



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 27, 2025, 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, January 27, 2025, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, 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

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

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of December 16, 2024.

AGENDA

1. **Replat Case RP-01-25:** Discuss and receive testimony to consider making a recommendation to City Council of the City of Glenn Heights, Texas, regarding a Replat Request for a 11.4832 acres tract of land, by virtue of the deeds recorded in Document Numbers 202200302209 and 202400047019 in

the Deed Records of Dallas County, Texas, (D.R.D.C.T.), also including all of Lot 1, Block A, Rolke Greenhouses Addition, recorded in Document Number 202400017681 in the Plat Records of Dallas County, Texas (P.R.D.C.T.), S. Clark Survey, A-249, City of Glenn Heights, Dallas County, Texas, also known as 1908 South Hampton Road, Glenn Heights, Texas.

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 South Hampton Road, Bldg. C, Glenn Heights, Texas by 6:30 P.M. on Friday, January 24, 2025.

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]

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

DECEMBER 16, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 16th day of December 2024, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4
Brodrick K. Rhodes	*	Board Member, Place 5
Dr. Kelvin Stroy, Sr.	*	Board Member, Place 6

CIAC MEMBERS:

Raul Acosta	*	Board Member
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STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
Dr. LaSheyla Jones	*	City Planner

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Meeting of the Planning and Zoning Committee to order at 6:31 PM

INVOCATION

Commissioner Kelley delivered the Invocation at 6:32 PM

PLEDGE OF ALLEGIANCE

Commissioner Kelly led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

The public is invited to address the Planning and Zoning Commission on any topic. Speakers should complete a Public Comment form and submit it to the City Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits Planning and Zoning Commission from discussing or taking action on issues not posted on the agenda; however, the Planning and Zoning Commission Chair, City Manager or designee may provide specific

factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

The Planning and Zoning Commission will recess temporarily.

**GLENN HEIGHTS CAPITAL IMPROVEMENT ADVISORY COMMITTEE
COMMISSION MEETING**

1. Consideration and action on providing written comments to City Council on proposed water, wastewater, and roadway impact fees.

Adjourn. The Capital Improvement Advisory Committee will adjourn its meeting.

The Planning and Zoning Commission will reconvene into its Regular Called Meeting.

VOTE – Kelley, Davis, Rhodes, Miller, Stroy, Acosta
CARRIED (6-0)

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of November 18, 2024.

VOTE – Kelley, Davis, Rhodes, Miller, Stroy
CARRIED (5-0)

AGENDA

1. **Site Plan SP-01-25:** Discuss and receive testimony to consider making a recommendation to City Council of the City of Glenn Heights, Texas, regarding a request concerning a Site Plan for Popeyes Louisiana Kitchen by David Swan with RUAR Popeyes Properties. The 1.499-acre property situated in the Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas, described as Lot 2B, Block B, and being commonly known as 1709 S. Beckley Road, Glenn Heights, Dallas County, Texas (Parviz Pourazizian, Director of Development Services).

VOTE – Kelley, Davis, Rhodes, Miller, Stroy
CARRIED (5-0)

2. **Specific Use Permit SUP-01-25:** Public hearing to receive testimony regarding SUP request by Mohammad Allan for the purpose of a Neighborhood Market/Grocery Store, for approximately, 1.25 acres tract of land situated in Lot 2, in Block A of Lots 1 and 2 in Block A of Family Dollar Addition, an Addition, being commonly known as 1710 S. Hampton Road, Glenn Heights, Dallas County, Texas (Parviz Pourazizian, Director of Development Services).

No one gives a Public Comment

3. **Specific Use Permit SUP-01-25:** Discuss taking action to consider providing a recommendation to City Council of the City of Glenn Heights, Texas, regarding granting a Specific Use Permit (SUP) for the purpose of a Neighborhood Market/Grocery Store, for approximately, 1.25 acres tract of land situated in Lot 2, in Block A of Lots 1 and 2 in Block A of Family Dollar Addition, an Addition, being commonly known as 1710 S. Hampton Road, Glenn Heights, Dallas County, Texas (Dr. LaSheyla Jones, City Planner) .

Dr. Jones is presenting the Site Plan and products that is being proposed for the Market/Grocery Store. They discuss traffic, the amount of traffic and the amount of possible traffic.

VOTE – Kelley, Davis, Rhodes, Miller, Stroy
CARRIED (5-0)

ADJOURNMENT

Motion to Adjourn by Commissioner Davis, 2nd by Commissioner Miller

VOTE – Kelley, Davis, Rhodes, Miller, Stroy
CARRIED (5-0)

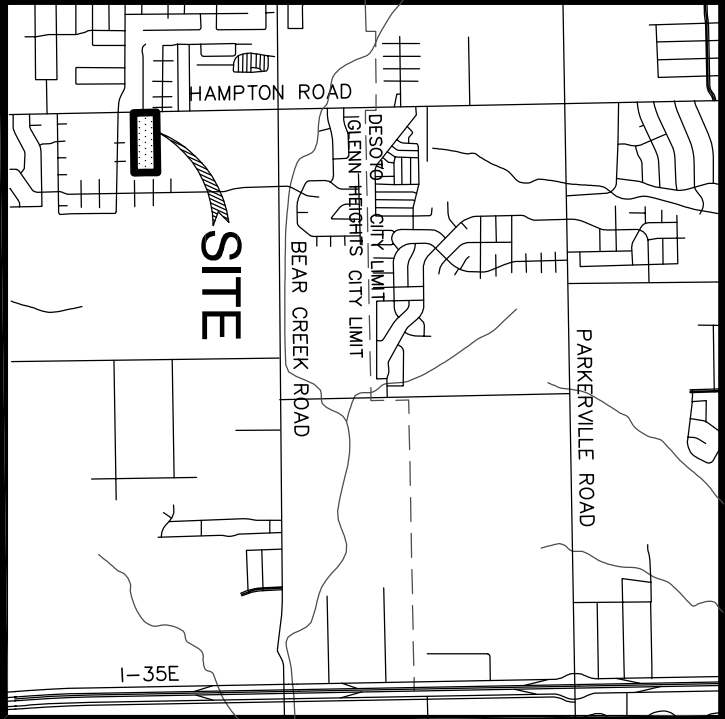
Commissioner Austin Kelley adjourned the meeting at 6:52 PM

Austin Kelley, Chairperson

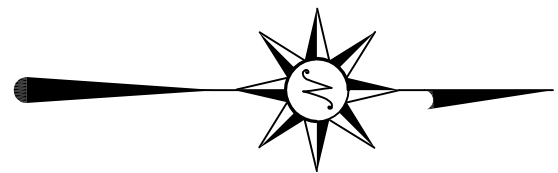
Attest:

Dr. LaSheyla Jones, City Planner
Passed and approved on the 27th day of January 2025





VICINITY MAP
NOT TO SCALE



Graphic Scale in Feet
0 50' 100' 150'
SCALE: 1"=50'

ABREVIATIONS
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
IRF IRON ROD FOUND
R.O.W. RIGHT-OF-WAY

NOTES

- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone
- According to the Flood Insurance Rate Map No. 4811300640K, 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 grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform the grades establish by this plat.

COMMON AREAS
All Common Area Tracts will be owned and maintained by the Homeowners Association.

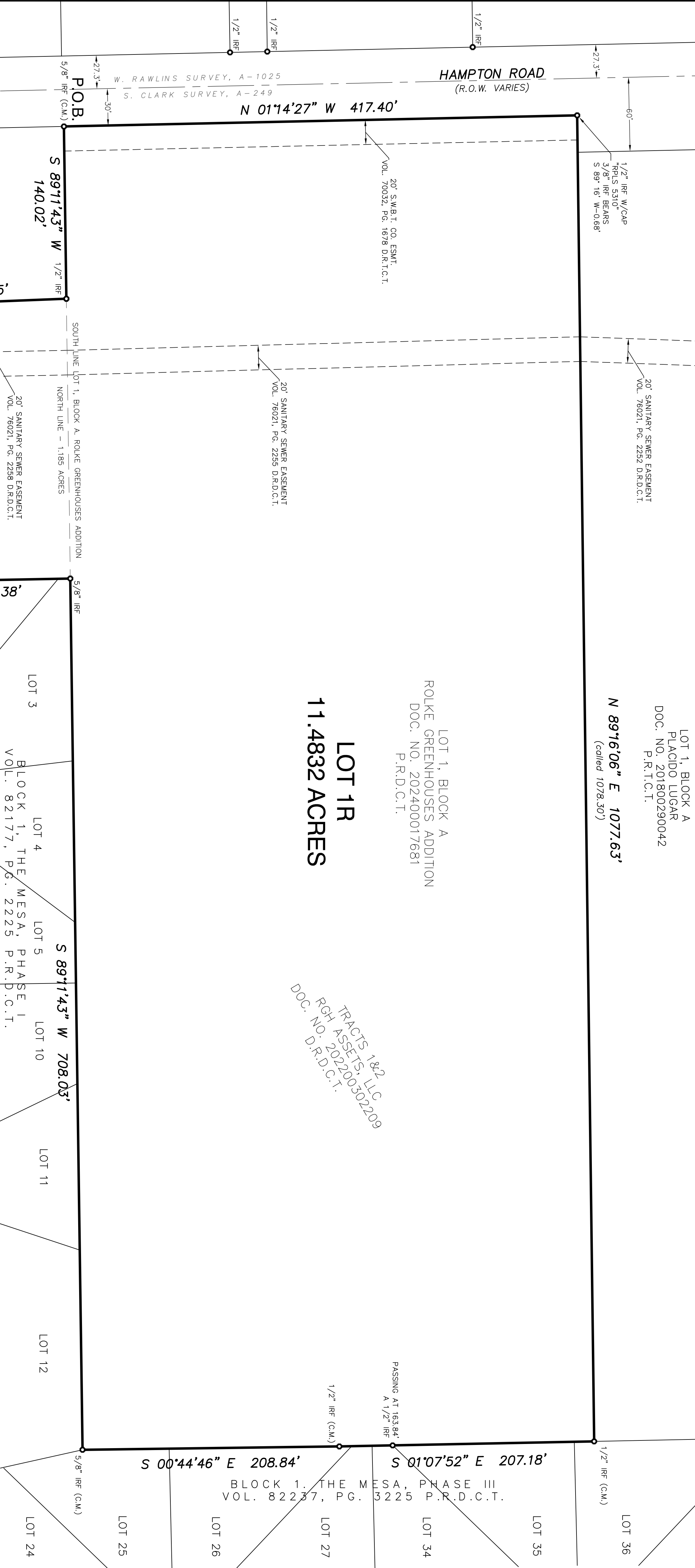
LOT 1, BLOCK A
PLACIDO LUCAR
DOC. NO. 201800290042
P.R.T.C.T.

N 89°16'06" E 107°16'63"
(called 1078.30')

LOT 1, BLOCK A
ROLKE GREENHOUSES ADDITION
DOC. NO. 202400017681
P.R.D.C.T.

LOT 1R
11.4832 ACRES

TRACTS 1&2
RGL ASSETS, LLC
DOC. NO. 202200302209
D.R.D.C.T.

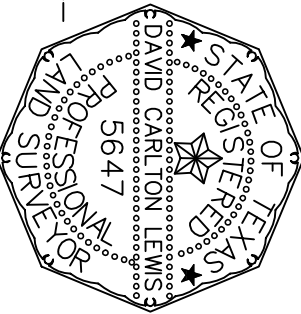


SURVEYOR CERTIFICATE

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 placed and/or placed by me or under my direction and supervision in accordance with the Rules and Regulations of the City Plan Commission of the City of Glen Heights, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: JANUARY 1, 2025



NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

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 _____, 2025.

Notary Signature

Notary Stamp:

Approval Certificate
I hereby certify that the above and foregoing plat of Sagebrush Nursery Addition to the City of Glen Heights was approved by the City of Glen Heights on this day of _____, 2025, in accordance with the requirements of the Development Code 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____.

Songle A. Brown, Mayor	Date	Brand Brown, City Secretary	Date
Austin Kelley, P&Z Chairman	Date		

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Before me, a Notary Public, on this day personally appeared Austin Kelley, 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 _____, 2025.

Notary Signature _____ Notary Stamp: _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS RGL Assets, LLC is the owner of all that certain 11.4832 acres of land, by virtue of the deeds recorded in Document Numbers 202200302209 and 202400047019 in the Deed Records of Dallas County, Texas (D.R.C.T.), also including all of Lot 1, Block A, Rolke Greenhouses Addition, recorded in Document Number 202400017681 in the Plat Records of Dallas County, Texas (P.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);

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 RPLS 5310' found for the northwest corner of the herein described tract, and from which a 3/8" iron rod found bears South 89° 16' 06" East – 0.68';

THENCE North 89° 16' 06" East – 107° 16' 63" (called 1078.30') along the north line of the herein described tract, common to the east line of the herein described tract, common to the northeast corner of Lot 25, Block 1, of said The Mesa, Phase III, and common to the northeast corner of the herein described tract, common to the southeast corner of said Lot 1, Block A, Piccadillo Lager addition, and in the west line of Lot 36, Block 1, The Mesa, Phase III, recorded in Volume 82233, Page 3225, P.R.D.C.T.;

THENCE South 01° 07' 54" East, 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 3/8" iron rod found for an angle corner of the herein described tract, common to the southeast corner of Lot 25, Block 1, of said The Mesa, Phase III, and common to the northeast corner of Lot 12 of Block 1, The Mesa, Phase I, recorded in Volume 82177, Page 2225, P.R.D.C.T.;

THENCE South 89° 11' 43" West – 708.03' along south line of the herein described tract, common to the north line of said Block 1, The Mesa, Phase I, to a 5/8" iron rod found for an angle corner of the herein described tract, common to the most northwesterly corner of Lot 3 of said Block 1, The Mesa, Phase I;

THENCE South 01° 04' 35" East – 229.38' along an easterly line of the herein described tract, common to the west line of said Block 1, The Mesa, Phase I, to a 3/8" iron rod found for the most southerly southeast corner of the herein described tract, common to the southeast corner of Lot 1 of said Block 1, The Mesa, Phase I, in the north right-of-way line of Milas Lane (a 60' right-of-way);

THENCE South 89° 11' 43" West – 222.68' along a south line of the herein described tract, common to the north line of said Block 1, The Mesa, Phase I, to a 1/2" iron rod found for the southeast corner of the herein described tract, common to the southeast corner of said 0.75 acre tract;

THENCE North 02° 14' 49" West – 229.45' along a west line of the herein described tract, common to the east line of said 0.75 acre tract, to a 1/2" iron rod found for an angle corner of the herein described tract, common to the northeast corner of said 0.75 acre tract;

THENCE South 89° 11' 43" West – 140.02' to the POINT OF BEGINNING and containing 11.4832 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That RGL 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 1R, 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 removal of any vehicle or obstacle that impedes access, and for all other purposes for which a public street and right-of-way is commonly used, including installing, repairing, and maintaining the same, and the maintenance and repair of the same, and the right of the City of Glen Heights, and its successors, 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 any temporary 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 remove any such structures, and the City of Glen Heights, its successors, administrators, successors and assigns unto the City of Glen Heights, its successors and assigns, 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 exclusive, and Owner covenants that it will not convey any other easement or conflicting interest in the herein described tract to any other person without the prior written consent of the City of Glen Heights.

This Certificate of Dedication is signed this _____ day of _____, 2025.

RGL Assets, LLC (Edmond Rubel)

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 _____, 2025.

Notary Signature

Notary Stamp:

ROLKE GREENHOUSES
ADDITION

SURVEYOR:
Spry Surveyors, LLC
5647 Spry Lane, Ste. 102
North Richardson Hills, TX 76182
Phone: 817-776-4049
Spry Project No. 016-026-31
Form Reg. No. 1012000

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

AN ADDITION TO THE CITY OF GLENN HEIGHTS, 11.4832 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: JANUARY 2025