



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, AUGUST 1, 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, August 1, 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

RECOGNITIONS

- Glenn Heights Public Safety Awards, Nick Williams, Interim Fire Chief

EVENTS

- 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. Discuss and take action to approve the City Council Meeting Minutes of the July 11, 2023, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve the City Council Meeting Minutes of the July

18, 2023, Regular Called City Council Meeting. (Brandi Brown, City Secretary)

3. Plat Case PP-007-23: Discuss and take action to approve a Preliminary Plat request by Shawne Walter, on behalf of Alex Blake for Freedom Church Addition, an addition to the City of Glenn Heights, Texas, being 6.044 acres, situated in the Samuel Clark Survey, Abst. No. 249 and M.L. Swing Survey, Abst. No. 1455, Glenn Heights, Dallas County, Texas. (Parvis Pourazizian, Director of Planning and Development Services)
4. Plat Case FP-007-23: Discuss and take action to approve a Final Plat request by Shawne Walter, on behalf of Alex Blake for Freedom Church Addition, an addition to the City of Glenn Heights, Texas, being 6.044 acres, situated in the Samuel Clark Survey, Abst. No. 249 and M.L. Swing Survey, Abst. No. 1455, Glenn Heights, Dallas County, Texas. (Parvis Pourazizian, Director of Planning and Development Services)

AGENDA

1. Submit new Certified Tax Roll, No New Revenue Tax Rate, and Voter Approval Tax Rate to City Council. (Clifford Blackwell, Deputy City Manager)
2. Discuss and take action on a partnership between the City of Glenn Heights and the Red Oak Area Chamber of Commerce. (Keith Moore, Interim City Manager)
3. Discuss and take action authorizing the City Manager to allocate ARPA funds to be used for future expenditures in a total amount not to exceed \$3,319,739 for the purchase of Public Safety vehicles and for costs associated with public improvement projects in the Top of The Hills and Lindell Estates neighborhoods. (Keith Moore, Interim City Manager)

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to Texas Government Code section 5515.071 – Consultation with City Attorney – to seek legal advice regarding request for information from developer of proposed Paradise Estates.
2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:
 - A. pursuant to Texas Government Code section 5515.071 – Consultation with City Attorney – to seek legal advice regarding request for information from developer of proposed Paradise Estates.

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 28, 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



Discuss and take action to approve the City Council Meeting Minutes of the July 11, 2023, Regular Called City Council Meeting. (Brandi Brown, City Secretary)

[illegible]

**MINUTES OF THE CITY COUNCIL OF
THE CITY OF GLENN HEIGHTS, TEXAS**

JULY 11, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 11th day of July 2023, the City Council of the City of Glenn Heights, Texas, met in a Regular Called City Council Meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Sonja A. Brown	*	Mayor
Harry A. Garrett	*	Mayor Pro Tem
Travis Bruton	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4
Laymon Lightfoot*	*	Council Member, Place 5
Cornel Benford II	*	Council Member, Place 6

*Council Member Laymon Lightfoot appeared at 7:24 P.M.

STAFF:

Keith Moore	*	Interim City Manager
Nick Bristow	*	Interim Chief of Police
Brandi Brown	*	City Secretary
Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning & Development Services
Nick Williams	*	Interim Fire Chief

CONSULTANT:

Victoria Thomas	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:07 P.M., with a quorum of the City Council present.

INVOCATION

Mayor Pro Tem Harry A. Garrett delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Sonja A. Brown led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

Nicholas Williams, Interim Fire Chief, address on file: requested a moment of silence in memoriam of the passing of Brian Lockley, former Glenn Heights Deputy City Manager, on July 11, 2020.

EVENTS

Mayor Sonja A. Brown announced the following events:

- Movies with the Mayor, July 22, 2023, 12:30 P.M., Glenn Heights Family Center, 1932 S Hampton Road, Glenn Heights, TX 75154

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the June 20, 2023, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. SUP-001-2023: Discuss and take action to approve Ordinance O-05-23, an Ordinance of the City Council of the City of Glenn Heights, Texas amending the Zoning Ordinance and Map of the City of Glenn Heights, as heretofore amended, by changing the Zoning Classification from Single-Family Residential-1 (SF-1) to Single-Family Residential-1 with a Specific Use Permit for a freestanding carport (SF-1 SUP) for an approximately 1.074 acre tract of land described as Lot 17, Block 4, Cinnamon Springs addition, Section One, and being commonly known as 2405 South Hampton Road, Glenn Heights, Ellis County, Texas; providing a repealing clause; providing a severability clause; and providing for an effective date. (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)
3. Discuss and take action to approve 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. (Parviz Pourazizian, Director of Planning & Development Services)

Mayor Pro Tem Harry A Garrett made a motion to approve Consent Agenda Items 1-3. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Garrett, Bruton, Hale, and Benford

AGENDA

1. RZ-001-23: Discuss and take action on Ordinance O-04-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of a 111.606 acre tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described Instrument No. 20070138404 and Instrument No. 201600127111, both of the official public records of Dallas County, Texas and further being all of a tract of land described in Partition Deed recorded in Volume 96079, Page 3070, D.R.D.C.T.,

the tract being generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described and depicted in Exhibit "A" hereto, from Planned Development-6 (PD-6), Retail (R), Multi-Family (MF), and Single Family Residential-1 (SF-1) to Planned Development-27 (PD-for Mixed Use Single-Family Residential (Base Single Family Residential-3), Townhome, Multi-Family, and Retail; adopting development regulations therefor, adopting a Concept Plan therefor; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense; and providing an effective date. (Second Reading)

Parviz Pourazizian, Director of Planning & Development Services, introduced this item and completed a presentation regarding current zoning and the rezoning request, property location, the proposed concept plan, land use, district standards, proposed lot types, and a financial summary.

PUBLIC COMMENTS

- Wendell Stewart, address on file: discussed his support of Agenda item 1.
- Sherry Marshall, address on file: discussed why she was in opposition of Agenda item 1.
- Brian Tobey, address on file: discussed his support of Agenda item 1.

S.I. Abed, Engineer, Design Development Consultants, Inc., completed a presentation regarding the site, amenities, and the fence and concept plans. The applicant also displayed a video of the neighborhood concept.

Mr. Abed answered Council's questions related to number of units and traffic concerns.

Mayor Pro Tem Harry A. Garrett made a motion to made a motion to approve Ordinance O-04-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of a 111.606 acre tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described Instrument No. 20070138404 and Instrument No. 201600127111, both of the official public records of Dallas County, Texas and further being all of a tract of land described in Partition Deed recorded in Volume 96079, Page 3070, D.R.D.C.T., the tract being generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described and depicted in Exhibit "A" hereto, from Planned Development-6 (PD-6), Retail (R), Multi-Family (MF), and Single Family Residential-1 (SF-1) to Planned Development-27 (PD-for Mixed Use Single-Family Residential (Base Single Family Residential-3), Townhome, Multi-Family, and Retail; adopting development regulations therefor, adopting a Concept Plan therefor; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense; and providing an effective date, with an amendment to the development regulations listed on page two for open spaces to include a gazebo, soccer

bars, wrought iron fences, volleyball grounds, and plants and shrubs. Council Member Stephanie Hale made the second. The motion failed with the following record vote:

VOTE 1 Aye – Bruton

5 Nays – Brown, Garrett, Hale, Lightfoot, and Benford

2. RZ-002-2023: Discuss and take action on Ordinance O-06-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of a 44.39± acre tract of land situated in the William Rawlins Survey, Tract 9, Abstract No. 1205, in the City of Glenn Heights, Dallas County, Texas and being generally located to the east of South Westmoreland Road, the south of the Meadow Springs Neighborhood and to the west of South Hampton Road and Top of the Hill Farms Neighborhood in the City of Glenn Heights, Dallas County, Texas, from Single-Family Residential-1 (SF-1) to Planned Development-28 (PD-28) for mixed use with Single-Family Residential-3 and Neighborhood Services (NS) base zonings; adopting Development Regulations therefor, adopting a Concept Plan therefor; providing for a conflicts resolution clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense; and providing an effective date. (Second Reading)

Parviz Pourazizian, Director of Planning & Development Services, introduced this item and completed a presentation regarding current zoning and the rezoning request, property location, the proposed concept plan, land use, district standards, proposed lot types, and a financial summary.

Randell Curington, President, James M. Brown Partners, Inc, discussed Phases 2 and 3 as they related to Loop 9, and elevation standards.

Mr. Pourazizian and Mr. Curington answered Council's questions related to landscaping and lot sizes.

Mayor Pro Tem Harry A. Garrett made a motion to approve Ordinance O-06-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of a 44.39± acre tract of land situated in the William Rawlins Survey, Tract 9, Abstract No. 1205, in the City of Glenn Heights, Dallas County, Texas and being generally located to the east of South Westmoreland Road, the south of the Meadow Springs Neighborhood and to the west of South Hampton Road and Top of the Hill Farms Neighborhood in the City of Glenn Heights, Dallas County, Texas, from Single-Family Residential-1 (SF-1) to Planned Development-28 (PD-28) for mixed use with Single-Family Residential-3 and Neighborhood Services (NS) base zonings; adopting Development Regulations therefor, adopting a Concept Plan therefor; providing for a conflicts resolution clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense; and providing an effective date. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

3. Discuss and take action on the My Healthy Hometown (CVS) program.

Keith Moore, Interim City Manager, introduced this item and completed a presentation regarding the My Healthy Hometown (CVS) program.

Mr. Moore answered Council's questions related to average savings and how information will be disseminated to residents.

Mayor Pro Tem Harry A. Garrett made a motion to approve participation in the My Healthy Hometown (CVS) program. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

4. Discuss and take action on the CGI Digital video production project.

Keith Moore, Interim City Manager, introduced this item and completed a presentation regarding the CGI Digital video production project.

Mr. Moore and Victoria Thomas, City Attorney, answered Council's questions related to amending the contract already signed and the city's ability to provide input on businesses who request featured ad space. Ms. Thomas suggested that this item be tabled and brought back in Executive Session.

Mayor Pro Tem Harry A. Garrett made a motion to table Agenda Item 4 until the next regularly scheduled City Council Meeting. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

5. Discuss and take action on the LexiPol - Grant Finder program.

Keith Moore, Interim City Manager, introduced this item and completed a presentation regarding the LexiPol - Grant Finder program.

Mr. Moore and Victoria Thomas, City Attorney, answered Council's questions related to partial and full services, and if acquired Grants would be discussed with Council or require approval.

Council Member Stephanie Hale made a motion to approve participation in the LexiPol - Grant Finder program. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

6. Discuss and take action acknowledging receipt of the Fiscal Year 2021-2022 Annual Comprehensive Financial Report (ACFR) and Audit Results Presentation.

Sherry Roberts, Senior Financial Analyst, introduced this item and Kent Willis, CPA, Partner, Government Audit, PB&H. Mr. Willis completed a presentation regarding an overview of the ACFR, the audit process, management & auditor responsibilities, audit results, and financial highlights.

Mayor Pro Tem Harry A. Garrett made a motion to accept receipt of the Fiscal Year 2021-2022 Annual Comprehensive Financial Report (ACFR) and Audit Results Presentation. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

7. Discuss and take action on sponsorship for the August 11, 2023, Best Southwest Legislative Series Breakfast.

Mayor Sonja A. Brown, introduced this item and provided a brief overview of the sponsorship opportunity. Mayor Pro Tem Harry A. Garrett suggested that the payment for this sponsorship be made from his Conference, Training, and Travel budget.

Mayor Pro Tem Harry A. Garrett made a motion to approve a Chairman's Circle Sponsorship for the August 11, 2023, Best Southwest Legislative Series Breakfast, payment for this sponsorship being made from Mayor Pro Tem's Conference, Training, and Travel budget. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

8. Discuss and take action to reappoint two (2) and appoint one (1) Planning and Zoning Commission members.

Parviz Pourazizian, Director of Planning & Development Services, introduced this item and completed a presentation regarding the appointees.

Mayor Pro Tem Harry A. Garrett made a motion to reappoint April Stokes to Place 2 and Francisco Joel Alvarez Gabriel to Place 5, both for terms beginning July 31, 2023, and ending July 31, 2026, and to appoint Stevelyn Miller, for a term beginning July 12, 2023, and ending June 30, 2025. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

Parviz Pourazizian, Director of Planning & Development Services discussed bringing Agenda Item 1 back to City Council to provide feedback and comments to the Developer.

Mayor Pro Tem Harry A. Garrett requested that the item be placed on a future City Council Meeting Agenda.

Victoria Thomas, City Attorney, requested to reconsider Agenda Item 4. She stated that when she suggested that this item be tabled and brought back in Executive Session, she was unaware that the deadline to agree on contract terms was the next day.

Mayor Pro Tem Harry A. Garrett made a motion to reconsider Agenda Item 4. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

Mayor Pro Tem Harry A. Garrett made a motion to authorize the City Manager to negotiate and execute an amendment, with the City Attorney's approval, to the CGI Digital video production project. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to Texas Government Code section 551.071, Consultation with City Attorney, to receive legal advice regarding outstanding issues under contracts with Grossman Design Build.
2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:
 - A. pursuant to Texas Government Code section 551.071, Consultation with City Attorney, to receive legal advice regarding outstanding issues under contracts with Grossman Design Build.

Mayor Sonja A. Brown withdrew the Executive Session item.

ADJOURNMENT

Mayor Pro Tem Harry A. Garrett made a motion to adjourn. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown adjourned the meeting at 8:45 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Passed and approved on the 1st day of August 2023

[illegible]

**MINUTES OF THE CITY COUNCIL OF
THE CITY OF GLENN HEIGHTS, TEXAS**

JULY 18, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 18th day of July 2023, the City Council of the City of Glenn Heights, Texas, met in a Regular Called City Council Meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Sonja A. Brown	*	Mayor
Harry A. Garrett	*	Mayor Pro Tem
Sherron Mosley	*	Council Member, Place 1
Laymon Lightfoot	*	Council Member, Place 5
Cornel Benford II	*	Council Member, Place 6

STAFF:

Keith Moore	*	Interim City Manager
Nick Bristow	*	Interim Chief of Police
Brandi Brown	*	City Secretary
Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning & Development Services
Nick Williams	*	Interim Fire Chief

CONSULTANT:

Victoria Thomas	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:05 P.M., with a quorum of the City Council present.

INVOCATION

Council Member Laymon Lightfoot delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Sonja A. Brown led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

There were no Public Comments.

PROCLAMATION

Mayor Sonja A. Brown read the following Proclamation:

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

STAFF INTRODUCTIONS

Keith Moore, Interim City Manager, introduced the following Staff:

- Seth Reece, Firefighter/EMT

EVENTS

Mayor Sonja A. Brown announced the following 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)

Mayor Sonja A. Brown requested a brief overview of each, which was provided by Parviz Pourazizian, Director of Planning and Development Services.

Mayor Pro Tem Harry A. Garrett made a motion to approve Consent Agenda Items 1-2. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Garrett, Mosley, Lightfoot, and Benford

ADJOURNMENT

Council Member Cornel Benford II made a motion to adjourn. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Garrett, Mosley, Lightfoot, and Benford

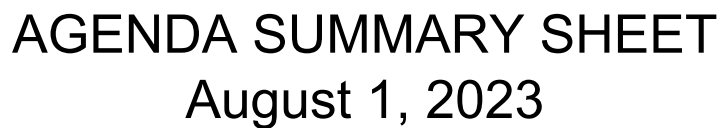
Mayor Sonja A. Brown adjourned the meeting at 7:16 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

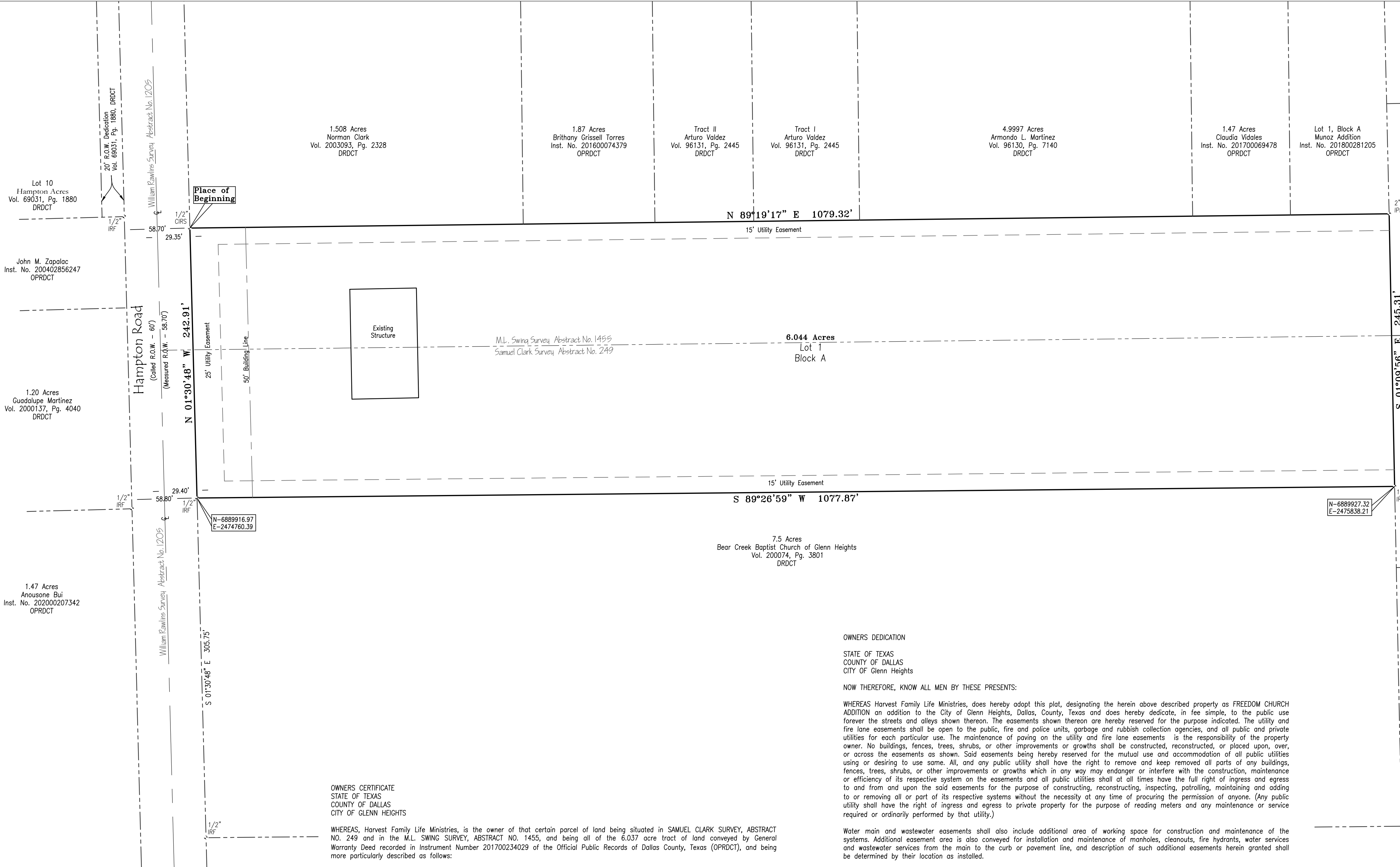
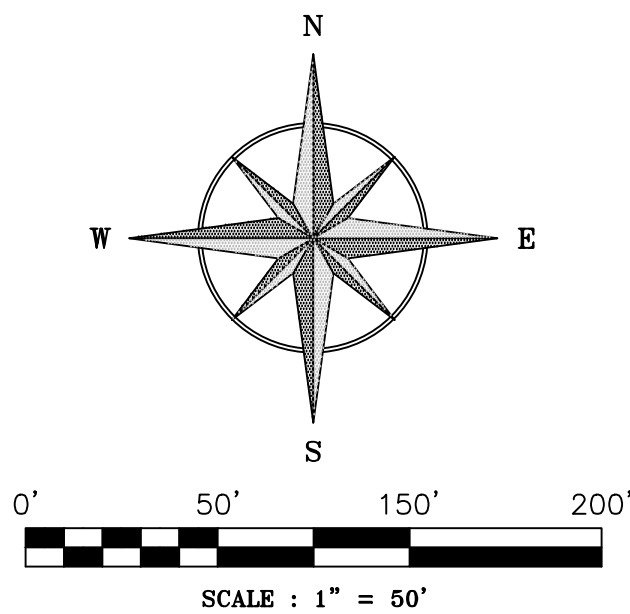
Passed and approved on the 1st day of August 2023



Plat Case PP-007-23: Discuss and take action to approve a Preliminary Plat request by Shawne Walter, on behalf of Alex Blake for Freedom Church Addition, an addition to the City of Glenn Heights, Texas, being 6.044 acres, situated in the Samuel Clark Survey, Abst. No. 249 and M.L. Swing Survey, Abst. No. 1455, Glenn Heights, Dallas County, Texas. (Parvis Pourazizian, Director of Planning and Development Services)

[illegible]

WLSC



- Notes:
- No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Dallas County. Map# 48113C0640 K, dated July 7, 2014.
 - Basis of Bearings: GPS Observation, Texas State Plane Coordinate, North Central Zone 4202.

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
CITY OF GLENN HEIGHTS

WHEREAS, Harvest Family Life Ministries, is the owner of that certain parcel of land being situated in SAMUEL CLARK SURVEY, ABSTRACT NO. 249 and in the M.L. SWING SURVEY, ABSTRACT NO. 1455, and being all of the 6.037 acre tract of land conveyed by General Warranty Deed recorded in Instrument Number 201700234029 of the Official Public Records of Dallas County, Texas (OPRDCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the east line of Hampton Line Road (called 60 foot right of way) for the northwest corner of said 6.037 acre tract and the southwest corner of the 1.508 acre tract of land conveyed to Norman Clark by Warranty Deed recorded in Volume 2003093, Page 2328 of the Deed Records of Dallas County, Texas (DRDCT);

THENCE N 89°19'17" E, along the north line of said 6.037 acre tract and along the south line of the following tracts: the 1.87 acre tract conveyed to Brithany Grissell Torres by Special Warranty Deed recorded in Instrument Number 201600074349, OPRDCT; Tracts II and I conveyed to Arturo Valdez by General Warranty Deed recorded in Volume 96131, Page 2445, DRDCT; the 4.9997 acre tract conveyed to Armando L. Martinez by General Warranty Deed recorded in Volume 96130, Page 7140, DRDCT; the 1.47 acre tract conveyed to Claudia Vdales by Warranty Deed recorded in Instrument Number 201700069478, OPRDCT; and Lot 1, Block A in Munoz Addition, an addition in the City of Glenn Heights, Texas, according to the Plat thereof recorded in Instrument Number 201800281205, OPRDCT, in all, a distance of 1079.32 feet to a 2" iron pipe found in the west line of Glenn Cove Estates, an addition in the City of Glenn Heights, Texas, according to the Plat thereof recorded in Volume 649, Page 2138 of the Map Records of Dallas County, Texas (MRDCT) for the northeast corner of said 6.037 acre tract and the southeast corner of Munoz Addition;

THENCE S 01°09'56" E, along the east line of said 6.037 acre tract and the west line of Glenn Cove Estates, a distance of 245.31 feet to a 1/2" iron rod found for the southeast corner of said 6.037 acre tract and the northeast corner of the 7.5 acre tract of land conveyed to Bear Creek Baptist Church of Glenn Heights by Warranty Deed recorded in Volume 200074, Page 3801, DRDCT;

THENCE S 89°26'59" W, along the south line of said 6.037 acre tract and the north line of said 7.5 acre tract, a distance of 1077.87 feet to a 1/2" iron rod found in the east line of Hampton Road for the southwest corner of said 6.037 acre tract and the northwest corner of said 7.5 acre tract;

THENCE N 01°30'48" W, along the west line of said 6.037 acre tract and the east line of Hampton Road, a distance of 242.91 feet to the PLACE OF BEGINNING and containing 6.044 acres of land.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF Glenn Heights

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Harvest Family Life Ministries, does hereby adopt this plat, designating the herein above described property as FREEDOM CHURCH ADDITION on addition to the City of Glenn Heights, Dallas, County, Texas and does hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purpose indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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: _____
Harvest Family Life Ministries
Alex Blake

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appeared Alex Blake, 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 therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas.
My Commission expires _____.

CITY APPROVAL

Planning Zoning
Approved by the Planning and Zoning Commission of the City of Glenn Heights, Texas, on the _____ day of _____, 2023.

Chairperson, Planning and Zoning Commission _____ Zoning Secretary _____

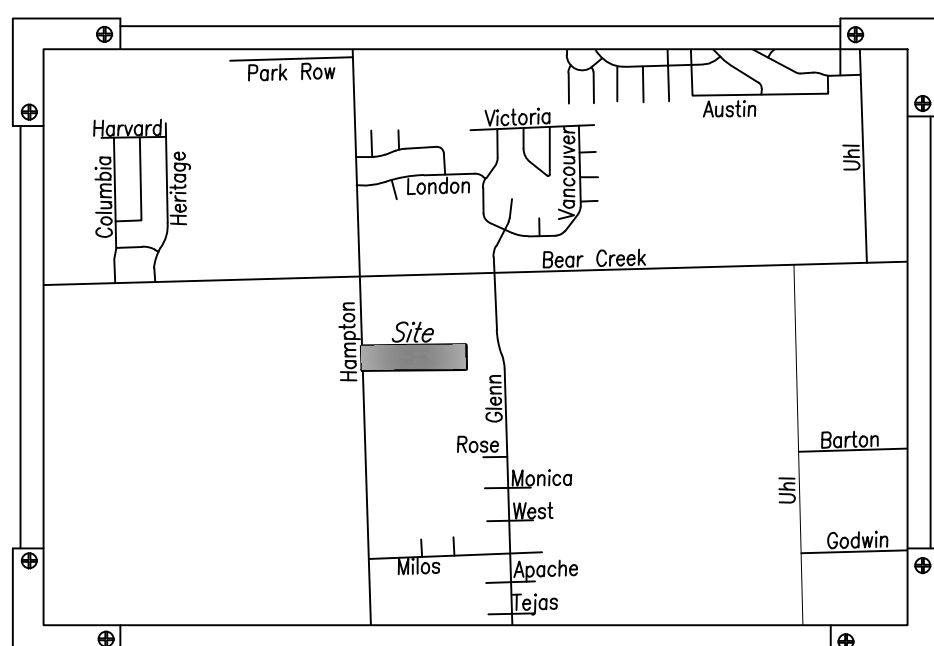
City Council
Approved by the City Council of the City of Glenn Heights, Texas, on the _____ day of _____, 2023.

Mayor _____ City Secretary _____

Owner/Developer: Harvest Family Life Ministries
1521 McFarland Drive
Waxahachie, Texas 75167
Contact: Alex Blake (214) 315-4184

Surveyor: Walker Land Surveying Company
P.O. Box 2911
Waxahachie, Texas 75168
Contact: Shawne Walker, RPLS (214) 317-0379

LEGEND	
⬤	Property Corner
IP	Iron Pipe
IR	Iron Rod
F/H	Fire Hydrant
POR	Place of Beginning
ROW	Right of Way
C/L	Centerline
B.L.	Building Line
U.E.	Utility Easement
S.S.E.	Sanitary Sewer Easement
D.E.	Drainage Easement
T.E.	Transformer Easement
---	Street Name Change



LOCATION MAP SCALE : 1" = 2000'

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, J. Shawne Walker, a Registered Professional Land Survey 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 under my personal supervision and in accordance with the Platting Rules and Regulations of the City of Glenn Heights, Texas.

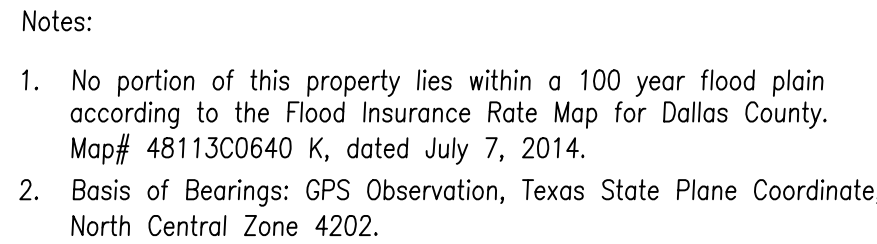
FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.
J. Shawne Walker, R.P.L.S.
Texas Registration No. 5331

Preliminary Plat
Lot 1, Block A
Freedom Church Addition
6.044 Acres
Samuel Clark Survey, Abstract No. 249
M.L. Swing Survey, Abstract No. 1455
City of Glenn Heights
Dallas County, Texas
Prepared: February, 2023



Plat Case FP-007-23: Discuss and take action to approve a Final Plat request by Shawne Walter, on behalf of Alex Blake for Freedom Church Addition, an addition to the City of Glenn Heights, Texas, being 6.044 acres, situated in the Samuel Clark Survey, Abst. No. 249 and M.L. Swing Survey, Abst. No. 1455, Glenn Heights, Dallas County, Texas. (Parvis Pourazizian, Director of Planning and Development Services)

[illegible]



LEGEND	
	Property Corner
	Iron Pipe
	Iron Rod
	Fire Hydrant
	Place of Beginning
	Right of Way
	Centerline
	Building Line
	Utility Easement
	Sanitary Sewer Easement
	Drainage Easement
	Transformer Easement
	Street Name Change

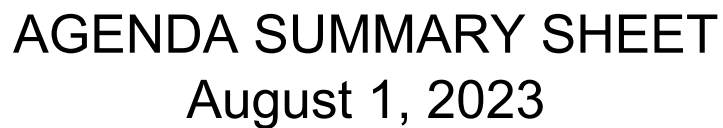


KNOW ALL MEN BY THESE PRESENTS:
That I, J. Shawne Walker, a Registered Professional Land Survey in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Plotting Rules and Regulations of the City of Glenn Heights, Texas.
FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.
J. Shawne Walker, R.P.L.S.
Texas Registration No. 5331

Mayor

City Secretary

Final Plat
Lot 1, Block A
Freedom Church Addition
6.044 Acres
Samuel Clark Survey, Abstract No. 249
M.L. Swing Survey, Abstract No. 1455
City of Glenn Heights
Dallas County, Texas
Prepared: February, 2023



Submit new Certified Tax Roll, No New Revenue Tax Rate, and Voter Approval Tax Rate to City Council. (Clifford Blackwell, Deputy City Manager)

[illegible]



**DALLAS CENTRAL APPRAISAL DISTRICT
CERTIFICATION OF APPRAISAL ROLL**

Year: 2023

Jurisdiction: City of GLENN HEIGHTS

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraphs (A) and (B), the following values are hereby certified:

Market Value of all Real & Business Personal Property Before Qualified Exemptions*	\$1,064,326,950
Taxable Value of all Real & Business Personal Property	\$883,291,170

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraph (C), the following values are hereby certified as disputed values and are not included in the above totals:

	Market Value	Taxable Value
Values under protest as determined by the Appraisal District**	\$41,657,820	\$35,965,236
Values under protest as claimed by property owner or estimated by Appraisal District in event property owner's claim is upheld	\$29,160,474	\$25,175,665
Freeport Estimated Loss		\$0
Estimated Net Taxable		\$25,175,665

I, W. Kenneth Nolan, Executive Director/Chief Appraiser of the Dallas Central Appraisal District, do hereby certify the aforementioned values and totals to the taxing jurisdiction indicated above, in accordance with the requirements of the laws of the State of Texas on this 25th day of July, 2023 .

Dallas Central Appraisal District

W. Kenneth Nolan
Executive Director/Chief Appraiser

*Total Value of New Construction in Certified Market Value above	\$31,138,688
**Value of Disputed New Construction in Protested Market Value Above	\$539,200



Dallas Central Appraisal District Certified Estimated Values Report

JURISDICTION: GLENN HEIGHTS
REPORT TYPE: JURISDICTION TOTALS
DATABASE: CERTIFICATION (2023)
TAX YEAR: 2023
REPORT DATE: July 18, 2023
RUN DATE: July 19, 2023 10:57 am

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	4,188	247,854,950	794,567,330	21,904,670	1,064,326,950

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	1,064,326,950	96,696,234	64,142,284	20,197,262	883,291,170

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	39	18,466,430	0	18,466,430	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	32	26,200	0	26,200	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	1,867	577,603,000	96,696,234	0	43,986,006	436,920,760
CAPPED VALUE LOSS	1,667	518,067,100	96,696,234	0	37,276,562	384,094,304
OVER-65	396	112,652,590	23,070,774	9,532,080	7,569,371	72,480,365
DISABLED PERSONS	98	28,899,530	5,332,244	2,383,620	2,501,826	18,681,840
DISABLED VETERANS	127	43,788,330	5,646,423	1,366,000	10,781,881	25,994,026
100% DISABLED VETERANS	107	39,518,590	4,826,424	32,319,394	1,388,500	984,272
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	2	48,560	0	48,560	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				45,649,654		
TOTAL REAL PARTIAL EXEMPT				45,601,094		
TOTAL BPP PARTIAL EXEMPT				48,560		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	62	21,027,810	160,820	21,188,630

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	21,188,630	0	20,197,262	0	991,368

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	5,064,048	26,074,640	0	31,138,688



Dallas Central Appraisal District
Certified Estimated Values Report

JURISDICTION: GLENN HEIGHTS
REPORT TYPE: RESIDENTIAL TOTALS
DATABASE: CERTIFICATION (2023)
TAX YEAR: 2023
REPORT DATE: July 18, 2023
RUN DATE: July 19, 2023 10:57 am

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	3,883	210,838,220	766,017,890	0	976,856,110

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	976,856,110	96,664,145	46,714,724	0	833,477,241

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	13	1,138,630	0	1,138,630	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	0	0	0	0	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	1,865	577,307,890	96,664,145	0	43,961,006	436,682,739
CAPPED VALUE LOSS	1,666	517,861,900	96,664,145	0	37,251,562	383,946,193
OVER-65	395	112,447,390	23,038,685	9,507,080	7,569,371	72,332,254
DISABLED PERSONS	98	28,899,530	5,332,244	2,383,620	2,501,826	18,681,840
DISABLED VETERANS	127	43,788,330	5,646,423	1,366,000	10,781,881	25,994,026
100% DISABLED VETERANS	107	39,518,590	4,826,424	32,319,394	1,388,500	984,272
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	0	0	0	0	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				45,576,094		
TOTAL REAL PARTIAL EXEMPT				45,576,094		
TOTAL BPP PARTIAL EXEMPT				0		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0	0

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	5,064,048	26,074,640	0	31,138,688



Dallas Central Appraisal District
Certified Estimated Values Report

JURISDICTION: GLENN HEIGHTS
REPORT TYPE: COMMERCIAL TOTALS
DATABASE: CERTIFICATION (2023)
TAX YEAR: 2023
REPORT DATE: July 18, 2023
RUN DATE: July 19, 2023 10:57 am

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	196	37,016,730	28,549,440	0	65,566,170

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	65,566,170	32,089	17,352,800	20,197,262	27,984,019

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	26	17,327,800	0	17,327,800	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	0	0	0	0	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	2	295,110	32,089	0	25,000	238,021
CAPPED VALUE LOSS	1	205,200	32,089	0	25,000	148,111
OVER-65	1	205,200	32,089	25,000	0	148,111
DISABLED PERSONS	0	0	0	0	0	0
DISABLED VETERANS	0	0	0	0	0	0
100% DISABLED VETERANS	0	0	0	0	0	0
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	0	0	0	0	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				25,000		
TOTAL REAL PARTIAL EXEMPT				25,000		
TOTAL BPP PARTIAL EXEMPT				0		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	62	21,027,810	160,820	21,188,630

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	21,188,630	0	20,197,262	0	991,368

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	0	0	0	0



Dallas Central Appraisal District
Certified Estimated Values Report

JURISDICTION: GLENN HEIGHTS
REPORT TYPE: BPP TOTALS
DATABASE: CERTIFICATION (2023)
TAX YEAR: 2023
REPORT DATE: July 18, 2023
RUN DATE: July 19, 2023 10:57 am

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	109	0	0	21,904,670	21,904,670

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	21,904,670	0	74,760	0	21,829,910

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	0	0	0	0	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	32	26,200	0	26,200	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	0	0	0	0	0	0
CAPPED VALUE LOSS	0	0	0	0	0	0
OVER-65	0	0	0	0	0	0
DISABLED PERSONS	0	0	0	0	0	0
DISABLED VETERANS	0	0	0	0	0	0
100% DISABLED VETERANS	0	0	0	0	0	0
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	2	48,560	0	48,560	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				48,560		
TOTAL REAL PARTIAL EXEMPT				0		
TOTAL BPP PARTIAL EXEMPT				48,560		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0	0

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	0	0	0	0

Dallas Central Appraisal District

Certified Estimated Value Report

Property Class Breakdown

JURISDICTION: GLENN HEIGHTS
 REPORT TYPE: PROPERTY CLASS BREAKDOWN
 DATABASE: CERTIFICATION (2023)
 TAX YEAR: 2023
 REPORT DATE: July 18, 2023
 RUN DATE: July 19, 2023 10:57 am

DCAD SPTD	PTD CODE	DESCRIPTION	PARCELS	MARKET VALUE	TAXABLE VALUE
A11	A	SINGLE FAMILY RESIDENCES	2,883	879,478,870	738,203,241
A12	A	SFR - TOWNHOUSES	1	356,920	286,939
A20	A	MOBILE HOME ON OWNERS LAND	14	1,056,760	1,019,990
	A - TOTAL	REAL: RESIDENTIAL SINGLE FAMILY	2,898	880,892,550	739,510,170
B11	B	MFR - APARTMENTS	9	4,727,560	4,727,560
B12	B	MFR - DUPLEXES	99	27,774,240	26,945,260
	B - TOTAL	REAL: RESIDENTIAL MULTI-FAMILY	108	32,501,800	31,672,820
C11	C1	SFR - VACANT LOTS/TRACTS	126	6,769,270	5,964,768
C12	C1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	66	9,053,580	5,511,020
C14	C1	RURAL VACANT - LESS THAN 5 ACRES	1	61,090	0
	C1 - TOTAL	REAL: VACANT LOTS/TRACTS	193	15,883,940	11,475,788
D10	D1	QUALIFIED OPEN SPACE LAND	62	21,188,630	991,368
	D1 - TOTAL	REAL: QUALIFIED LAND	62	21,188,630	991,368
F10	F1	COMMERCIAL IMPROVEMENTS	52	73,052,800	59,271,561
	F1 - TOTAL	REAL: COMMERCIAL	52	73,052,800	59,271,561
F20	F2	INDUSTRIAL IMPROVEMENTS	1	390,000	390,000
	F2 - TOTAL	REAL: INDUSTRIAL	1	390,000	390,000
J20	J	GAS COMPANIES	1	2,696,380	2,696,380
J30	J	ELECTRIC COMPANIES	20	13,690,940	13,690,940
J40	J	TELEPHONE COMPANIES	2	353,740	353,740
J70	J	CABLE COMPANIES	1	7,980	7,980
	J - TOTAL	REAL AND TANGIBLE PERSONAL UTILITIES	24	16,749,040	16,749,040
L10	L1	COMMERCIAL BPP	100	5,473,700	5,398,940
	L1 - TOTAL	PERSONAL: COMMERCIAL	100	5,473,700	5,398,940
L20	L2	INDUSTRIAL BPP	1	159,710	159,710
	L2 - TOTAL	PERSONAL: INDUSTRIAL	1	159,710	159,710
M31	M1	MOBILE HOMES ON LEASED SPACES	602	9,957,250	9,594,243
	M1 - TOTAL	MOBILE HOMES	602	9,957,250	9,594,243
O10	O	RESIDENTIAL - VACANT LOTS AS INVENTORY	145	7,933,600	7,933,600
	O - TOTAL	REAL PROPERTY: INVENTORY	145	7,933,600	7,933,600
S10	S	SPECIAL INVENTORY	2	143,930	143,930
	S - TOTAL	SPECIAL INVENTORY	2	143,930	143,930
	GRAND TOTALS		4,188	1,064,326,950	883,291,170

STATE OF TEXAS
COUNTY OF ELLIS

PROPERTY TAX CODE,
SECTION 26.01(a)

CERTIFICATION OF APPRAISAL RECORDS FOR: CITY OF GLENN HEIGHTS

I, Kathy A. Rodrigue, Chief Appraiser of the Ellis Appraisal District, do solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property that I am aware of, at an appraised value determined as required by law.

I, Kathy A. Rodrigue, do hereby certify that the following values are true and correct to the best of my knowledge:

2023 Total Taxable Value	\$	<u>761,103,140</u>
2023 Taxable Value Under Protest	\$	<u>29,932,025</u>
2023 Certified Taxable Value	\$	<u>731,171,115</u>
2023 Estimate of Value Under Protest	\$	<u>24,660,765</u>

(This value should go on Line 19A or 18A for ISDs)

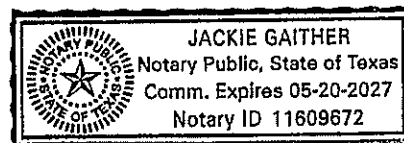
The following information is for taxing entities with a tax ceiling:

2023 Tax Limit/Freeze Adjustment	\$
2023 Freeze Adjusted Taxable Value	\$
2023 Frozen Levy	\$

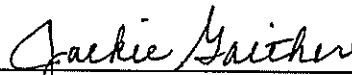
Please remember that the certified value is subject to change resulting from Appraisal Review Board action, correction of clerical errors, and the granting of late homestead, over 65, disabled and other exemptions.

Approval of the appraisal records by the Ellis Appraisal District Appraisal Review Board occurred on the 21st day of July, 2023.


Kathy A. Rodrigue, RPA
Chief Appraiser



Sworn and subscribed before me this 25th day of July, 2023.


Notary Public State of Texas

5-20-2027
Commission Expires

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (2,842)	(Count) (106)	(Count) (2,948)
Land HS Value	164,467,171	4,252,822	168,719,993
Land NHS Value	37,553,383	4,169,026	41,722,409
Ag Land Market Value	6,153,676	0	6,153,676
Total Land Value	208,174,230	8,421,848	216,596,078
Improvement HS Value	635,750,142	15,957,527	651,707,669
Improvement NHS Value	72,620,186	7,278,871	79,899,057
Total Improvement	708,370,328	23,236,398	731,606,726
Market Value	916,544,558	31,658,246	948,202,804
BUSINESS PERSONAL PROPERTY	(77)	(2)	(79)
Market Value	9,060,218	38,942	9,099,160
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (2,919)	(Total Count) (108)	(Total Count) (3,027)
TOTAL MARKET	925,604,776	31,697,188	957,301,964
Ag Land Market Value	6,153,676	0	6,153,676
Ag Use	25,530	0	25,530
Ag Loss (-)	6,128,146	0	6,128,146
APPRAISED VALUE	919,476,630	31,697,188	951,173,818
	96.7%	3.3%	100.0%
HS CAP Limitation Value (-)	79,825,248	1,572,533	81,397,781
NET APPRAISED VALUE	839,651,382	30,124,655	869,776,037
Total Exemption Amount	108,480,267	192,630	108,672,897
NET TAXABLE	731,171,115	29,932,025	761,103,140
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	731,171,115	29,932,025	761,103,140
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	731,171,115	29,932,025	761,103,140

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
\$0 = 761,103,140 * 0.000000 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
OV65-Local	5,129,150	221	162,500	9	5,291,650	230
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	100,000	6	0	0	100,000	6
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	837,500	35	25,000	1	862,500	36
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DPS-Local	25,000	1	0	0	25,000	1
DPS-State	0	0	0	0	0	0
DPS-Prorated	0	0	0	0	0	0
DVHS	26,043,855	70	0	0	26,043,855	70
DVHS-Prorated	583,723	3	0	0	583,723	3
DVHSS	597,878	2	0	0	597,878	2
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	33,317,106	338	187,500	10	33,504,606	348
Disabled Veterans Exemptions						
DV1	88,000	13	0	0	88,000	13
DV2	51,000	7	0	0	51,000	7
DV3	136,000	14	0	0	136,000	14
DV3S	10,000	1	0	0	10,000	1
DV4	420,925	47	0	0	420,925	47
DV4S	12,000	2	0	0	12,000	2
Subtotal for Disabled Veterans Exemptions	717,925	84	0	0	717,925	84
Special Exemptions						
SO	66,758	18	5,130	1	71,888	19
Subtotal for Special Exemptions	66,758	18	5,130	1	71,888	19
Absolute Exemptions						
EX-XV	74,372,467	34	0	0	74,372,467	34
EX-XV-PRORATED	0	0	0	0	0	0
EX366	6,011	10	0	0	6,011	10
Subtotal for Absolute Exemptions	74,378,478	44	0	0	74,378,478	44
Total:	108,480,267	484	192,630	11	108,672,897	495

New Value

Total New Market Value: \$65,674,068
Total New Taxable Value: \$62,229,272

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		0	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DP	Disability	5	125,000
DPS	Disabled Surviving Spouse	1	25,000
DV1	Disabled Veterans 10% - 29%	2	17,000
DV2	Disabled Veterans 30% - 49%	2	19,500
DV3	Disabled Veterans 50% - 69%	6	50,000
DV4	Disabled Veterans 70% - 100%	8	96,000
DVHS	Disabled Veteran Homestead	21	7,601,880
OV65	Over 65	26	587,500
SO	Solar (Special Exemption)	7	30,778
Partial Exemption Value Loss:		78	8,552,658
Total NEW Exemption Value			8,552,658

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			8,552,658

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	1,481	369,405	17,979	280,685
A & E	1,483	369,740	17,955	280,985

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
108	31,697,188	25,839,168	24,660,765

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	2,191		58,540,357	782,333,814	668,777,815
B	Multifamily Residential	19		0	5,767,488	5,767,488
C1	Vacant Lots and Tracts	379		0	25,462,000	25,453,149
D1	Qualified Open-Space Land	13	220.22	0	6,153,676	25,530
D2	Farm or Ranch Improvements on Qualified	2		5,040	61,397	61,397
E	Rural Land,Not Qualified for Open-Space Land	82		87,237	5,486,663	5,255,545
F1	Commercial Real Property	7		779,779	7,339,732	7,339,732
J3	Electric Companies (including Co-ops)	4		0	7,315,320	7,315,320
J4	Telephone Companies (including Co-ops)	1		0	5,749	5,749
L1	Commercial Personal Property	59		0	1,496,644	1,496,644
L2	Industrial and Manufacturing Personal Property	3		0	236,494	236,494
M1	Mobile Homes	4		0	247,249	116,180
O	Residential Inventory	131		2,132,620	9,320,072	9,320,072
XB	Income Producing Tangible Personal	10		0	6,011	0
XV	Other Totally Exempt Properties (including	35		0	74,372,467	0
Totals:			220.22	61,545,033	925,604,776	731,171,115

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	68		3,978,246	19,971,145	18,205,982
B	Multifamily Residential	28		0	8,939,082	8,939,082
C1	Vacant Lots and Tracts	6		0	942,476	942,476
E	Rural Land,Not Qualified for Open-Space Land	5		0	1,575,700	1,575,700
F1	Commercial Real Property	1		150,789	150,789	150,789
L1	Commercial Personal Property	2		0	38,942	38,942
M1	Mobile Homes	1		0	79,054	79,054
Totals:			0	4,129,035	31,697,188	29,932,025

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	2,259		62,518,603	802,304,959	686,983,797
B	Multifamily Residential	47		0	14,706,570	14,706,570
C1	Vacant Lots and Tracts	385		0	26,404,476	26,395,625
D1	Qualified Open-Space Land	13	220.22	0	6,153,676	25,530
D2	Farm or Ranch Improvements on Qualified	2		5,040	61,397	61,397
E	Rural Land,Not Qualified for Open-Space Land	87		87,237	7,062,363	6,831,245
F1	Commercial Real Property	8		930,568	7,490,521	7,490,521
J3	Electric Companies (including Co-ops)	4		0	7,315,320	7,315,320
J4	Telephone Companies (including Co-ops)	1		0	5,749	5,749
L1	Commercial Personal Property	61		0	1,535,586	1,535,586
L2	Industrial and Manufacturing Personal Property	3		0	236,494	236,494
M1	Mobile Homes	5		0	326,303	195,234
O	Residential Inventory	131		2,132,620	9,320,072	9,320,072
XB	Income Producing Tangible Personal	10		0	6,011	0
XV	Other Totally Exempt Properties (including	35		0	74,372,467	0
Totals:			220.22	65,674,068	957,301,964	761,103,140

[illegible]



**Red Oak Area Chamber/
City of Glenn Heights
Partnership Proposal
August 1st, 2023**

Facts about the Red Oak Area Chamber

- **Started in 1973 (50th anniversary),**
 - **Sponsored the East Texas Chamber in Longview**
- **I began in 2019, have 12 previous years of Restaurant Management, have MBA in Strategic Management**
- **Partnered and formed the Ellis County Chamber Coalition**
 - **Created the Leadership Ellis County program, the first leadership/education based program in Red Oak**
- **Joined the US Chamber of Commerce in 2022**
- **Opened our first-ever dedicated offices in April in the new Red Oak Government Center**
- **Currently have 180 members**
 - **Gain of just over 30% during my tenure**
 - **Membership Revenue increase of 175% during tenure**

Red Oak Area Chamber Major Events



Indoor Market
March 25th



Golf Tournament
Benefits Scholarship Program
April 28th



Outdoor Festival/Parade
September 16th



Annual Auction & Dinner
October 14th

Red Oak Area Chamber Other Activities

- **Monthly Luncheons**
 - **4th Wednesday of Each Month**
- **Chamber Scholarship Program**
 - **22 years, over \$93,000 given to local seniors from ROHS and LHSW**
- **Leadership Ellis County (2 years)**
- **Red Oak Area Chamber Education Program launched last week**
 - **Blogs, podcasts, educational resources, industry round tables, unique programs and training options**

Timeline of Events

The initial conversation about this opportunity began at the ROISD Back to School Fair in August 2022

In February, developed a comprehensive plan with CM Hall on how to move forward with creating this proposal.

Over the next few months, negotiated between City of Glenn Heights, City of Red Oak and Chamber Board to make sure all parties accept proposed changes, logos, etc.

Mr. Hall accepted another position, and shifted the conversation to Interim CM Keith Moore and ACM Cliff Blackwell, along with Chamber Exec Board, came to agreement on final proposal.

Organizational Structure

- In this setup, the Red Oak Area Chamber is the Parent/Umbrella Organization, and the Glenn Heights Chamber is "part of".
- On the surface, each community will still have their own Chamber, and that Chamber will be managed by the ROACC
 - Similar to Aramark Foodservice
 - No community will lose their identity.
 - Each Community will have their own branding
 - Each Community will have their own separate events
- 1 Chamber Membership price for both Chambers
 - For each member, there is the "allure" that they get more bang for their buck, by joining 2 Chambers and represented in the larger community
 - Includes marketing, promotion, events, etc.

Together



By itself



What the Chamber Would Provide

- **ROACC would represent the City of Glenn Heights**
- **We would explore event opportunities to the city**
 - **GH State of the City Address in January**
 - **Explore other opportunities to have Quarterly meetings at GH City Hall**
- **Create educational opportunities for local businesses to grow and prosper**
- **Regular City Council Meeting Attendance by Chamber**
- **City will have an liaison seat on the Chamber Board**
- **Representation on website and printed directory**
- **Develop strategy to help develop a similar Scholarship Program for Desoto High School**

What the City Would Provide

- **Glenn Heights would recognize us as the city's official chamber, and encourage local businesses to be involved**
- **GH would provide compensation of \$8000**
- **Use of city facilities and/or city resources (cleaning/police/etc) as needed for Chamber events/mutual benefit**

Thank You!





Discuss and take action authorizing the City Manager to allocate ARPA funds to be used for future expenditures in a total amount not to exceed \$3,319,739 for the purchase of Public Safety vehicles and for costs associated with public improvement projects in the Top of The Hills and Lindell Estates neighborhoods. (Keith Moore, Interim City Manager)

[illegible]

Planned ARPA Expenditures



KEITH MOORE
INTERIM CITY MANAGER
AUGUST 1, 2023

ARPA Funding History



- ☐ City of Glenn Heights received ARPA funding from the Federal Government through Texas Department of Emergency Management

- ☐ City of Glenn Heights received a total amount of \$3,317,908.02
 - ☐ \$1,657,316.32 on August 21, 2021
 - ☐ \$1,660,591.70 on September 26, 2022

- ☐ Year to Date there has not been any expenditures assigned to the ARPA Funding

Fire Department Ladder Truck



❑ 2023 Spartan 107' Ladder Truck

❑ Expected delivery October 2023

❑ Total cost \$1,413,578



Fire Department Ambulances



- ❑ Currently have 2 Ambulances
 - ❑ 2012 Dodge Ram 4500 Milage 102,100
 - ❑ 2016 Ford F-450 Milage 113,000

- ❑ (2) 2024 Ford F-450 Frazer Ambulances
 - ❑ Build time approximately 1 year to 1 ½ year

- ❑ Total cost \$625,000



Fire Department Ford F-150 4-Door



- ☐ Currently the Fire Department does not have a utility vehicle.
- ☐ Utilizes Public Works vehicles to transport equipment as needed.
- ☐ Would be used to transport medical equipment from hospital like backboards, pickup fire equipment used at fires like fire hoses, used to transport staff to out of town training and conferences.
- ☐ Total cost \$75,000 with bedcover and minor emergency lights and equipment.



Police Department CID Ford Explorers



- ❑ Currently the Police Department has 2 Detectives and 1 CID vehicle assigned to them.
- ❑ Current vehicle is a 2012 Chevy Equinox with 107,543 miles
- ❑ Total cost for (2) 2024 Ford Explores \$100,000
 - ❑ Build time approximately 1 year



Top of the Hills Project

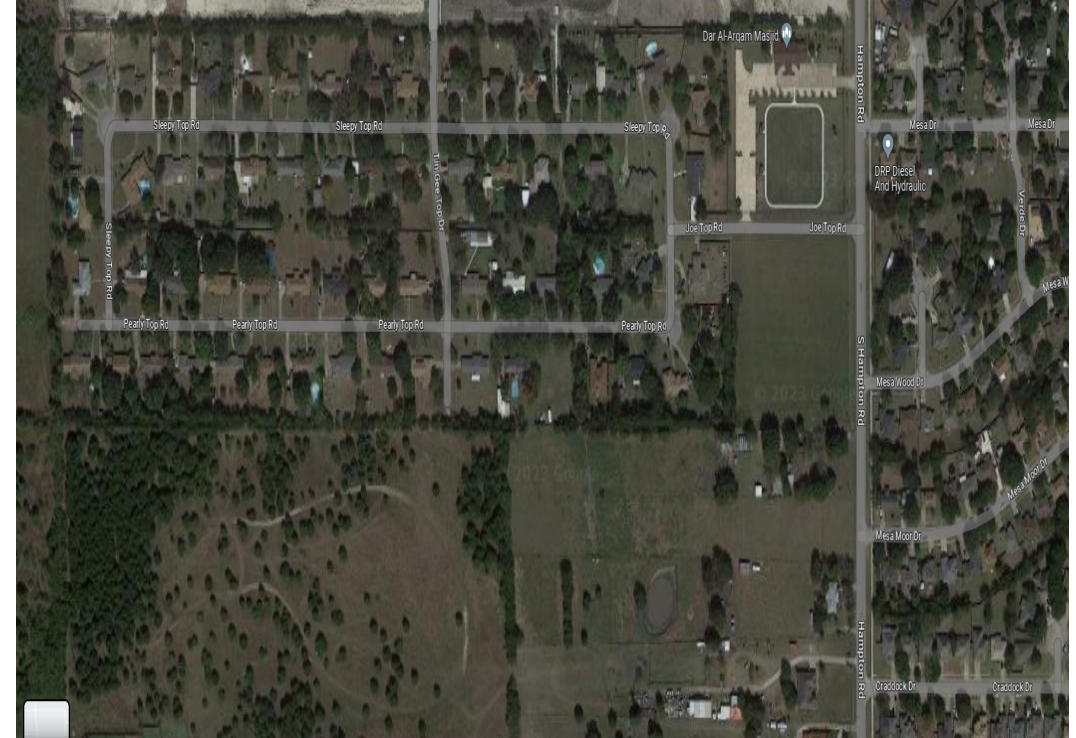


- ☐ Total Needed for Waterline, Wastewater Line, Roadway and Drainage improvements \$2,600,000
- ☐ Water line Replacement cost \$883,840
- ☐ Wastewater line Replacement cost \$921,720
- ☐ Roadway Rehabilitation cost \$634,375
- ☐ Flood Relief Outfall Ditch Construction cost \$95,347

- ☐ CDBG Funding \$1,400,000

- ☐ City of Glenn Heights Drainage Fund Funding \$100,000

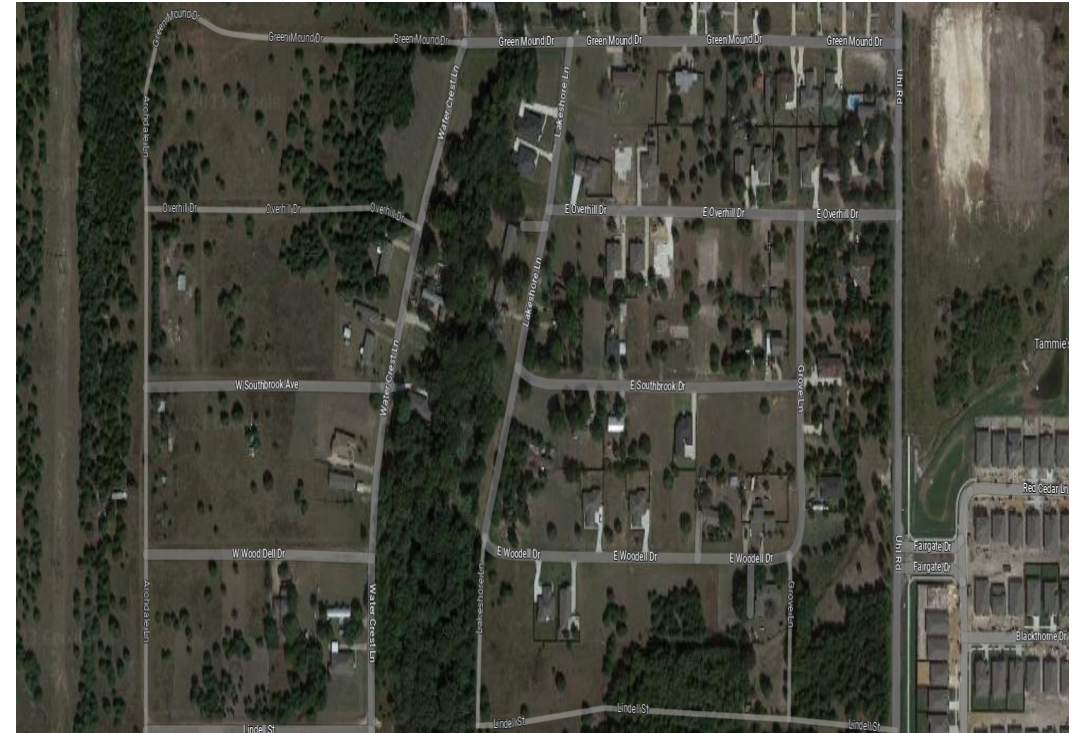
- ☐ APRA Funding \$1,000,000



Lindell Estates Waterline Improvement Project



- ❑ Lindell Estates waterline Phase 1 improvement needs \$210,000
- ❑ City of Glenn Heights Water Sewer Impact Fund \$105,670
- ❑ APRA Funding \$104,330



Planned ARPA Expenditures



☐ (1) Fire Department Ladder Truck
☐ \$1,413,578 **Not to exceed**

☐ Top of the Hills
☐ \$1,000,000 **Not to exceed**

☐ (2) Fire Department Ambulances
☐ \$625,000 **Not to exceed**

☐ Lindell Estates
☐ \$104,330 **Not to exceed**

☐ (1) Fire Department Ford F-150 4-Door
☐ \$75,000 **Not to exceed**

☐ (2) Police Department CID Ford Explorers
☐ \$100,000 **Not to exceed**

Staff Recommendations



- ☐ Staff recommends authorizing the City Manager to expense ARPA Funds in the amount not to exceed \$3,319,739 on proposed expenditures.

Questions



[illegible]