



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, JULY 18, 2023, 7:00 P.M.
REGULAR CITY COUNCIL MEETING**

Notice is hereby given that the City Council of the City of Glenn Heights, Texas will hold a Regular Called City Council Meeting on Tuesday, July 18, 2023, beginning at 7:00 P.M., in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

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

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

PROCLAMATIONS

- Recognition of the Best Southwest Partnership Scholarship and the Mayoral Initiative Scholarship recipient, Anay Landeros Morales

STAFF INTRODUCTIONS - Keith Moore, Interim City Manager

EVENTS

- Movies with the Mayor, July 22, 2023, 12:30 P.M., Glenn Heights Public Safety Center, 1938-B S Hampton Road, Glenn Heights, TX 75154
- Glenn Heights Back to School Bash in partnership with DeSoto ISD: August 5, 2023, 9:00 A.M. – 12:00 P.M., DeSoto High School, 600 Eagle Drive, DeSoto, TX 75115
- Glenn Heights Back to School Bash in partnership with Red Oak ISD: August 5, 2023, 8:30 A.M. – 11:30 A.M., Red Oak High School, 220 TX-342, Red Oak, TX 75154

CONSENT AGENDA

1. Plat Case PP-003-23: Discuss and take action to approve a Preliminary Plat Request by Wildwood Development Company, on behalf of Thomas M. Gaubert Revocable Trust for Gaubert Addition, an addition to the City of Glenn Heights, Texas, being 6.906 acres, situated in the Abraham Hart Survey, Abstract No. 563, Glenn Heights, Dallas, County, Texas. (Parvis Pourazizian, Director of Planning and Development Services)
2. Plat Case FP-003-23: Discuss and take action on a Final Plat Request by Wildwood Development Company, on behalf of Thomas M. Gaubert Revocable Trust for Gaubert Addition, an addition to the City of Glenn Heights, Texas, being 6.906 acres, situated in the Abraham Hart Survey, Abstract No. 563, Glenn Heights, Dallas County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

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, July 14, 2023.

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

Brandi Brown, City Secretary

PROCLAMATION



Office of the Mayor • City of Glenn Heights

In Recognition of Anay Landeros Morales Recipient of the Best Southwest Partnership Scholarship and the Mayoral Initiative Scholarship

- WHEREAS,** education matters, which is why the Best Southwest Partnership and the City of Glenn Heights is deeply invested in strengthening the region's local talent pipeline for all students from Pre-K through post-secondary and into the workforce; and
- WHEREAS,** the Partnership and I have designated education as a core initiative and have chosen to partner with school districts to drive improvements in public education, prepare students to graduate with the skills needed to succeed, provide the business community with a talented, skilled, local workforce, and to provide financial assistance to a deserving graduating Senior; and
- WHEREAS,** Anay Landeros Morales has been named the recipient of the \$1000.00 Best Southwest Partnership Scholarship and the \$1000.00 Mayoral Initiative Scholarship; and
- WHEREAS,** throughout her High School career, she served as the Secretary for the DeSoto Teen Council, in which she engaged in community outreach to aid program missions centered on community support and enrichment. Through the City, she participated in initiatives that promoted mental health awareness and life skills and volunteered at St. Francis of Assisi Catholic Church. Ms. Morales was also a Member of various Honor Societies at DeSoto High School, including the National Honor Society, the Spanish Honor Society, and the Math Honor Society. Through her involvement in the community and at school, she acknowledges the importance of always putting forth effort, which has sparked her passion for civic engagement; and
- WHEREAS,** as a first-generation student and the daughter of immigrants, attending college was always at the forefront of her mind and believes a higher education will be an outlet for her to create a future of her own. Ms. Morales will be pursuing Environmental Engineering at Southern Methodist University, where she has been directly invited by the University to join their Hilltop Scholars Program, which is an academic honors program that focuses on leadership and community service. She also plans on pursuing a law degree after college graduation and focusing on addressing world issues.

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

IN WITNESS WHEREOF, I have hereunto set my hand this eighteenth day of July in the year of

our Lord two thousand twenty-three.

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

AGENDA SUMMARY SHEET

July 18, 2023

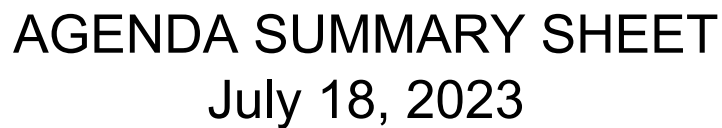
CONSENT AGENDA, ITEM 1

Plat Case PP-003-23: Discuss and take action to approve a Preliminary Plat Request by Wildwood Development Company, on behalf of Thomas M. Gaubert Revocable Trust for Gaubert Addition, an addition to the City of Glenn Heights, Texas, being 6.906 acres, situated in the Abraham Hart Survey, Abstract No. 563, Glenn Heights, Dallas, County, Texas. (Parvis Pourazizian, Director of Planning and Development Services)

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

[illegible]

5. The City of Glenn Heights is not responsible for the maintenance of the private drainage and detention easement which will be maintained by the Kentsdale Farm, Phase 4 HOA.



Plat Case FP-003-23: Discuss and take action on a Final Plat Request by Wildwood Development Company, on behalf of Thomas M. Gaubert Revocable Trust for Gaubert Addition, an addition to the City of Glenn Heights, Texas, being 6.906 acres, situated in the Abraham Hart Survey, Abstract No. 563, Glenn Heights, Dallas County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

[illegible]

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Thomas M. Gaubert Revocable Trust being the owner of 6.906 acres of land out of the ABRAHAM HART SURVEY, Abstract No. 563, Dallas County, Texas, and also being part of a 21.95 acre tract conveyed to Michael Knight by Special Warranty Deed as recorded in Volume 2000166, Page 5842, Deed Records, Dallas County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2–inch iron rod with cap stamped "D&D 4369" found at the Southeast corner of Kingston Meadows, Phase 3B, an addition to the City of Glenn Heights, Texas as recorded In Instrument 201400109754, D.R.D.C.T., said point also being in the north right–of–way line of Wynnewood Drive, a 60 foot right–of–way as recorded in instrument 20070202716, D.R.D.C.T.;

THENCE North 00 degrees 58 minutes 29 seconds West, along the east line of said Kingston Meadows, Phase 3B, passing at 415.00 feet a 1/2–inch iron rod with cap found at the most easterly northeast corner of said Kingston Meadows, Phase 3B, and continuing for a total distance of 416.32 feet to a set 1/2–inch iron rod cap stamped "D&D 4369" found for corner, said point being in the south line of an 11.74 acre tract conveyed to Epifanio Felix Bustamante & Norma Alicia Felix by deed as recorded in instrument 201900029314, D.R.D.C.T.;

THENCE North 89 degrees 17 minutes 26 seconds East, along the south line of said Bustamante tract a distance of 469.01 feet to a 1/2–inch iron rod found at the Southeast corner of said Bustamante tract, said point also being the southwest corner of Westmoreland Estates No. 2, on addition to the City of DeSoto as recorded in Volume 70022, Page 1829, D.R.D.C.T.;

THENCE North 89 minutes 41 minutes 53 seconds East along the south line of said Westmoreland Estates No. 2 a distance of 250.90 feet to a found 1/2–inch iron rod for corner, said point also being the northwest corner of 2.3 acre tract of land conveyed to Luis A. Boena Bustamante by deed recorded in Instrument 201700089484, D.R.D.C.T.;

THENCE South 00 degrees 54 minutes 20 seconds East, along the west line of said Bustamante tract, passing at 400.00 feet to a found 1/2–inch iron rod at the northwest corner of a 2.2957 acre tract of land conveyed to Antonio S. Dominguez and wife, Gloria I. Dominguez by deed recorded in Volume 2001091 at Page 12930, D.R.D.C.T, and continuing for a total distance of 418.60 feet to a 1/2–inch iron rod wit cap stamped "D&D 4369" found for corner, In the north right–of–way line of the aforementioned Wynnewood Drive;

THENCE South 89 degrees 36 minutes 52 seconds West along the north right–of–way line Wynnewood Drive a distance of 719.41 feet to the Point Of Beginning and containing 6.906 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

This Certificate of Dedication is signed this ____ day of _____, 2023.

FOR: Thomas M. Gaubert Revocable Trust

By: _____
Thomas M. Gaubert, Trustee

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Given under my hand and seal of office this ____ day of _____, 2023.

Notary public for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

THAT, I WENDELL R. DAY, hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of DeSoto, Texas.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

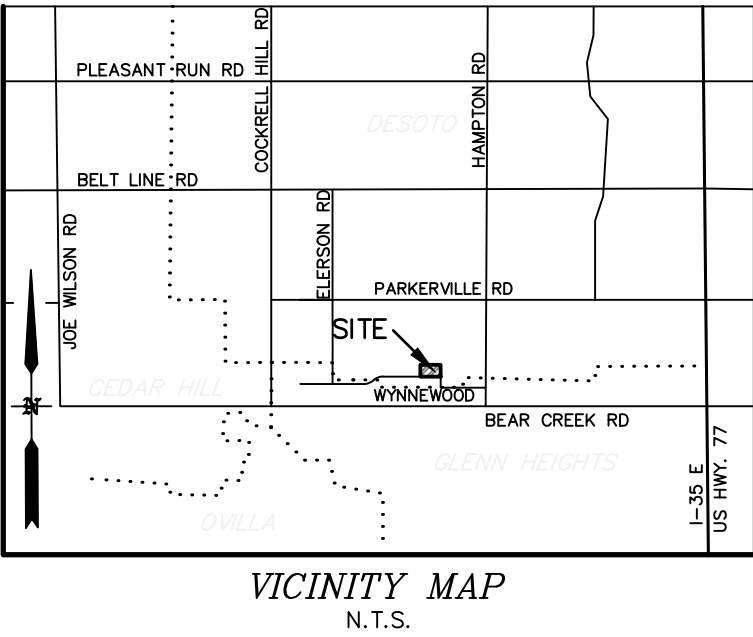
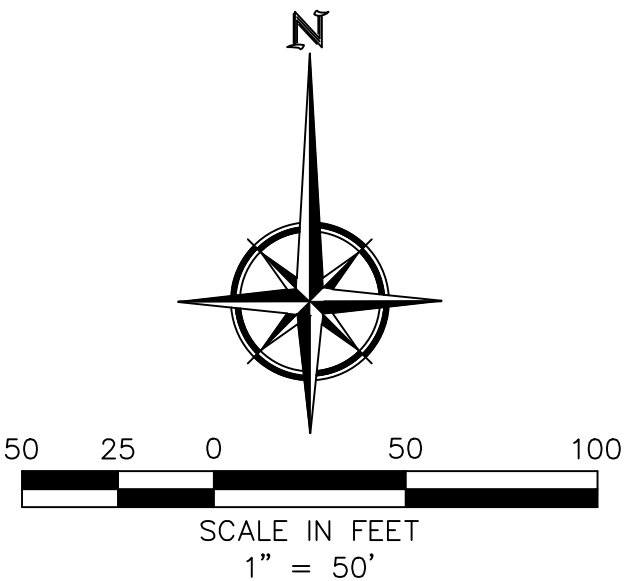
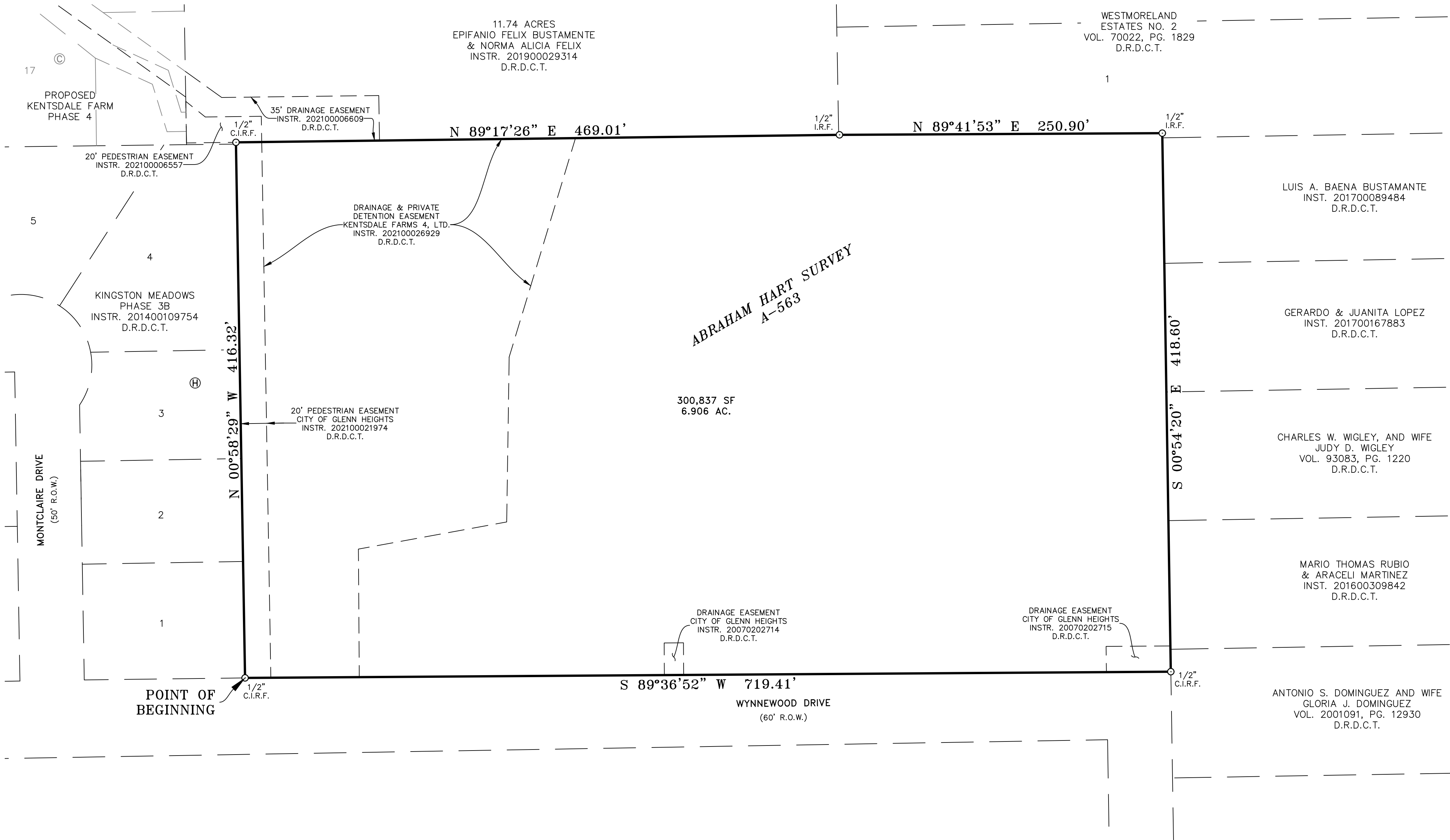
WENDELL R. DAY
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4369

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



NOTES:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83–NCF).
- A 1/2–inch iron rod will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights–of–way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area (SFHA) as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48113C00610K, dated July 7, 2014. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
- The City of Glenn Heights is not responsible for the maintenance of the Pedestrian easement which will be maintained by the Kentsdale Farm, Phase 4 HOA.
- The City of Glenn Heights is not responsible for the maintenance of the private drainage and detention easement which will be maintained by the Kentsdale Farm, Phase 4 HOA.

LEGEND	
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND STAMPED "D&D 4369"
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS

OWNER
**THOMAS M. GAUBERT
REVOCABLE TRUST**
1130 N. WESTMORELAND RD.
DE SOTO, TX 75115

LAND SURVEYOR
D&D SURVEYING, INC.
105 S.W. 2ND ST.
GRAND PRAIRIE, TX 75051
TBPLS Firm No. 10011100
(972) 262–3898

APPROVAL CERTIFICATE

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

Mayor _____ Date _____ City Secretary _____ Date _____

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

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

City Secretary _____ Date _____

FINAL PLAT
GAUBERT ADDITION
6.906 ACRES
SITUATED IN THE
ABRAHAM HART SURVEY, ABST. NO. 563
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIR.
SUITE 100
WYLLIE, TX 75098
(972) 941–8400