



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 11, 2023, 6:30 P.M.**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Planning and Zoning Commission Meeting on Monday, December 11, 2023, beginning at 6:30 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-015-23:** Discuss and take action on a Replat Request by DJ Jarratt, on behalf of RGH Assets, LLC for Sagebrush Nursery Addition, for a total of approximately 10.30 acres being comprised of 5.14 acres in the Samuel Clark Survey Abstract No. 249, Lot 1, Block A, Sagebrush Nursery Addition, recorded in Volume 99999997050, Page 166 and 5.16 acres situated in the Samuel Clark Survey Abstract No. 249, Tract 2 of the Sagebrush Nursery Addition, recorded as Document Number 202200302209, both in the City of Glenn Heights, Dallas County and being recorded in the Deed Records of Dallas County Texas. (Parviz Pourazizian, Director of Planning & Development Services)

ADJOURNMENT

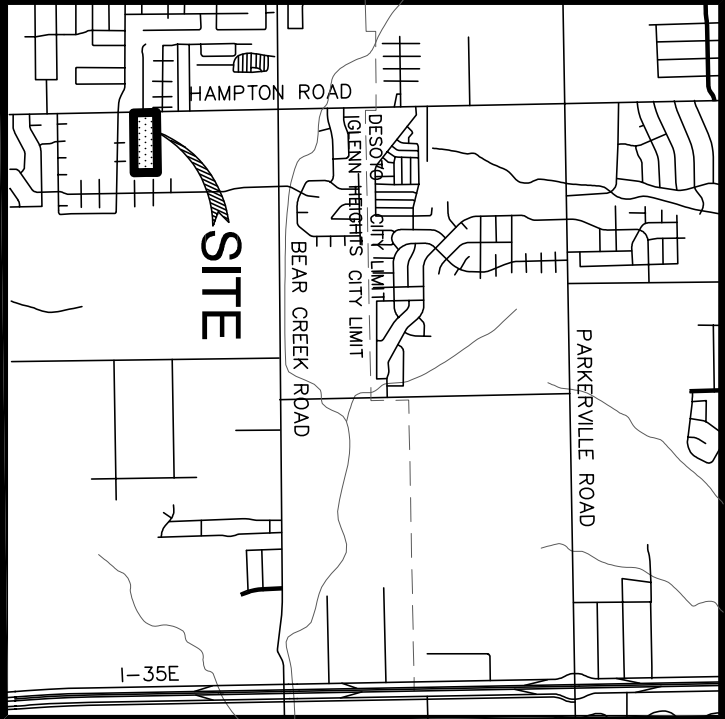
In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 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, December 8, 2023.

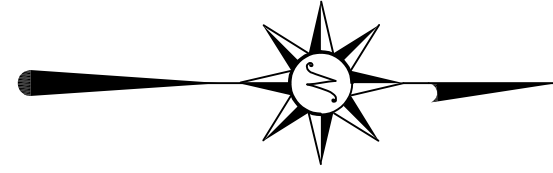
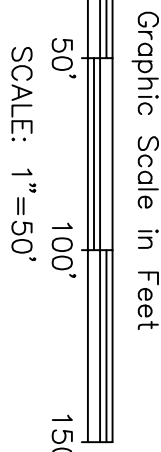
Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

[illegible]



VICINITY MAP
NOT TO SCALE



A B R E V I A T I O N S
D.R.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
P.R.D.C.T. PLAT OR MAP RECORDS OF DALLAS COUNTY, TEXAS
VOL. VOLUME
Pg. PAGE
C.B. CABINET
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
C.M. CONTROLLING MONUMENT
I.R.F. IRON ROD FOUND
R.O.W. RIGHT-OF-WAY

NOTES

1. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone
2. According to the Flood Insurance Rate Map No. 48113C0640K, published by the Federal Emergency Management Agency, dated July 7, 2014, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

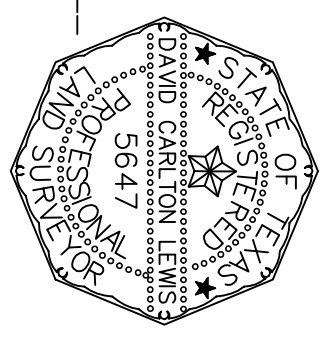
WARRANT OF CLAIM FOR DAMAGES
The Owner and the Developer release the City of Glen Heights from any and all claims, damages, obligations or liabilities by the establishment of the surface of the property shown on this plat, and agrees to conform the grades establish by this plat.

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

SURVEYOR CERTIFICATE

I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed in accordance with the laws and rules and Regulations of the City of Glen Heights, Texas.

[Signature]



NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

GIVEN under my hand and seal of office, this ____ day of _____, 20__.

Notary Signature

Notary Stamp:

LOT 1
10.3016 ACRES

LOT 1, BLOCK A
SAGEBRUSH NURSERY ADDITION
VOL. 97050, PG. 166
P.R.D.C.T.

TRACT 1-5.14 ACRES
RGH ASSETS, LLC
DOC. NO. 202200302209
D.R.D.C.T.

TRACT 2-5.16 ACRES
RGH ASSETS, LLC
DOC. NO. 202200302209
D.R.D.C.T.

0.75 ACRES
CITY OF GLENN HEIGHTS
DOC. NO. 201700018149
D.R.D.C.T.

1.185 ACRES
HAMPTON ROAD CHURCH OF
CHRIST, DESOTO, TEXAS
DOC. NO. 20070032994
D.R.T.C.T.

MILAS LANE
(60' R.O.W.)

Approval Certificate
I hereby certify that the above and foregoing plat of Sagebrush Nursery Addition to the City of Glen Heights was opened this ____ day of _____, 20__ by the city council of the City of Glen Heights.

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 _____, 20__.

Sonia A. Brown, Mayor

Brandt Brown, City Secretary

Date

SURVEYOR:
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182
Phone: 817-776-4049
Spry Project No. 016-026-30
RGH Assets, LLC
1823 Keller Parkway
Keller, TX 76248

OWNER:
RGH Assets, LLC
1823 Keller Parkway
Keller, TX 76248

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS RGH Assets, LLC are the owners of a 5.14 acre tract of land described as Tract 1 by virtue of the deed recorded in Document Number 202200302209, Deed Records of Dallas County, Texas, (D.R.D.C.T.), also being all of Lot 1, Block A, Sagebrush Nursery Addition, recorded in Volume 97050, Page 166, in the Plat Records of Dallas County, Texas (P.R.D.C.T.), and a 5.16 acre tract of land described as Tract 2 by virtue of the deed recorded in said Document Number 202200302209, D.R.D.C.T., S. Clark Survey, A-249, City of Glen Heights, Dallas County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 5/8" iron rod found for the southwest corner of the herein described tract, common to the northwest corner of a 0.75 acre tract of land described in the deed to the City of Glen Heights, recorded in Document Number 201700018149, D.R.D.C.T., in the east right-of-way line of Hampton Road (right-of-way varies), and from which point a 5/8" iron rod found for the southwest corner of said 0.75 acre tract bears South 01° 14' 27" East - 229.12';

THENCE North 01° 14' 27" West - 417.40' along the west line of the herein described tract, common to the east right-of-way line of said Hampton Road, to a 1/2" iron rod with a cap stamped 'R.F.L.S. 5310' found for the northwest corner of the herein described tract, and from which a 3/8" iron rod found bears South 89° 16' West - 0.65';

THENCE North 89° 16' 06" East - 1077.63' (called 1078.30') along the north line of the herein described tract, common to the south line of Lot 1, Block A, Placido Lugar, recorded in Document Number 201800290042, P.R.D.C.T., to a 1/2" iron rod found for the northeast corner of the herein described tract, common to the southeast corner of Lot 35, Block 1, The Mesa, Phase III, recorded in Volume 82237, Page 3225, P.R.D.C.T., The Mesa, Phase III, recorded in Volume 82237, Page 3225, P.R.D.C.T.;

THENCE South 01° 07' 52" East - 207.18' along the east line of the herein described tract, common to the west line of said Block 1, The Mesa, Phase III, passing a 1/2" iron rod found for the southerly corner of Lot 35 and the northerly corner of Lot 34, Block 1, The Mesa, Phase III, at a distance of 163.84', and continuing for a total distance of 207.18' to a 1/2" iron rod found for an angle corner of the herein described tract;

THENCE South 00° 44' 46" East - 208.84' along the east line of the herein described tract, common to the west line of said Block 1, The Mesa, Phase III, to a 5/8" iron rod found for the southeast corner of the herein described tract, common to the northeast corner of Lot 12 of said Block 1, The Mesa, Phase III;

THENCE South 89° 11' 43" West, along the south line of the herein described tract, passing a 1/2" iron rod found for the northwest corner of a 1.185 acre tract of land described in the deed to Hampton Road Church of Christ, Desoto, Texas, recorded in Document Number 20070032994, D.R.D.C.T., common to the northeast corner of said 0.75 acre tract at a distance of 935.40', and continuing for a total distance of 1075.42' to the POINT OF BEGINNING and containing 10.3016 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That RGH ASSETS, LLC, the Owner, the undersigned Owner of the real property described in this plat does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, ROLKE GREENHOUSES ADDITION, an addition to the City of Glen Heights, Texas and does hereby dedicate all streets and alleys identified thereon to the City of Glen 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, repair, reconstruction and improvement of the same, and the exercise of the right-of-way and easement area, for any purpose related to the exercise of 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, repaving, maintaining, altering, replacing, relocating and permitted by the Laws of the State of Texas and the Ordinances and Charter of the City of Glen Heights. Owner covenants on agrees that Owner and Owner's heirs, representatives, administrators, successors and assigns shall at all time erect, place or construct, or cause to be erected, placed or constructed in, on, over, under or adjacent to the herein above described property, streets, alleys, thoroughfares or permanent structures except as may otherwise be authorized by the City of Glen Heights, and it is further agreed that the City of Glen Heights shall have the right to enter upon said right-of-way or easement, TO HAVE AND TO HOLD said right-of-way and easement unto the City of Glen 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 Glen Heights, its successors 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 to be held in trust for the City of Glen Heights, Texas, and shall be subject to any conflicting rights within the area covered by the grant conveyed only after consent or prior written consent of the City of Glen Heights.

This Certificate of Dedication is signed this ____ day of _____, 20__.

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Before me, a Notary Public, on this ____ day personally appeared Edmond Rubel, the above signed, who under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application, that all information submitted herein is true and correct."

Subscribed and sworn to before me this the ____ day of _____, 20__.

Notary Signature

Notary Stamp:

ROLKE GREENHOUSES
ADDITION

LOT 1, BLOCK A
A REPLAT
AN ADDITION TO THE CITY OF GLENN HEIGHTS, 10.3016 ACRES WHICH IS A REPLAT OF LOT 1, BLOCK A, SAGEBRUSH NURSERY ADDITION IN THE S. CLARK SURVEY, A - 249 CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
DATE: NOVEMBER 2023