zoning change request by Brett Hess on behalf of Hachie Properties, LLC. The 20.702-acre parcel is situated in the James Porter Survey, Abstract No. 1129, located at 1215 east Bear Creek Road, Glenn Heights, Dallas County, Texas. The applicant proposes to change the zoning of this parcel from Single Family-1 (SF-1) to Planned Development-26, for Multifamily and Commercial ("PD-26/MF, C") designating approximately 15.200 acres of land for the development of multifamily

residential units and approximately 5.502 acres of land for the mixed-use development of both commercial and multifamily residential units with a density not to exceed 18 units per acre. The applicant also proposes to include amenities such as a resort style swimming pool, fitness center, business center, community room, outdoor grill area, children's playground, and a pedestrian walking trail.

Motion by Commissioner Gamble to open the public hearing at 7:14 p.m.
Commissioner Alley made the second. The motion carried by the following vote:

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

Maurine Murphy
2416 Clear Field Drive
Plano, TX 75025

Mrs. Murphy states that she is the owner of the two adjacent properties and leases the property to Athletes for Change, a residential treatment center for young boys. Mrs. Murphy asked questions related to the proposed buildings, the existing driveway, security, privacy, utilities, and safety for the residences on her property.

Motion by Commissioner Gamble to close the public hearing at 7:20 p.m.
Commissioner Stroy made the second. The motion carried by the following vote:

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

7. Zoning Case 20-009-RZ: Discuss and take action on a zoning change request by Brett Hess on behalf of Hachie Properties, LLC. The 20.702-acre parcel is situated in the James Porter Survey, Abstract No. 1129, located at 1215 east Bear Creek Road, Glenn Heights, Dallas County, Texas. The applicant proposes to change the zoning of this parcel from Single Family-1 (SF-1) to Planned Development-26, for Multifamily and Commercial ("PD-26/MF, C") designating approximately 15.200 acres of land for the development of multifamily residential units and approximately 5.502 acres of land for the mixed-use development of both commercial and multifamily residential units with a density not to exceed 18 units per acre. The applicant also proposes to include amenities such as a resort style swimming pool, fitness center, business center, community room, outdoor grill area, children's playground, and a pedestrian trail.

Mia Hines, City Planner

Ms. Hines presented the information related to the Planned Development and stated staff's recommendation of approval.

Commissioner Alley asked if there has been a traffic mitigation study done in conjunction with the police department.

Ms. Hines confirmed that a TIA would be required before platting, improvements, and permits were approved for this site.

Brett Hess
327 Blue Ribbon Road
Waxahachie, TX 75165

Mr. Hess presented his history with the Ellis County area and presented images to represent his concept for the site.

Commissioner Davis asked if the units would be available for purchase or rental only.

Mr. Hess answered that the units in the back would definitely be rental, but they are considering making the lofts available for purchase.

Commissioner Alley restated his concerns about the traffic impact

Commissioner Davis asked if they would consider constructing a parking garage.

Mr. Hess believed there would be adequate space for parking in the open lot but their engineers would also look into the potential addition of a parking garage. Mr. Hess also stated that Bear Creek Road would be expanded soon and the developer would intend to develop this property after that project is completed.

Marlon Goff, Director of Planning and Development Services

Mr. Goff stated that staff would be continuously evaluating the traffic impact and improvements for this area.

Commissioner Kelley asked if all of Mrs. Murphy's questions were answered.

Mr. Hess answered addressed Mrs. Murphy's concerns and stated that he would be willing to work with Mrs. Murphy.

Commissioner Kelley asked if about the timeline of the Bear Creek Road expansion project.

Mr. Goff answered that the City anticipates this project would be completed well before 5 years.

Mr. Hess stated that the Bear Creek Road expansion plans show four lanes with a turn lane and the TIA might dictate a deceleration lane.

Motion by Commissioner Davis to approve the Planned Development as presented. Commissioner Stroy made the second. The motion carried by the following vote:

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

Motion by Commissioner Stroy to adjourn the meeting of the Planning and Zoning Commission at 7:57 p.m. Commissioner Stokes made the second. The motion carried by the following vote:

Votes: (6-0) Kelley, Stokes, Stroy, Davis, Gamble, and Alley

Austin Kelley, Chair

Attest:

Mia Hines, City Planner

Passed and approved on the _____th day of _____, 2020.



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: February 8, 2021

SUBJECT

The Planning and Zoning Commission will vote on a new Vice-Chair.

REPORT IN BRIEF

Discuss and take action to appoint the Planning and Zoning Commission Vice-Chair.

BACKGROUND / DISCUSSION

Former Planning and Zoning Commission Vice-Chair, Debra Jones resigned from the Planning and Zoning Commission on November 11, 2020. The Commission must now elect a sitting member to serve in this role. A Commission member must nominate one member to serve as the Vice-Chairperson. Following this nominations, the Commission shall take a roll call vote for to elect the new Vice-Chair of the Planning and Zoning Commission.

FISCAL IMPACT

N/A

PUBLIC CONTACT

N/A

RECOMMENDATIONS / ALTERNATIVES

Considering the experience of all current Planning and Zoning Commission members, Staff recommends nominating and electing Commissioner Paul Alley as the Vice-Chairperson.

PREPARED BY

Miamauni Hines, Planner

REVIEWED BY

Marlon Goff, Planning and Development Services Director

ATTACHMENTS

N/A



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: February 8, 2021

SUBJECT

The Planning and Zoning Commission will hear a Specific Use Permit request by Matthew Smith on behalf of Vaquero Ventures for the construction of a gas station and subsequent sale of off-premise consumables.

REPORT IN BRIEF

Discuss and take action on a Specific Use Permit request by Matthew Smith on behalf of Vaquero Ventures for the construction and use of a gas station and convenience store. The 5.499-acre parcel is situated in the JP Woosley Survey, Abstract No. 1135, Glenn Heights, Ellis County, Texas and located at the southwest corner of Ovilla Road and Uhl Road.

BACKGROUND / DISCUSSION

The subject property is zoned Retail and located at the southwest corner of Ovilla Road (FM 664) and Uhl Road and shares property lines with a portion of the Glenn Heights/Red Oak city boundary. Though, both the parcels to the north and west are zoned retail, the property to the north is undeveloped and the property to the west was developed with a church that is now vacant. The parcels to the south and east are within the City of Red Oak.

The Zoning Ordinance defines a *gas station* as follows:

AUTOMOBILE SERVICE STATION (GAS STATION). Any building, land area or other premises, or portion thereof, used or intended to be used for the retail

dispensing or sales of automobile fuels, lubricants, and automobile accessories, including those operations listed under “automobile repair, minor.” Vehicles, which are inoperative or are being repaired, may no remain parked outside an Automobile Service Station for a period greater than seven (7) days.

The Zoning Ordinance defines a convenience store as follows:

CONVENIENCE STORE. A retail establishment providing for the sale of consumable, non-prescription drugs, small household items and gifts that are not used or consumed on the premises. Gasoline and diesel fuel may be offered for sale provided they are not the primary source of income for the store and that no more than eight (8) pumps are offered.

Although gas stations and convenience stores are considered retail uses, the City’s Zoning Ordinance requires the Planning and Zoning Commission and City Council review and approve a Specific Use Permit for the development and/or occupancy of such a use on any property with the Retail zoning designation. In this case, the property is undeveloped, so the applicant is seeking approval of both the use and accompanying site plan and elevations.

CONCEPT PLAN REVIEW AND EVALUATION

The Development Review Committee met and performed Concept Plan review and evaluation with respect to the following:

- The Plan’s compliance with all provisions of the Zoning Ordinance and other ordinances of the City.
- The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
- The relationship of the development to the base zoning standards in terms of harmonious design, façade treatment, setbacks, maintenance of property values, and any possible negative impacts.
- The provision of a safe and efficient vehicular and pedestrian circulation system.

- The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the City as adopted and amended.
- The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
- The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
- Protection and conservation of watercourses and areas that are subject to flooding.
- Consistency with the Comprehensive Master Plan of the City as adopted or amended.

In cooperation with the City of Red Oak, the Glenn Heights Development Review Committee Staff has the following comments related to the proposed site plan:

- The site plan should show a right-of-way dedication of 50' from the centerline of Uhl Road.
- Align the parking lot entrance on the east (off Uhl Road) with the parking lot entrance of the church across the street and show that these lots are aligned.
- The site plan should show a connection between the parking lot of the convenient store and the parking lot of the future development to the south.
- The east drive for the future development to the south should be at least 120' from the drive to the north.
- The site plan should include a preliminary plan for detention.

COMPREHENSIVE PLAN ALIGNMENT

Staff has reviewed this application to determine its compatibility with the City's Future Land Use Map and Comprehensive Plan which designates this area as Retail:

Retail

Retail uses typically include establishments which provide merchandise for retail sale and may also include light commercial uses such as lodging and banks. Retail is located in areas with higher visibility and accessibility and contributes additional taxable revenue to the city's coffers through sales taxes generated. In Glenn Heights, retail areas may also include office space.

The proposed development aligns with that of a Retail Development.

FISCAL IMPACT

The City will collect sales taxes on all taxable products at the standards rate of 0.010000%.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by January 22, 2021. Notice was also published in a local newspaper by January 24, 2021 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

RECOMMENDATIONS

Staff recommends approval of the proposed Specific Use Permit and accompanying site plan, elevations, and landscape plan subject to the following conditions:

- The site plan should show a right-of-way dedication of 50' from the centerline of Uhl Road.
- Align the parking lot entrance on the east (off Uhl Road) with the parking lot entrance of the church across the street and show that these lots are aligned.
- The site plan should show a connection between the parking lot of the convenient store and the parking lot of the future development to the south.
- The east drive for the future development to the south should be at least 120' from the drive to the north.
- The site plan should include a preliminary plan for detention.

PREPARED BY

Miamauni Hines, Planner

REVIEWED BY

Marlon Goff, Director of Planning and Development Services

ATTACHMENTS

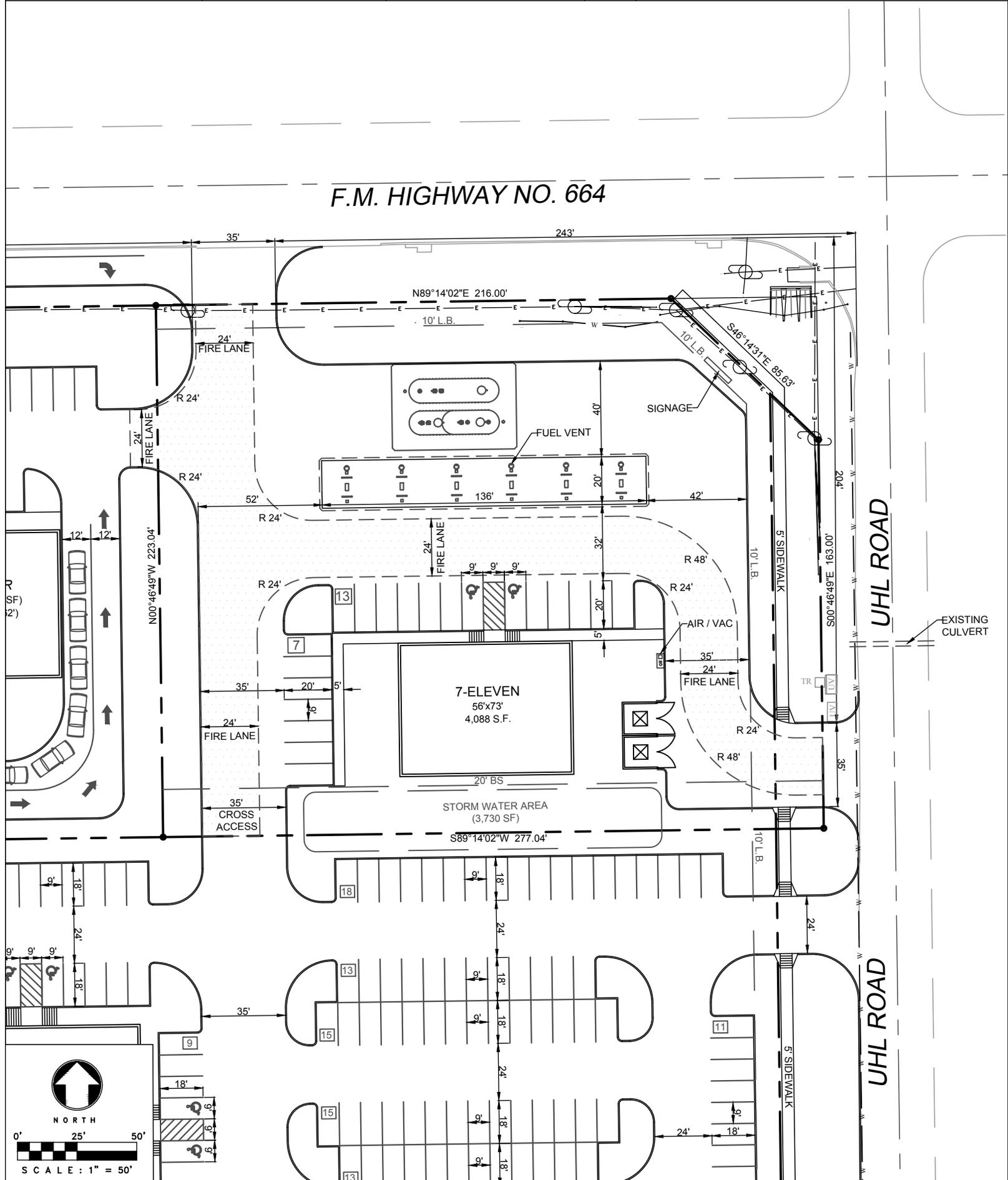
- I. Property Survey & Legal Description
- II. Site Plan
- III. Elevations
- IV. Landscape Plan
- V. Sign Plan

PRELIMINARY SITE PLAN

GLENN HEIGHTS, TEXAS
EAST OVILLA ROAD

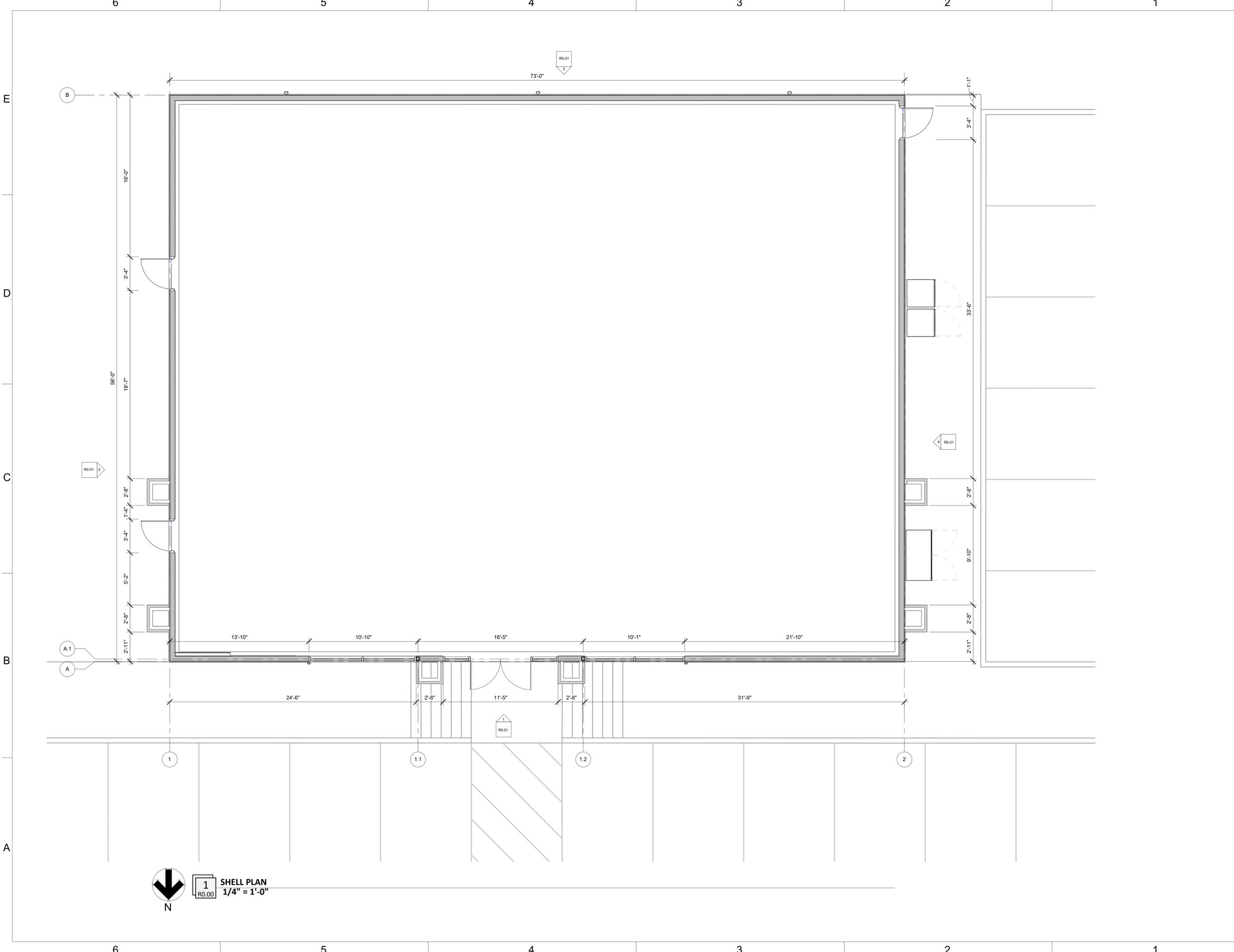
PROTOTYPE:	7-ELEVEN	DEVELOPER	DESIGNER	DATE
BLDG SF:	4,088 SF	COMPANY: VAQUERO VENTURES	COMPANY: STUDIO GREEN SPOT	01-19-21
ACREAGE:	+/- 1.376 ACRES	NAME: W.A. LANDRETH	NAME: TOM TRONZANO	
PARKING SPACES:	20 SPACES	PHONE: 817-228-5268	PHONE: 469-990-0475	

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



8/24/2020 2:46:27 PM

xxxxx_Glen Heights_TX_A_R20_detached.rvt





1 SHELL PLAN

 R0.00 1/4" = 1'-0"



702 SE 5TH STE 30
 BENTONVILLE, AR 72712
 TEL. 479.321.0478

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.
 Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

CLIENT NAME
 VAQUERO VENTURES
 2800 WINGATE ST STE 200
 FORT WORTH TX 76107

TENANT
 7-ELEVEN
 3200 HACKBERRY RD
 IRVING, TX 75063

MEP CONSULTANT
 BUF STUDIO
 702 SE 5TH STREET SUITE 30
 BENTONVILLE, AR 72712
 CONTACT: ANDREW FINNIGAN, P.E.
STRUCTURAL CONSULTANT
 MILLER ENGINEERING
 3827 S TIMBERCREEK AVE
 SUITE A
 SPRINGFIELD, MO 65807

PROTO:10/23/2019

7-ELEVEN STORE

E. OVILLA RD. & UGH RD.
 GLENN HEIGHTS, TX

NOT FOR CONSTRUCTION

08/24/2020
Architect Name - RYAN FAUST
Architect Number - 25444

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

REVISIONS	
NO.	DESCRIPTION

Drawing Size: 24 x 36
Project #: 20097
Drawn By: JME
Checked By: CCMB

Title:
 REVIEW BOARD SHELL PLAN

Sheet Number:
R0.00

Date: 08/24/2020 **Store #:** 1048296

8/24/2020 2:46:43 PM

6 5 4 3 2 1



702 SE 5TH STE 30
BENTONVILLE, AR 72712
TEL. 479.321.0478

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

CLIENT NAME
VAQUERO VENTURES
2800 WINGATE ST STE 200
FORT WORTH TX 76107

TENANT
7-ELEVEN
3200 HACKBERRY RD
IRVING, TX 75063

MEP CONSULTANT
BUF STUDIO
702 SE 5TH STREET SUITE 30
BENTONVILLE, AR 72712
CONTACT: ANDREW FINNIGAN, P.E.

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

PROTO: 10/23/2019

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

NOT FOR CONSTRUCTION

08/24/2020
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REVISIONS		
NO.	DATE	DESCRIPTION
1	07/27/2020	ADD 1

Drawing Size: 24 x 36
Project #: 20097
Drawn By: JME
Checked By: CCMB

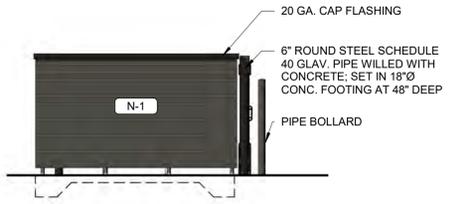
Title:
REVIEW BOARD ELEVATIONS

Sheet Number:

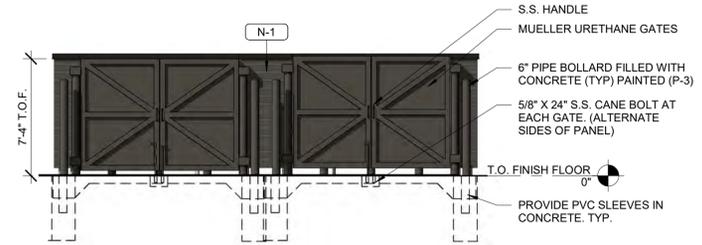
R0.01

Date: 08/24/2020 Store #: 1048296

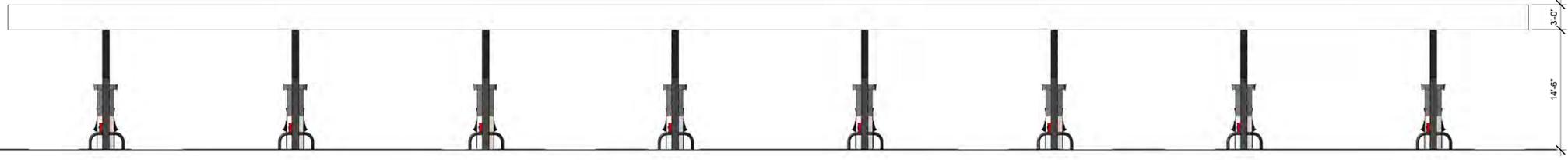
EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
MR-1	MEMBRANE ROOFING	DUROLAST	WHITE
N-1	FIBER CEMENT PANEL	NICHIHA	VINTAGE WOOD - BARK
N-3	FIBER CEMENT PANEL	NICHIHA	VINTAGE WOOD - CEDAR
N-2	FIBER CEMENT PANEL	NICHIHA	VINTAGE BRICK PAINTED P-1
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, BOLLARDS, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS	SEAL SKIN SW 7675
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER	DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY	EXTRA DARK BRONZE



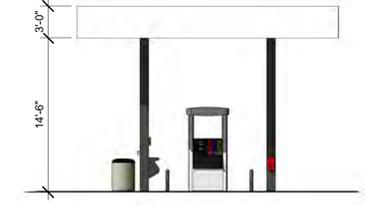
6 DUMPSTER ENCLOSURE - SIDE
3/16" = 1'-0"



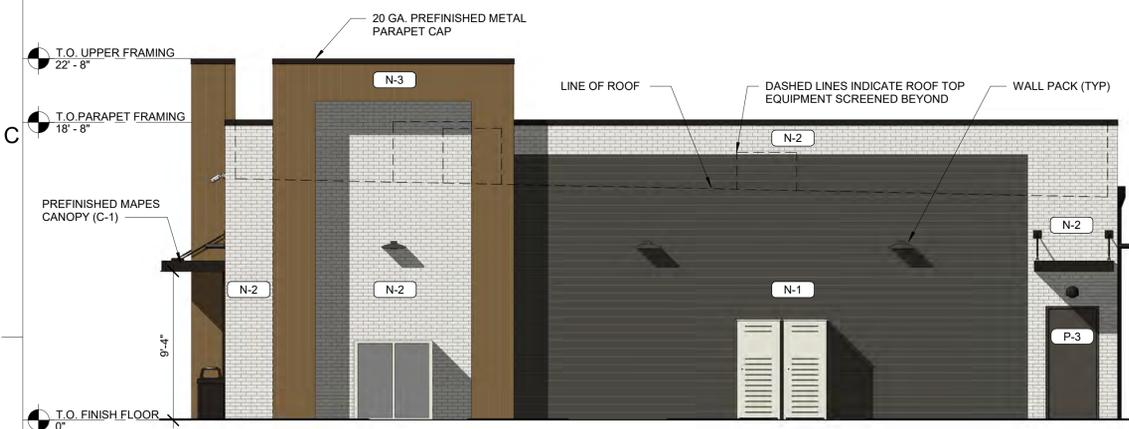
5 DUMPSTER ENCLOSURE - GATE ELEVATION
3/16" = 1'-0"



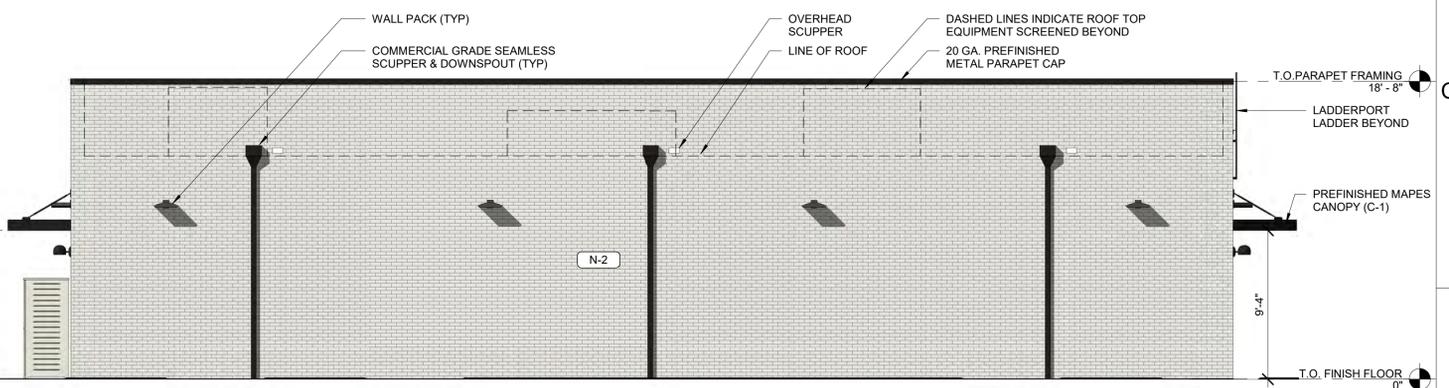
7 FUEL CANOPY ELEVATION - LONG
1/8" = 1'-0"



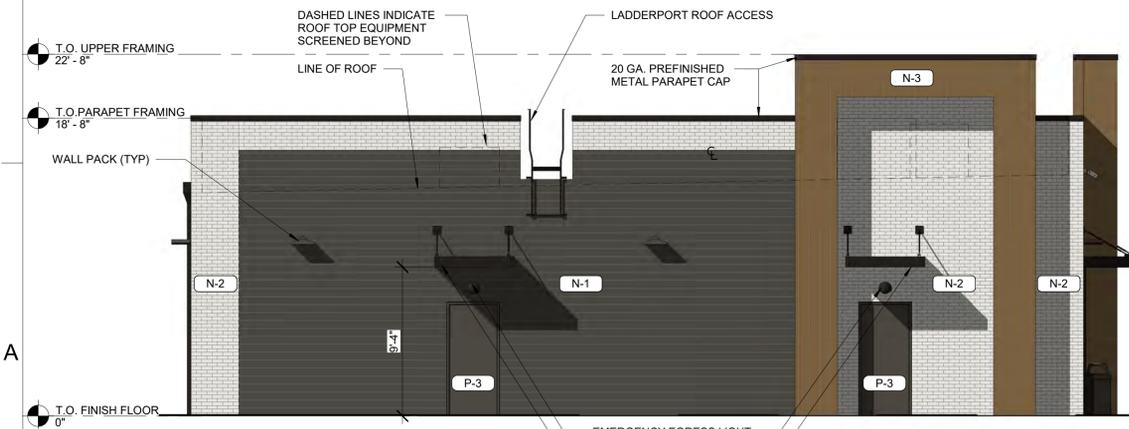
8 FUEL CANOPY ELEVATION - SHORT
1/8" = 1'-0"



4 ELEVATION - RIGHT SIDE
3/16" = 1'-0"



3 ELEVATION - REAR
3/16" = 1'-0"

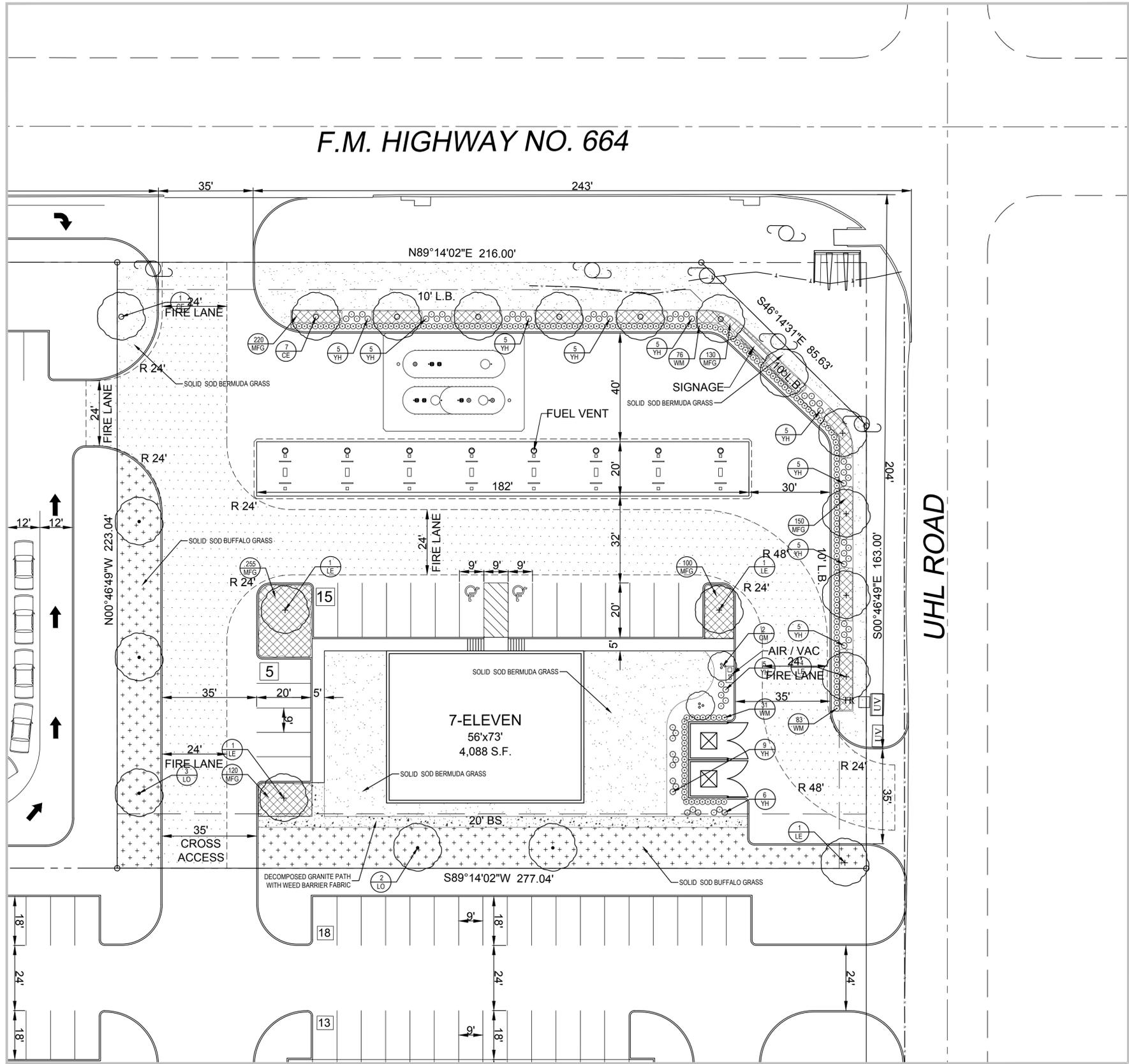


2 ELEVATION - LEFT SIDE
3/16" = 1'-0"

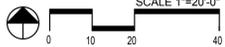


1 ELEVATION - FRONT
3/16" = 1'-0"

xxxxx_Glen Heights_TX_A_R20_detached.rvt



01 PRELIMINARY LANDSCAPE PLAN



LANDSCAPE TABULATIONS

INTERIOR LANDSCAPE
 REQUIREMENT: A MINIMUM 20% OF THE TOTAL LOT AREA TO BE INTERIOR LANDSCAPE AREA

TOTAL LOT AREA - 59,959 SF

REQUIRED: 11,992 SF (20%) PROVIDED: 14,473 SF (24%)

REQUIREMENT: A MINIMUM 1 SHADE TREE PER 10,000 SF OF TOTAL LOT AREA

REQUIRED: 6 SHADE TREES PROVIDED: 6 SHADE TREES

PERIMETER LANDSCAPE
 REQUIREMENT: A MINIMUM 10' WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG STREET FRONTAGE

REQUIRED: 10' WIDE LANDSCAPE BUFFER PROVIDED: 10' WIDE LANDSCAPE BUFFER

REQUIREMENT: A MINIMUM OF 1 SHADE TREE AND 10 SHRUBS PER 35 LF OF STREET FRONTAGE SHALL BE PROVIDED

EAST OVILLA ROAD - 259 LF

REQUIRED: 7 SHADE TREES PROVIDED: 7 SHADE TREES
 74 SHRUBS 118 SHRUBS

UHL ROAD - 206 LF

REQUIRED: 6 SHADE TREES PROVIDED: 6 SHADE TREES
 59 SHRUBS 85 SHRUBS

PARKING LOT LANDSCAPE
 REQUIREMENT: FOR PARKING LOTS WITH LESS THEN 30 PARKING SPACES, A MINIMUM 15 SF OF PARKING LOT ISLAND LANDSCAPE AREA PER PARKING SPACE SHALL BE PROVIDED

TOTAL PARKING SPACES: 20 PARKING SPACES

REQUIRED: 300 SF PROVIDED: 910 SF

REQUIREMENT: FOR PARKING LOTS WITH LESS THEN 30 PARKING SPACES, A MINIMUM 50% OF ALL PARKING LOT ISLANDS SHALL CONTAIN A MINIMUM OF 1 SHADE TREE WITH THE REMAINING AREA IN SHRUBS, GROUND COVER, GRASSES OR SEASONAL COLOR

TOTAL PARKING LOT ISLANDS: 3 PARKING LOT ISLANDS

REQUIRED: 2 SHADE TREES PROVIDED: 2 SHADE TREES
 REMAINING PLANTINGS NATIVE GRASSES

GENERAL LAWN NOTES

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

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS 3" BELOW TOPSOIL, 3" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT NOTES

- THIS PRELIMINARY LANDSCAPE PLAN IS FOR PLANNING PURPOSES ONLY.
- THIS PRELIMINARY LANDSCAPE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
- ALL EXISTING CONDITIONS MUST BE VERIFIED.
- ALL MEASUREMENTS ARE ESTIMATED.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	8	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 12" ht., 4" spread, 5' clear straight trunk
LE	8	Lacebark Elm	<i>Ulmus parvifolia</i>	3" cal.	container, 14" ht., 8" spread, 5' clear straight trunk
LO	5	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 14" ht., 6" spread, 5' clear straight trunk
CM	2	Crepe Myrtle	<i>Lagerstroemia indica</i>	3" cal.	container, 8" ht., 4" spread min, 3 or 5 trunks, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
MFG	975	Mexican Feather Grass	<i>Nassella tenuissima</i>	1 gal.	container grown, 18" ht., 12" spread, 18" o.c., well rooted
WM	190	Wax Myrtle	<i>Myrica caribaea</i>	5 gal.	container grown, 30" ht., 24" spread
YH	65	Yaupon Holly	<i>Ilex vomitoria</i>	5 gal.	container grown, 24" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon</i> '419'	sod	solid sod refer to notes
		Buffalograss	<i>Bouteloua dactyloides</i>	sod	solid sod refer to notes

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

DEVELOPER
 VAQUERO VENTURES, LLC
 W.A. LANDRETH
 3211 W. 4TH STREET
 FORT WORTH, TX 76107
 (817) 228-5268

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

PRELIMINARY LANDSCAPE PLAN
 FOR REVIEW ONLY
 ISSUED
 11-24-2020
 These documents are
 NOT FOR PERMITTING OR CONSTRUCTION.
 They were prepared by
 or under the supervision of:
 Chris Tronzano Tx. Lic. #2042
 Studio Green Spot, Inc.

7-ELEVEN

EAST OVILLA ROAD & UHL ROAD
 GLENN HEIGHTS, TEXAS, 75154

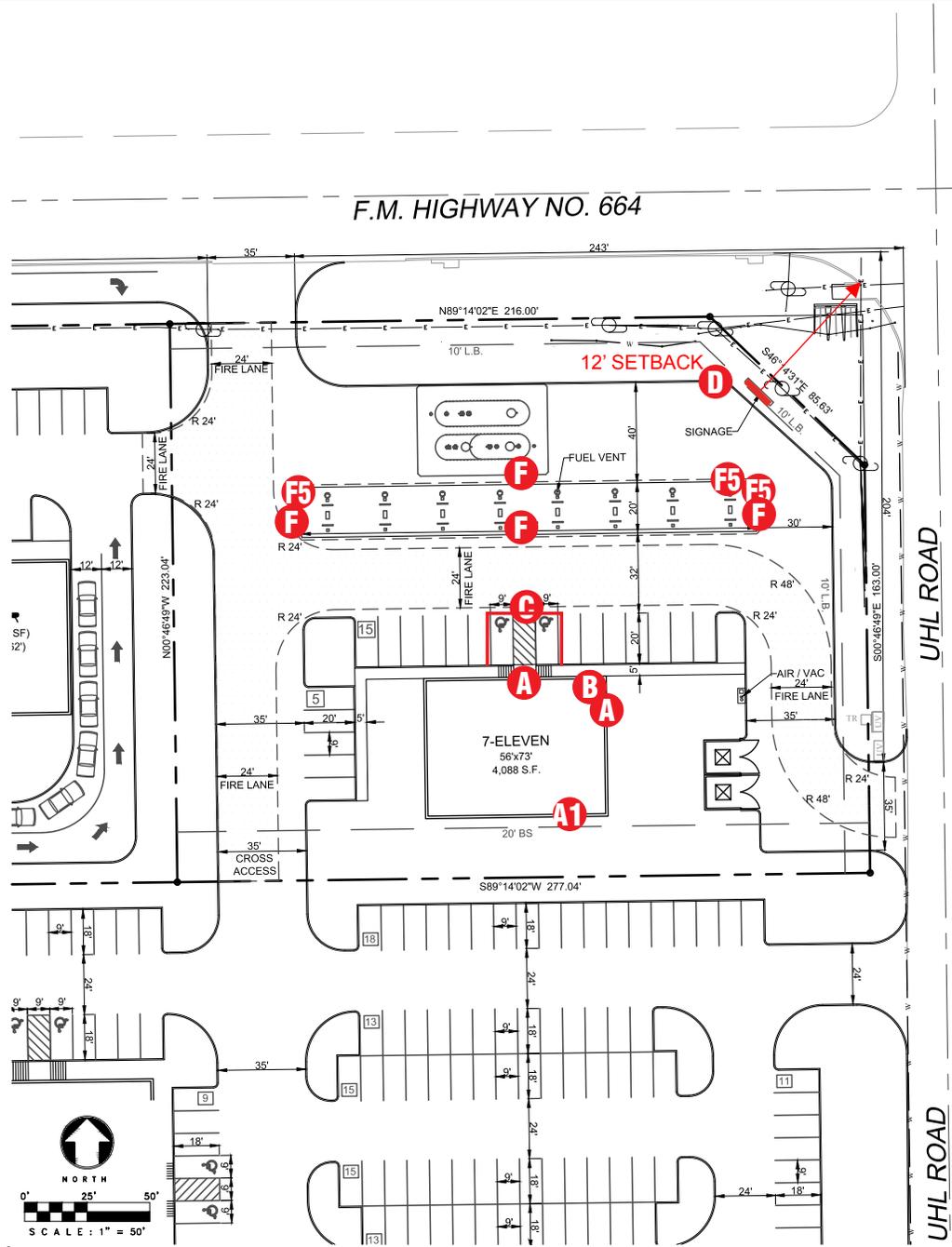
ISSUE:
 FOR REVIEW 11.24.2020

DATE:
 11.24.2020

SHEET NAME:
 PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:

L.1



PRODUCT LIST		
SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS		
A	37	2 W37
A1	25	1 W25
INTERIOR SIGNS AND WINDOW VINYL		
B	3.2	1 ATM HANGING SIGN (INTERIOR)
C	N/A	6 WINDOW VINYL
EXTERIOR GROUND SIGNS		
D	50	1 DF MONUMENT SIGN
FUEL CANOPY FASCIA SIGNS & VINYL		
F5	9	3 SF CANOPY SIGNS (MAIN ID KEYSTONE)
F	N/A	4 TRI-STRIPE VINYL SETS

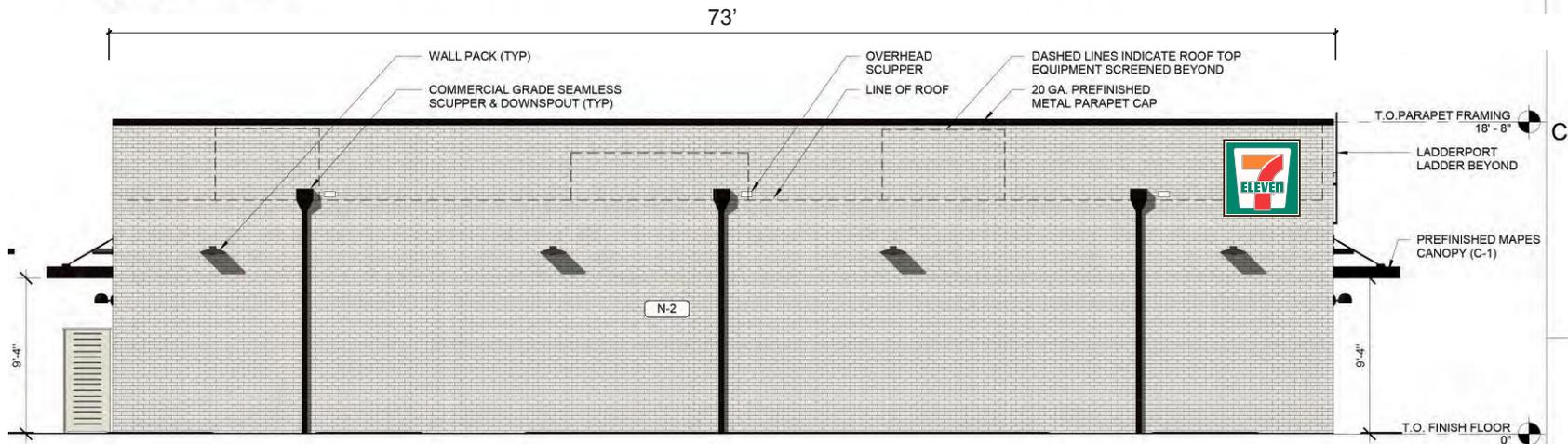
Job Location: 1048296
 East Ovilla Rd.,
 Glenn Heights, TX 75154
Date: November 24, 2020



D-ORDER# 103704.03 WSJ
Project Mgr.: Victoria Cox
 victoria.cox@cummingsigns.com
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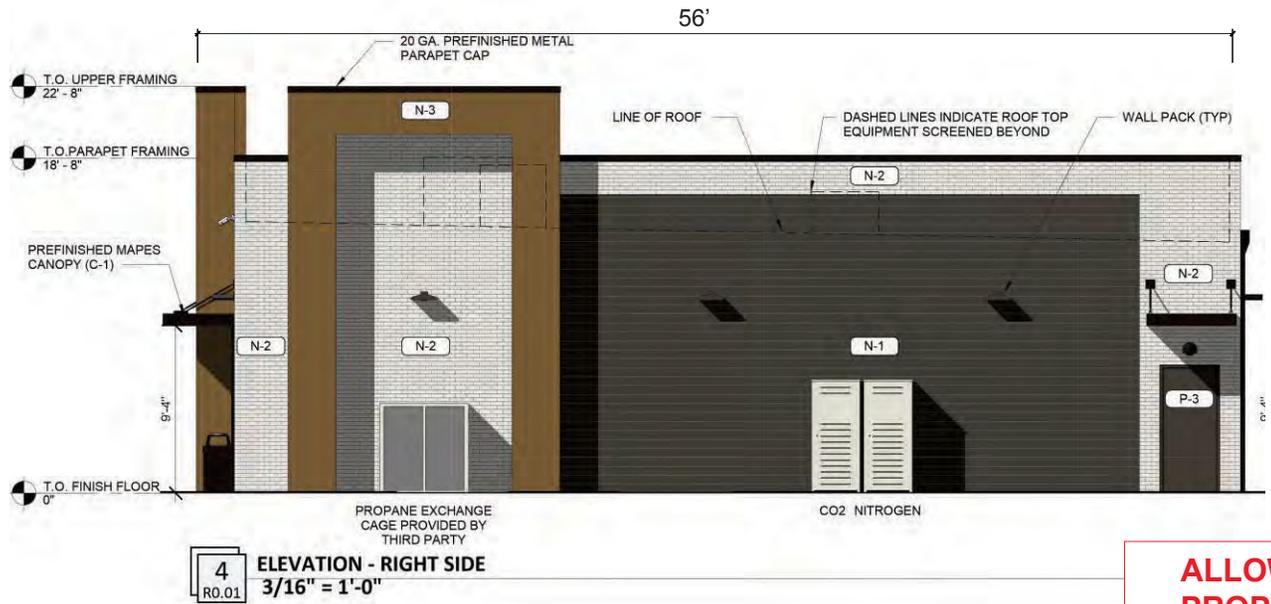
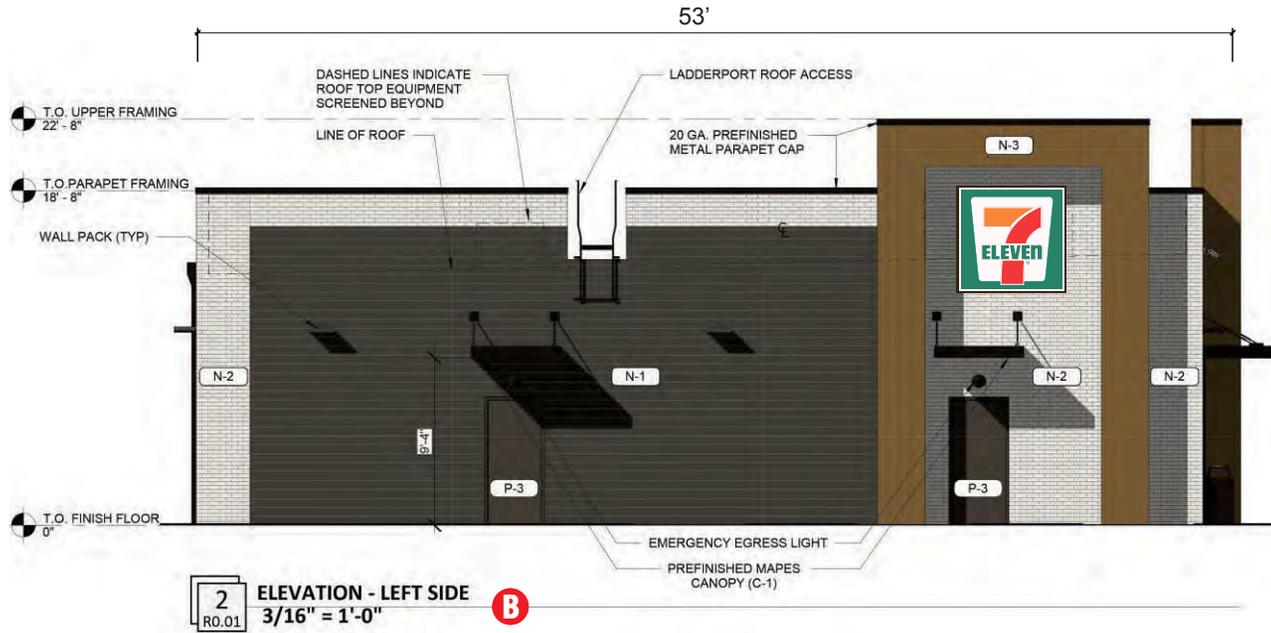


1 ELEVATION - FRONT
 R0.01 3/16" = 1'-0" **A B C**



3 ELEVATION - REAR
 R0.01 3/16" = 1'-0" **A1**

ALLOWED: 146 SQ. FT.
PROPOSED: 40.2 SQ. FT.



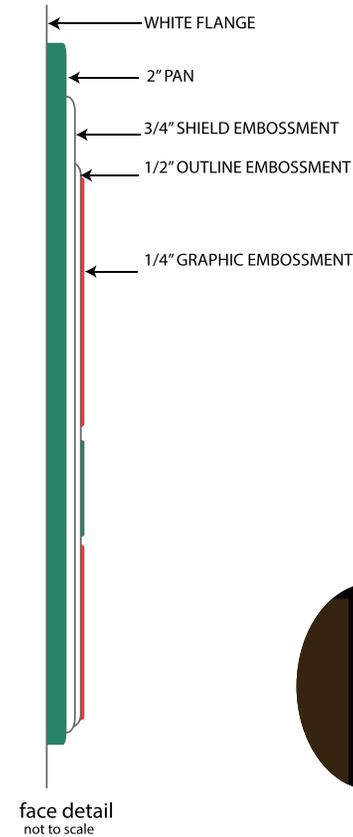
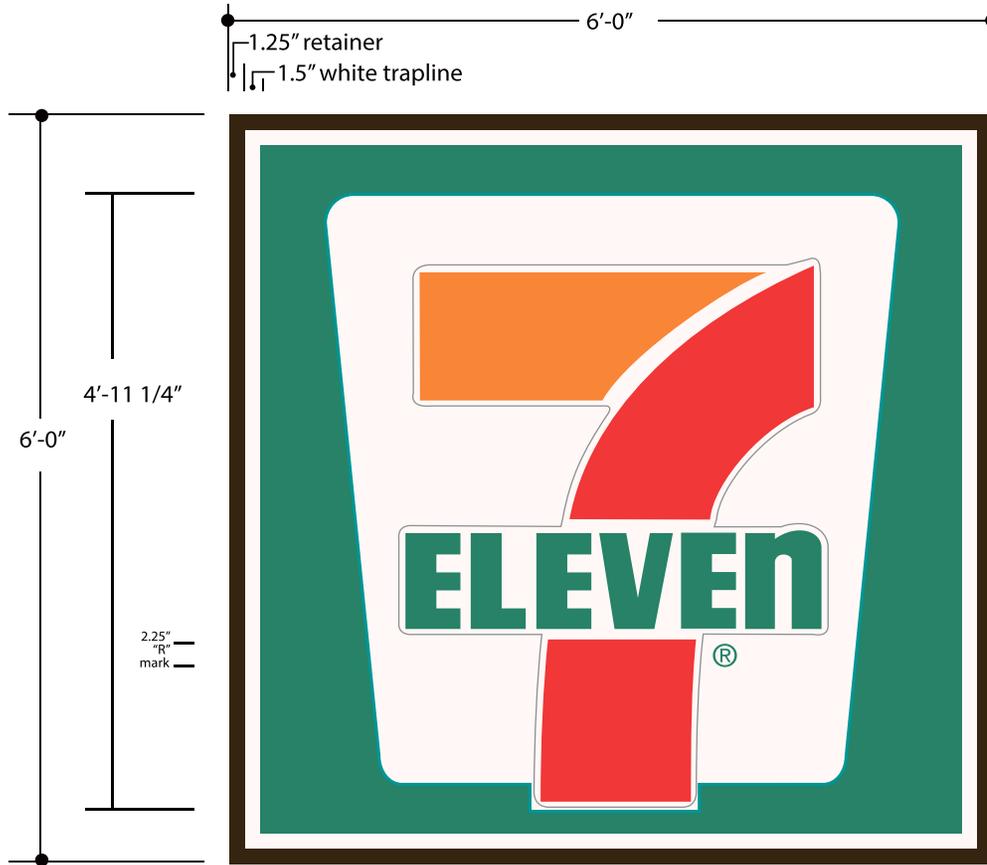
ALLOWED: 112 SQ. FT.
PROPOSED: 37 SQ. FT.

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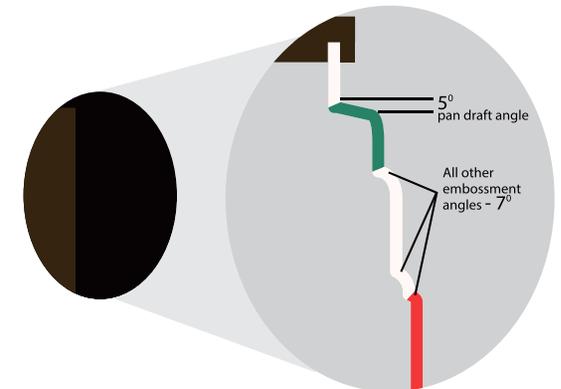


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 victoria.cox@cummingsigns.com
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A



- SINGLE FACE INTERNALLY ILLUMINATED WALL SIGNS.
 - LED ILLUMINATION.
 - 5 1/2" EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE.
 - FORMED POLYCARBONATE FACES WITH EMBOSSED GRAPHICS.
 - TRAPLINE PROPORTIONAL TO LOGO FIELD.
 - WALL SIGNS TO UTILIZE SAME TOOLING AS PYLON FAMILY.
- | | |
|--|------------|
| | 3M 3630-26 |
| | 3M 3630-33 |
| | 3M 3630-44 |
| | WHITE |
| | BRONZE |



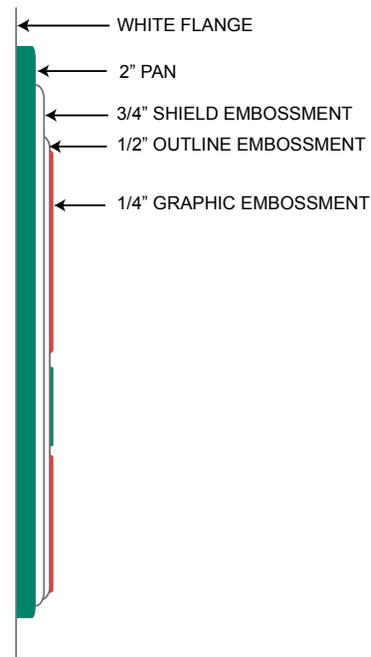
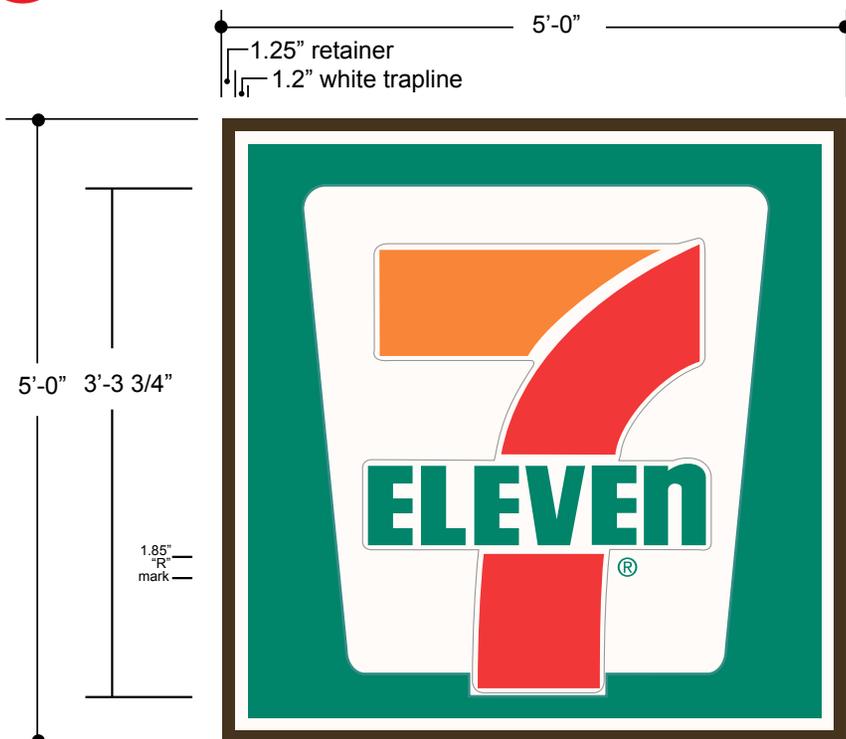
PART # 711-W37-SF-LOGO-SIGN
PART # 711-W37-LOGO-RF

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Date: November 24, 2020



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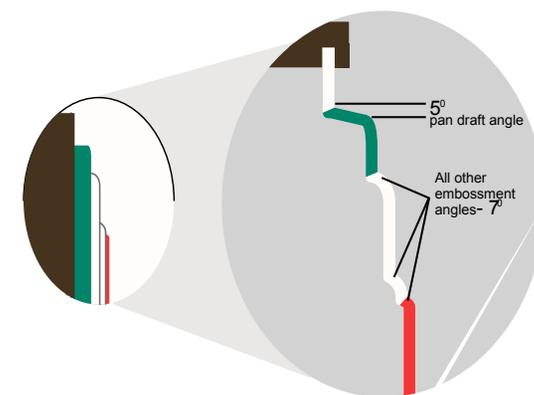
A1



face detail
not to scale

- SINGLE FACE INTERNALLY ILLUMINATED WALL SIGNS.
- LED ILLUMINATION.
- 5 1/2" EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE.
- FORMED ACRYLIC FACES WITH EMOSSED GRAPHICS.
- TRAPLINE PROPORTIONAL TO LOGO FIELD.
- WALL SIGNS TO UTILIZE SAME TOOLING AS PYLON FAMILY.

- 3M 3630-26
- 3M 3630-33
- 3M 3630-44
- WHITE
- BRONZE



embossment detail enlarged to show color breaks
not to scale

PART # 711-W25-SF-LOGO-SIG
PART # 711-W25-LOGO-RF

Job Location: 1048296
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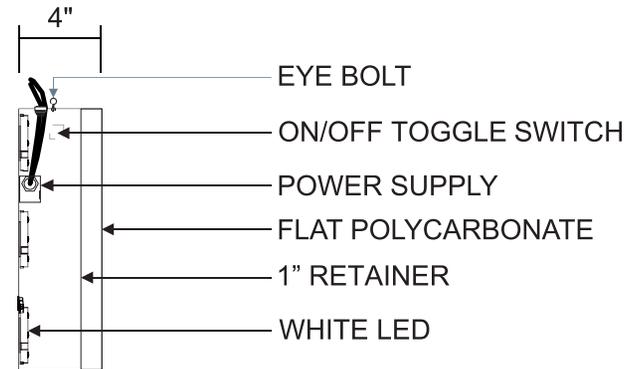
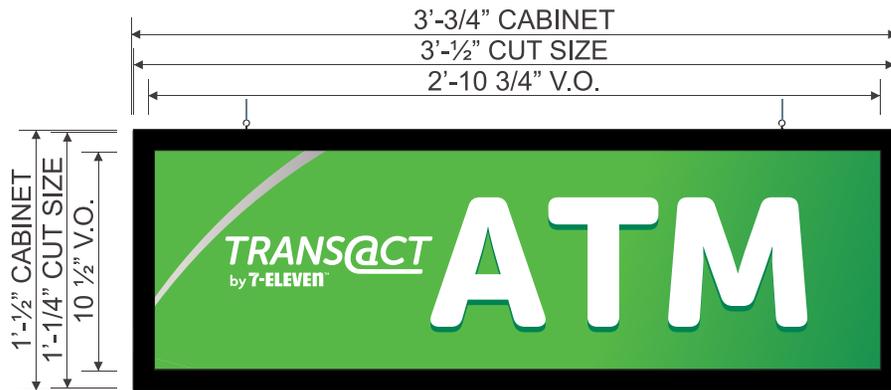
B

SPECIFICATIONS
 SF INTERNALLY ILLUMINATED HANGING
 SIGN (INTERIOR)

CABINET:
 EXTRUDED ALUMINUM PAINTED DURANODIC
 BRONZE 313E

FACE:
 3/16" THICK FLAT WHITE POLYCARBONATE
 WITH 1ST SURFACE DIGITAL PRINT IMAGE.

ILLUMINATION:
 GE WHITE LED



SHOWN FOR PERMITTING PURPOSES ONLY. SIGN PROVIDED BY FCTI.

Display Square Footage (Cabinet): 3.2

Job Location: 1048296
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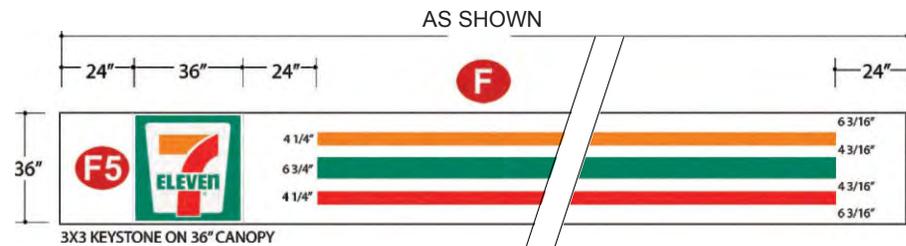
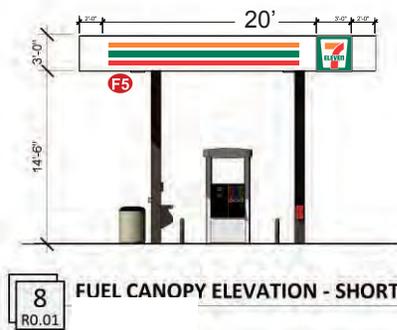
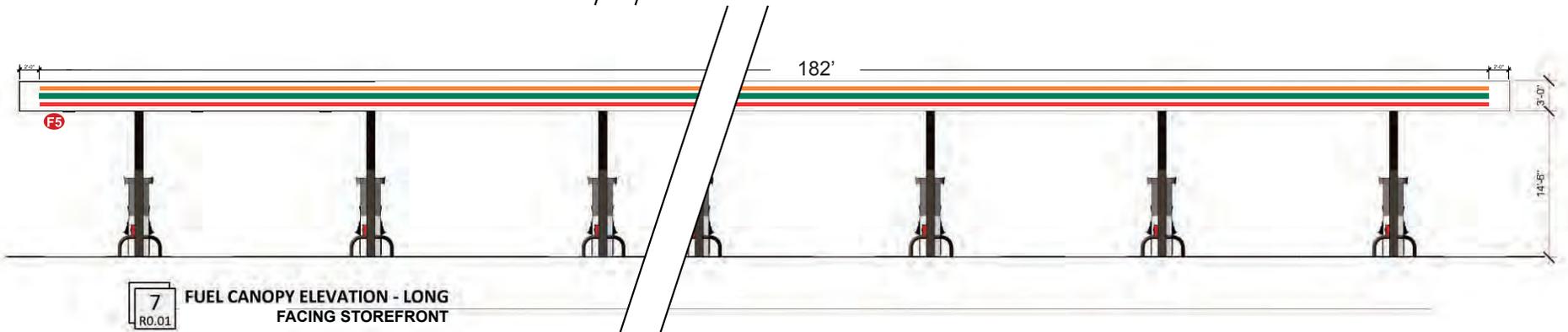
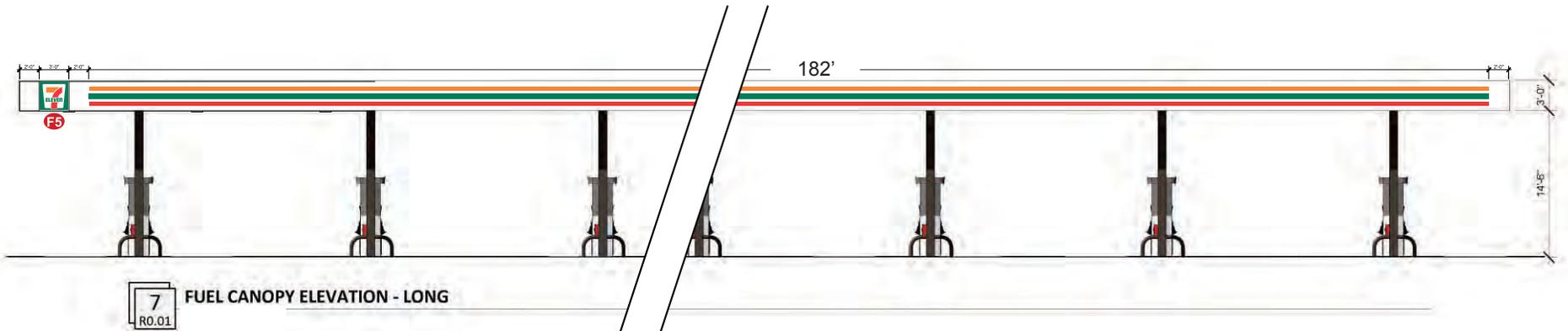
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Project Mgr.: Victoria Cox
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WINDOW VINYL GRAPHICS.
VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF CUMMINGS RESOURCES SCOPE OF WORK.
NOTE : FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

SCALE: 1/16" = 1'-0" CONCEPT ELEVATIONS ONLY FUEL CANOPY FASCIA SIGNS & VINYL STRIPES



- PMS 341C
- PMS 485C
- PMS 165C
- WHITE

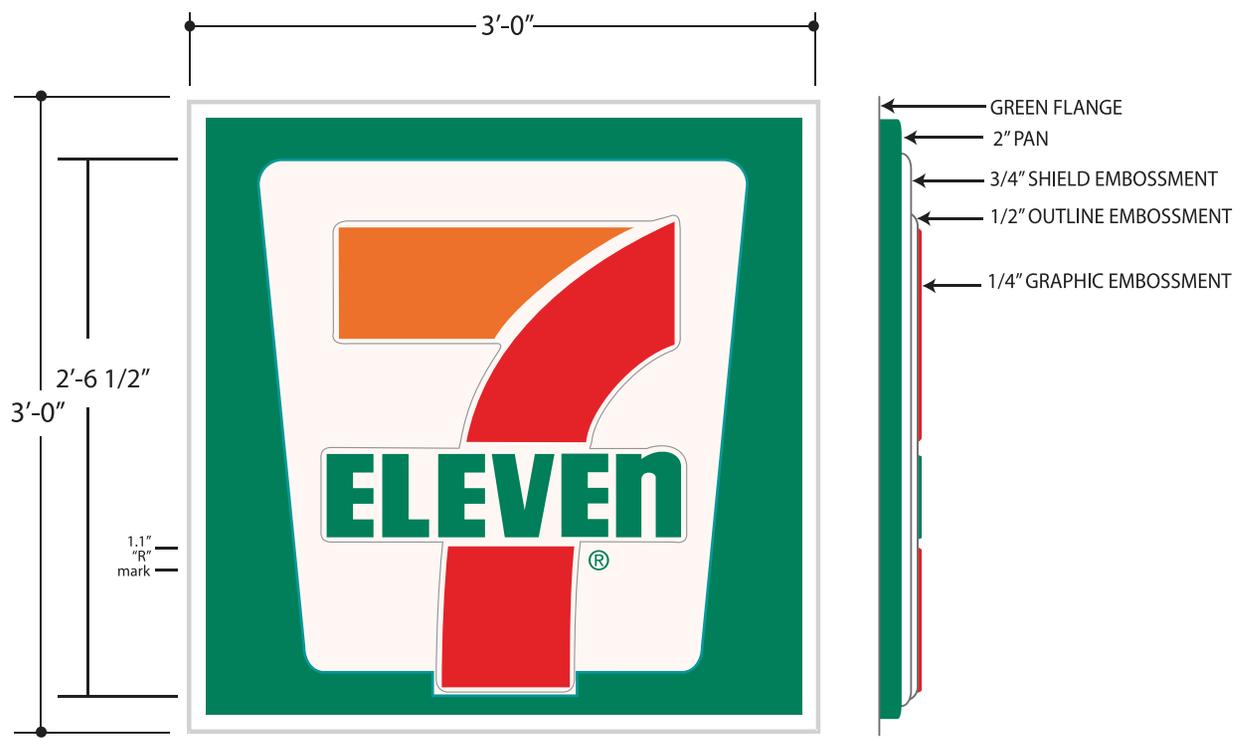
**ALLOWED: 60 SQ. FT. PER SIDE
PROPOSED: 9 SQ. FT. PER SIDE (3)**

Job Location: 1048296
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victoria.cox@cummingsigns.com
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F5



face detail
not to scale

- SINGLE FACE INTERNALLY ILLUMINATED CANOPY SIGNS.
 - LED ILLUMINATION.
 - ALUMINUM CABINET PAINTED WHITE.
 - 1" ALUMINUM RETAINERS PAINTED WHITE.
 - FORMED ACRYLIC FACES WITH EMBOSSED GRAPHICS.
- | | |
|--|----------|
| | PMS 341C |
| | PMS 485C |
| | PMS 165C |
| | WHITE |

Display Square Footage (Cabinet): 9

Job Location: 1048296
 East Ovilla Rd.,
 Glenn Heights, TX 75154
Date: November 24, 2020



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 victoria.cox@cummingsigns.com
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D



-BASE TO MATCH BUILDING - CALL OUT TO BE MANUFACTURED & BUILT BY OTHERS

- DOUBLE FACE INTERNALLY ILLUMINATED PYLON SIGNS.
- LED ILLUMINATION.
- 8" EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE.
- FORMED AND EMBOSSED POLYCARBONATE FACES
- TRAPLINE PROPORTIONAL TO LOGO FIELD.

	3M 3630-26		WHITE
	3M 3630-33		BRONZE
	3M 3630-44		

- DOUBLE FACE INTERNALLY ILLUMINATED SIGN CABINET.
- EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED DURANODIC BRONZE.
- PAN FORMED CLEAR ACRYLIC FACE BACK SPRAYED PMS 485 RED.
- WHITE COPY.
- DIESEL BACKGROUND 3M 3630-26 GREEN
- WHITE LED ILLUMINATION
- DIGITAL PRICER -
 - 12" RED LED
 - 12" GREEN LED
- ELECTRICAL NOTES:
 - TOTAL AMPS - 9.0
 - TOTAL CIRCUITS - (1) 20 AMP REQUIRED
 - VOLTS - 120

	3M 3630-26		WHITE
	PMS 485		BRONZE

ALLOWED: 60 SQ. FT. - 12' WIDE @ 8' OAH
PROPOSED: 50 SQ. FT.

Job Location: 1048296
 East Ovilla Rd.,
 Glenn Heights, TX 75154
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D-ORDER# 103704.03 WSJ
 Project Mgr.: Victoria Cox
 victoria.cox@cummingsigns.com
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CODE CHECK

Customer Name: 7-Eleven
 Store #: 1048296
 Address: SOUTHWEST Corner of Ovilla & Uhl Road
 City: Glenn Heights State: TX Zip: 75154
 Master Sign Program (MSP): Yes No

Zoning: Nonresidentialzone(e(assumingsingletenanthwithnofreewayfrontage)
 City of Glenn Heights
 Contact Name: Mia Hines
 Phone: 972-223-1690
 Fax: 972-274-5110
 E-Mail:

Wall Signs N/A

Are wall signs allowed? Yes No
 Square footage based on: Street Frontage Building Frontage % of wall area
 Number of signs allowed: 1 wall sign per business*
 Maximum SF allowed: 2sf/buildinglength
 Formula for area calculation: 2sfperlinearfootofthefrontlengthofthebuilding.
 Maximum Projection a n
 Maximum Height: 15'abovegroundlevel
 Max. Letter Height: na Max. Logo Height: na Max. Sign Width: na
 Can sign project above rooines? Yes No If yes, how much? Signsonroofsorontheuppermostedgeofaparapetwallareprohibited.
 Lighting Restrictions: Maybeinternallyandexternallyilluminated.
 Is area transferable to another elevation? Yes No
 Do ACM stripes count as square footage? Yes No
 Permits Required For: Remodel/Repaint Signage Yes No Wall Plaques Yes No Non-Illuminated Wall Signs Yes No

Notes: *Singlebusinessonacornertotwillbeallowedonewallsignperstreetfrontage. Panelorboxsignsarepermitted(backgroundareaisincluded)

Canopy N/A

Maximum number of canopy signs? Notspecified(subjectoreview) Maximum SF of signage allowed: 60sfperside.
 Can canopy signs be illuminated? Yes No
 Do ACM stripes count as square footage? Yes No
 How many canopy sides can have signs: Notspecified(subjectoreview)
 Formula used to calculate size of sign allowed: na

Notes: Signsadvertisingfuelpriceandgasstation'snameareallowedonthecanopyofgasolinepumps. The signareashallnotexceed60sfperside. Donotcalculatedecorativegraphics.

Freestanding Signs N/A

Number of signs allowed: 1monumentsignperstreetfrontage*
 Is OAH calculated from grade or top base of sign: Grade
 Maximum SF allowed: 60sf(12"wide)80sfformulti-tenant
 How many faces count toward SF? One
 Maximum Height: 8'(includingbase)12'formulti-tenant
 Stamped Eng. Required? Yes No
 Setback: 12'fromanypublicrow
 Restrictions on LED prices: Copymustbestationaryorconstantintensityandcolor.
 Are LED prices allowed? Requiresapproval**

Will any change to the existing freestanding sign require the sign to be brought into conformity with the current sign code? Yes No
 Will a reface? Yes No Will a cabinet replacement/rearrangement? Yes No If SF stays same, can we replace? Yes No
 Site triangle requirements?

Notes: forapproval/denial.
 *MasonryPylonSignsonlypermittedonlyinnon-residentialzonewithaminimumof300'freewayfrontage(IH-35E,orF.M.664orOvillar -Iand,highrthweyr),4450sfformulti-tenantpylon, 300sfforsingletenant.50'maxheight(except35'onF.M.664).200'setbackfrompublicROW. Surroundedby2'widemasonrycolumnborc detraed32pighdoop.

Job Location: **CUMMING** Customer Creation through Brand Innovation

Date: _____ **Project Mgr.:** _____

The sign regulations are provided by local officials either by municipalities or by the land developer/Landlord. Due to contradiction within the code and/or misinterpretation or false information given by the officials the sign information is subject to change at the time of interpretation by the governing permitting staff.

Window Signs

N/A

Are window signs allowed? Yes No
Signs count towards allowed SF? No
Maximum SF allowed: 10%ofthewindowareaperfacade

Distance setback from glass to not count as a window sign: na
% of glass allowed: 10%ofthewindowareaperfacade

Permit required for interior illuminated window signs: Yes No

Notes:

No permit required.

Directionals / Regulatory

N/A

Are directionals allowed? Yes No
Are permits required? Yes No
Number of signs allowed? Subject to review
Maximum SF allowed: Subject to review
Maximum Overall Height: Subject to review

Notes:

Setback: na

Name / Logos allowed? Yes No

Directionals count towards allowed SF? Yes No Is internal illumination allowed? Yes No

Face Replacements

N/A

Can grandfathered status remain if faces are replaced? Yes No Are permits required if only refacing the sign? Yes No
Are permits required if remodeling or repainting the sign? Yes No Does SF include cabinet or just copy/graphics? Cabinet

Additional Signs

N/A

Do any decals on the top, door or value of the gas pumps count as signage? Yes No

If so what are they considered? No permit required for gas line price or credit cards sign placed on pump island not exceeding 45 in sign area.

Notes:

Awnings

N/A

Are awnings allowed? Yes No
Allowed above 1st story? Yes No

Copy / Logo allowed? Yes No

Valence only? Yes No

Clearance from grade to bottom of awning: na

Illumination allowed? Yes No

Notes:

Awnings not permitted in Town Center (TC) zoning district.

Projecting Signs

N/A

Are projecting signs allowed? Yes No
Allowed over public ROW? Yes No

Feet from property line: na

Clearance to grade: na

Maximum projection: na

Notes:

Subject to review.

Job Location:



Project Mgr.:

Date:

Permit Requirements

Permits can be applied for by: Mail Authorized Agent
 License Required: Business Contractors
 Signature Required on Application: Owner Agent
 Documents Required: Site Plan Elevations Sign Details Sealed Engineering Additional Professional Seals
 Number of Document Copies: 2 _____ 2 _____
 Document Size: na _____ Cost of Permit: Based on valuation _____
 Length of time to secure permit: About a week _____ Other permit costs / fees: _____
 How long are permits valid for? 60 days after issuance _____ Who reviews/approves sign permits? Planning & Permitting Division _____

Notes:

For any non-residential property with more than 100,000 acres or with multiple businesses or uses, a Comprehensive Sign Plan is required. All masonry signs shall have 3' high landscaping surrounding base. Masonry signs shall have base, middle and cap with no gaps or openings. Shall be framed by masonry border consisting of brick, stone, concrete or material matching the building.

Variance Procedures

N/A

Are variances allowed? Yes No
 Likelihood of a variance being approved: _____ % Approved: _____ # Approved last year: _____
 Variance can be applied for by: Mail Authorized Agent Business Contractors
 Signature required on application: Owner Agent Lawyer
 Must attend variance hearing: Owner Agent Lawyer
 Documents required: Site Plan Elevations Sign Details Sealed Engineering Additional Professional Seals
 Quantity Required: _____
 Document color: Color BW Document Size: _____
 Length of time to secure variance: _____ Cost of variance: _____

Notes:

Job Location:

Date:



Project Mgr.:

The sign regulations are provided by local officials either by municipalities or by the land developer/landlord. Due to contradiction within the code and/or misinterpretation or false information given by the officials the sign information is subject to change at the time of interpretation by the governing permitting staff.



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: February 8, 2021

SUBJECT

The Planning and Zoning Commission will hear a Specific Use Permit request for temporary concrete batch plant.

REPORT IN BRIEF

Discuss and take action on a Specific Use Permit request by Glenn Thurman on behalf of First Texas Homes for a temporary concrete batch plant. The 19.696-acre property is zoned Planned Development 18C, Single Family-2, Single Family-3, & Single Family-4 (PD-3, SF-2/SF-3SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Villages at Charleston Phase III, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings of this project

BACKGROUND / DISCUSSION

Given the underlying zoning and approved infrastructure plans, the applicant is seeking permission to construct a temporary concrete batch plant to pave the streets of the proposed Villages at Charleston Phase III.

Zoning Ordinance

The Zoning Ordinance defines a temporary concrete batch plants as follows:

CONCRETE OR ASPHALT BATCHING PLANT (TEMPORARY). A temporary manufacturing facility for the storing of raw materials and production or concrete or

asphalt during construction of a project. Plant shall be removed when the project is completed.

Additionally, the following conditions apply to all temporary concrete batching plants:

- The batching plant site shall comply with all applicable provisions of city, state, and federal laws.
- The batch plant shall not be located within one thousand feet (1,000') of an inhabited residence.
- Hours of operation and hauling shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. and Saturday, 9:00 a.m. to 5:00 p.m. Aggregate trucks shall be prohibited from hauling to or from the site on Sunday.
- The batch plant permit shall be valid for a three-month period. No extensions will be allowed without approval of the City Council.
- No portion of the batch plant or its operations shall be located on a public or private street, or on land dedicated to the city for parks and open space.
- The batch plant shall only furnish concrete, asphalt, or both, to the specific project for which the temporary permit is issued. The placement of a temporary batching plant for a private project is restricted to the site of the project.
- The temporary plant shall be operated in a manner that eliminates unnecessary dust, noise and odor (as illustrated by, but not limited to covering trucks, hoppers, chutes, loading and unloading devices and mixing operations, and maintaining driveways and parking areas free of dust).
- A bond issued to the City of Glenn Heights in the amount determined by the City Manager or his or her designee, shall be required prior to the issuance of the TUP for the restoration of the site. The site must be clear of all equipment, material and debris as well as all contaminated soil, chemicals and hazardous waste within seven (7) calendar days of completion of the project. In the event the site has not been restored to the satisfaction of the City Manager, the City will make every attempt to have the repairs complete within a period of one hundred and eighty (180) days thereupon returning any dollar amount in excess of the bond.

- A bond issued to the City of Glenn Heights, in an amount determined by the City Manager or his or her designee, shall be required prior to the issuance of the TUP for the repair of all public improvements that are damaged by any and all equipment necessary for and during the operation of the temporary batching plant. The applicant may choose to make the necessary repairs or replacements within thirty (30) calendar days of completion of the project for the return of the bond. In the event these repairs and replacements have not been made to the satisfaction of the City Manager the City will make every attempt to have the repairs complete within a period of one hundred and eighty (180) days thereupon returning any dollar amount in excess of the bond.
- Upon issuance and expiration of the temporary use permit and cessation of activities, the City Building Official and permittee shall walk the site to verify compliance with these special conditions.
- Every attempt should be made by the applicant to ensure that no residential street is utilized for ingress and egress to the batch plant.

Although the Zoning Ordinance does state that the City Manager may approve a temporary asphalt or concrete batching plant subject to these conditions, this site of the proposed batch plant does not meet the residential distance requirement. Any exceptions to these conditions must ultimately be reviewed and approved by the City Council.

Section IX4.4.B – Status of Conditionally Permitted Uses

The following general rules apply to all conditional uses:

1. The designation of a use in a zoning district as may be permitted by SUP in Section XI.4.4 of this Ordinance does not constitute an authorization or assurance that such use will be approved.
2. Approval of a Specific Use Permit shall authorize only the particular use for which the SUP is issued. An SUP may only be issued to the identified property and to the applicant. Any change in applicant shall render the SUP null and void. An SUP cannot be transferred to any other owner, applicant or property.

3. No use authorized by a Specific Use Permit shall be enlarged, extended or relocated, nor may the number of dwelling units be increased, unless an application is made for approval of a new Specific Use Permit in accordance with the procedures set forth in Section XI.4.4 of City Code of Ordinances.
4. Development of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the City Code of Ordinances, and any permits that may be required by regional, State or Federal agencies.

The applicant meets and is amendable to these requirements. If reviewed favorably by the Planning and Zoning Commission and approved by the City Council, the applicant will issue restoration and repair bonds to the City of Glenn Heights prior to the issuance of the temporary use permit to construct and use a concrete batching plant in accordance to the of the City's Zoning Ordinance and any conditions of approval that will become part of the ordinance granted with this SUP.

FISCAL IMPACT

If the applicant is not permitted to construct a temporary concrete batching plant on this site, the applicant would have to haul ready-mix concrete to the site for the construction of Villages at Charleston Phase III. The total weight of these ready-mix trucks could negatively impact Uhl Road and some of the residential streets within the previous phases of Villages at Charleston. Additionally, this Specific Use Permit would require that the applicant issue both a maintenance and restoration bond to help cover the cost of repairing all public improvements that are damaged by any and all equipment necessary for and during the operation of the temporary batching plant.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by January 22, 2021. Notice was also published in a local newspaper by January 24, 2021 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

RECOMMENDATIONS / ALTERNATIVES

Staff recommends *denial* of this Specific Use Permit request to construct and use a temporary concrete batching plant for Villages at Charleston. The closest occupied residence to the proposed site is approximately 250' from the site of the proposed plant. Not only is this distance well below the required 1,000' minimum, but it is significantly less than all other approved batching plants.

Alternatively, Staff recommends approving the Magnolia Meadows batch plant and granting an exception to allow this one plant to furnish concrete for both Magnolia Meadows Phase IV and Villages at Charleston Phase III.

PREPARED BY

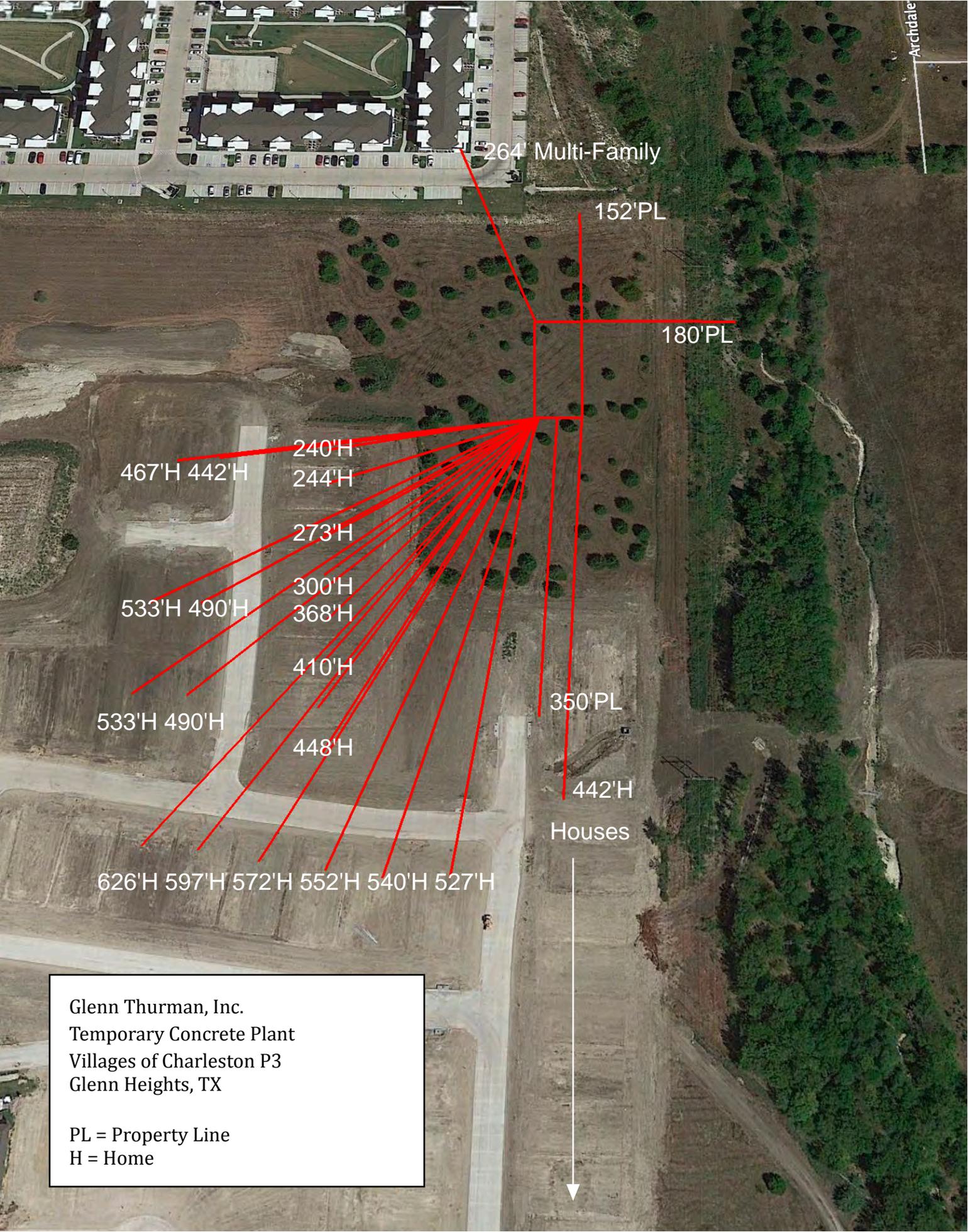
Miamauni Hines, Planner

REVIEWED BY

Marlon Goff, Planning and Development Services Director

ATTACHMENTS

- I. Site Location
- II. Proposed Site Plan
- III. Proposed Truck Route



Archdale

264' Multi-Family

152' PL

180' PL

240'H

467'H 442'H

244'H

273'H

533'H 490'H

300'H

368'H

410'H

533'H 490'H

448'H

350' PL

442'H

Houses

626'H 597'H 572'H 552'H 540'H 527'H

Glenn Thurman, Inc.
 Temporary Concrete Plant
 Villages of Charleston P3
 Glenn Heights, TX

PL = Property Line
 H = Home

CONSTRUCTION PLANS FOR VILLAGES AT CHARLESTON PHASE 3 75 RESIDENTIAL LOTS CITY OF GLENN HEIGHTS ELLIS COUNTY, TEXAS

ENGINEER'S NOTES TO CONTRACTOR

1. BY COMMENCING CONSTRUCTION CONTRACTOR AFFIRMS THEY HAVE REVIEWED AND UNDERSTAND THE PLANS AND SPECIFICATIONS. ANY QUESTIONS AND DISCREPANCIES MUST BE ADDRESSED PRIOR TO COMMENCING CONSTRUCTION.

2. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF GLENN HEIGHTS STANDARDS. WHERE THERE IS NO SPECIFIC CITY OF GLENN HEIGHTS STANDARD, THE MANUAL FOR PUBLIC WORKS CONSTRUCTION STANDARDS PUBLISHED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (N.C.T.C.O.G.) (LATEST EDITION) SHALL APPLY.

PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.

3. CONTRACTOR MUST VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.

4. CONTRACTOR MUST ENSURE THAT ALL AREAS ARE GRADED TO DRAIN.

5. CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS & ONSITE CONDITIONS.

OWNER:

FIRST TEXAS HOMES, INC.
CONTACT: TERRY JOBE
500 CRESCENT COURT #350
DALLAS, TX 75201
TEL 214-613-3400
E-MAIL: tjobe@alluviumdevelopment

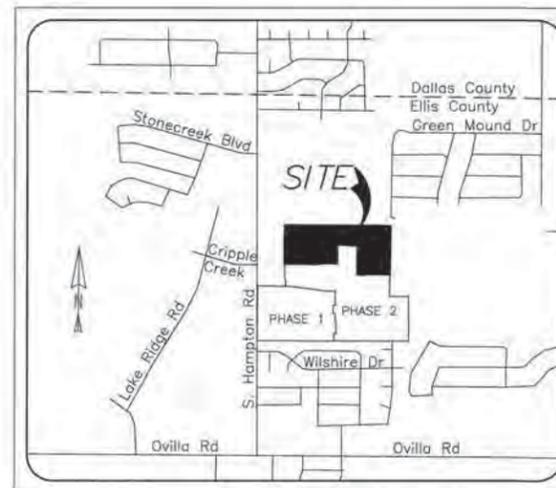
DEVELOPER:

ALLUVIUM DEVELOPMENT INC.
CONTACT: TERRY JOBE
320 HAWKINS RUN ROAD, SUITE #3 & #4
MIDLOTHIAN, TX 75065
TEL 817-995-9500
E-MAIL: tjobe@alluviumdevelopment

ENGINEER:



CIVIL ENGINEERING
DESIGN & CONSULTING
(Tex. Reg. No. F-456)
12655 N. CENTRAL EXPWY, SUITE 420
DALLAS, TEXAS 75243
TEL 214-373-1180 * FAX 214-373-6580
Contact: Phillip Fisher
phillipf@macatee-engineering.com



VICINITY MAP
NOT TO SCALE

PLANS APPROVED FOR CONSTRUCTION
CITY OF GLENN HEIGHTS

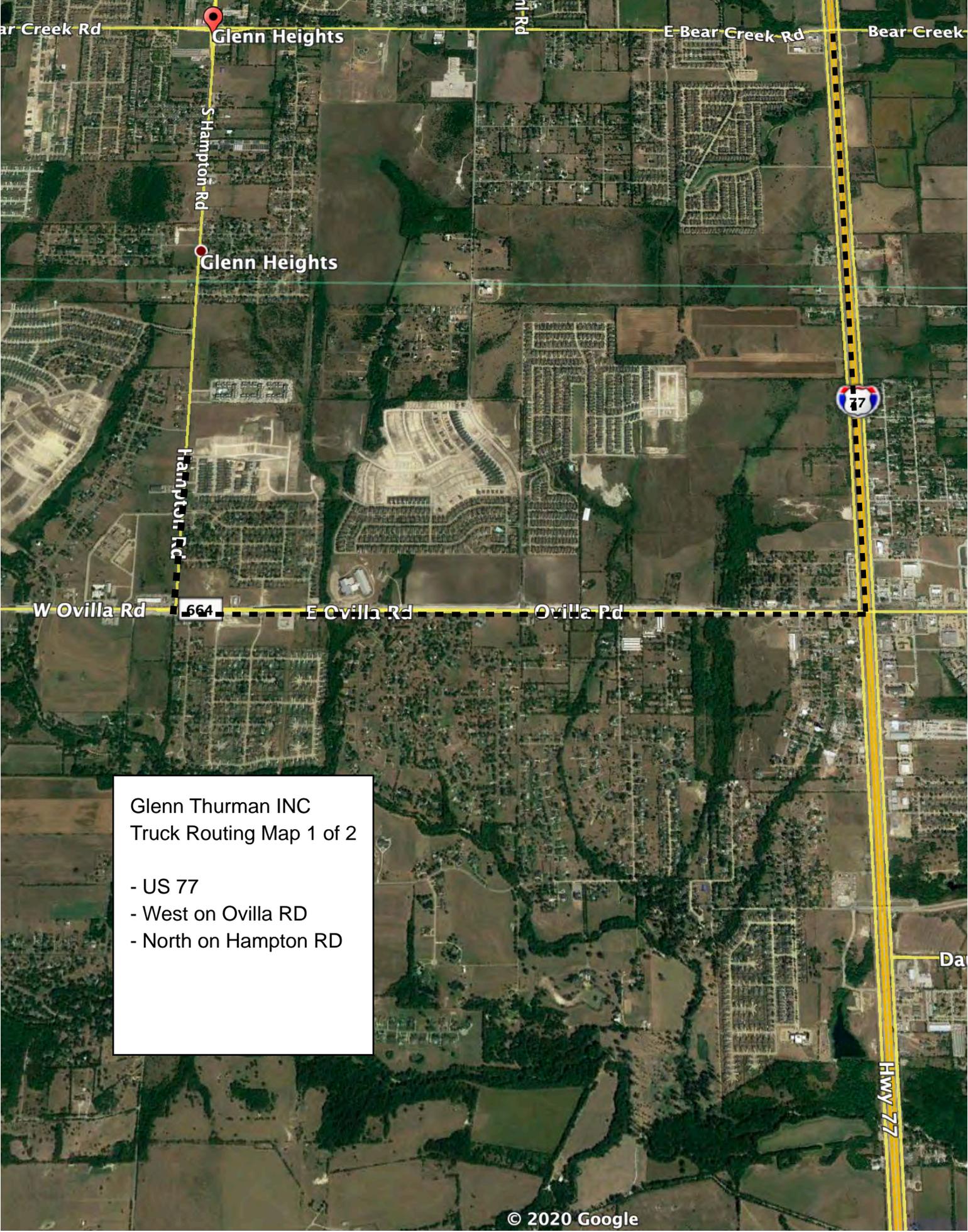
DIRECTOR OF PUBLIC WORKS AND INFRASTRUCTURE DATE:

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1-2	PRELIMINARY PLAT
3	GENERAL NOTES
4-8	PAVING PLAN AND PROFILES
9-10	GRADING PLAN
10a	RETAINING WALL DETAIL
11	EXISTING DRAINAGE AREA MAP
12	PROPOSED DRAINAGE AREA MAP
13	DRAINAGE CALCULATIONS
14	STORM SEWER PLAN & PROFILES
15	SANITARY SEWER PLAN
16-17	SANITARY SEWER PROFILES
18	WATER PLAN
19	EROSION CONTROL PLAN
20	EROSION CONTROL DETAIL
21	STREET SIGNAGE & LIGHTING PLAN
22	ILLUMINATION PLAN
23	PAVING DETAILS
24-24a	STORM SEWER DETAILS
25-26	SANITARY SEWER DETAILS
27-28	WATER DETAILS

03/02/2020

REVISION TABLE			
REV.	BY	DATE	DESCRIPTION



Glenn Heights

Glenn Heights

Glenn Thurman INC
Truck Routing Map 1 of 2

- US 77
- West on Ovilla RD
- North on Hampton RD



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: February 8, 2021

SUBJECT

The Planning and Zoning Commission will hear a Specific Use Permit request for temporary concrete batch plant.

REPORT IN BRIEF

Discuss and take action on a Specific Use Permit request by Glenn Thurman on behalf of DR Horton for a temporary concrete batch plant. The 34.190-acre property is zoned Planned Development-3 for Single Family-3 & Single Family-4 (PD-3, SF-3/SF-4) and situated in the M McDermott Survey, Abstract No. 743, Glenn Heights, Ellis County, Texas. The developers are currently in the process of clearing and grading the land for Magnolia Meadows Phase IV, an addition to a single-family subdivision. The applicant requests permission to establish a temporary concrete batch plant to be used solely for the concrete furnishings for this project.

BACKGROUND / DISCUSSION

Given the underlying zoning and approved infrastructure plans, the applicant is seeking permission to construct a temporary concrete batch plant to pave the streets of the proposed Magnolia Meadows Phase IV.

Zoning Ordinance

The Zoning Ordinance defines a temporary concrete batch plants as follows:

CONCRETE OR ASPHALT BATCHING PLANT (TEMPORARY). A temporary manufacturing facility for the storing of raw materials and production or concrete or

asphalt during construction of a project. Plant shall be removed when the project is completed.

Additionally, the following conditions apply to all temporary concrete batching plants:

1. The batching plant site shall comply with all applicable provisions of city, state, and federal laws.
2. The batch plant shall not be located within one thousand feet (1,000') of an inhabited residence.
3. Hours of operation and hauling shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. and Saturday, 9:00 a.m. to 5:00 p.m. Aggregate trucks shall be prohibited from hauling to or from the site on Sunday.
4. The batch plant permit shall be valid for a three-month period. No extensions will be allowed without approval of the City Council.
5. No portion of the batch plant or its operations shall be located on a public or private street, or on land dedicated to the city for parks and open space.
6. The batch plant shall only furnish concrete, asphalt, or both, to the specific project for which the temporary permit is issued. The placement of a temporary batching plant for a private project is restricted to the site of the project.
7. The temporary plant shall be operated in a manner that eliminates unnecessary dust, noise and odor (as illustrated by, but not limited to covering trucks, hoppers, chutes, loading and unloading devices and mixing operations, and maintaining driveways and parking areas free of dust).
8. A bond issued to the City of Glenn Heights in the amount determined by the City Manager or his or her designee, shall be required prior to the issuance of the TUP for the restoration of the site. The site must be clear of all equipment, material and debris as well as all contaminated soil, chemicals and hazardous waste within seven (7) calendar days of completion of the project. In the event the site has not been restored to the satisfaction of the City Manager, the City will make every attempt to have the repairs complete within a period of one hundred and eighty (180) days thereupon returning any dollar amount in excess of the bond.

9. A bond issued to the City of Glenn Heights, in an amount determined by the City Manager or his or her designee, shall be required prior to the issuance of the TUP for the repair of all public improvements that are damaged by any and all equipment necessary for and during the operation of the temporary batching plant. The applicant may choose to make the necessary repairs or replacements within thirty (30) calendar days of completion of the project for the return of the bond. In the event these repairs and replacements have not been made to the satisfaction of the City Manager the City will make every attempt to have the repairs complete within a period of one hundred and eighty (180) days thereupon returning any dollar amount in excess of the bond.
10. Upon issuance and expiration of the temporary use permit and cessation of activities, the City Building Official and permittee shall walk the site to verify compliance with these special conditions.
11. Every attempt should be made by the applicant to ensure that no residential street is utilized for ingress and egress to the batch plant.

Although the Zoning Ordinance does state that the City Manager may approve a temporary asphalt or concrete batching plant subject to these conditions, this site of the proposed batch plant does not meet the residential distance requirement. Any exceptions to these conditions must ultimately be reviewed and approved by the City Council.

Section IX4.4.B – Status of Conditionally Permitted Uses

The following general rules apply to all conditional uses:

1. The designation of a use in a zoning district as may be permitted by SUP in Section XI.4.4 of this Ordinance does not constitute an authorization or assurance that such use will be approved.
2. Approval of a Specific Use Permit shall authorize only the particular use for which the SUP is issued. An SUP may only be issued to the identified property and to the applicant. Any change in applicant shall render the SUP null and void. An SUP cannot be transferred to any other owner, applicant or property.

3. No use authorized by a Specific Use Permit shall be enlarged, extended or relocated, nor may the number of dwelling units be increased, unless an application is made for approval of a new Specific Use Permit in accordance with the procedures set forth in Section XI.4.4 of City Code of Ordinances.
4. Development of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the City Code of Ordinances, and any permits that may be required by regional, State or Federal agencies.

The applicant meets and is amendable to these requirements. If reviewed favorably by the Planning and Zoning Commission and approved by the City Council, the applicant will issue restoration and repair bonds to the City of Glenn Heights prior to the issuance of the temporary use permit to construct and use a concrete batching plant in accordance to the requirements of the City's Zoning Ordinance and any conditions of approval that will become part of the ordinance granted with this SUP.

FISCAL IMPACT

If the applicant is not permitted to construct a temporary concrete batching plant on this site, the applicant would have to haul ready-mix concrete to the site for the construction of Magnolia Meadows IV. The total weight of these ready-mix trucks could negatively impact Uhl Road and some of the residential streets within the previous phases of Magnolia Meadows. Additionally, this Specific Use Permit would require that the applicant issue both a maintenance and restoration bond to help cover the cost of repairing all public improvements that are damaged by any and all equipment necessary for and during the operation of the temporary batching plant.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by January 22, 2021. Notice was also published in a local newspaper by January 24, 2021 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

RECOMMENDATIONS / ALTERNATIVES

Staff recommends *approval* of this Specific Use Permit request to construct and use a temporary concrete batching plant on the site of Magnolia Meadows Phase IV, granting exceptions from Zoning Ordinance conditions #2 & #6. Staff recommends the following conditions:

- The batch plant shall not be located within one thousand feet (1,000') of an inhabited residence.
- The batch plant shall only furnish concrete, asphalt, or both, to Magnolia Meadows Phase IV and Villages at Charleston Phase III.

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Planning and Development Services Director

ATTACHMENTS

- I. Site Location
- II. Proposed Site Plan
- III. Proposed Truck Route

Glenn Thurman, Inc.
Temporary Concrete Plant
Magnolia Meadows Phase 4
Glenn Heights, TX

PL = Property Line
H = Home



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CIVIL CONSTRUCTION PLANS PAVING, GRADING & UTILITIES FOR MAGNOLIA MEADOWS PHASE 4

CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS



PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	05/07/2020
2ND SUBMITTAL TO CITY	08/11/2020
3RD SUBMITTAL TO CITY	08/27/2020

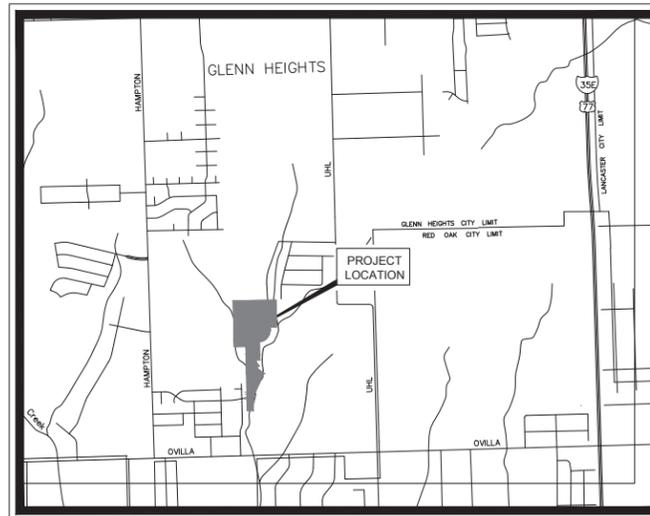
ENGINEER



6160 WARREN PARKWAY SUITE 210
FRISCO, TEXAS 75034
TEL: (972) 335-3580
CONTACT: ROBERT J. MYERS, P.E.
STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

DR HORTON-TEXAS, LTD.
6751 NORTH FREEWAY
FORT WORTH, TEXAS 76131
TEL: (817) 230-0800
CONTACT: JUSTIN BOSWORTH, P.E.



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

SHEET NO.	DESCRIPTION
C-01	COVER SHEET
C-02	FINAL PLAT
C-03	FINAL PLAT
C-04	FINAL PLAT
C-05	GENERAL NOTES
C-06	GRADING PLAN
C-07	GRADING PLAN
C-08	GRADING PLAN
C-09	PAVING P&P - GOLDEN BELL DRIVE & DOE CREEK TRAIL
C-10	PAVING P&P - CLAYTON STREET
C-11	PAVING P&P - CLAYTON STREET & WILDSVILLE LANE
C-12	PAVING P&P - FERRIDAY DRIVE
C-13	PAVING P&P - DUNBARTON DRIVE
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C-28	SANITARY SEWER PROFILES LINE SS-B AND SS-D
C-29	STREET LIGHT & SIGN PLAN
C-30	SIDEWALK PLAN
C-31	EROSION CONTROL PLAN
C-32	EROSION CONTROL DETAILS
C-33	CONSTRUCTION DETAILS
C-34	CONSTRUCTION DETAILS
C-35	CONSTRUCTION DETAILS
C-36	CONSTRUCTION DETAILS
C-37	CONSTRUCTION DETAILS
C-38	CONSTRUCTION DETAILS



Know what's below.
Call before you dig.

AUGUST 2020

Plotted By: Troeger, Derek Date: September 17, 2020 09:16:51am File Path: K:\YRI\Civil\068517087-Magnolia Farms - Glenn Heights\CAD\Phase 5\PlanSheets\C-Erosion Control Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING		SURFACE PREPARATION FOR TEMPORARY SEEDING	
ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEED WITH FAST-GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.		1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING. 2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING. 3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.	
TABLE 2 VEGETATION TABLE*		APPLICATION	
TEMPORARY SEEDING SPECIES	PLANTING RATE	PLANTING-DATES	1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION. 2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH. 3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30	
MILLET, FOXTAIL	30#/ACRE	5/1 - 8/31	
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30	
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1	
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15	

*USE ONLY USDA CERTIFIED SEED.

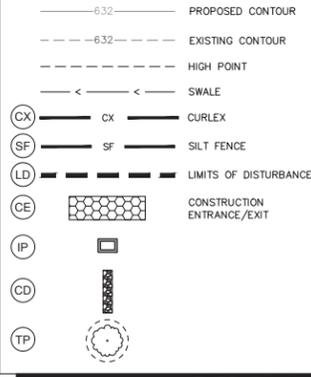
EROSION CONTROL SCHEDULE AND PHASING

- THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:
- PHASE A - GRADING**
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
 2. BEGIN CLEARING AND GRADING OF SITE.
 3. SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE B - UTILITIES**
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
 2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.
- PHASE C - PAVING**
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
 2. STABILIZE SUBGRADE.
 3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
 4. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.
- PHASE D - LANDSCAPING AND SOIL STABILIZATION**
1. REVEGETATE LOT AND PARKWAYS.
 2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVER.
 3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

BMP MAINTENANCE SCHEDULE

- TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER BMP PRIOR TO DRAINING OFF-SITE.
- SILT FENCE:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE, INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.
- STONE OVERFLOW STRUCTURE:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLODGED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.
- ROCK CHECK DAM:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.
- CURB INLET/GRATE INLET/WYE INLET:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

EROSION CONTROL LEGEND

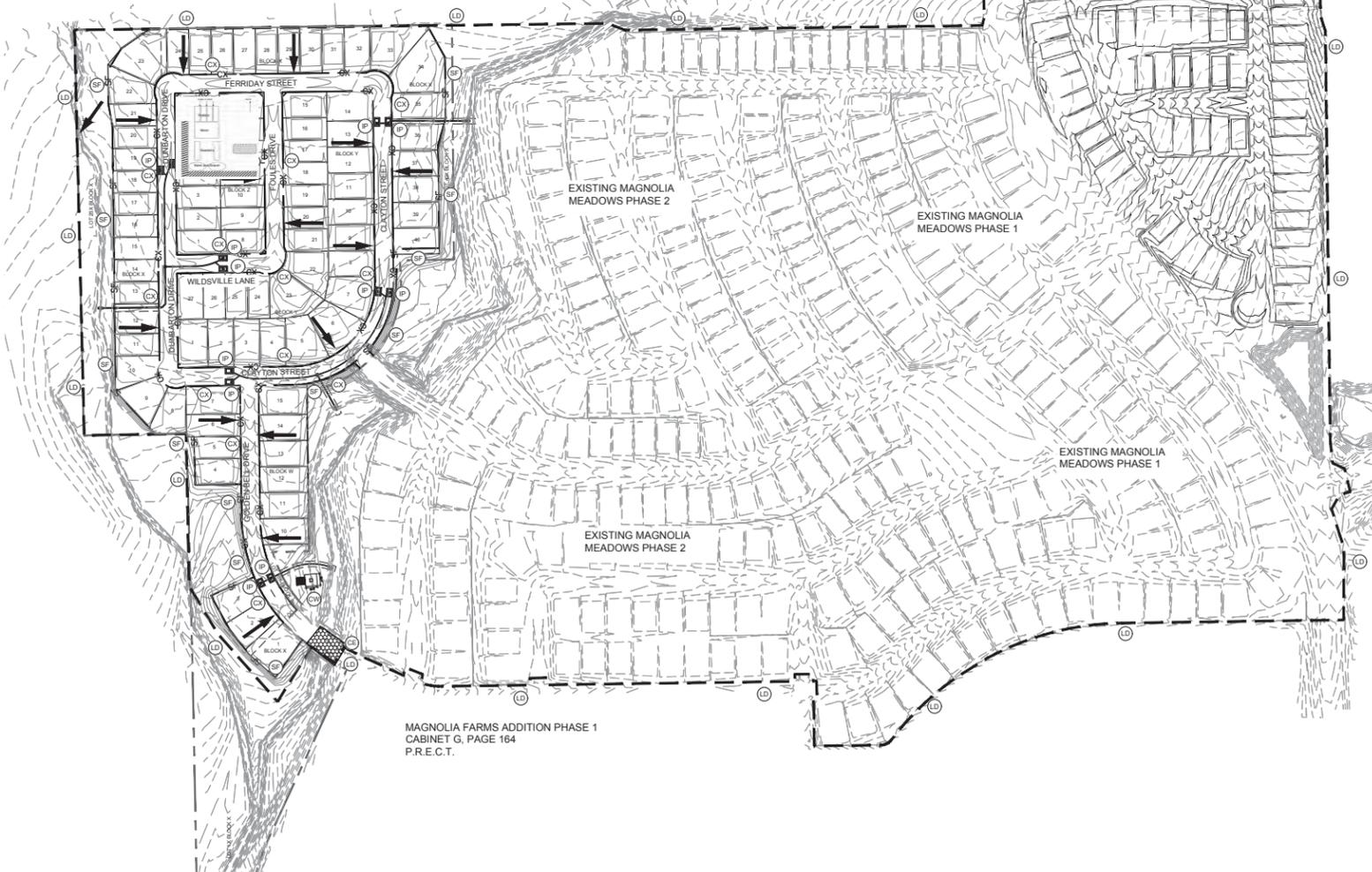


STANDARD EROSION CONTROL GENERAL NOTES

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE CITY ENGINEER. CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS. COPIES TO BE PROVIDED TO THE CITY OF GLENN HEIGHTS.

SITE MAP GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.



MAGNOLIA FARMS ADDITION PHASE 1
 CABINET G, PAGE 164
 P.R.E.C.T.

No.	REVISIONS	DATE	BY

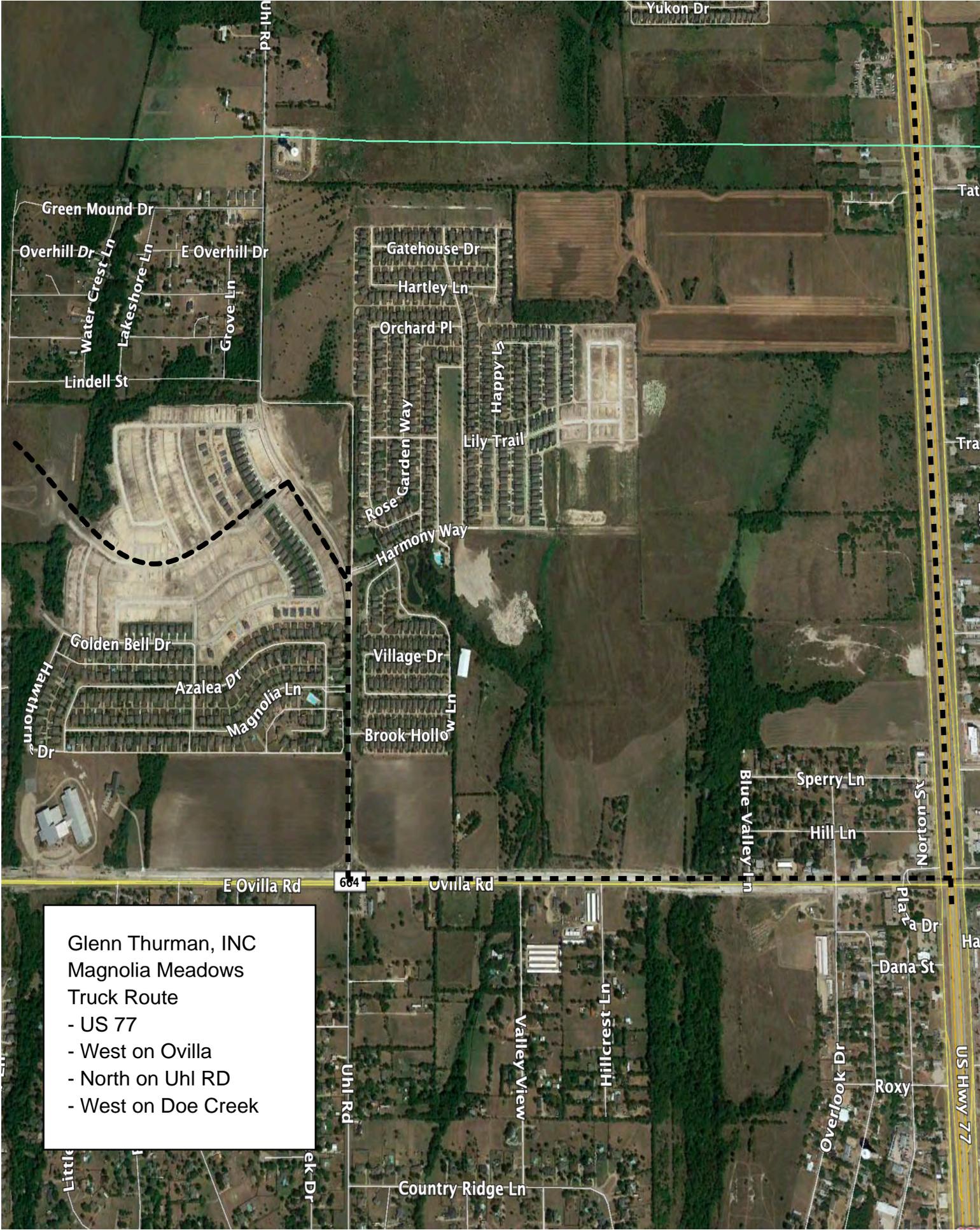
Kimley-Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580 FAX: 972-335-3779
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:
068517087	AUGUST 2020	AS SHOWN	BTL	DKT	TLF

EROSION CONTROL PLAN

MAGNOLIA MEADOWS
 PHASE 4
 CITY OF GLENN HEIGHTS,
 ELLIS COUNTY, TEXAS



Glenn Thurman, INC
 Magnolia Meadows
 Truck Route

- US 77
- West on Ovilla
- North on Uhl RD
- West on Doe Creek



CITY OF GLENN HEIGHTS PLANNING AND ZONING COMMISSION REPORT

Date: February 8, 2021

SUBJECT

The Planning and Zoning Commission will hear a request to change the zoning from Retail (R) to Single Family-3 (SF-3) at 1705 Glenn Lane.

REPORT IN BRIEF

Discuss and take action on a change of zoning request by Francisco Carrizales for the property located at 1705 Glenn Lane, Glenn Heights, Dallas County, Texas. The 1.336-acre parcel is more particularly described as Lot 14 of Glenn Cove Estates and the applicant proposes to change the zoning from Retail (R) to Single Family-3 (SF-3) for the replotting and subsequent development of four new single-family residential lots.

BACKGROUND / DISCUSSION

The subject area is located at 1705 Glenn Lane and is currently zoned Retail (R). To the south and west, the property is surrounded by parcels zoned and developed according to the City's Single Family-1 (SF-1) zoning district. Though some of the properties to the east are zoned Retail, they are all developed with single family residences and some are of legal nonconforming status.

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

	SF-3 Base Standards
Lot Area	9,000 sq. ft.
Lot Width	70'
Lot Depth	120'
Minimum Dwelling Unit Size	1,750 sq. ft.
Front Yard	30'
Side Yard	8'
Side Yard of Corner Lots	15'
Rear Yard	20'
Maximum Lot Coverage of Building Structure(s)	40%
Main Structure Height	35'
Accessory Structure Height	15'
Individual Lot Landscaping Requirements	two 3" caliper trees w/ 40' crowns; two 3" caliper trees w/ 20' crowns; 20% of total lot area;
Max Residential Density	3.5 dwelling units per acre
Minimum Roof Pitch	6:12
Maximum Fence Height	6'

CONCEPT PLAN REVIEW AND EVALUATION

The Development Review Committee met and performed Concept Plan review and evaluation with respect to the following:

- The Plan's compliance with all provisions of the Zoning Ordinance and other ordinances of the City.
- The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
- The relationship of the development to the base zoning standards in terms of harmonious design, façade treatment, setbacks, maintenance of property values, and any possible negative impacts.

- The provision of a safe and efficient vehicular and pedestrian circulation system.
- The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the City as adopted and amended.
- The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
- The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
- Protection and conservation of watercourses and areas that are subject to flooding.
- Consistency with the Comprehensive Master Plan of the City as adopted or amended.

COMPREHENSIVE PLAN ALIGNMENT

Staff has reviewed this application to determine its compatibility with the City's Future Land Use Map and Comprehensive Plan which designates this area as Low Density Residential:

Low Density Residential

Single-family residential structures are examples of low-density residential uses. This is the primary land use within Glenn Heights. Residential densities in these areas will typically remain below 6 dwelling units per acre.

The proposed zoning change and preliminary site plan are in accordance with that of low-density residential development. Additionally, the applicant proposes to dedicate 30' to the City for the future expansion of Bear Creek Road.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by January 22, 2021. Notice was also published in a local newspaper

by January 24, 2021 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

FISCAL IMPACT

The construction of homes in accordance with this zoning change and accompanying preliminary site plan would generate a revenue of approximately \$35,000 in building permit and plan review fees. Once all homes are constructed, the City would collect \$0.80443 per \$100 of taxable valuation for each lot.

RECOMMENDATIONS / ALTERNATIVES

After evaluating the proposed use and site plan in relation to the City's capital improvement project to expand Bear Creek Road, Staff does not believe that a residential zoning designation of this parcel would be of highest and best use. Additionally, the proposed orientation of the lots facing Bear Creek Road would warrant additional curb cuts within the proposed right-of-way. Based on the current Bear Creek Road schematics, ingress would also be impeded for vehicles traveling west. Thus, Staff recommends *denial* of the proposed rezoning request as presented.

PREPARED BY

Miamauni Hines, City Planner

REVIEWED BY

Marlon Goff, Planning and Development Services Director

ATTACHMENTS

- I. Property Survey & Legal Description
- II. Preliminary Site Plan

BASIS OF BEARINGS

N 00°35'00" W, 198.70'

1" PIPE FOUND

1" PIPE FOUND

ZONE X

ZONE X (SHADED)

1" = 50'
NORTH

GLENN COVE ESTATES
UNIT NO. 1-LOT 13A

WEST 293.20'

LOT 14

58,394.90 S.F.
OR 1.34 AC.

25' B.L.

EAST 294.60'

ASPHALT PAVING

EAST BEAR CREEK ROAD

VARIABLE WIDTH R.O.W.

ZONE X

ZONE X (SHADED)

1/2" PIPE FOUND

25' B.L.

(PLAT: S 00°09'00" E)

S 00°10'47" E 198.69'

1/2" I.R.F.

ASPHALT PAVING

1705 GLENN LANE

60' R.O.W.

ALL RIGHTS OF WAY, BUILDING LINES AND EASEMENTS ARE PER PLAT VOLUME 649
PAGE 2138 OR CABINET SLIDE UNLESS OTHERWISE NOTED.

CHECK WITH UTILITY CO. FOR BURIED LINES.

ACCEPTED BY: _____

TITLE COMPANY ALLEGIANCE TITLE COMPANY
DATE _____

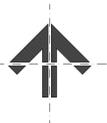
A PORTION OF THIS PROPERTY LIES IN ZONE X WHICH IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. A PORTION OF THIS PROPERTY ALSO LIES IN ZONE X (SHADED) WHICH IS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE PER F.E.M.A. COMMUNITY PANEL #481265 0640 K.

ANY REFERENCE TO "FLOOD PLAIN" ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS, OR OTHER WATERWAYS, FENCES, EASEMENTS, AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES, OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SET FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

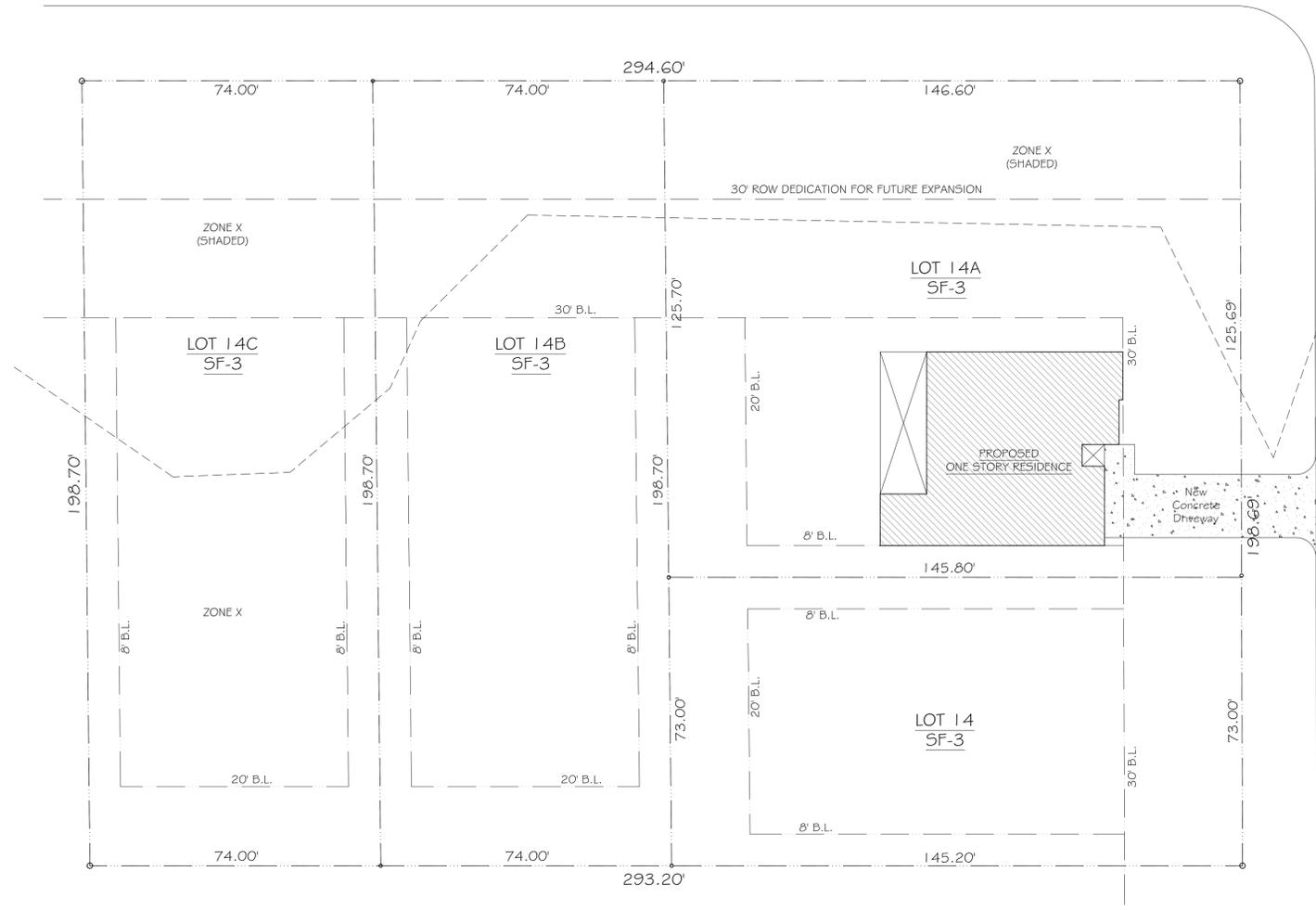


North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL VERIFY ALL LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

EAST BEAR CREEK ROAD
30' R.O.W.



GLENN LANE
60' R.O.W.

GENERAL NOTES	
1.	ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.
2.	ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
3.	A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
4.	CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
5.	VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
6.	BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
7.	CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

SITE PLAN INFORMATION	
LOT SIZE	58,391 S.F.
LOT 14	10,618 S.F.
LOT 14A	18,369 S.F.
LOT 14B	14,702 S.F.
LOT 14C	14,702 S.F.

1705 GLENN LANE
Lot 14, of Glenn Cove Estates, Unit No. 1
Glenn Heights, Texas 75154

Date
NOVEMBER, 2020

Sheet Title

SITE PLAN

Scale
1" = 20'-0"

Sheet No.

A0.00