



**NOTICE AND AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, JUNE 26, 2023, 06:30 P.M.**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Meeting on Monday, June 26, 2023, 06:30 P.M., in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

AGENDA

1. **Plat Case FP-004-23:** Discuss and take action on a Final Plat request by Joe Cortez on behalf of Noel Saldivar. The 2.296-acres is situated in the Abraham Hart Survey, Abstract No. 563 Glenn Heights, Dallas County, Texas. The subject property is Single family residential.
2. Commissioners Activity Report

ADJOURNMENT

In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Friday, June 23, 2023.

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

Brandi Brown, City Secretary



CITY OF GLENN HEIGHTS PLANNING & ZONING COMMISSION STAFF REPORT

Date: June 26, 2023

SUBJECT

The Planning and Zoning Commission will hear a Final Plat request by Joe Cortez on behalf of Noel Saldivar. The applicant is proposing one lot of a 2.296-acre parcel of residential use.

DISCUSSION / BACKGROUND

This is the final plat for 2.296 acres of land located at 1537 S Westmoreland Road, Glenn Heights, Dallas County, Texas. The property is not part of any established subdivision.

Acceptance of this plat would permit them to move forward with their future building permits.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

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

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

Upon review of the final plat submittal, the Development Review Committee Staff recommends approval of the final plat as presented.

ATTACHMENTS

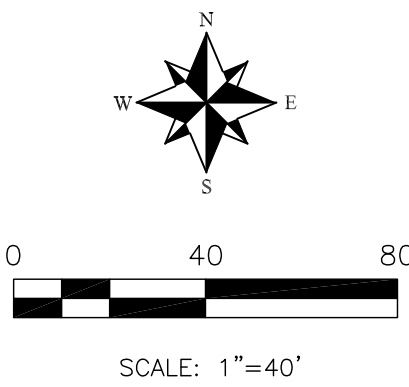
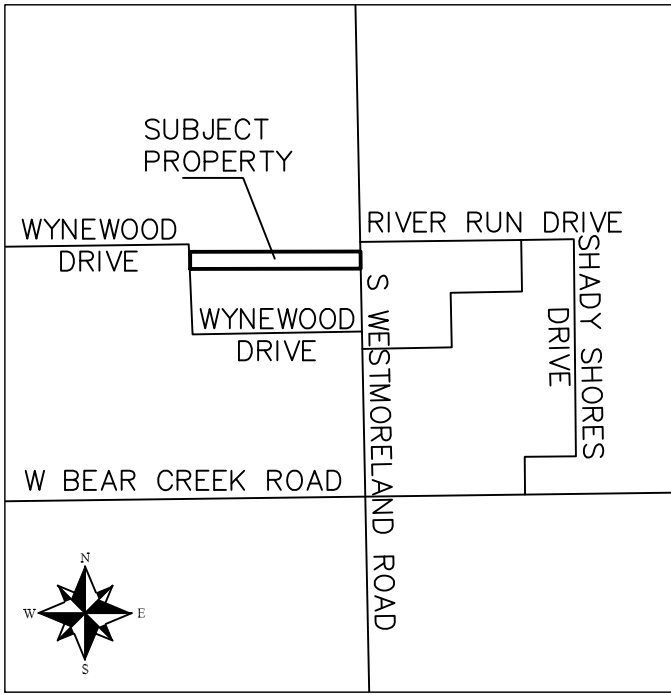
1. Noel Estates Addition - Final Plat

PREPARED BY

Parviz R pourazizian, Director of Planning and Development Services

REVIEWED BY

Brandi Brown, City Secretary



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

LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	100,000	2.296

PROPERTY ADDRESSES:
1537 S WESTMORELAND ROAD
GLENN HEIGHTS, TX 75154
PROPERTY I.D. NO. 65056367010240000

LEGEND	
⊙	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
---	SUBJECT PROPERTY BOUNDARY
- - - -	EASEMENT/BUILDING SETBACK LINE
- · - · -	ADJACENT PROPERTY LINE
---	ROAD CENTERLINE
---	WATER LINE
---	WASTE WATER LINE
---	R.C.P. STORM PIPE
---	R.O.W. RIGHT-OF-WAY



GENERAL NOTES

- A drainage / utility easement (DUE) is only required, as necessary, to show any existing / future easements or drainage easements to help with the flow of water or placement of easements.
- City of Glenn Heights will not be responsible for the maintenance of drainage easements or detention areas.
- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

FLOODPLAIN STATEMENT

No portion of this plat is within FEMA's 100-year floodplain as defined by the Flood Insurance Rate Map Number 48113C0610K, published by FEMA and dated July 7, 2014.

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, NOEL SALDIVAR, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ABRAHAM HART SURVEY, ABSTRACT NO. 563, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 2.296 ACRES TRACT OF LAND OUT OF ABRAHAM HART SURVEY, ABSTRACT NO. 563, DALLAS COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 10, 2004, FROM KRISTI PICKARD TO NOEL SALDIVAR, RECORDED IN VOLUME 2004090, PAGE 10520, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID 2.296 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND AT A NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED DATED DECEMBER 30, 2022 FROM ALFREDO RIOS TO F & M PROPERTIES, INC., RECORDED IN INSTRUMENT NO. 202200325422, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING IN THE WEST LINE OF WESTMORELAND ROAD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 89°19'57" WEST, ALONG THE NORTH LINE OF SAID F & M TRACT, A DISTANCE OF 1,000.00 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID F & M TRACT, IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED DATED FEBRUARY 09, 2007 FROM MICHAEL REX KNIGHT AND MOLLY KNIGHT TO DESOTO INDEPENDENT SCHOOL DISTRICT, RECORDED IN INSTRUMENT NO. 20070051499, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 00°47'21" WEST, A DISTANCE OF 100.00 FEET ALONG THE EAST LINE OF SAID DESOTO ISD TRACT, TO A 5/8" IRON ROD SET AT A SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 9, 2001 FROM WILLIAM WOODALL AND NORA WOODALL TO ANTONIO DOMINGUEZ AND GLORIA DOMINGUEZ, RECORDED IN VOLUME 2001091, PAGE 12930, DEED RECORDS, DALLAS COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 89°19'57" EAST, A DISTANCE OF 1,000.00 FEET WITH THE SOUTH LINE OF SAID DOMINGUEZ TRACT TO A 5/8" IRON ROD SET IN THE WEST LINE OF SAID WESTMORELAND ROAD, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 00°47'21" EAST, A DISTANCE OF 100.00 FEET WITH SAID WESTMORELAND ROAD, TO THE POINT OF BEGINNING CONTAINING 2.296 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, my hand, this the _____ day of _____, 2023.

BY:

Authorized Signature of Owner Printed Name and Title

NOTARY STATEMENT
STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20_____.

Notary Public in and for the State of Texas

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF _____ ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS _____ DAY OF _____, 2023, BY THE CITY OF GLENN HEIGHTS, TEXAS.

MAYOR _____ DATE _____ CITY SECRETARY _____ DATE _____

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE DEVELOPMENT CODE OF THE CITY OF GLENN HEIGHTS. WITNESS MY HAND THIS _____ DAY OF _____, 2023.

CITY SECRETARY _____

SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Wesley Ray Quinn, do hereby certify that I prepared this plat from an actual and accurate survey made on the ground of the land and that corner monuments shown hereon were properly placed or found under my supervision, in accordance with the rules for land subdivision by the City council of the City of Dallas. I further certify that the tract of land herein plotted is within the jurisdiction of the City of Dallas, Dallas County, Texas.

PRELIMINARY ONLY DO NOT RECORD
DOCUMENT DATED: 05/23/2023.

WESLEY R. QUINN **DATE**
REGISTRATION NO. 6625



NOTARY STATEMENT
STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20_____.

Notary Public in and for the State of Texas

FINAL PLAT

LOT 1, BLOCK A

NOEL ESTATES ADDITION

AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS

BEING A 2.296 ACRE TRACT OF LAND OUT OF ABRAHAM HART SURVEY, ABSTRACT NO. 563, DALLAS COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 10, 2004, FROM KRISTI PICKARD TO NOEL SALDIVAR, RECORDED IN VOLUME 2004090, PAGE 10520, DEED RECORDS, DALLAS COUNTY, TEXAS
Date of Preparation: May 2023

SURVEYOR: MQI Land Surveying
P.O. Box 3506
San Angelo, Texas 76902
info@mqitx.com

OWNER: Noel Saldivar
1537 S Westmoreland Road
Glenn Heights, Texas 75154
PH: 915-232-1515

FIRM No. 10194241



SHEET 1 OF 1
Job No. 23040103
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