



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, OCTOBER 3, 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, October 3, 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.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.

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

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

PROCLAMATIONS

- World Teachers' Day, October 5, 2023
- Fire Prevention Week, October 8-14, 2023
- Breast Cancer Awareness Month, October 2023
- National Domestic Violence Awareness Month, October 2023
- National Walk to End Alzheimer's Month, October 2023

EVENTS

- Hispanic Heritage Month Festival, October 7, 2023, 6:00 P.M. - 8:00 P.M., City Center Courtyard, 1938-C South Hampton Road, Glenn Heights, Texas 75154

- Fall Festival, October 28, 2023, 6:00 P.M. - 8:00 P.M., City Center Courtyard, 1938-C South Hampton Road, Glenn Heights, Texas 75154

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the September 5, 2023, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve the City Council Meeting Minutes of the September 12, 2023, Special Called City Council Meeting. (Brandi Brown, City Secretary)
3. Discuss and take action to approve Ordinance O-12-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Code of Ordinances, by repealing and replacing Appendix A "Fee Schedule"; providing a severability clause; and providing an effective date. (Second Reading) (Clifford Blackwell, Deputy City Manager)
4. Discuss and take action to approve Ordinance O-13-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Glenn Heights, as amended, by granting a change in zoning for an approximately 10.297 acre tract of land, recorded in County Clerk Instrument Number 2023-302209, Deed Records, Dallas County Texas, and being commonly known as 1908 and 1926 South Hampton Road, Glenn Heights, Texas, from Single-Family Residential-1 (SF-1) and Retail (R) to Commercial (C). (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)

AGENDA

1. Public hearing to receive testimony regarding Ordinance O-14-23, 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, by changing the Zoning Classification from Single-Family Residential-3 (SF-3) to Single-Family Residential-3 with A Specific Use Permit for freestanding carport (SF-3 SUP) for an approximately 0.234 acre tract of land being commonly known as 303 Mesa Court, Glenn Heights, Dallas County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)
2. Discuss and first reading of Ordinance O-14-23, 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, by changing the Zoning Classification from Single-Family Residential-3 (SF-3) to Single-Family Residential-3 with A Specific Use Permit for freestanding carport (SF-3 SUP) for an approximately 0.234 acre tract of land being commonly known as 303 Mesa Court, Glenn Heights, Dallas County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)
3. Discuss and take action on Resolution R-24-23, a Resolution of the City Council of the City of Glenn Heights, Texas authorizing County of Dallas to resell tax

foreclosed properties by public or private sale, to the highest qualified purchaser, as provided by Section 34.05 of the Texas Property Tax Code, to wit: 8 Barton Street. (Clifford Blackwell, Deputy City Manager)

4. Discuss and take action on Resolution R-25-23, a Resolution of the City Council of the City of Glenn Heights, Texas, nominating a candidate to be a Member of the Board Of Directors of the Dallas Central Appraisal District. (Brandi Brown, City Secretary)
5. Discuss and take action on Resolution R-26-23, a Resolution of the City Council of the City of Glenn Heights, Texas, nominating candidates for the Ellis Appraisal District Board of Directors for the Year 2024-2025. (Brandi Brown, City Secretary)
6. Presentation on Fiscal Year 2023-2024 Community Engagement Events. (Alyssa McGee, Community Engagement Coordinator)
7. Discuss and take action on a request concerning a Site Plan for O'Reilly Auto Parts by Craig A. Schneider with Esterly, Scheider & Associates. The 1.317-acre (Portion of the 9.606 Acres) property is zoned Retail "R" and is situated in the J.P. Woolsey Survey , Abstract #1135. The property is located at the Southeast corner of Ovilla Road and Santa Rosa Drive, Glenn Heights, Ellis County, Texas. The proposed use is an Auto Parts Store. (Parviz Pourazizian, Director of Planning and Development Services)
8. Discuss and take action on the Youth Advisory Committee. (Travis Bruton, Council Member, Place 3)

EXECUTIVE SESSION

1. The City Council shall convene into closed, Executive Session:
 - A. pursuant to Texas Government Code section 551.074 – Personnel Matters – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: City Manager.
2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:
 - A. pursuant to Texas Government Code section 551.074 – Personnel Matters – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: City Manager.

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, September 29, 2023.

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

Brandi Brown, City Secretary

PROCLAMATION



Office of the Mayor • City of Glenn Heights

**World Teachers' Day
October 5, 2023**

WHEREAS, the City of Glenn Heights' future strength depends on providing a high-quality education to all students; and

WHEREAS, teacher quality matters more to student achievement than any other school-related factor; and

WHEREAS, teachers spend countless hours preparing lesson plans and supporting students; and

WHEREAS, our DeSoto ISD and Red Oak ISD teachers have demonstrated great resilience, adaptability, and creativity during and after the COVID-19 crisis; and

WHEREAS, our community recognizes and supports its teachers in educating the children of this community; and

WHEREAS, #TeachersCan is a statewide movement supported by more than 150 partnering businesses and organizations committed to elevating the teaching profession and honoring the critical role teachers play in the success of Texas; and

BE IT RESOLVED that the City Council of the City of Glenn Heights joins #TeachersCan and its partnering entities across Texas in celebrating World Teachers' Day.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim October 5, 2023, **World Teachers' Day.** I encourage members of our community to personally express appreciation to our teachers and display a light blue ribbon outside your homes or businesses the week of October 5th as a symbol of support for our educators.

IN WITNESS WHEREOF, I have hereunto set my hand this third day of October in the year of our Lord two thousand twenty-three.

Sonja A. Brown
Glenn Heights, Dallas County, Texas

PROCLAMATION



Office of the Mayor ▪ City of Glenn Heights

Fire Prevention Week
October 8-14, 2023



WHEREAS, the City of Glenn Heights is committed to ensuring the safety and security of all those living in and visiting our City. The 2023 Fire Prevention Week theme, "Cooking safety starts with YOU. Pay attention to fire prevention," works to educate everyone about simple but important actions they can take to keep themselves and those around them safe when cooking; and

WHEREAS, according to NFPA data, home, the place people feel safest from fire, is actually where they are at greatest risk. Cooking fires are the leading cause of home fires and home fire injuries. Unattended cooking is the leading cause of cooking fires and deaths. The good news is you can prevent most cooking fires and burns. Help keep your family safer with some simple but effective tips. I encourage residents to visit [NFPA.org](https://www.nfpa.org) to read about key messages related to cooking in your home, including:

- Turning pot handles towards the back of the stove. Always keep a lid nearby when cooking. If a small grease fire starts, slide the lid over the pan and turn off the burner.
- Watch what you heat. Set a timer to remind you that you are cooking.
- Have a "kid-free zone" of at least 3 feet around the stove and areas where hot food is prepared; and

WHEREAS, Glenn Heights' first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education, residents should also be responsive to public education measures and take personal steps to increase their safety from fire, especially in their homes.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim October 8-14, 2023, as **Fire Prevention Week.**

IN WITNESS WHEREOF, I have hereunto set my hand this third day of October in the year of our Lord two thousand twenty-three.

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

PROCLAMATION



Office of the Mayor • City of Glenn Heights

Breast Cancer Awareness Month October 2023

WHEREAS, during National Breast Cancer Awareness Month, our City honors the courage and strength of the over 3.4 million Americans who are battling this terrible disease and remembers loved ones whose lives have been affected by breast cancer. In memory of those we have lost, we pledge to never waver from our ongoing search for effective and innovative medical advancements to treat and prevent this disease; and

WHEREAS, in the United States, more than 250,000 women and approximately 2,400 men are diagnosed with breast cancer annually. While deaths from breast cancer have declined over time, it remains the second most common form of cancer and the second leading cause of cancer death overall among American women. For this reason, I urge all residents, especially those who have a family history or may be at increased risk, to consult with their healthcare providers about the individual likelihood of developing breast cancer; and

WHEREAS, this month, breastcancer.org is emphasizing helping people make sense of the complex medical and personal information about breast health and breast cancer, so they can make the best decisions for their lives, and that every person should seek trusted guidance when they need it most, as no one should face breast cancer alone. Visit [www. www.breastcancer.org](http://www.breastcancer.org) to obtain more information centered on Education, Empowerment, Action, Community, and Hope.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim October 2022 as **National Breast Cancer Awareness Month**. I encourage citizens and other interested groups to increase awareness of how Americans can fight breast cancer.

IN WITNESS WHEREOF, I have hereunto set my hand this third day of October in the year of our Lord two thousand twenty-three.

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

PROCLAMATION



Office of the Mayor • City of Glenn Heights

National Domestic Violence Awareness Month October 2023

WHEREAS, domestic violence poisons relationships, destroys lives, and shatters the bedrock of our society – the family. Homes should be places of comfort and stability where love and mutual respect thrive. Domestic violence erodes this environment, leaving many Americans in potentially life-threatening situations. As a City, we must resolve to have zero tolerance for acts of domestic violence. During National Domestic Violence Awareness Month, we reaffirm our steadfast commitment to empowering survivors and ending this deeply destructive abuse; and

WHEREAS, domestic violence affects Americans regardless of income, race, gender, or socioeconomic status. Still, women make up a disproportionately higher number of victims of domestic violence. Each of us has a duty to speak out against these crimes and to make every effort to prevent such tragedies from occurring. Together, we can ensure those who have suffered at the hands of abusers receive needed care and support, and we can protect potential victims from future abuse; and

WHEREAS, this month, we strengthen our resolve to ensure homes are places of refuge, comfort, and protection – and not places of fear and abuse. We renew our commitment to support and protect victims, hold perpetrators accountable, and prevent violence before it starts. We strive to eliminate domestic violence in all its horrific forms in order to sustain the hope of a better life for victims and to foster safer homes and relationships.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim October 2023 as **National Domestic Violence Awareness Month**. I call upon all residents to stand firm in condemning domestic violence and supporting survivors of these crimes in finding the safety and recovery they need. I also call upon all residents to support, recognize, and trust in the efforts of law enforcement, and public health and social services providers, who hold offenders accountable, protect victims of crime, and prevent future violence.

I also request that all residents recognize Thursday, October 19, 2023, as **"Go Purple Day"** - a national day of action during Domestic Violence Awareness Month. Everyone is encouraged to wear all things purple as a symbol of peace, courage, survival, honor, and personal dedication to domestic violence awareness.

IN WITNESS WHEREOF, I have hereunto set my hand this third day of October in the year of our Lord two thousand twenty-three.

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

PROCLAMATION



Office of the Mayor ▪ City of Glenn Heights

National Walk to End Alzheimer's Month
October 2023



WHEREAS, approximately 400,000 Texans are affected by Alzheimer's disease; and

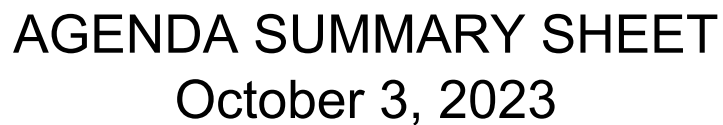
WHEREAS, Texas ranks fourth in the number of Alzheimer's disease cases and second in the number of Alzheimer's disease deaths; and

WHEREAS, the Alzheimer's Association is the leading voluntary health organization in Alzheimer's care, support and research. The Alzheimer's Association's Mission is to eliminate Alzheimer's disease through the advancement of research, to provide care and enhance support for all affected, and to reduce the risk of dementia through the promotion of brain health.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim October 2023 as **National Walk to End Alzheimer's Month** in the City of Glenn Heights, Texas, and I urge all citizens to recognize the contributions of the Alzheimer's Association in fighting against this disease. I also encourage all residents to visit act.alz.org to learn more about Walk to End Alzheimer's Month; join an Area Walk Team in Ennis, TX on October 7th, Arlington, TX on October 14th, or Dallas, TX on November 4th; or to create your own Team and walk in unison to show support for this cause.

IN WITNESS WHEREOF, I have hereunto set my hand this third day of October in the year of our Lord two thousand twenty-three.

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



Discuss and take action to approve the City Council Meeting Minutes of the September 5, 2023, Regular Called City Council Meeting. (Brandi Brown, City Secretary)

[illegible]

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

SEPTEMBER 5, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 5th day of September 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, Place 2
Sherron Mosley	*	Council Member, Place 1
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

STAFF:

Keith Moore	*	Interim City Manager
Clifford Blackwell	*	Deputy City Manager
Brandi Brown	*	City Secretary
Nick Bristow	*	Interim Chief of Police
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 7:04 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

Carolyn Kelley: address on file – addressed a dilapidated property in her neighborhood and requested that it be demolished.

Gerren Adderley: address on file – addressed Kingston Meadows lighting and safety concerns.

PROCLAMATIONS

Mayor Sonja A. Brown read the following Proclamations:

- National Payroll Week, September 4-8, 2023
- Patriot Day and National Day of Service and Remembrance, September 11, 2023
- National GEAR UP Week, September 25-29, 2023

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the August 8, 2023, Special Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve Ordinance O-07-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Glenn Heights Code of Ordinances Chapter 8 “Offenses and Nuisances”, by repealing Article 8.05 “Curfew Hours for Minors”; providing a savings clause; providing a severability clause; and providing an effective date. (Second Reading) (Victoria Thomas, City Attorney)
3. Discuss and take action to approve Resolution R-20-23, a Resolution of the City Council of the City of Glenn Heights, approving an Interlocal Cooperation Agreement for coordinated health services with Dallas County, Texas on behalf of Dallas County Health and Human Services, to provide public health services to City residents; authorizing the City Manager to execute the same; and providing an effective date. (Parviz Pourazizian, Director of Planning & Development Services)
4. Discuss and take action to approve Resolution R-21-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving an Interlocal Cooperation Agreement for food establishment inspection and environmental health services with Dallas County; authorizing the City Manager to execute the same; providing an effective date. (Parviz Pourazizian, Director of Planning & Development Services)

Mayor Pro Tem Harry A. Garrett made a motion to approve Consent Agenda Items 1-4. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

AGENDA

1. Public Hearing to receive testimony regarding the Proposed Fiscal Year 2023-2024 Budget.

Clifford Blackwell, Deputy City Manager, introduced this item and completed a presentation regarding the overall budget process, an overview of revenues and expenditures for the operating budget and capital improvements, the proposed tax rate, major operating funds, capital improvement projects, and supplemental requests.

Mr. Blackwell, Nick Williams, Interim Fire Chief, and Parviz Pourazizian, Director of Planning & Development, answered Council's questions related to the Single Role Paramedic and Code Enforcement positions, the Top of the Hill Project, CDBG deadlines, what ARPA funds can be used for, and Cancer Screenings for all Staff.

Council Member Travis Bruton made a motion to open the Public Hearing. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown opened the Public Hearing at 7:58 P.M.

No testimony was provided.

Council Member Travis Bruton made a motion to close the Public Hearing. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown closed the Public Hearing at 7:58 P.M.

2. Discussion and first reading to consider Ordinance O-08-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting the Budget for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024.

Clifford Blackwell, Deputy City Manager, introduced this item. No additional information was provided.

3. Discuss and take action to postpone vote on approval of the Proposed Fiscal Year 2023-2024 Budget to the September 12, 2023, City Council Meeting.

Clifford Blackwell, Deputy City Manager, introduced this item.

Mayor Pro Tem Harry A. Garrett made a motion to postpone vote on approval of the Proposed Fiscal Year 2023-2024 Budget to the September 12, 2023, City Council Meeting. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

4. Public Hearing to receive testimony regarding the Proposed Property Tax Rate for Fiscal Year 2023.

Clifford Blackwell, Deputy City Manager, introduced this item and completed a presentation regarding the Maintenance and Operations Rate (General Fund) and the Interest and Sinking Rate (Debt Fund); the current tax rate; and the No-New Revenue, Voter Approval, and De Minimis Tax Rates; and provided tax levy per tax rate, average residential tax levy comparison, 10-year tax rate history, appraisal value, and tax levy history information.

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

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown opened the Public Hearing at 8:09 P.M.

No testimony was provided.

Council Member Travis Bruton made a motion to close the Public Hearing. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown closed the Public Hearing at 8:09 P.M.

5. Discussion and first reading to consider Ordinance O-09-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting and levying ad valorem taxes for the year 2023 (Fiscal Year 2023-2024) at a rate of \$0.564729 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Glenn Heights, Texas.

Clifford Blackwell, Deputy City Manager, introduced this item. No additional information was provided.

6. Discuss and take action to postpone vote on approval of the Proposed Property Tax Rate for Fiscal Year 2023 to the September 12, 2023, City Council Meeting

Clifford Blackwell, Deputy City Manager introduced this item.

Council Member Stephanie Hale made a motion to postpone vote on approval of the Proposed Property Tax Rate for Fiscal Year 2023 to the September 12, 2023, City Council Meeting. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

7. 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, introduced this item.

Clint Woodward, President and CEO, Red Oak Area Chamber of Commerce, completed a presentation regarding the history of the Chamber, an overview of their major events and other activities, their organizational structure, and services provided.

Mr. Woodard answered Council's questions related to Glenn Heights having the ability to vote on the Board, term limits, and the fee to join.

Mayor Pro Tem Harry A. Garrett made a motion to approve a partnership between the City of Glenn Heights and the Red Oak Area Chamber of Commerce. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

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

VOTE 1 Nay – Hale

8. Zoning Case 23-001-SP: Discuss and take action on a request concerning a Site Plan for Holy House of Prayer Church by Oscar Galan with Classic Design Group. The 1.1636 acre property is zoned Neighborhood Services (NS) in the Heritage Estates Neighborhood, Block F.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation regarding the rezoning request and provided a Staff recommendation.

Due to a Council question related to parking spaces, which required additional research, Council Member Stephanie Hale made a motion to postpone Agenda Item 8 until after Agenda Item 10. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

9. Discuss and take action on Resolution R-19-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving the Terms and Conditions of an Interlocal Agreement between the City of Glenn Heights, Texas and Dallas County, Texas for the re-sale of the City's interest in tax foreclosed and seized real properties by Dallas County as Trustee; and providing for an effective date.

Clifford Blackwell, Deputy City Manager, introduced this item and answered Council's questions related to costs to the City.

Mayor Pro Tem Harry A. Garrett made a motion to approve Resolution R-19-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving the Terms and Conditions of an Interlocal Agreement between the City of Glenn Heights, Texas and Dallas County, Texas for the re-sale of the City's interest in tax foreclosed and seized real properties by Dallas County as Trustee; and providing for an effective date. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

10. Discuss and first reading of Ordinance O-10-23 an Ordinance of the City Council of the City of Glenn Heights, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the Company’s 2023 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the Company to reimburse ACSC’S reasonable ratemaking expenses; repealing Article 13.07 “Natural Gas Rates and Charges” of the City’s Code Of Ordinances; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Ordinance to the Company and the ACSC’s legal counsel.

Victoria Thomas, City Attorney, introduced this item and answered Council’s questions related to if a portion of the rate increase would come to the City.

8. Zoning Case 23-001-SP: Discuss and take action on a request concerning a Site Plan for Holy House of Prayer Church by Oscar Galan with Classic Design Group. The 1.1636 acre property is zoned Neighborhood Services (NS) in the Heritage Estates Neighborhood, Block F.

Parviz Pourazizian, Director of Planning and Development Services, provided Ordinance information related to parking spaces and confirmed that the Planning and Zoning Commission had approved this item.

Council Member Stephanie Hale made a motion to approve Zoning Case 23-001-SP, a request concerning a Site Plan for Holy House of Prayer Church by Oscar Galan with Classic Design Group. The 1.1636 acre property is zoned Neighborhood Services (NS) in the Heritage Estates Neighborhood, Block F. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

EXECUTIVE SESSION

1. The City Council shall convene into closed, Executive Session pursuant to Texas Local Government Code section 551.071 – consultation with City Attorney – to seek legal advice regarding:
 - A. the May 8, 2023 Consulting Services Agreement between David A. Hall Consulting and/or David A. Hall and the City of Glenn Heights, Texas; and
 - B. the May 26, 2023 Agreement for Executive Recruitment Services for City

Manager between Strategic Government Resources (“SGR”) and City of Glenn Heights, Texas.

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

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown announced that City Council went into Executive Session at 8:47 P.M.

2. The City Council shall convene into closed, Executive Session pursuant to Texas Local Government Code section 551.071 – consultation with City Attorney – to seek legal advice regarding:
 - A. the May 8, 2023 Consulting Services Agreement between David A. Hall Consulting and/or David A. Hall and the City of Glenn Heights, Texas; and
 - B. the May 26, 2023 Agreement for Executive Recruitment Services for City Manager between Strategic Government Resources (“SGR”) and City of Glenn Heights, Texas.

Mayor Pro Tem Harry A. Garrett made a motion to reconvene into Open Session. Council Member Cornel Benford II made the second.

Mayor Sonja A. Brown announced that City Council reconvened into Open Session at 9:19 P.M.

Council Member Stephanie Hale made a motion to terminate the May 8, 2023 Consulting Services Agreement between David A. Hall Consulting and/or David A. Hall and the City of Glenn Heights, Texas, effective September 18, 2023, and directed the City Attorney to send notice per the agreement. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Council Member Laymon Lightfoot made a motion to terminate the May 26, 2023 Agreement for Executive Recruitment Services for City Manager between Strategic Government Resources (“SGR”) and City of Glenn Heights, Texas, effective September 14, 2023, and directed the City Attorney to send notice per the agreement. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

ADJOURNMENT

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

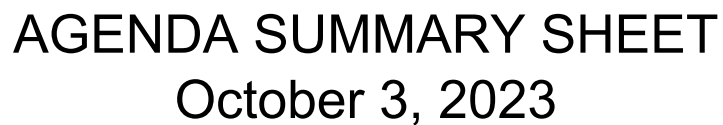
VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown adjourned the meeting at 9:21 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary
Passed and approved on the 3rd day of October 2023



Discuss and take action to approve the City Council Meeting Minutes of the September 12, 2023, Special Called City Council Meeting. (Brandi Brown, CitySecretary)

[illegible]

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

SEPTEMBER 12, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 12th day of September 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, Place 2
Sherron Mosley	*	Council Member, Place 1
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

STAFF:

Keith Moore	*	Interim City Manager
Clifford Blackwell	*	Deputy City Manager
Brandi Brown	*	City Secretary
Nick Bristow	*	Interim Chief of Police
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 7:06 P.M., with a quorum of the City Council present.

INVOCATION

Council Member Sherron Mosley 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.

PROCLAMATIONS

Mayor Sonja A. Brown read the following Proclamations:

- National Hispanic Heritage Month, September 15, 2023 – October 15, 2023
- Constitution Week, September 17 – 23, 2023

EVENTS

Mayor Sonja A. Brown announced the following Events:

- Cops & Coffee, September 16, 2023, 9:00 A.M. - 11:00 A.M., Yummi Donuts, 1308 East Bear Creek, Glenn Heights, Texas 75154
- City-Wide HOA Meeting, September 26, 2023, 6:00 P.M., City Hall, City Council Chambers, 1938-C South Hampton Road, Glenn Heights, Texas 75154
- Texas Night Out, October 3, 2023, 5:00 P.M. - 7:00 P.M., City Center Courtyard, 1938-C South Hampton Road, Glenn Heights, Texas 75154

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the August 15, 2023, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve Ordinance O-10-23 an Ordinance of the City Council of the City of Glenn Heights, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2023 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the Company to reimburse ACSC'S reasonable ratemaking expenses; repealing Article 13.07 "Natural Gas Rate sand Charges" of the City's Code Of Ordinances; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Ordinance to the Company and the ACSC's legal counsel.(Second Reading) (Victoria Thomas, City Attorney)
3. Discuss and take action excusing the absences of Mayor Pro Tem Harry A. Garrett from the June 6, 2023, and August 8, 2023, City Council Meetings pursuant to Code of Ordinances Section 1.02.008(a)(2). (Mayor Pro Tem Harry A. Garrett)

Council Member Cornel Benford, II made a motion to approve Consent Agenda Items 1-3. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

AGENDA

1. Discuss and take action to approve Ordinance O-08-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting the Budget for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024. (Second Reading) (Record Vote)

Clifford Blackwell, Deputy City Manager, introduced this item and completed a brief presentation regarding the overall budget process, an overview of revenues and expenditures for the operating budget and capital improvements, the proposed tax rate, major operating funds, capital improvement projects, and supplemental requests.

Mr. Blackwell answered Council's questions related to Community Engagement Line Items and modifying a Budget prior to the end of a Fiscal Year.

Mayor Pro Tem Harry A. Garrett made a motion to approve Ordinance O-08-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting the Budget for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

2. Discuss and take action on Resolution R-22-23, a Resolution of the City Council of the City of Glenn Heights, Texas, ratifying the property tax increase reflected in the City's Adopted Fiscal Year 2023-2024 Budget, which is a budget that will require raising more revenue from property taxes than in the previous year; and providing an effective date. (Record Vote)

Clifford Blackwell, Deputy City Manager, introduced this item.

Mayor Pro Tem Harry A. Garrett made a motion to approve Resolution R-22-23, a Resolution of the City Council of the City of Glenn Heights, Texas, ratifying the property tax increase reflected in the City's Adopted Fiscal Year 2023-2024 Budget, which is a budget that will require raising more revenue from property taxes than in the previous year; and providing an effective date. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

3. Discuss and take action to approve Ordinance O-09-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting and levying ad valorem taxes for the year 2023 (Fiscal Year 2023-2024) at a rate of \$0.564729 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Glenn Heights, Texas. (Second Reading) (Record Vote)

Clifford Blackwell, Deputy City Manager, introduced this item and completed a brief presentation regarding the Maintenance and Operations Rate (General Fund) and the

Interest and Sinking Rate (Debt Fund); the current tax rate; and the No-New Revenue, Voter Approval, and De Minimis Tax Rates; and provided tax levy per tax rate, average residential tax levy comparison, 10-year tax rate history, appraisal value, and tax levy history information.

Mayor Pro Tem Harry A. Garrett moved that the property tax rate be increased by the adoption of a tax rate of \$0.564729 which is effectively a 2.90 percent increase in the tax rate. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

4. Discuss and first reading of Ordinance O-11-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Glenn Heights Code of Ordinances by repealing and replacing Article 6.03, “Food Service Regulations” of Chapter 6 “Health and Sanitation,” and amending Appendix A “Fee Schedule” at Section A4.001 “Food Service Fees”; providing a severability clause; and providing an effective date.

Parviz Pourazizian, Director of Planning & Development Services, introduced this item and discussed the proposed amendments.

5. Discuss and first reading of Ordinance O-12-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Code of Ordinances, by amending Appendix A - Master Fee Schedule.

Clifford Blackwell, Deputy City Manager, introduced this item.

Council Member Laymon Lightfoot made a motion to table this item to the September 19, 2023 Meeting. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

EXECUTIVE SESSION

1. The City Council shall convene into closed, Executive Session:
 - A. pursuant to Texas Government Code section 551.074 – Personnel Matters – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: City Manager.

Mayor Pro Tem Harry A. Garrett made a motion to go into Executive Session. Council Member Cornel Benford II made the second.

Mayor Sonja A. Brown announced that City Council went into Executive Session at 7:32 P.M.

2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:

- A. pursuant to Texas Government Code section 551.074 – Personnel Matters – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: City Manager.

Council Member Travis Bruton made a motion to reconvene into Open Session. Mayor Pro Tem Harry A. Garrett made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown announced that City Council reconvened into Open Session at 8:49 P.M. and that no action was taken.

ADJOURNMENT

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

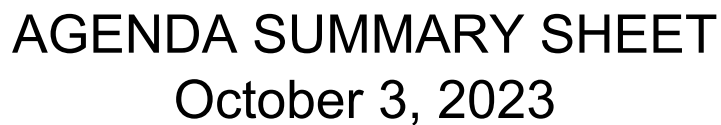
VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown adjourned the meeting at 8:49 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary
Passed and approved on the 3rd day of October 2023



Discuss and take action to approve Ordinance O-12-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Code of Ordinances, by repealing and replacing Appendix A "Fee Schedule"; providing a severability clause; and providing an effective date. (Second Reading) (Clifford Blackwell, Deputy City Manager)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: October 3, 2023

SUBJECT

Discuss and take action to approve Ordinance O-12-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Code of Ordinances, by repealing and replacing Appendix A "Fee Schedule"; providing a severability clause; and providing an effective date. (Second Reading) (Clifford Blackwell, Deputy City Manager)

DISCUSSION / BACKGROUND

The Master Fee Schedule provides a comprehensive listing of all fees associated with services provided by the City of Glenn Heights.

It was decided that each year during the budget process, staff would examine the fees that are charged for fee-based services throughout all City departments, so that fees may be adjusted/modified, added, or eliminated, accordingly.

For this process, each City Department submits any proposed changes to their fee schedules to the City Manager and Deputy City Manager for review, which are then incorporated into a proposed Ordinance for City Council consideration. Per the City's Code of Ordinances, Article A1.000, General Provisions, the City Manager shall have authority to propose new fees and amendments to the fee schedule as he or she deems appropriate or necessary. Said proposed or amended fees shall become effective after being placed on a City Council meeting agenda and approved by the Council.

The attached Ordinance includes fee modifications and additions for the following City departments for Fiscal Year 2023-2024:

- Parks and Recreation
- Planning and Development

- Public Safety - Police
- Utility Billing

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of Ordinance O-12-23 after its second reading on October 3, 2023.

ATTACHMENTS

1. Ordinance O-12-23

PREPARED BY

Clifford Blackwell, Deputy City Manager

REVIEWED BY

Brandi Brown, City Secretary

**CITY OF GLENN HEIGHTS, TEXAS
ORDINANCE NO. O-12-23**

**AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS,
AMENDING THE GLENN HEIGHTS CODE OF ORDINANCES BY
REPEALING AND REPLACING APPENDIX A “FEE SCHEDULE”;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Glenn Heights, Texas, has previously adopted a Fee Schedule, codified as Appendix A to the City’s Code of Ordinances, setting forth the fees to be charged for all services, permits, and related matters; and

WHEREAS, it has been necessary that the Fee Schedule be amended from time to time by ordinance of the City Council; and

WHEREAS, the City Council, upon the recommendation of City Staff, finds that the Fee Schedule should be repealed and replaced in its entirety with the updated Fee Schedule set forth in Exhibit “A” to this Ordinance, effective October 1, 2023.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Glenn Heights, Texas is hereby amended by repealing the current Appendix A “Fee Schedule” thereto and replacing it in its entirety with the Fee Schedule attached hereto and incorporated herein by this reference as Exhibit “A” effective October 1, 2023.

SECTION 2. In the event of a conflict between the fees listed in the attached Exhibit “A” and any previous fees adopted by ordinance, the fees set forth in Exhibit “A” hereto shall supersede any previous fees previously adopted.

SECTION 3. All provisions of the Ordinances of the City of Glenn Heights in conflict with the provisions of this Ordinance are hereby repealed and all other provisions of the Ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. This Ordinance shall take effect from and after October 1, 2023.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS,
TEXAS, ON THE 3RD DAY OF OCTOBER 2023.**

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney
4892-1995-7632, v. 1

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Appendix A

Fee Schedule

ARTICLE A1.000

GENERAL PROVISIONS

§ A1.001 **City manager authority to amend fee schedule.**

The city manager shall have authority to propose new fees and amendments to the following fee schedule as he or she deems appropriate or necessary. Said proposed or amended fees shall become effective after being placed on a city council meeting agenda and approved by the council.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-13-17 adopted 9/12/17; Ordinance O-14-17 adopted 9/12/17)

ARTICLE A2.000

PLANNING DEPARTMENT

§ A2.001 **Planning Department.**

(a) Zoning ordinance: \$25.00

(b) Subdivision regulations: \$15.00.

(c) Annexation: \$500.00.

(d) Zoning:

(1) Zoning change other than SUP or Planned Development:

(A) \$1000.00: (1–10 acres).

(B) \$1,500: (11–29 acres).

(C) \$1,500 + \$15.00/acre: (30 + acres).

A total of \$2,800.00 is the maximum amount for zoning change under this subsection.

(2) Zoning Change: SUP:

A) Commercial: \$950 + \$15 /acre

B) Residential: \$500 + \$5/acre

(3) Zoning Change: Planned development: \$1,500.00 plus \$10.00/acre plus actual cost of third-party review fee(s).

(4) Temporary use permit or renewal: \$150.00.

(5) Zoning verification letter: \$60.00.

- (6) Appeal/variance: \$250.00 + notification fees (at cost).
- (7) Site plan review: \$350.00 + \$20.00/acre plus actual cost of third-party review fee(s)
- (8) In-house plan review: \$60.00 hourly.
- (9) Plan review by third party: Actual cost.

All acreage will be rounded up to the nearest whole acre.

(e) Platting:

Fees below do not include recordation fee and third-party review cost.

(1) Preliminary plat:

- (A) 25 acres or less: \$400.00 + \$20.00/lot.
- (B) Over 25 acres: \$450.00 plus \$25.00/lot.

(2) Final plat:

- (A) 25 lots or less: \$325.00 + \$50.00/lot.
- (B) Over 25 lots: \$500.00 plus \$25.00/lot.

(3) Replat/amending/vacating plat: \$575.00 + \$35.00/acre.

(4) In-house plat review: \$60.00 hourly.

(5) Plat review by third party: Actual cost.

(6) Refiling: Expiration of a final plat caused by nonconstruction of public improvements will require applicant to begin platting process again, including payment of above noted fees.

(f) Preapplication meeting fee: Free.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-13-17 adopted 9/12/17; Ordinance O-14-17 adopted 9/12/17; Ordinance O-14-22 adopted 11/22/2022)

ARTICLE A3.000

BUILDING INSPECTION DEPARTMENT

§ A3.001 General fees.

- (a) General Contractor/license registration: \$100.00 annually. (Does not apply to mechanical, electrical and plumbing contractor.)
- (b) Impact fee and park fee: Per current impact fee and park land dedication ordinance.
- (c) Building Permit: See section A3.002
- (d) Electrical: \$105
- (d) Plumbing: \$105

- (e) Mechanical: \$105
- (f) Remodel, move, demolition:
 - (1) Building Addition: \$0.72 /SF under the roof plus plan review fee
 - (2) Remodel /Alteration: \$350
- (g) Minor Building Repair: \$105
- (h) Demolition : \$120
- (i) Reinspection fees for any/all inspections:
 - (1) Initial Inspection: \$0.00 (included in permit fee).
 - (2) First Reinspection: \$50.00.
 - (3) Second Reinspection: \$75.00.
 - (4) Third and each subsequent Reinspection: \$100.00/inspection.
- (j) After hours inspection: \$60.00 hour (minimum 2 hours including travel time). Subject to availability.
- (k) Engineering and plan review:
 - (1) Third party: Actual cost.
 - (2) In-house: \$60.00 hourly.
- (l) Energy code review and inspection: Actual cost of third-party inspection.
- (m) Miscellaneous fees:
 - (1) Certificate of occupancy: \$100.00.
 - (2) Permit fee not specified: \$105 + number of inspections need x \$50.00.
 - (3) Grading: \$100.00.
- (n) Infrastructure inspection fee:
 - (1) Infrastructure plan review fee: Actual cost of third-party review.
 - (2) Infrastructure inspection fee: Actual cost of third-party inspection.
- (o) Concrete, flatwork, driveway: \$150
- (p) Roofing: \$125
- (q) Fence:
 - (1) Residential: \$100.00.
 - (2) Commercial: See section A3.002.

- (3) Screening wall (plus eng. review): See section A3.002.
- (4) Retaining wall (plus eng. review): See section A3.002.
- (r) Moving structure:
 - (1) Into city limits (including inspections): \$500.00.
 - (2) Through city limits (including escort): \$150.00 first hour plus \$100.00 each additional 30 minutes.
 - (3) Mileage: Current IRS rate.
- (s) Accessory structures:
 - (1) Accessory structure/carport: See section A3.002.
 - (2) Detached garage (residential): See section A3.002.
- (t) Pools and spas:
 - (1) In-ground, site-built pool: \$250 plus plan review fee
 - (2) Above-ground pool: \$150 and trade permit (per need) (Pool less height than 36" does not require permit if no plumbing or electrical changes needed.)
 - (3) Site-built spa: \$250 plus plan review fee

Electrical and plumbing require separate permits.
- (u) HUD-code manufactured home -move in and set up: \$150 + any trade permit (e.g. MEP)
- (v) Industrialized home: \$200 + any trade permit (e.g. MEP)
- (w) Sign: Sign contractor must be registered. Requires any trade permits plus actual cost of plan review fee by third party or, at City's option, permit fee in the amount of \$150 permit fee or, as applicable, the following amount:
 - (1) On-premises project: \$100.00.
 - (2) Grand opening/coming soon: N/A.
 - (3) Special event (except exempted): \$25.00.
 - (4) Change of ownership: N/A.
 - (5) Builder directional (annually): \$30.00.
 - (6) Real estate sign (> 6 sq. ft.): \$50.00.
 - (7) Portable sign: \$75.00.
 - (8) Model home: \$50.00.
 - (9) Development/project sign (6 months): \$150.00.

- (10) Awning/canopy sign: \$75.00.
- (11) Neon light sign: \$50.00.
- (12) Banners, flags and pennants: \$25.00.
- (13) Renewal (on- and off-premises): \$50.00.
- (14) Sign repair: \$25.00.
- (x) Annual donation box permit: \$50.00.
- (y) solar permit: \$175.00

All permit fees double if construction or work is performed without the required permit.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-13-17 adopted 9/12/17; Ordinance O-14-17 adopted 9/12/17)

§ A3.002 Building permit fee schedule.

- (a) Building permit fee for other than residential one- and two-family new construction, additions, alterations and remodels shall be as set forth in table 1-A in this Section A3.002 .
- (b) Building permit fee for residential one- and two-family new construction, additions, alterations, remodels, repairs and other improvements shall be as set forth in table 2-A in this Section A3.002.
- (c) Plan review fees:
 - (1) When submittal documents are required by IBC section 107 or IRC section R106, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in table 1-A or, as applicable, table 2-A.
 - (2) The plan review fees specified in this section are separate fees from the permit fees and are in addition to the building permit fees.
- (d) Building permit valuation. For other than residential new construction, additions, alterations, remodels, repairs and other improvements, the building official may require the applicant to provide satisfactory verification of the declared value.

Table 1-A**Building Permit Fees for Other than Residential One- and Two-Family New Construction, Additions, Alterations, Remodels, Repairs and Other Improvements.****Valuation****Fee**

\$1.00 to \$10,000.00	\$107.69
\$10,001.00 to \$25,000.00	107.69 for the first \$10,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000.00 or fraction thereof

Table 2-A**Residential Building Permit Fees for One- and Two-family dwellings and Garage New Construction, Additions, Alterations, Remodels, Repairs and Other Improvements.**

(a) New building (including detached garage), Additions, Alterations, Remodels, Repairs and Other Improvements	\$0.72 per sf under roof
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Plus:

MEP trades (each)	\$105.00
Accessory storage building $\leq$ 200 sf	\$0.00
Accessory storage building $>$ 200 sf	\$0.54 per sf

Table 1-A

Building Permit Fees for Other than Residential One- and Two-Family New Construction, Additions, Alternations, Remodels, Repairs and Other Improvements.

Valuation

Roof covering replacement	\$105.00
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(b) Other fees (hourly charge).

- (1) Inspections outside of normal business hours: \$60.00 per hour* (minimum charge - two hours). Subject to availability
- (2) Reinspection fees assessed under provisions of section **1.01.009**: \$50.00 per hour.*
- (3) Inspections for which no fee is specifically indicated: \$50.00 per hour* (minimum charge - one-half hour).
- (4) Additional plan review required by changes, additions or revisions to plans: \$60.00 per hour* (minimum charge - one-half hour).
- (5) For use of outside consultants for plan checking and inspections, or both: Actual costs.**

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

(Ordinance O-05-19 adopted 10/1/19)

§ A3.003 Rental registration and inspection fees.

(a) Residential rental dwelling unit registration fees:

- (1) Registration fee (per rental unit): \$55.00.
- (2) Late registration fee (per rental unit): \$75.00.

(b) Residential property inspection fees:

- (1) Single-family and two-family rental units: \$50.00.
- (2) Multifamily rental units containing 3–25 dwelling units: \$75.00.
- (3) Multifamily rental units containing 26–100 dwelling units: \$90.00 base fee + a multi-unit fee of \$12.50 x (total number of rental units multiplied by \$0.30).
- (4) Multifamily rental units containing 101+ dwelling units: \$115.00 base fee + a multi-unit fee of \$12.50 x (total number of rental units multiplied by \$0.30).
- (5) Reinspection fee: \$75.00.

(Ordinance O-04-16 adopted 3/1/16)

ARTICLE A4.000 FOOD SERVICE FEES

§ A4.001 Food service fees.

(a) Food service (annually or seasonally):

- (1) Any business engaged in the sale of consumables (except seasonal business): \$400.00.
- (2) Snow cone/concession stand (season): \$50.00.
- (3) Public school: \$0.00.
- (4) City: \$0.00.
- (5) Mobile food vendor: \$50.00
- (6) Food service inspection:
 - (1) Annual fee covering two yearly inspections: \$210
 - (2) Each subsequent inspection in a calendar year: \$105.00

These fees do not include state-required health inspections. No annual or seasonal permit will be issued without a valid and current health inspection report and certificate.

(Ordinance O-13-11 adopted 9/19/11)

ARTICLE A5.000 UTILITIES

§ A5.001 Water rates and charges.

The monthly water rates to be charged and collected by the city from all customers within the city limits and in the city's certificate of convenience and necessity (CCN) obtaining city services for water shall be hereby fixed as follows:

	Within City Limits	Outside City Limits
Meter Charge		
3/4 inch or less	\$12.61	\$17.19
1 inch	\$31.53	\$42.97
1-1/2 inch	\$63.06	\$85.94
2 inch	\$100.89	\$137.50
3 inch	\$189.17	\$257.81
4 inch	\$315.25	\$429.75

**Volumetric
Charge per
1,000
gallons**

0–12,000	\$2.24	\$3.15
12,001– 18,000	\$2.80	\$3.94
Over 18,000	\$3.51	\$4.93

(Ordinance O-15-21 adopted 11/16/21)

§ A5.002 Wastewater rates and charges.

- (a) The monthly wastewater rates to be charged and collected by the city from all customers within the city limits or in the city's certificate of convenience and necessity (CCN) obtaining city services for wastewater shall be hereby fixed as follows:

	Within City Limits	Outside City Limits
Meter Charge		
3/4 inch or less	\$26.72	\$30.72
1 inch	\$66.79	\$76.81
1-1/2 inch	\$133.58	\$153.62

	Within City Limits	Outside City Limits
2 inch	\$213.73	\$245.79
3 inch	\$400.74	\$460.85
4 inch	\$668.00	\$768.00

**Volumetric
Charge Per
1,000
gallons**

0 and over	\$4.95	\$5.69
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The applicable wastewater service meter charge will be based upon the size of the customer's water meter.

Wastewater flow to be billed to each customer will be based upon said customer's water meter consumption reading during the applicable billing cycle.

(Ordinance O-20-10 adopted 9/7/10)

§ A5.003 Irrigation rates and charges.

The monthly irrigation rates to be charged and collected by the city from all customers obtaining city services for irrigation water shall be as follows:

Meter Charge

3/4 inch	\$6.31
1 inch	\$15.76
1-1/2 inch	\$31.53
2 inch	\$50.44
3 inch	\$94.58
4 inch	\$157.75

Volumetric Charge Per 1,000 gallons

0–6,000	\$3.67
6,001–12,000	\$4.59
12,001–18,000	\$5.74
18,001 and over	\$7.17

(Ordinance O-20-10 adopted 9/7/10)

§ A5.004 Utility billing.

(a) Utility deposit:

- (1) Homeowner: \$100.00.
- (2) Renter: \$150.00.
- (3) Clean up deposit, one week (7 calendar days): \$30.00.
- (4) Clean up deposit, two weeks (14 calendar days): \$60.00.

(b) Late fee: \$25.00 or 15% of total due, whichever is greater.

(c) Reconnection for nonpayment: \$35.00.

~~Reconnection after 5:00 p.m.: \$70.00.~~

(d) Meter pull: \$150.00.

(e) Meter reset: \$50.00.

(f) Irrigation meter removal (customer): \$35.00.

(g) Irrigation meter reinstall (customer): \$50.00.

(h) Irrigation meter lock-out (noncompliance): \$50.00.

(i) Leak check: \$35.00.

(j) Test meter: \$35.00 plus cost of test.

(k) Re-read meter (after first re-read): \$35.00.

(l) Temporary meter: \$50.00 for processing and setting meter for up to 48 hours plus water use.

(m) Transfer service: \$35.00 for processing and field work.

All monthly water, sewer and solid waste rates are adopted by separate city ordinance.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-14-22 adopted 11/22/2022)

§ A5.005 Tap fees.

- (a) As of October 3rd 2023 City of Glenn Heights generally will not conduct any water and sewer tap. General contractors desiring to perform a water and/or sewer tap must request inspection in advance. In specific cases, the director of Public Works may determine that a tap shall be performed by the City and in such case, the fees for these taps are as follows:

(1) Water tap fee:

5/8"–3/4"

\$900.00

1"	\$975.00
1-1/4"–1-1/2"	\$1,100.00
2"	Actual cost plus \$500.00
Over 2"	Actual cost plus \$600.00

*Installation means connection of meter where a service is existing.

(2) Sewer tap fee:

3"	\$500.00
4"	\$600.00
6" or larger	\$700.00

Additional costs may be added to the tap fee depending on construction required.

(B) Additional cost above tap fee:

- (1) Street cuts and/or road bores: Actual cost plus \$100.00 admin.
- (2) All taps exceeding 4' depth: Actual cost plus \$100.00 admin.

(Ordinance O-13-11 adopted 9/19/11)

§ A5.006 Backflow device inspection.

Installation or replacement: \$25.00.

(Ordinance O-13-11 adopted 9/19/11)

§ A5.007 Solid waste collection.

Actual cost charged by third-party collection service plus 10% per contract.

(Ordinance O-13-11 adopted 9/19/11)

§ A5.008 Smart water meter fees.

The smart water meter fee shall be based upon the size and type of the smart water meter as follows:

Size	Type	Price
3/4" x 5/8"	ALD	\$363.00
3/4" x 5/8"	AMI	\$264.00
1" x 1"	ALD	\$489.50
1-1/2" x 1-1/2"	AMI	\$737.00

Size	Type	Price
2" x 2"	ALD	\$1,072.50
3" x 3"	AMI	\$2,420.00
4" x 4"	AMI	\$3,520.00

(Ordinance O-08-21 adopted 8/3/21)

ARTICLE A6.000 CODE ENFORCEMENT

§ A6.001 **Code enforcement.**

- (a) Code violation abatement admin. fee: \$250.00.
- (b) Code violation abatement: Actual costs.
- (c) Substandard/dangerous structure: 20% of value of property but not less than \$250.00.

Delinquency in payment of these costs and fees shall result in addition of interest at the rate of 10% and filing a lien against the property. Also, the city reserves the right to take appropriate steps to foreclose on the lien as provided by law.

- (d) Peddler/solicitor: \$25.00 per solicitor per occurrence.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16; Ordinance O-14-22 adopted 11/22/2022)

ARTICLE A7.000 COIN-OPERATED MACHINES

§ A7.001 **Coin-operated machines.**

- (a) Coin-operated machine operator (annually): \$250.00.
- (b) Machines each (annually): \$15.00.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16)

ARTICLE A8.000 ANIMAL CONTROL

§ A8.001 **Animal control.**

- (a) Animal registration fee:
 - (1) Spayed or neutered animal: \$10.00.
 - (2) Intact animal: \$50.00.
- (b) Dangerous dog registration fee: \$200.00.

- (c) Owner surrender fee:
 - (1) Adult animal: \$50.00.
 - (2) Litter (under 12 wks with mother): \$10.00 plus \$50.00 for mother.
 - (3) Litter without mother: \$10.00 per puppy
- (d) Impounded domestic animal:
 - (1) First impound within one year: \$40.00.
 - (2) Second impound within one year: \$50.00.
 - (3) Third impound within one year: \$75.00.
 - (4) Fourth impound within one year: \$85.00.
 - (5) Additional impound within one year: \$100.00.
- (e) Daily boarding charge:
 - (1) Not quarantined: \$15.00 or cost plus 20%, whichever is greater.
 - (2) Quarantined: \$20.00 or cost plus 20%, whichever is greater.
- (f) Impounded livestock: \$35.00 plus boarding by third-party.

Boarding will be handled by and paid directly to third party. Owner will still owe the city impound fee.
- (g) Identification tag: \$10.00.
- (h) Wild or exotic animal permit: \$200.00.
- (i) Pickup and disposal of dead animal: \$50.00.
- (j) Residential breeder/foster license: \$35.00.
- (k) Euthanasia, shipping and testing sample: \$110.00.
- (l) Rabies vaccination: N/A.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16; Ordinance O-14-22 adopted 11/22/2022)

ARTICLE A9.000 CITY SECRETARY

§ A9.001 **Business-related fees.**

- (a) Licensing inspection (Ord. O-04-09): \$475.00.
- (b) License renewal (Ord. O-04-09) (initial and renewal): 1/2 TABC licensing and renewal fee.
- (c) Filing fee (county): Actual cost plus \$60.00 per hour.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16)

ARTICLE A10.000 MISCELLANEOUS FEES

§ A10.001 Credit card service charge and returned check fee.

Relevant to all departments:

- (1) Convenience fee (use of credit card): No charge unless it is a pass-through to a third-party collection agency.
- (2) Service charge (denied credit card transaction): \$35.00.
- (3) Returned check fee: \$35.00.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16; Ordinance O-14-22 adopted 11/22/2022)

§ A10.002 Garage sales.

Garage sale: \$5.00.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16)

ARTICLE A11.000 MUNICIPAL COURT

§ A11.001 Warrant fee.

As adopted in the Code of Criminal Procedure.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16)

ARTICLE A12.000 PARKS AND RECREATION

§ A12.001 Parks and recreation.

(a) Park pavilion rental:

- (1) Resident: \$15.00 hr - 2 hr minimum.
- (2) Nonresident: \$30.00 hr - 2 hr minimum.

(b) Ballfield rental:

- (1) Resident: \$25.00 hr - 2 hr minimum.
- (2) Nonresident: \$35.00 hr - 2 hr minimum.

(c) Community Center membership fees:

- (1) Monthly membership resident senior (age 55+), active military, or veteran: \$15.00.
- (2) Monthly Membership nonresident senior (age 55+), active military, or veteran: \$30.00

- (3) Monthly membership single adult – resident: \$20.00.
- (4) Monthly membership – single adult nonresident: \$40.00.
- (5) Monthly membership family – resident: \$40.00.
- (6) Monthly membership family – nonresident: \$80.00.
- (7) Annual membership resident senior (age 55+), active military, or veteran: \$150.00
- (8) Annual membership nonresident senior (age 55+), active military, or veteran: \$300.00
- (9) Annual membership single adult – resident: \$200.00.
- (10) Annual membership single adult – nonresident: \$400.00.
- (11) Annual membership family – resident: \$400.00.
- (12) Annual membership family – nonresident: \$800.00.
- (13) Youth room fee: \$3.00.

For purposes of this subsection (c), 'family' means persons who live in the same household and who are related by blood or marriage, such that they may be claimed as a spouse, domestic partner, or dependent.

(d) Community Center daily use :

- (1) Youth (age 5–15) or adult (age 16 and older) – resident: \$5.00.
- (2) Adult (16 years and older) – nonresident: \$10.00.

(e) Parks and recreation facility rentals:

- (1) Family center: 1932 S. Hampton Rd. rental block includes set-up time:
 - A. Deposit - (resident/nonresident): \$150.00.
 - B. Set-up fee (optional): \$100.00.
 - C. Rental – 2 hours (resident): \$150.00.
 - D. Rental – 2 hours (nonresident): \$250.00.
 - E. Hourly rental (resident): \$75.00/hour.
 - F. Hourly rental (nonresident): \$125.00/hour.
 - G. Kitchen rental (resident/nonresident): \$30.00 flat fee.
 - H. Audio/video usage (resident/nonresident): \$30.00 flat fee.
- (2) Community center banquet room (rooms A and B): 1938 S. Hampton Rd.:
 - A. Deposit - (resident/nonresident): \$250.00.
 - B. Set-up fee (optional): \$100.00.

- C. Rooms A and B -4 hours (resident) (capacity 150): \$600.00.
- D. Rooms A and B - 4 hours (nonresident): \$700.00.
- E. Each additional hour (resident): \$150.00/hour.
- F. Each additional hour (nonresident): \$175.00/hour.
- G. Kitchen rental (resident/nonresident): \$75.00 flat fee.
- H. Audio/video usage (resident/nonresident): \$30.00 flat fee.
- I. 5-ft. linen tablecloths: \$10.00 each.
- J. 18X18 Dance Floor rental (resident/nonresident) \$400.00
- K. LED Uplighting (resident/nonresident) \$30.00
- (3) Room A – Community center banquet room:
 - A. Deposit - (resident/nonresident): \$250.00.
 - B. Room A – 2 hours (resident): \$200.00.
 - C. Room A – 2 hours (nonresident): \$250.00.
 - D. Each additional hour (resident): \$100.00/hour.
 - E. Each additional hour (nonresident): \$125.00/hour.
 - F. Kitchen rental (resident/nonresident): \$75.00 flat fee.
 - G. Audio/video usage (resident/nonresident): \$30.00 flat fee.
 - H. 5-ft. linen tablecloths: \$10.00 each.
- (4) Room B – Community center banquet room:
 - A. Deposit - (resident/nonresident): \$250.00.
 - B. Room B – 2 hours (resident): \$100.00.
 - C. Room B– 2 hours (nonresident): \$150.00.
 - D. Each additional hour (resident): \$50.00/hour.
 - E. Each additional hour (nonresident): \$75.00/hour.
 - F. Audio/video usage (resident/nonresident): \$30.00 flat fee.
 - G. 5-ft. linen tablecloths: \$10.00 each.
- (5) Community center gymnasium (available for rental for training or practice for basketball, pickleball, or volleyball):
 - A. Deposit - (resident/nonresident): \$250.00.

- B. Half court rental (resident): \$50.00/hour.
- C. Half court rental (nonresident): \$60.00/hour.
- D. Full court rental (resident): \$100.00/hour.
- E. Full court rental (nonresident): \$120.00/hour.
- F. Recreation programs:
 - (1) Individual recreation classes - range from \$5.00–\$50.00 per class/day.
 - (2) Recreation programs (recreation programs will vary by week or by month) - range from \$20.00–\$200.00 per week/month/session.
 - (3) Recreation team sports – range from \$100.00–\$500.00 per team/season.
- (6) Youth Room Rental (max capacity 25)
 - A. Deposit – (resident/nonresident) \$50.00
 - B. Set up fee (optional): \$20.00
 - C. Youth Room – 2 hours (resident): \$50.00
 - D. Youth Room – 2 hours (nonresident): \$60.00
 - E. Each additional hour (resident): \$25.00
 - F. Each additional hour (nonresident): \$30.00
 - G. Projector Fee (resident/nonresident): \$10.00

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16; Ordinance O-14-22 adopted 11/22/2022)

ARTICLE A13.000 POLICE DEPARTMENT

§ A13.001 **Police Department.**

- (a) Sexually oriented business (annually): \$2,500.00.
- (b) Dance hall (annually): \$1,000.00.
 - Late hour: \$1,000.00
- (c) Peddler/solicitor: \$25.00 per solicitor per occurrence.
- (d) Alarm registration fee (biennial, no transfer):
 - (1) Residential permit: \$35.00.
 - (2) Business: \$100.00.
- (e) False alarm fees (per occurrence after fifth false alarm within 12 months):

- (1) Residential: \$50.00.
- (2) Business: \$100.00.
- (3) False robbery alarm notification: \$50.00.
- (f) Alarm company service fee (for incorrect permit number relayed):: \$50.00.
- (g) Response to false alarm (for person excluded from receiving an alarm signal pursuant to section **4.08.011** of chapter 4): \$150.00.
- (h) Noise ordinance relief permit: \$30.00.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16)

ARTICLE A14.000 FIRE DEPARTMENT

§ A14.001 **Annual inspection fees.**

(a) Commercial < 5,000 sq. ft	\$25.00
Charge for additional inspections	\$50.00
(b) Commercial > 5,000 sq. ft	\$50.00
Charge for additional inspections	\$50.00
(c) High rise structure mixed use	\$1,000.00
(d) New construction of all hotels or SRO facilities with exterior corridor rooms only.	\$2,000.00
(e) New construction of all hotels or SRO facilities with exterior and interior corridor rooms only.	\$3,000.00
(f) New construction of all hotels or SRO facilities with interior corridor rooms and places of assembly, such as restaurants, lounge, banquet facilities and so on.	\$4,000.00
(g) Public schools K–12	\$25.00/hr
(h) Licensed day-care	\$75.00/hr
(i) Foster home	\$50.00
(j) Licensed nursing home	\$200.00
(k) Fire watch/standby	\$50.00/hr

(l) Special event site inspection

\$25.00

(Ordinance O-03-17, sec. 1, adopted 3/21/17)

§ A14.002 Ambulance service.

(a) Advanced life support I:

(1) Resident: \$780.00.

(2) Nonresident: \$855.00.

(b) Advanced life support II:

(1) Resident: \$825.00.

(2) Nonresident: \$900.00.

(c) Basic life support:

(1) Resident: \$712.00.

(2) Nonresident: \$787.00.

(d) Treatment/no transport: \$175.00.

(e) Emergency “loaded” mileage/mile: \$15.00.

(f) Oxygen, administration and supplies/hour: \$119.00.

(g) I.V. administration, drug therapy, equipment and supplies/hour: \$119.00.

(h) Definitions:

ALS1 (advanced life support).

Paramedic skills available but no advanced skills used.

ALS2 (advanced life support).

Paramedic skills available and advanced skills used.

Basic life support emergency services.

Paramedic skills are not available. Care provided by basic level emergency medical technician.

Mileage.

From the scene to final destination of delivery.

Nonresident.

Not a resident of the City of Glenn Heights.

Resident.

A resident of the City of Glenn Heights.

- (i) Any resident or nonresident delivered to a location for helicopter transportation shall be charged the fees accumulated as if delivered to a medical facility. This cost is in addition to those accrued for the

helicopter transport.

- (j) The ambulance service charges set forth herein may be adjusted by the city manager or designee to reflect changes in the cost of supplies and/or equipment and to add new items that have been added to medical protocol.

(Ordinance O-13-11 adopted 9/19/11)

§ A14.003 Plan review and acceptance testing fees.

(a) Plan review <10,000 sq. ft	\$150.00
(b) Plan review > 10,000 sq. ft	\$200.00
(c) Underground fire main hydro	\$50.00
(d) Fire alarm acceptance testing	\$25.00/hr
(e) Fire protection sprinkler acceptance testing	\$25.00/hr
(f) Hydrant flow test	\$50.00

(Ordinance O-03-17, sec. 2–4, adopted 3/21/17)

§ A14.004 EMS fees.

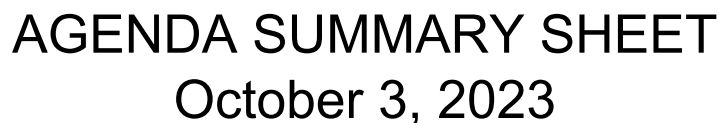
- (a) CPR class: \$50.00.
- (b) First-aid class: \$50.00.

(Ordinance O-03-17, sec. 2–4, adopted 3/21/17)

§ A14.005 Report fees.

- (a) Copy of EMS report: \$10.00.
- (b) Copy of fire report: \$10.00.

(Ordinance O-03-17, sec. 2–4, adopted 3/21/17)



Discuss and take action to approve Ordinance O-13-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Glenn Heights, as amended, by granting a change in zoning for an approximately 10.297 acre tract of land, recorded in County Clerk Instrument Number 2023-302209, Deed Records, Dallas County Texas, and being commonly known as 1908 and 1926 South Hampton Road, Glenn Heights, Texas, from Single-Family Residential-1 (SF-1) and Retail (R) to Commercial (C). (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: October 3, 2023

SUBJECT

Zoning Case: Public hearing to receive testimony concerning the change of Zoning request by DJ Jarratt on behalf of Rolke Greenhouse, LLC for the properties located at 1908 S Hampton Rd and 1926 S Hampton RD, Glenn Heights, Dallas County, Texas. This approximately 10.297-acre parcel is situated in the Samuel Clark Survey, abstract #249. The applicant proposes to change the zoning from Single Family-1 (SF-1) for 1926 S Hampton, and from Retail (R) for the 1908 S Hampton Rd, to Commercial (C).

DISCUSSION / BACKGROUND

The applicant proposes to expand the existing nursery to the southern lot (1908 S Hampton Rd). The owner purchased the property about a year ago. The existing nursery has the zoning of Retail (R), however, the lot at 1908 S Hampton is zoned single-family residential.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Letters were sent to the neighbors within a 200' radius and publications were made in the Newspaper.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends the APPROVAL of this site plan request with the condition that the ultimate site plan shall meet the zoning requirements, including 6' tall Masonry wall and

improving the driveways.

ATTACHMENTS

1. Ordinance O-13-23

PREPARED BY

Parviz Pourazizian, Director of Planning and Development Services

REVIEWED BY

Brandi Brown, City Secretary

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. O-13-23

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF GLENN HEIGHTS, AS AMENDED, BY GRANTING A CHANGE IN ZONING FOR AN APPROXIMATELY 10.297 ACRE TRACT OF LAND, DESCRIBED AND DEPICTED IN EXHIBIT "A" ATTACHED HERETO, SITUATED IN THE SAMUEL CLARK SURVEY, ABSTRACT NO. 249, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A, SAGEBRUSH NURSERY ADDITION, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97050, PAGE 166, MAP RECORDS, DALLAS COUNTY TEXAS, AND BEING ALL OF A CALLED 5.14 ACRE TRACT OF LAND (TRACT I) AND ALL OF A CALLED 5.14 ARE TRACT OF LAND (TRACT II) DESCRIBED BY DEED TO RGH ASSETS, LLC, RECORDED IN COUNTY CLERK INSTRUMENT NUMBER 2023-302209, DEED RECORDS, DALLAS COUNTY TEXAS AND BEING COMMONLY KNOWN AS 1908 AND 1926 SOUTH HAMPTON ROAD, GLENN HEIGHTS, TEXAS FROM SINGLE-FAMILY RESIDENTIAL-1 (SF-1) AND RETAIL (R) TO COMMERCIAL (C); PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Glenn Heights and the City Council of the City of Glenn Heights, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes have given requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Glenn Heights is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS:

SECTION 1: The Comprehensive Zoning Ordinance and Map of the City of Glenn Heights, Texas, As heretofore amended, be and the same is hereby amended by granting a change in the zoning from the Single-Family Residential-1 (SF-1) and Retail (R) to Commercial (C) on approximately 10.297 acre tract of land, described in depicted in Exhibit "A" which is attached hereto and incorporated herein by this reference, said tract being situated in the Samuel Clark Survey, Abstract No. 249, Dallas County Texas, and being all of Lot 1, Block A, Sagebrush Nursery Addition, an addition to the City of Dallas, according to the plat thereof recorded in

Volume 97050, Page 166, Map Records of Dallas County, Texas, and being all of a called 5.14 acre tract of land (Tract I) and all of a called 5.14 acre tract of land (Tract II) described by deed to RGH Assets, LLC, recorded in County Clerk Instrument Number 2023-302209, Deed Records, Dallas County, Texas and being commonly known as 1908 and 1926 South Hampton Road in Glenn Heights, Dallas County, Texas.

SECTION 2: All provisions of the Ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance as amended be hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 4: Any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty of two thousand dollars (\$2,000.00) for each offense as provided for in the Comprehensive Zoning Ordinance of the City of Glenn Heights, as heretofore amended. Each and every day such a violation continues or is allowed to exist shall constitute a separate offense.

SECTION 5: This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Glenn Heights, Texas this 3rd day of October 2023.

APPROVED:

SONJA A. BROWN, MAYOR

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney
4882-8532-0568, v. 1

Exhibit "A"
[Survey including legal description]

4882-8532-0568, v. 1

METES & BOUNDS DESCRIPTION

BEING A 10.297 ACRE TRACT OF LAND SITUATED IN THE SAMUEL CLARK SURVEY, ABSTRACT NUMBER 249, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A, SAGEBRUSH NURSERY ADDITION, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97050, PAGE 166, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.14 ACRE TRACT OF LAND (TRACT I) AND ALL OF A CALLED 5.14 ACRE TRACT OF LAND (TRACT II) DESCRIBED BY DEED TO RGH ASSETS, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-302209, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID TRACT I, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, AND BEING THE SOUTHWEST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO PLACIDO & LENOR HUERTA FAMILY, LP, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-34518, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING ON THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH HAMPTON ROAD, A CALLED 60' RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 5.00 ACRE TRACT BEARS NORTH 01 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 200.93 FEET, AND FROM WHICH A 3/8" IRON ROD FOUND BEARS SOUTH 89 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 0.73 FEET;

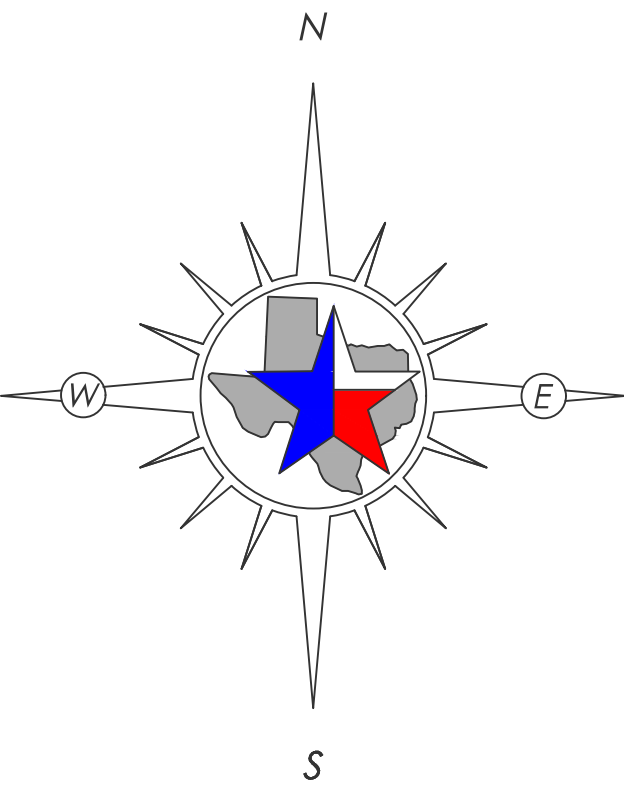
THENCE NORTH 89 DEGREES 16 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT I, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 5.00 ACRE TRACT, A DISTANCE OF 1077.36 FEET, TO A 1/2" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT I, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, AND BEING THE SOUTHEAST CORNER OF SAID CALLED 5.00 ACRE TRACT, AND BEING ON THE WEST LINE OF LOT 36, BLOCK 1, THE MESA PHASE III, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82237, PAGE 3225, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 09 MINUTES 17 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID TRACT I, BEING COMMON WITH THE WEST LINE OF SAID BLOCK 1, AT A DISTANCE OF 16.95 FEET, PASSING A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 36, AT A DISTANCE OF 163.65 FEET, PASSING A 1/2" IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF LOT 35, SAID BLOCK 1, AND CONTINUING IN ALL 207.04 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT I, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A, AND BEING THE NORTHEAST CORNER OF SAID TRACT II;

THENCE SOUTH 00 DEGREES 43 MINUTES 14 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID TRACT II, BEING COMMON WITH THE WEST LINE OF SAID LOT BLOCK 1, AT A DISTANCE OF 208.88 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT II, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 25, SAID BLOCK 1, AND BEING THE NORTHEAST CORNER OF LOT 12, THE MESA PHASE I, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82177, PAGE 2225, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 11 MINUTES 43 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID TRACT II, BEING COMMON WITH THE NORTH LINE OF SAID BLOCK 1, AND THE NORTH LINE OF A CALLED 1.185 ACRE TRACT OF LAND DESCRIBED BY DEED TO HAMPTON ROAD CHURCH OF CHRIST, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2007-32994, AND THE NORTH LINE OF A CALLED 0.75 ACRE TRACT OF LAND DESCRIBED BY DEED TO CITY OF GLENN HEIGHTS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-18149, DEED RECORDS, DALLAS COUNTY, TEXAS, RESPECTIVELY, AT A DISTANCE OF 707.97 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 3, SAID BLOCK 1, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 1.185 ACRE TRACT, AT A DISTANCE OF 934.88 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.185 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 0.75 ACRE TRACT, AND CONTINUING IN ALL 1075.14 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT II, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 0.75 ACRE TRACT, AND BEING ON THE APPARENT RIGHT-OF-WAY LINE OF SAID SOUTH HAMPTON ROAD, FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.75 ACRE TRACT;

THENCE NORTH 01 DEGREES 14 MINUTES 27 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINES OF SAID TRACT II AND TRACT I, AND WITH THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID SOUTH HAMPTON ROAD, A DISTANCE OF 417.30 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 10.297 ACRES OR 448,532 SQUARE FEET OF LAND, MORE OR LESS.

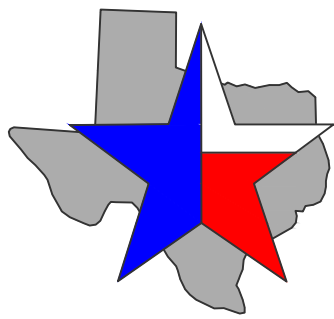


SCALE: 1"= 50'

BOUNDARY SURVEY
OF

10.297 ACRES OF LAND

SITUATED IN THE SAMUEL CLARK SURVEY,
ABSTRACT NO. 249, CITY OF GLEN HEIGHTS,
DALLAS COUNTY, TEXAS



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
- THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48113C0640K, DATED JULY 7, 2014, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MARCH BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

ALL SYMBOLS MAY NOT APPLY
BURIED UTILITY MARKER
TELEPHONE PEDESTAL
SANITARY SEWER MANHOLE
MAILBOX
SEWER CLEANOUT
WATER VALVE
FIRE HYDRANT
POWER POLE
ELECTRIC BOX
STORM DRAIN MANHOLE
SINGLE POST TRAFFIC SIGN
GUY WIRE
LIGHT POLE
WATER METER
IRRIGATION CONTROL VALVE
ELECTRIC METER
A/C UNIT
GAS METER
SEPTIC LID
GAS LINE MARKER
CHAINLINK FENCE
BARBED WIRE FENCE
WOOD FENCE
IRON FENCE
DRJCT = DEED RECORDS, DALLAS COUNTY, TEXAS
PLJCT = PLAT RECORDS, DALLAS COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
OHE = OVERHEAD ELECTRIC



SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON MAY 31, 2023. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY.

EXECUTED THIS THE 6th DAY OF JUNE, 2023.

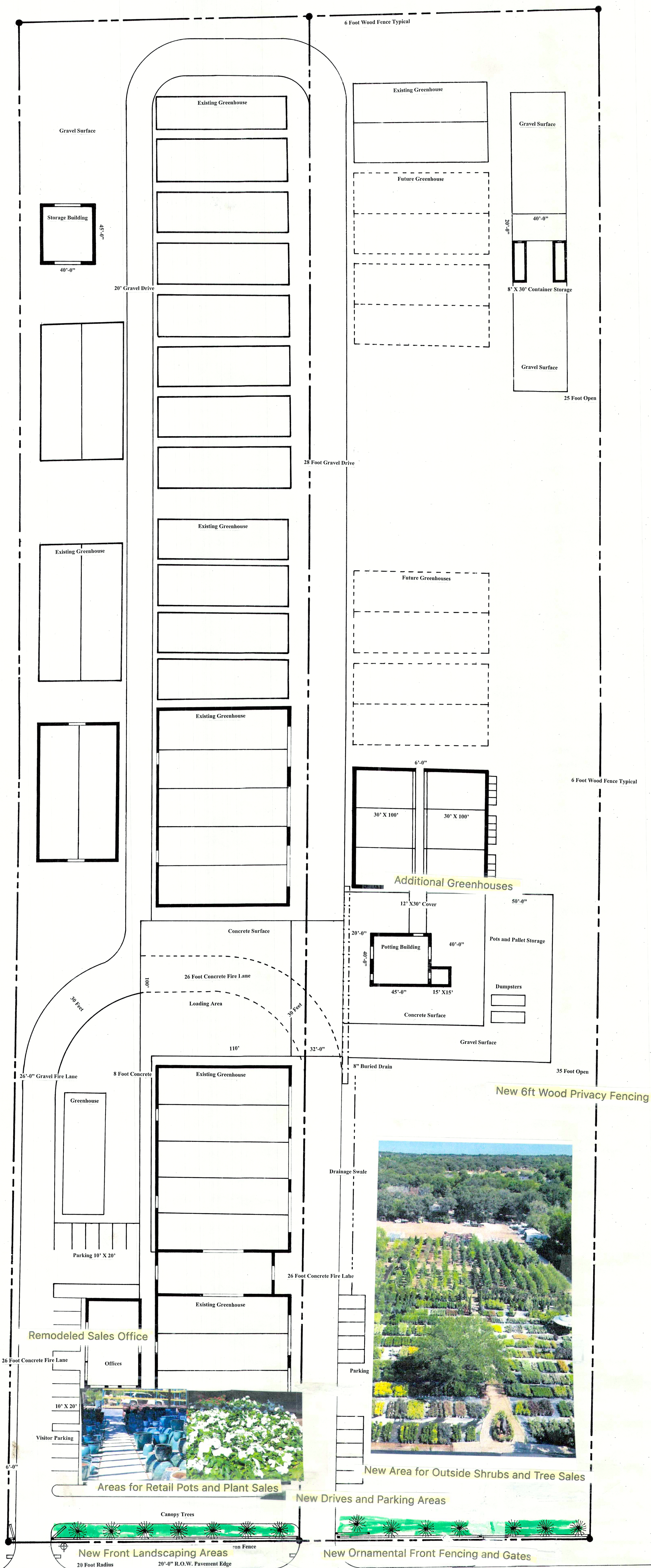
Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



PROJECT NUMBER: 230368
REVISION NOTES:

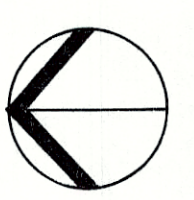
DATE: JUNE 6, 2023

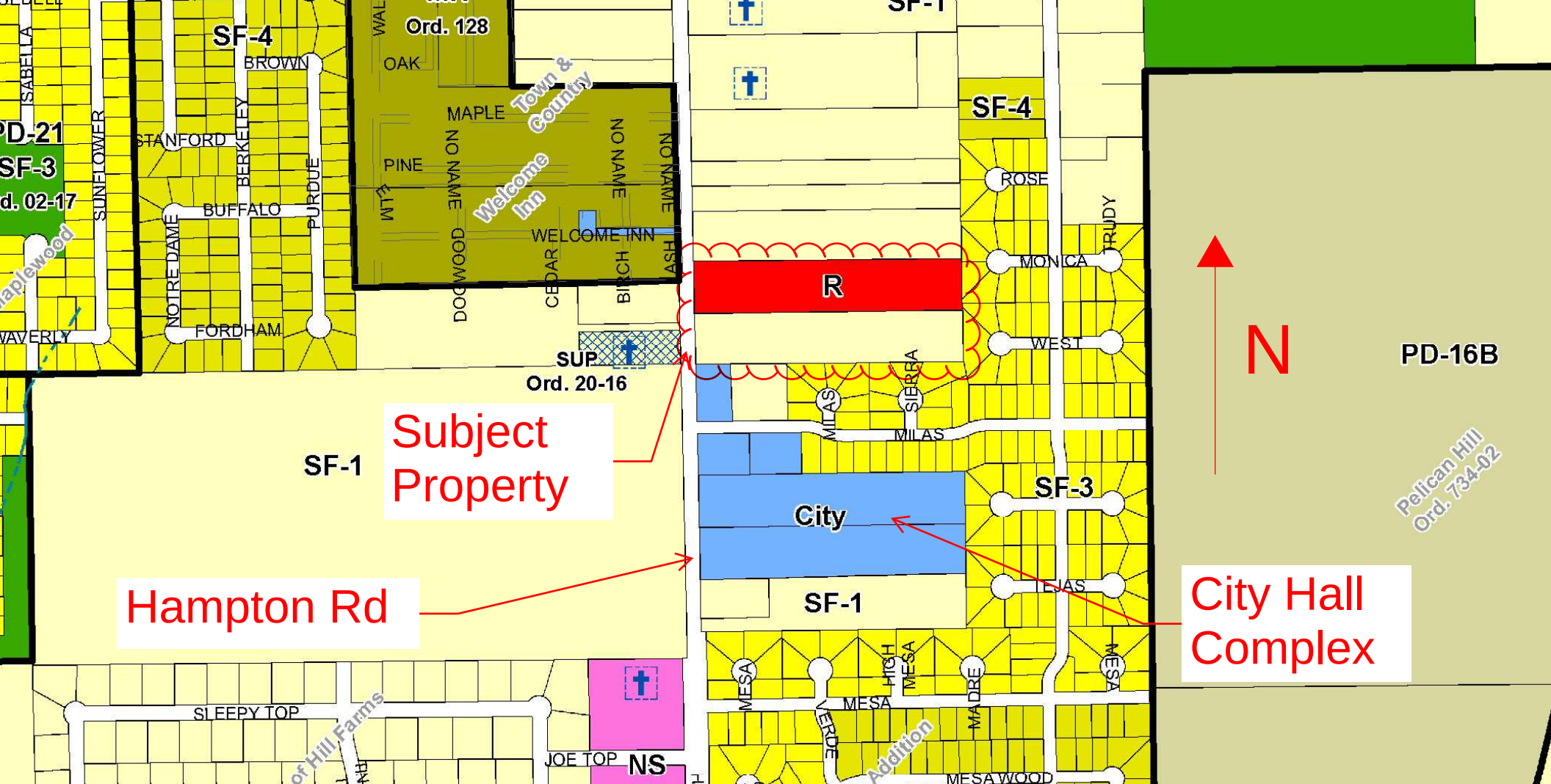
SHEET 1 OF 1



**Rolke Greenhouses
and Garden Center**
1908 South Hampton Road
Glenn Heights, Texas 75154
New Development Plan

Prepared By: Landscape Systems Of Texas
1823 Keller Parkway
Keller, Texas 76248 (817) 431-9490

Scale 1" = 30'-0"  North
Date: July 21, 2023



Subject
Property

Hampton Rd

City Hall
Complex

PD-16B

Pelican Hill
Ord. 734-02

N

R

City

SF-1

SF-3

SF-4

SF-4

Ord. 128

Ord. 20-16

NS

Welcome
Inn

Joe Top

of Hill Farms

Addition

PD-21

SF-3

Ord. 02-17

Maplewood

Waverly

Isabella

Sunflower

Stanford

Notre Dame

Buffalo

Purdue

Fordham

Waverly

Waverly

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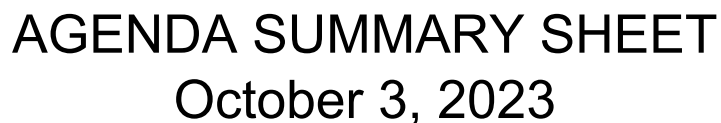
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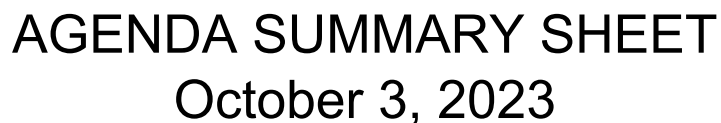
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Waverly



Public hearing to receive testimony regarding Ordinance O-14-23, 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, by changing the Zoning Classification from Single-Family Residential-3 (SF-3) to Single-Family Residential-3 with A Specific Use Permit for freestanding carport (SF-3 SUP) for an approximately 0.234 acre tract of land being commonly known as 303 Mesa Court, Glenn Heights, Dallas County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

[illegible]



Discuss and first reading of Ordinance O-14-23, 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, by changing the Zoning Classification from Single-Family Residential-3 (SF-3) to Single-Family Residential-3 with A Specific Use Permit for freestanding carport (SF-3 SUP) for an approximately 0.234 acre tract of land being commonly known as 303 Mesa Court, Glenn Heights, Dallas County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: October 3, 2023

SUBJECT

Discuss and first reading of Ordinance O-14-23, 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, by changing the Zoning Classification from Single-Family Residential-3 (SF-3) to Single-Family Residential-3 with A Specific Use Permit for freestanding carport (SF-3 SUP) for an approximately 0.234 acre tract of land being commonly known as 303 Mesa Court, Glenn Heights, Dallas County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

DISCUSSION / BACKGROUND

The applicant proposes to build a residential carport on the South-frontal facing side of 303 Mesa Court, Glenn Heights, Dallas County, Texas. The owner is proposing this addition be located at their driveway.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Letters were sent to the neighbors within a 200' radius and a Public Notice was published in the local Newspaper.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of this specific use permit request with the condition that the ultimate carport design shall meet the zoning requirements, including a structure open

on a minimum of three sides designed or used to shelter not more than three (3) vehicles and not to exceed twenty-four feet (24') on its longest dimension (Section XII [Article 15.04, Division 1 of the Code of Ordinances]).

ATTACHMENTS

1. Ordinance O-14-23

PREPARED BY

Parviz Pourazizian, Director of Planning and Development Services

REVIEWED BY

Brandi Brown, City Secretary

ORDINANCE O-14-23

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-3 (SF-3) TO SINGLE-FAMILY RESIDENTIAL-3 WITH A SPECIFIC USE PERMIT FOR FREESTANDING CARPORT (SF-3 SUP) FOR AN APPROXIMATELY 0.234 ACRE TRACT OF LAND DESCRIBED AS LOT 2, BLOCK 4, MESA CT ADDITION, PHASE FOUR, AND BEING COMMONLY KNOWN AS 303 MESA COURT, GLENN HEIGHTS, DALLAS COUNTY, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Glenn Heights, Texas, has recommended approval of the proposed amendment to the Zoning Ordinance and Map of the City of Glenn Heights, Texas, by changing the zoning on approximately 0.234 acres of land described as Lot 2, Block 4 of the Mesa Ct Addition, Phase 4, and commonly known as 303 Mesa Court, Glenn Heights, Dallas County, Texas, zoned Single-Family Residential-3 (SF-3) to Single-Family Residential-3 with Specific Use Permit for Freestanding Carport (SF-3 SUP), and

WHEREAS, after public notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the City Council of Glenn Heights, Texas, has determined it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the City of Glenn Heights that the Zoning Ordinance be amended as described below; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1. All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. The City of Glenn Heights Zoning Ordinance and Zoning Map are hereby amended by amending the zoning classification from Single-Family Residential-3 (SF-3) to Single-Family Residential-3 with Specific Use Permit allowing a Freestanding Carport (SF-3 SUP) for an approximately 0.234 acre tract of land described as Lot 2, Block 4 of the Mesa Ct Addition, Phase 4, and being commonly known as 303 Mesa Court, Glenn Heights, Dallas County, Texas, subject to the special conditions stated in Section 3 of this Ordinance.

SECTION 3. The property shall be used only in the manner and for the purposes provided for in the City of Glenn Heights Code of Ordinances, including the Zoning Ordinance and Zoning Map, as heretofore and herein amended, and construction and use of any freestanding carport shall be subject to the following special conditions:

1. The freestanding carport shall be constructed in accordance with the plans and/or depictions attached hereto and incorporated herein by this reference as Exhibit "A";
2. The base or floor of the freestanding carport shall be concrete or other impervious surface; and
3. The freestanding carport shall accommodate no more than two (2) motor vehicles.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES. All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Glenn Heights, Texas, are hereby repealed to the extent that said ordinances, orders or resolutions, or parts thereof, are in conflict herewith.

SECTION 5. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance or application thereto any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS ON THIS THE 17TH DAY OF OCTOBER 2023.

APPROVED:

Sonja A. Brown Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney

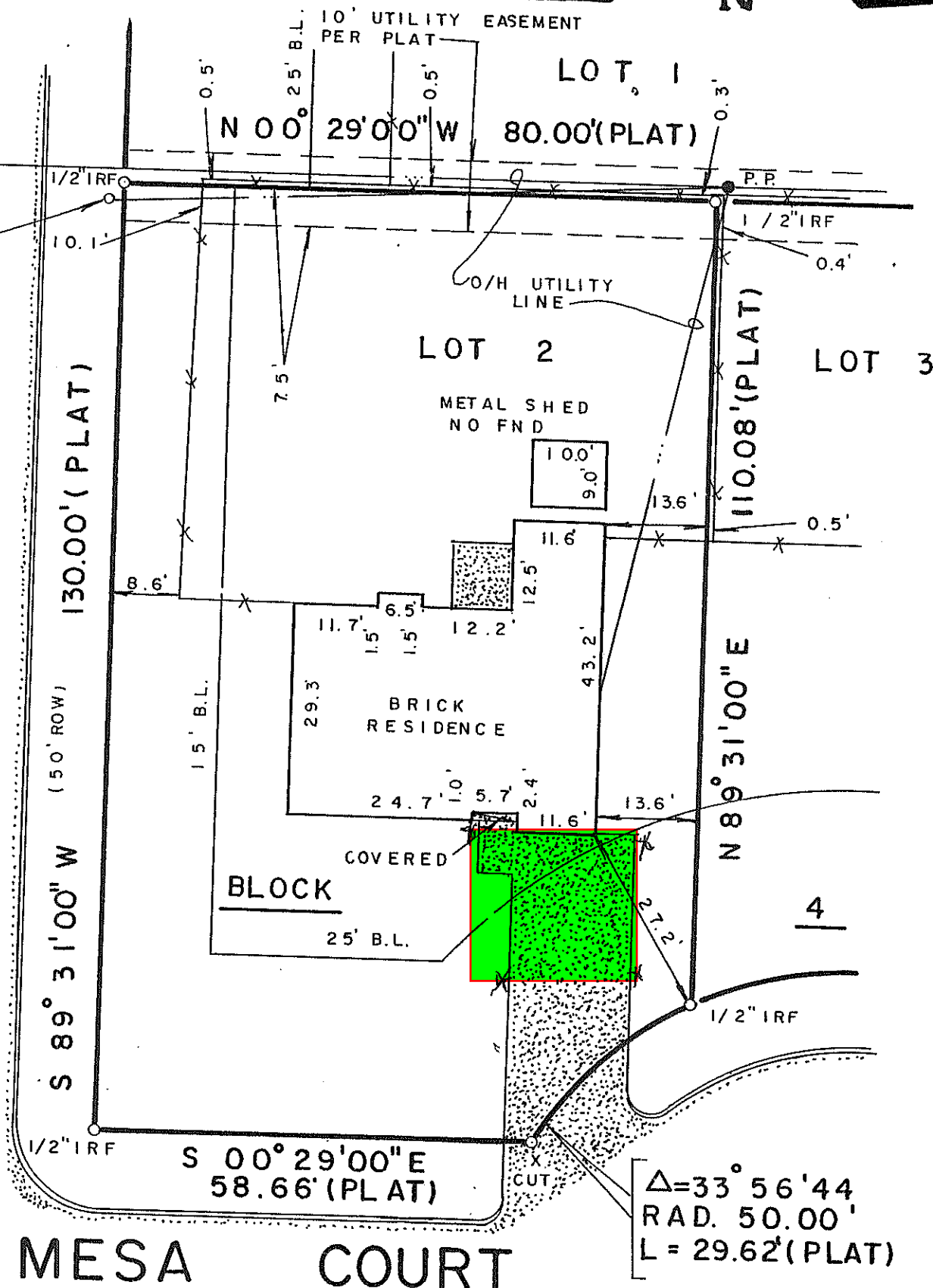
4893-8169-3827, v. 1

EXHIBIT A
[Freestanding Carport Plans and Depictions]

4893-8169-3827, v. 1

ACCORDING TO THE COMMUNITY - PANEL NO 481265-0005A OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INS. RATE MAP OR FLOOD HAZARD BOUNDARY MAP DATED JULY 16, 1980 THE PROPERTY SHOWN HEREON IS NOT LOCATED IN ZONE "A" (AREA OF 100 YEAR FLOOD PLAN). THE PROPERTY IS LOCATED IN ZONE "C".

MESA DRIVE



To Fidelity National

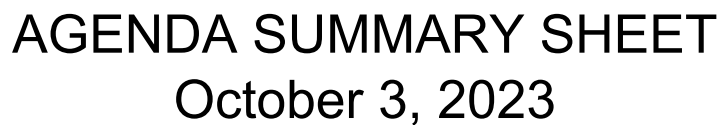
Title Company in connection with the transaction described in

GF No. 107267-D-79 The plat shown hereon is a correct and accurate representation of the property, lines and dimensions are as indicated, location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated, and EXCEPT AS SHOWN there are no visible and apparent easements, encroachments or protrusions on the ground.

SCALE 1" = 20'



Scott Phillip Anderson



Discuss and take action on Resolution R-24-23, a Resolution of the City Council of the City of Glenn Heights, Texas authorizing County of Dallas to resell tax foreclosed properties by public or private sale, to the highest qualified purchaser, as provided by Section 34.05 of the Texas Property Tax Code, to wit: 8 Barton Street. (Clifford Blackwell, Deputy City Manager)

[illegible]

**CITY OF GLENN HEIGHTS
RESOLUTION NO. R-24-23**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN
HEIGHTS TEXAS AUTHORIZING COUNTY OF DALLAS TO RESELL
TAX FORECLOSED PROPERTIES BY PUBLIC OR PRIVATE SALE, TO
THE HIGHEST QUALIFIED PURCHASER, AS PROVIDED BY SECTION
34.05 OF THE TEXAS PROPERTY TAX CODE.**

WHEREAS, this matter was briefed to the GLENN HEIGHTS City Council (“City Council”) on September 5, 2023 wherein the City Council agreed to use this form of Resolution to provide the County of Dallas consent to sell specific properties to the highest qualified purchaser by public or private sale; and

WHEREAS, several parcels of land were offered for sale by the Sheriff of Dallas County, Texas, at public auction pursuant to a judgment of the District Court of Dallas County, Texas, for foreclosure of the tax liens securing payment of delinquent property taxes, accrued penalty and interest, and court costs; and

WHEREAS, those parcels of land which did not receive a sufficient bid as set by law were struck off to the City of Glenn Heights the County of Dallas and the DeSoto Independent School District (Taxing Authorities) pursuant to Section 34.01(j) of the Texas Tax Code; and

WHEREAS, by this resolution, the County of Dallas, as Trustee for itself and the other Taxing Authorities is authorized to resell these struck off parcels of land, which did not receive a sufficient bid as set by law and to execute quitclaim deeds for said parcels conveying the right, title, and interest acquired or held by the City of Glenn Heights as a party to the judgment foreclosing tax liens, and

WHEREAS, the City of Glenn Heights desires to resell said parcel(s) in an expeditious manner pursuant to Section 34.05 of the Property Tax Code.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS TEXAS; THAT:

Section 1. The Glenn Heights City Council does hereby provide specific authorization to the County of Dallas to act as Trustee to offer for sale by public or private sale the parcels of land shown in Exhibit “A,” attached hereto and made a part hereof and the Glenn Heights City Council does hereby consent, in compliance with Section 34.05(i) of the Texas Tax Code to the sale of said parcels to the highest purchaser, even if the amount tendered is less than the market value of the land specified in the judgment of foreclosure or the total amount of the judgment against the property as is required by Section 34.05(h) of the Texas Tax Code, or in compliance with Section 34.05(j) of the Texas Tax Code for an amount equal to or greater than its current market value as shown by the most recent certified appraisal roll, if the sum of the amount of the judgment plus post-judgment taxes, penalties, and interest owing against the property exceeds the market value, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

PASSED and APPROVED this 3rd day of October 2023 by the Glenn Heights City Council, Glenn Heights, Texas.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

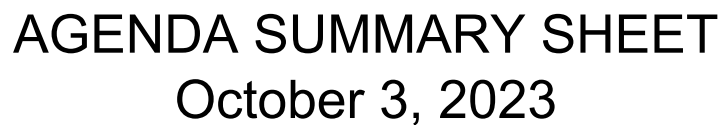
APPROVED AS TO FORM:

Victoria Thomas, City Attorney

EXHIBIT "A"

**TAX FORECLOSURE PROPERTIES STRUCK OFF TO THE CITY OF GLENN HEIGHTS
AS TRUSTEE FOR THE COUNTY OF DALLAS AND DESOTO INDEPENDENT SCHOOL DISTRICT
WITH THE COUNTY OF DALLAS ASSUMING THE LEAD ROLE IN THE RESALE OF SAID LISTED PROPERTY**

STREET ADDRESS	CITY	TAX ACCOUNT #	IMPROVED / UNIMP.	LAND SIZE (APPROX.)	2022 DCAD VALUE	JUDGMENT CAUSE No.	JUDGMENT AMOUNT (Taxes, Penalties, Interest & Liens)	STRIKE OFF AMOUNT	MARKET VALUE IN JUDGMENT	TAX YEARS INCLUDED IN JUDGMENT (COUNTY, CITY, SCHOOL)	DATE OF SHERIFF'S SALE
8 Barton Avenue	Glenn Heights	27000200050080000	Unimproved	59' x 116' 7,166 sqft	\$50,000	TX-94-41363	\$1,246.78	\$2,313.18	\$8,000	City: 1991-1994 County: 1992-1994 DeSoto ISD: 1991-1995 DCED: 1992	10/7/1997



Discuss and take action on Resolution R-25-23, a Resolution of the City Council of the City of Glenn Heights, Texas, nominating a candidate to be a Member of the Board Of Directors of the Dallas Central Appraisal District. (Brandi Brown, City Secretary)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: October 3, 2023

SUBJECT

This agenda item will allow City Council to nominate one candidate for the Dallas Central Appraisal District (CAD) Board of Directors.

DISCUSSION / BACKGROUND

The Texas Property Tax Code Section 6.03(b) states that members of the appraisal district's board of directors' serve two-year terms beginning on January 1 of even numbered years.

Sections 6.03(a) and 6.035 of the Texas Property Tax Code also provide nominee eligibility requirements:

To be eligible to serve on the board of directors, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date the individual takes office.

- *An individual who is otherwise eligible to serve on the board is not ineligible because of membership on the governing body of a taxing unit.*
- *An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.*
- *An individual is ineligible to serve if the individual:*
 1. *is related within the second degree by consanguinity or affinity, as determined under Chapter 573, Government Code, to an individual who is engaged in the business of appraising property for compensation for use in proceedings under this title or of representing property owners for compensation in proceedings under this title in the appraisal district;*
 2. *or owns property on which delinquent taxes have been owed to a taxing unit*

for more than 60 days after the date the individual knew or should have known of the delinquency unless:

- 1. the delinquent taxes and any penalties and interest are being paid under an installment payment agreement under Section 33.02;*
 - 2. or a suit to collect the delinquent taxes is deferred or abated under Section 33.06 or 33.065.*
- An individual is ineligible to serve on an appraisal district board of directors if the individual has engaged in the business of appraising property for compensation for use in proceedings under this title (for use in an ARB hearing or a tax agent) or of representing property owners for compensation in proceedings under this title in the appraisal district at any time during the preceding five years.*

In 1979 the method for selecting the Dallas CAD Board of Directors was amended. Using a special provision of the Property Tax Code, the 5 members are chosen as follows:

1. The City of Dallas will be entitled to appoint one (1) member to the Board.
2. The Dallas Independent School District will be entitled to appoint one (1) member to the Board.
3. The Dallas County Commissioners will be entitled to appoint one (1) member to the Board. The member appointed by the Commissioners Court may not be a resident of either the City of Dallas or the Dallas Independent School District.
4. Each of the incorporated cities and towns, except the City of Dallas, shall have the right to nominate by official resolution one (1) candidate as the fourth member to the Board. The said cities and towns shall, from among the nominations received, elect by a majority vote, with each city and town being entitled to one (1) vote, a member to the Board of Directors.
5. Each of the Independent School Districts, and the Dallas College, except the Dallas Independent School District, shall have the right to nominate by official resolution one (1) candidate as the fifth member to the Board. The said Independent School Districts shall, from among the nominations received, elect by a majority vote, with each Independent School District being entitled to one (1) vote, a member to the Board of Directors.

Nominations must be submitted to the Dallas Central Appraisal District no later than October 16, 2023, in the form of a signed Resolution with the nominee's name.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends City Council nominate one candidate for the Dallas Central Appraisal District Board of Directors for a two-year term beginning January 1, 2024.

ATTACHMENTS

1. Resolution R-25-23
2. Dallas County Election Information

PREPARED BY

Brandi Brown, City Secretary

REVIEWED BY

RESOLUTION NO. R-25-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS TEXAS, NOMINATING _____ AS A CANDIDATE TO BE A MEMBER OF THE BOARD OF DIRECTORS OF THE DALLAS CENTRAL APPRAISAL DISTRICT

WHEREAS, The Chief Appraiser of the Dallas Central Appraisal District has been charged with the responsibility of conducting the election process to determine the membership of the Board of Directors of the Dallas Central Appraisal District, according to the Property Tax Code of Texas; and

WHEREAS, each of the incorporated cities and towns, except for City of Dallas, shall have the right to nominate by an official resolution one (1) candidate as a member of the Board of Directors; and

WHEREAS, the said cities and towns shall, from among the nominations received, elect by a majority vote, with each city and town being entitled to one (1) vote, a member of the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS:

THAT the Council of the City of Glenn Heights, Texas does hereby nominate _____ as a candidate to be a member of the Board of Directors of the Dallas Central Appraisal District.

PASSED AND APPROVED this the 3rd day of October 2023.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

APPROVED AS TO FORM:

Brandi Brown, City Secretary

Victoria W. Thomas, City Attorney

SEAL:



**Dallas Central
Appraisal District**

Date: August 16, 2023

To: Suburban Cities Mayors, City Managers, City Secretaries and Finance Directors

From: W. Kenneth Nolan, Executive Director/Chief Appraiser

Re: Election/Appointment of Members to Board of Directors
of the Dallas Central Appraisal District

The Property Tax Code, Section 6.03, requires that an election or appointment of members to the Board of Directors of an appraisal district be conducted in odd numbered years. The term of office for elected or appointed members is two years, beginning in even numbered years.

The Property Tax Code specifies the qualifications for membership to the Board of Directors in Section 6.03 of the Code. These qualifications are:

1. Must be a resident of the DCAD for at least two years prior to the election.
2. May be an elected official of an agency represented by the DCAD.
3. Cannot be an employee of any agency represented by the DCAD.
4. Cannot be related within the second degree by consanguinity or affinity, as determined under Chapter 573, Government Code, to an individual who is engaged in the business of appraising property for compensation for use in proceedings under this title or of representing property owners for compensation in proceedings under this title in the appraisal district.
5. Cannot own property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless:
 - (A) the delinquent taxes and any penalties and interest are being paid under an installment payment agreement under Section 33.02; or
 - (B) a suit to collect the delinquent taxes is deferred or abated under Section 33.06 or 33.065.
6. An individual is ineligible to serve on an appraisal district board of directors if the individual has engaged in the business of appraising property for compensation for use in proceedings under this title or of representing property owners for compensation in proceedings under this title in the appraisal district at any time during the preceding three years.
7. An individual is ineligible to serve on an appraisal district board of directors if the individual has served as a member of the board of directors for all or part of five terms, unless: the individual was the county assessor-collector at the time the individual served as a board member. **This requirement took effect with the 2022/2023**

election. The five term limit started with the 2022/2023 term being the first term to be counted.

8. An individual is ineligible to serve on an appraisal district board of directors if the individual has been an employee of the appraisal district at any time during the preceding three years.

Pursuant to the provisions of the Property Tax Code in 1979, the agencies of Greater Dallas County elected to amend the manner in which representatives were chosen. By special provision of the Property Tax Code, it was decided that the following procedure would be adopted for the election or appointment of members.

Appointments

- A. The City of Dallas will be entitled to appoint one (1) member to the Board.
- B. The Dallas Independent School District will be entitled to appoint one (1) member to the Board.
- C. The Dallas County Commissioners will be entitled to appoint one (1) member to the Board. The member appointed by the Commissioners Court may not be a resident of either the City of Dallas or the Dallas Independent School District.

Elections

- D. **Each of the incorporated cities and towns, except the City of Dallas, shall have the right to nominate by official resolution one (1) candidate as the fourth member to the Board. The said cities and towns shall, from among the nominations received, elect by a majority vote, with each city and town being entitled to one (1) vote, a member to the Board of Directors.**
- E. Each of the Independent School Districts, and the Dallas College, except the Dallas Independent School District, shall have the right to nominate by official resolution one (1) candidate as the fifth member to the Board. The said Independent School Districts shall, from among the nominations received, elect by a majority vote, with each Independent School District being entitled to one (1) vote, a member to the Board of Directors.

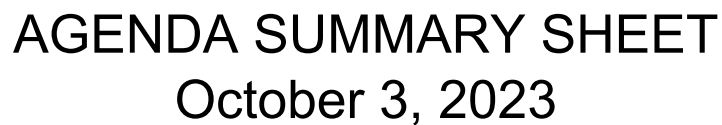
The votes required for appointment of the Board of Directors as prescribed by the Texas Property Tax Code, in Subsections d and e, hereof, shall be by a majority of those authorized to vote in Subsections d and e, respectively, and not by a majority of the quorum. In accordance with the procedures described in the Property Tax Code, the schedule for election/appointment is as follows:

- | | |
|-----------------|---|
| By October 16: | Nominees for each entity described in Subsections d and e hereto shall be submitted to the Chief Appraiser. |
| By October 30: | The Chief Appraiser shall prepare a resolution ballot for those entities described in Subsections d and e hereto and submit the ballot accordingly. |
| By December 15: | Each agency entitled to vote will do so by official resolution ballot and return same to the Chief Appraiser as soon thereafter as practical. |
| By January 1: | Results of the election will be affirmed. |

The County of Dallas, the City of Dallas and the Dallas Independent School District should advise the Chief Appraiser of their appointments no later than November 15, if possible. These appointments should also be by official resolution. The term of office for each member is one year beginning on January 1, 2024 and ending on December 31, 2024.

At the conclusion of the process, every agency will be advised of the final appointments or election results. For the convenience of the entities, a sample resolution is included for the purpose of nominations from the suburban cities and school districts. If you have any questions about this process, please contact me or Cheryl Jordan at 214/631-0520.

Enclosure (Sample Resolution)



Discuss and take action on Resolution R-26-23, a Resolution of the City Council of the City of Glenn Heights, Texas, nominating candidates for the Ellis Appraisal District Board of Directors for the Year 2024-2025. (Brandi Brown, City Secretary)

[illegible]



ELLIS APPRAISAL DISTRICT
400 Ferris Ave * PO Box 878
Waxahachie, Texas 75168
972-937-3552 * Toll Free 1-866-348-3552
ecad@elliscad.com

Board of Directors
T. Walter Erwin, Chairman
Diana B. Muckleroy, Secretary
David Hurst, Member
Richard Keeler, Member
Ken Marks, Member
Richard Rozier, Non-voting Member

Kathy Rodrigue, Chief Appraiser

September 12, 2023

Voting Taxing Units of the Ellis Appraisal District:

It is election time and the **2024-2025 Board of Directors Taxing Unit Voting Entitlements** are enclosed.

*This election is for 2024. SB2 becomes effective 7/1/2024 and Section 6.0301 requires another election to take place prior to December 31, 2024 to appoint five directors who will begin serving January 1, 2025. In that election, two of these appointed directors will serve a term of one year and three will serve a term of three years. I am seeking counsel on how this will be determined, but do not have an answer yet. This is only to inform you, as I understand this new law, there will be another election in 2024.

The FIRST step for in this process is NOMINATIONS. Each taxing unit may **nominate by resolution** adopted by its governing body (sample enclosed) one candidate for each position to be filled on the board of directors. The presiding officer of the governing body of the unit shall submit the name(s) of the unit's nominee(s) to the chief appraiser before October 15th.

Before October 30th, the chief appraiser will prepare a ballot, listing the candidates and shall deliver a copy of the ballot to the presiding officer of your unit. **The SECOND step for you in this process is to VOTE.** The governing body shall determine its **vote by resolution** (sample enclosed) and submit it to the chief appraiser before December 15th. Your voting entitlement may be cast for one candidate or distributed as the governing body chooses. It takes **834 votes** to secure a position on the board. The chief appraiser will count the votes, declare the five candidates who received the largest cumulative vote totals elected, and submit the results before December 31st to each governing body. **Taxing Units with more than 5% of the total vote are listed on separate page and have additional requirements under Section 6.03(k-1).**

Please mark these dates for the governance of the Ellis Appraisal District:

Before October 15	Your governing body submits candidate(s) name(s) (with bio) to the chief appraiser
Before October 30	I will prepare and deliver a ballot to the presiding officer of your unit
Before December 15*	Your governing body will vote by resolution and submit to the chief appraiser
Before December 31	I will send the results of the election to each governing body

Please make plans on your scheduled meetings to consider and act on these matters. Your vote is very important to the continued dedicated leadership of this board.

I have asked the current board members about their interest in serving another term. Walter Erwin, Dani Muckleroy, Richard Keeler and David Hurst are willing to continue to serve. I am enclosing the history of the current board members.

So that all taxing units in the election are familiar with new candidates, **please submit a short bio and contact information** (email and cell phone) **for any newly nominated candidate.** Please contact me if you have any questions.

Respectfully submitted,

Kathy Rodrigue, RPA

Taxing Units with More than 5% of Total Votes in Board of Directors Election

SECTION 3. Section 6.03, Tax Code, is amended by amending Subsection (k) and adding Subsection (k-1) to read as follows:

(k) Except as provided by Subsection (k-1), the [The] governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser before December 15. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates. For purposes of determining the number of votes received by the candidates, the candidate receiving the most votes of the conservation and reclamation districts is considered to have received all of the votes cast by conservation and reclamation districts and the other candidates are considered not to have received any votes of the conservation and reclamation districts. The chief appraiser shall resolve a tie vote by any method of chance.

(k-1) This subsection applies only to an appraisal district established in a **county with a population of 120,000 or more**. The governing body of each taxing unit entitled to **cast at least five percent of the total votes** must determine its vote by resolution adopted **at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers** (before October 15th) **the ballot to the presiding officer of the governing body**. The governing body must **submit its vote to the chief appraiser not later than the third day following the date the resolution is adopted**.

This **law applies** to the following taxing units that make up 85% of the total votes:

Ellis County	15.00%	with 750 votes
Ennis ISD	9.45%	with 473 votes
Midlothian ISD	20.38%	with 1,019 votes
Red Oak ISD	7.86%	with 393 votes
Waxahachie ISD	18.19%	with 910 votes
City of Midlothian	7.21%	with 360 votes
City of Waxahachie	6.91%	with 346 votes

ELLIS APPRAISAL DISTRICT BOARD OF DIRECTORS

Eligibility:

Person must have resided in the appraisal district for at least two years immediately preceding the date the individual takes office. Person may not be an employee of a taxing unit served by the appraisal district, but may be an elected official or a member of the governing body. A person may not be appointed if related within the second degree of consanguinity or affinity to either an appraiser who appraiser property for use in the appraisal district's appraisal review board proceedings or a tax representative who represents taxpayers for compensation before the appraisal district's appraisal review board. A person may not have delinquent taxes for more than 60 days after the date the person knew or should have known of the delinquency.

Term:

This will be changing with the changes in SB2, until staggered terms are in place where all will serve a four-year term. For 2024, all will be serving a one-year term and another election will be held in late 2024.

Meetings:

Meetings are required quarterly but are typically held 6-10 times a year typically on a Thursday morning at 8am at the convenience of the majority of the board members.

Compensation:

Directors may not receive a salary, per diem, or other compensation. They are reimbursed for reasonable and necessary expenses incurred in the performance of a director's duties if included in the appraisal district budget.

General Statement of Functions:

The board of directors has the following primary responsibilities:

- Establish the appraisal district's office;
- Adopt the appraisal district's annual operating budget and bi-annual reappraisal plan;
- Contract for necessary services;
- Hire a chief appraiser;
- Appoint a taxpayer liaison officer; and
- Make general policy on the appraisal district's operation.

TAXING UNIT: City of Glenn Heights, Texas

Resolution No. R-26-23

RESOLUTION OF **CANDIDATE NOMINATIONS** FOR THE ELLIS APPRAISAL
DISTRICT BOARD OF DIRECTORS FOR THE YEAR 2024-2025*

WHEREAS, Section 6.03 (g) of the Texas Property Tax Code, requires that each taxing unit entitled to vote may nominate by Resolution one candidate for each of the five positions to be filled and submit those nominations to the Chief Appraiser of the Ellis Appraisal District before October 15, 2023.

THEREFORE, the City of Glenn Heights submits the
following nomination(s) with contact information for Board of Directors of the
Ellis Appraisal District for 2024-2025:

Name	E-mail	Cell	Bio Included

ACTION TAKEN this 3rd day of October 2023, in Regular/ Open Session of the governing body of the above mentioned taxing unit; as authorized under Section 6.03 of the Texas Property Tax Code, for the purpose of nominating candidates to the Board of Directors of the Ellis Appraisal District.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

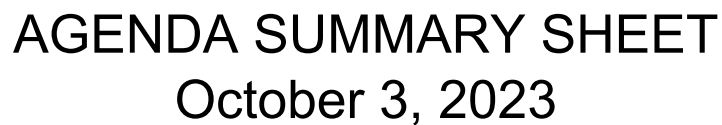
APPROVED AS TO FORM:

Brandi Brown, City Secretary

Victoria W. Thomas, City Attorney

*This election is for 2024. SB2 becomes effective 7/1/2024 and Section 6.0301 requires another election to take place prior to December 31, 2024 to appoint five directors who will begin serving January 1, 2025.

In that election, two of these appointed directors will serve a term of one year and three will serve a term of three years. I am seeking counsel on how this will be determined, but do not have an answer yet. This is only to inform you, as I understand this new law, there will be another election in 2024.



Presentation on Fiscal Year 2023-2024 Community Engagement Events. (Alyssa McGee, Community Engagement Coordinator)

[illegible]

FISCAL YEAR 2023 – 2024 COMMUNITY ENGAGEMENT EVENTS



OCTOBER 3, 2023

ALYSSA MCGEE

COMMUNITY ENGAGEMENT COORDINATOR

Overview



Community Engagement Mission Statement

To provide exceptional customer service to the citizens of Glenn Heights by establishing positive relationships, promoting innovative programs and organizing community events.

This will be accomplished by maintaining a culture and spirit that engages local neighborhoods and residents, by fostering a strong sense of community awareness through cultural celebrations and community events, and promoting positive relationships between Glenn Heights residents, employees and elected officials.

Annual Glenn Heights Events



- Veterans Day Events / 5k
 - Online: Monday, November 6, 2023
 - In Person: Saturday, November 11, 2023

- Christmas Tree Lighting & Holiday Festival
 - Friday, December 8, 2023

- Season of Service
 - Thanksgiving

Start: Thursday, November 9 – Thursday, November 23, 2023

- Christmas

Start: Monday, December 11 – Friday, December 23, 2023

Annual Glenn Heights Events



- State of the City Address
 - Saturday, January 13, 2024
- Black History Month Program
 - Friday, February 9, 2024
- Glenn Heights Connects
 - Fridays, 5:30 – 7:00 PM
 - March 29, 2024
 - April 12, 2024
 - April 26, 2024
 - May 10, 2024
 - May 24, 2024

Annual Glenn Heights Events Cont.



- City Wide Clean-Up
 - May 2024
- Glenn Heights Back to School Bash
 - Saturday in August (Will not conflict with Red Oak and DeSoto ISDs)
- Glenn Heights Family Fest
 - Saturday, September 14, 2024

New Events



- Hispanic Heritage Month Program
 - Saturday, October 7, 2023

- Fall Festival
 - Friday, October 27, 2023

- Small Business Expo
 - Saturday, November 16, 2024

- Daddy – Daughter Dance
 - Saturday, February 17, 2024

- Mother – Son Dance
 - Saturday, March 9, 2024

Communication Channels



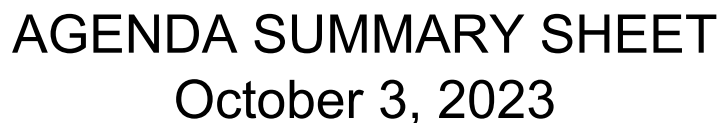
Every Event = Advertisement Campaign

- Calendar Invite to Mayor & Council
- Glenn Heights Website
- Postings/Informational Blurbs
 - City Manager Updates
 - City Newsletter
 - Glenn Heights Social Media Platforms
- Flyers
- Media Outlets
- Red Oak Area Chamber of Commerce

QUESTIONS



COMMENTS



Discuss and take action on a request concerning a Site Plan for O'Reilly Auto Parts by Craig A. Schneider with Esterly, Scheider & Associates. The 1.317-acre (Portion of the 9.606 Acres) property is zoned Retail "R" and is situated in the J.P. Woolsey Survey , Abstract #1135. The property is located at the Southeast corner of Ovilla Road and Santa Rosa Drive, Glenn Heights, Ellis County, Texas. The proposed use is an Auto Parts Store. (Parviz Pourazizian, Director of Planning and Development Services)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: October 3, 2023

SUBJECT

Discuss and take action on a request concerning a Site Plan for O'Reilly Auto Parts by Craig A. Schneider with Esterly, Scheider & Associates. The 1.317-acre (Portion of the 9.606 Acres) property is zoned Retail "R" and is situated in the J.P. Woolsey Survey , Abstract #1135. The property is located at the Southeast corner of Ovilla Road and Santa Rosa Drive, Glenn Heights, Ellis County, Texas. The proposed use is an Auto Parts Store. (Parviz Pourazizian, Director of Planning and Development Services)

DISCUSSION / BACKGROUND

The applicant proposes to develop a retail shop located at the Southeast corner of Ovilla Rd and Santa Rosa Dr. Surrounding land use is single-family residential. The proposed site plan includes two access points from Santa Rosa Dr.

A new 7,225-square foot auto retail building for "O'Reilly Auto Parts" will be constructed on 1.317 acres at the Southeast corner of Ovilla Rd and Santa Rosa Dr. The main entrance doors shall be facing South toward Ovilla Rd.

The site proposes two drive approach entrances on Santa Rosa Dr. In addition, the required landscaping shall be developed per city ordinance. Landscaping shall be installed at the front of the building and at the East side of the main entrance doors for curb appeal so that the site it entirely intact, with concrete sidewalks and a parking lot. All plantings shall conform to the city landscape ordinances. All landscaped areas shall have an automatic sprinkler system for proper irrigation and planting. Grass installed in the developed area shall be per city landscape ordinance species. Required landscape buffers shall be installed at the frontages of both streets.

Parking spaces shall be provided per square foot, and we are proposing approximately 40 spaces located South and East perimeter of the lot adjacent to the frontal streets

Ovilla Rd and Santa Rosa Dr.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends the approval of this site plan request with the condition that the elevations develop the property and proposed site plan, noting compliance with landscaping, screening, lighting, and parking lot design standards and City of Glenn Heights Zoning Ordinances.

ATTACHMENTS

1. Site Survey
2. Topographic Survey
3. Site Plan
4. Landscape Plan
5. Elevations

PREPARED BY

Parviz Pourazizian, Director of Planning and Development Services

REVIEWED BY

Brandi Brown, City Secretary

GENERAL NOTES:

1. **BASIS OF BEARING:** TEXAS STATE PLANE COORDINATES NORTH CENTRAL ZONE, AS REFLECTED ALONG THE EAST PORTION OF THE SOUTH LINE OF THE PARENT PROPERTY BETWEEN THE SOUTHEAST CORNER OF THE PARENT PROPERTY AND THE CORNER TO THE WEST, SB91°15'0"W.
2. **VERTICAL DATUM FOR THIS PROJECT IS NAVD83 AS BASED UPON STATIC GPS MEASUREMENTS ON CONTROL POINT NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.** THE CORNER OF THE SUBJECT PROPERTY AND AS SHOWN HEREON, AND PROCESSED THROUGH OPUS. **ELEVATION = 617.65 FEET.**
3. **SITE BENCHMARK LOCATION:** FOUND 5/8 INCH REBAR AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION = **617.58 FEET.**
4. **FEDERAL FLOODPLAIN MAP 48139C0075F,** WITH AN EFFECTIVE DATE OF JUNE 3, 2013 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY SHOWS THIS SITE AS BEING IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. **UTILITY LOCATIONS:** UTILITY LOCATIONS SHOWN ARE PER OBSERVED EVIDENCE, INFORMATION PROVIDED BY THE UTILITY PURVEYORS, PAINTED MARKINGS PROVIDED BY THE DIG LINE LOCATORS (TICKETS #2357207240) AND ON-SITE PRIVATE UTILITY LOCATE SERVICE MARKINGS. UTILITY LOCATIONS WERE SURVEYED AND INCORPORATED INTO THE TOPOGRAPHY. MAP INFORMATION REPRESENTING THE BEST AVAILABLE INDIRECT LOCATION OF NOTED UTILITIES. NOTE THAT PRECISE LOCATIONS AND PRESENCE OF UTILITIES MUST BE THE RESPONSIBILITY OF ENTITIES IN CHARGE OF CONSTRUCTION ACTIVITIES ON SITE. DESIGN/ENGINEERING INFORMATION IS AVAILABLE AT THE DISCRETION OF THE INDIVIDUAL UTILITY PROVIDERS.
6. **SANITARY SEWER:** EXISTING UNDERGROUND SANITARY SEWER INFORMATION SHOWN IS PER OBSERVED EVIDENCE, AND PER MAPS PROVIDED BY THE CITY OF GLENN HEIGHTS. EXISTING UNDERGROUND SANITARY SEWER LINES SHOWN ARE PLASTIC MATERIAL.
7. **WATER:** EXISTING UNDERGROUND WATER LINE INFORMATION SHOWN IS PER OBSERVED EVIDENCE, PAINTED UTILITY LOCATE MARKINGS AND INFORMATION PROVIDED BY CITY OF GLENN HEIGHTS. EXISTING UNDERGROUND WATER LINES SHOWN ARE SIZED AS SHOWN AND PLASTIC PIPE MATERIAL.
8. **STORM DRAIN:** EXISTING UNDERGROUND STORM DRAIN LINE INFORMATION SHOWN IS PER OBSERVED EVIDENCE. EXISTING UNDERGROUND STORM DRAIN LINES SHOWN ARE UNKNOWN MATERIAL.
9. **GAS:** EXISTING UNDERGROUND GAS LINE INFORMATION SHOWN IS PER OBSERVED EVIDENCE, AND UNDERGROUND MARKINGS. EXISTING GAS LINE SHOWN IS UNKNOWN PIPE SIZE AND MATERIAL.
10. **ELECTRIC:** EXISTING UNDERGROUND AND ABOVE GROUND ELECTRIC LINE INFORMATION SHOWN IS PER OBSERVED EVIDENCE AND PAINTED UTILITY LOCATE MARKINGS.
11. **ROADWAY DATA: EAST OVILLA ROAD/FM. 664** IS CONSIDERED TO BE A STATE HIGHWAY. THE ROADWAY ADJOINING THE NORTH SIDE OF THE SURVEYED SITE IS 6 LANE CONCRETE PAVING. PAVEMENT IS IN GOOD CONDITION. THE SPEED LIMIT FOR EAST OVILLA ROAD/F.M. 664 ALONG THE SUBJECT PROPERTY IS 50 MPH. NOTE THAT THE RIGHT OF WAY WIDTH TO THE IMMEDIATE NORTH OF THE SITE VARIES. PER CEASON CLEMENS, ENGINEER FOR THE DALLAS DISTRICT OFFICE OF THE TEXAS DEPARTMENT OF TRANSPORTATION, THERE ARE NO CURRENT PLANS FOR WIDENING OF EAST OVILLA ROAD. THE RIGHT OF WAY WIDTH TO THE IMMEDIATE SOUTH OF THE SITE VARIES. INFORMATION SHOWN IS FROM RIGHT OF WAY DEEDS PROVIDED IN THE TITLE REPORT.
- SANTA ROSA DRIVE** IS CONSIDERED TO BE A RESIDENTIAL STREET. THE ROADWAY ADJOINING THE WEST SIDE OF THE SURVEYED SITE IS 2 LANE CONCRETE PAVING. PAVEMENT IS IN GOOD CONDITION. THE SPEED LIMIT FOR SANTA ROSA DRIVE ALONG THE SUBJECT PROPERTY IS 30 MPH. NOTE THAT THE RIGHT OF WAY WIDTH TO THE IMMEDIATE WEST OF THE SITE VARIES. PER THE CITY OF GLENN HEIGHTS PUBLIC WORKS, THERE ARE NO CURRENT PLANS FOR WIDENING OF SANTA ROSA DRIVE IN THE AREA OF THE SUBJECT PROPERTY. NO STATIONING WAS AVAILABLE.
12. **PARKING SPACES:** THERE ARE NO MARKED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
- POSSIBLE ENCUMBRANCES:**
- NO APPARENT EASEMENT FOR TELEPHONE, POWER AND GAS LINES CROSSING OVER NORTHERLY AND WESTLY PORTIONS OF THE SUBJECT PROPERTY.
- BRICK WALL ALONG SOUTH SIDE OF PARENT PARCEL 3.7"-4.8" OVER SOUTHERLY LINE.
14. **LAND AREA:** 57,365 SQ. FT. OR 1.317 ACRES MORE OR LESS.
15. **ADDRESS:** NONE ASSIGNED.

SCHEDULE B ITEMS:

- 10d Easement(s) and rights incidental thereto, as granted in a document: Granted to: Texas Power & Light Company Purpose: As provided in said document Recording Date: April 16, 1957 Recording No: Volume 456, Page 554, Real Property Records, Ellis County, Texas; may or may not affect subject property; no retracable description of the property affected is contained therein.
- 10e Easement(s) and rights incidental thereto, as granted in a document: Granted to: Southwestern Bell Telephone Company Purpose: As provided in said document Recording Date: October 24, 1963 Recording No: Volume 494, Page 480, Real Property Records, Ellis County, Texas; may or may not affect subject property. Affects Parent Parcel. Said deed was "conveyed by warranty deed...recorded in Volume 32 page 490". Said deed was not provided.
- 10f Easement(s) and rights incidental thereto, as granted in a document: Granted to: Texas Power & Light Company Purpose: As provided in said document Recording Date: February 28, 1967 Recording No: Volume 516, Page 490, Real Property Records, Ellis County, Texas; may or may not affect subject property; no retracable description of the property affected is contained therein.
- 10g Easement(s) and rights incidental thereto, as granted in a document: Granted to: Texas Power & Light Company Purpose: As provided in said document Recording Date: August 27, 1971 Recording No: Volume 553, Page 547, Real Property Records, Ellis County, Texas; does not affect subject property. Affects Parent Parcel; shown on SV2.
- 10h Easement(s) and rights incidental thereto, as granted in a document: Granted to: William Edward Campbell Purpose: As provided in said document Recording Date: May 4, 1978 Recording No: Volume 620, Page 421, Real Property Records, Ellis County, Texas; does not affect and falls Westerly of subject property or parent property. Not shown.
- 10i Easement(s) and rights incidental thereto, as granted in a document: Granted to: William Edward Campbell Purpose: As provided in said document Recording Date: May 4, 1978 Recording No: Volume 620, Page 424, Real Property Records, Ellis County, Texas; does not affect subject property. Affects Parent Parcel. Said deed was not provided for inspection; link to deed does is not connected to deed.
- 10j Easement(s) and rights incidental thereto, as granted in a document: Granted to: William Edward Campbell Purpose: As provided in said document Recording Date: May 4, 1978 Recording No: Volume 620, Page 426, Real Property Records, Ellis County, Texas; does not affect subject or parent property. Falls entirely within right-of-way of E. Ovilla Road, shown.
- 10k Easement(s) and rights incidental thereto, as granted in a document: Granted to: William Edward Campbell Purpose: As provided in said document Recording Date: May 4, 1978 Recording No: Volume 620, Page 428, Real Property Records, Ellis County, Texas; affects subject property. Falls partially in right-of-way for E. Ovilla Road, shown.
- 10l Easement(s) and rights incidental thereto, as granted in a document: Granted to: William Edward Campbell Purpose: As provided in said document Recording Date: May 4, 1978 Recording No: Volume 620, Page 430, Real Property Records, Ellis County, Texas; falls Westerly of and not affect subject property or parent property; not shown.
- Matters contained in that certain document Entitled: Permit to Construct, Operate and Maintain a sanitary sewer pipeline Executed by: City of Glenn Heights Recording Date: September 1, 1989 Recording No: Volume 822, Page 284, Real Property Records, Ellis County, Texas; falls Southerly of and does not affect subject property, not shown.
- Easement(s) and rights incidental thereto, as granted in a document: Granted to: T.U. Electric Purpose: As provided in said document Recording Date: December 11, 1995 Recording No: Volume 1211, Page 538, Real Property Records, Ellis County, Texas; does not affect subject property or parent property; shown Sheet SV2.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

BEING all that certain lot, tract, or parcel of land situated t the J.P. Woolsey Survey, Abstract No. 1135, and being a part of a called 13.04 acre tract conveyed to John E. Courville by deed recorded in Volume 1551, Page 30 of the Official Public Records, Ellis County, Texas (OPREC), and being all of a called 0.1838 acre tract conveyed to J.P. Woolsey, and all of a called 0.1709 acre tract conveyed as Tract 2 to John E. Courville and Rita Y. Stones by deed recorded in Volume 1964, Page 909 OPREC, and being more particularly described as follows:

BEGINNING at a 1/2" steel pipe found in the south line of Farm to Market Road 664 (a 100 foot right-of-way, also known as Ovilla Road) for the northeast corner of this tract and said 13.04 acre tract, said pipe being the northwest corner of Lot 1 of Little Creek Estates (Replat), an addition to the City of Glenn Heights, Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slide 764 of the Plot Records, Ellis County, Texas (PRECT);

THENCE S 00 deg, 04'24" E, 556.89 feet (Deed - S 00 deg, 03'54" E, 557.01 feet) along the east line of this tract and said 13.04 acre tract, and along the west line of Lot 1, to a 1/2" steel rod found for the southeast corner of this tract and said 13.04 acre tract, said rod being the northern corner of a residual tract out of an original called 101.962 acre tract described by instrument recorded in Volume 1481, Page 76 OPREC;

THENCE N 89 deg, 59'39" W, along the lower south line of this tract and said 13.04 acre tract, and along the north line of said residual, passing at 664.98 feet a 1/2" steel rod found for the northwest corner of said residual and the northeast corner of Lot 6, in Block C, of Sunrise Meadow, Phase One, an addition to the City of Glenn Heights, Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Slide 363 PRECT, continuing along the north line of said addition a total distance of 740.09 feet to a 1/2" steel rod found for corner, said rod being the beginning of a clockwise curve, with a radius of 195.00 feet, a central angle of 25 deg, 11'43", whose long chord bears N 77 deg, 26'49" W, 85.06 feet;

THENCE 85.75 feet along said arc, continuing along the lower south line of this tract and said 13.04 acre tract, and along the north line of said addition, to a 1/2" steel rod found for corner, said rod being the southeast corner of said Tract 2;

THENCE N 89 deg, 57'06" W, 152.91 feet (Deed - West, same distance) continuing along the lower south line of this tract, the south line of said Tract 2, and the north line of said addition, to a 1/2" capped steel rod set for the most southerly southwest corner of this tract, the southwest corner of said Tract 2, and being the southeast corner of a residual tract out of said 101.962 acre tract;

THENCE NORTH, along the lower west line of this tract, the west line of said Tract 2, and the east line of said residual tract, passing at 53.72 feet the northwest corner of said Tract 2, and a southerly corner of said 13.04 acre tract, and continuing along a westerly line thereof, and being a northeast corner of said residual tract and the southeast corner of a called 0.3547 acre tract described by instrument recorded in Volume 1964, Page 912 OPREC, continuing along the east line thereof a total distance of 270.22 feet to a 1/2" capped steel rod set for an inset southerly corner of this tract and said 13.04 acre tract, and being the northeast corner of said 0.3547 acre tract;

THENCE WEST, along the upper south line of this tract and said 13.04 acre tract, and along the north line of said 0.3547 acre tract, passing at 74.22 feet the upper southwest corner of said 13.04 acre tract and the southeast corner of said Tract 1, and being the northwest corner of said 0.3547 acre tract and a southerly corner of said residual tract, and continuing along the north line thereof a total distance of 107.84 feet to a 1/2" capped steel rod set in the east line of Santa Rosa Drive (a 50 foot right-of-way) for the upper southwest corner of this tract, the southwest corner of said Tract 1, and the northwest corner of said residual, said rod being the beginning of a non-tangent curve, with a radius of 425.00 feet, a central angle of 08 deg, 21'51", whose long chord bears N 04 deg, 10'56" E, 61.99 feet; THENCE 62.04 feet along the east line of said drive and the upper west-line of this tract, and the west line of said Tract 1, to a 1/2" capped steel rod set for corner;

THENCE NORTH, 206.53 feet (Same as deed) continuing along the east line of said drive and the upper west line of this tract, and the west line of said Tract 1, to a 1/2" capped steel rod set in the intersection of the east line of said drive with the south line F.M. 664 for the northwest corner of this tract and said Tract 1;

THENCE S 89 deg, 59'09" E, 224.39 feet (Deed - East) along the south line of said road and the north line of this tract and said Tract 1 and said 13.04 acre tract, to a 5/8" steel rod found for corner, said rod being the northwest corner of a called 1.7998 acre tract described by instrument recorded in Volume 1140, Page 619 OPREC;

THENCE S 00 deg, 51'04" W, 279.96 feet into said 13.04 acre tract, along the west line of said 1.7998 acre tract, to a 5/8" steel rod found for corner;

THENCE S 89 deg, 58'27" E, 279.91 feet into said 13.04 acre tract, along the south line of said 1.7998 acre tract, to a 5/8" steel rod found for corner, said rod being the southeast corner of said 1.7998 acre tract and the southeast corner of Lot 1, in Block A, Pecon Park as recorded in Cabinet F, Slide 213 PRECT;

THENCE S 89 deg, 57'43" E, 190.02 feet into said 13.04 acre tract, along the lower south line of said Lot 1, Block A, to a 1/2" capped steel rod found for corner, said rod being the lower southeast corner of said Lot 1, Block A;

THENCE N 00 deg, 56'25" E, 195.02 feet into said 13.04 acre tract, along the lower east line of said Lot 1, Block A, to a 1/2" capped steel rod set for corner;

THENCE N 89 deg, 56'56" E, 33.96 feet into said 13.04 acre tract, along the upper south line of said Lot 1, Block A, to a 1/2" capped steel rod set for corner;

THENCE NORTH, through said 13.04 acre tract, along the upper east line of said Lot 1, Block A, passing the northeast corner thereof, continuing along a total distance of 84.84 feet to a 1/2" capped steel rod set in the south line of said road and the north line of said 13.04 acre tract for corner;

THENCE EAST, 351.32 feet (Deed - same bearing) continuing along the south line of said road and the north line of this tract and said 13.04 acre tract, to the POINT OF BEGINNING, and containing approximately 9.951 acres of land, more or less.

MEASURED METES AND BOUNDS

Being all that certain lot, tract or parcel of land situated in the J.P. Woolsey Survey, Abstract No. 1135, and being a part of a called 9.951 acre tract of land conveyed to 7305, LTD by deed recorded under Instrument No. 1733800 of the Official Public Records, Ellis County (O.P.R.E.C.), Texas, and being more particularly described as follows:

Beginning at an interior corner of said 7305, LTD tract, being also the Northwest corner for a called 1.7998 acre tract of land conveyed to Brazos Electric Power Cooperative, Inc., by deed dated February 10, 1995 as recorded in Volume 1140, Page 619 O.P.R.E.C., marked by a 5/8 inch rebar; thence along an interior line of said 7305, LTD parcel and the West line of said Brazos Electric Power Cooperative, Inc., tract, South 00°04'42" West 268.12 feet to the Easterly extension of a Southerly interior line of said 7305, LTD tract, at a point which lies North 00°04'42" East 11.57 feet from a 5/8" rebar found marking the Southwest corner of said Brazos Electric Power Cooperative, Inc., tract; thence along said Easterly extension and said Southerly interior line, North 89°14'59" West 224.66 feet to a 1/2 inch rebar found marking the WEHDE LS 6133" set, being a point on the Easterly right-of-way line of Santa Rosa Drive, at a point of non-tangency with a 425.00 foot radius curve, the center point of which bears North 82°20'08" West; thence Northerly right-of-way and said right-of-way line, along the arc of said curve, through a central angle of 08°21'03" and an arc length of 61.94 feet to a 1/2 inch rebar with yellow plastic cap marked "WEHDE LS 6133" set, and a tangent line; thence along said tangent line and said right-of-way, North 00°41'1" West 157.78 feet to a 1/2 inch rebar with yellow plastic cap marked "WEHDE LS 6133" set on the Southerly right-of-way line of F.M. 664, as described in that Agreed Final Judgment recorded July 24, 2019 under instrument No. 1920960, O.P.R.E.C.; thence along said Southerly right-of-way line, North 41°11'33" East 44.28 feet to a 5/8" rebar found; thence along said right-of-way, North 83°02'06" East 88.00 feet to a 5/8" rebar found; thence along said right-of-way, North 85°57'20" East 106.89 feet to the Point of Beginning; containing 57,365 square feet, or 1.371 acres, more or less.

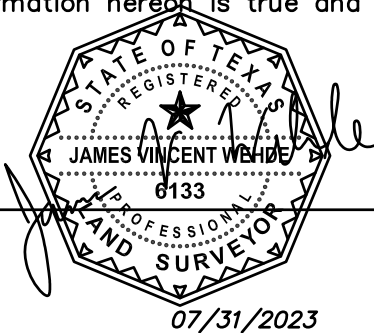
SURVEYOR'S CERTIFICATE

To: O'Reilly Auto Enterprises, LLC, a Delaware limited liability company; 7605, LTD; Alamo Title Company and Alamo Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on April 25, 2023. To the best of my knowledge, information and belief, all the information hereon is true and accurately shown.

Date of Plat or Map: July 31, 2023.

Surveyor's signature



PARCELS REMOVED FROM TITLE LEGAL DESCRIPTION (PER DEED PROVIDED BY TEXAS DEPARTMENT OF TRANSPORTAION)

BEING 0.3402 acre (14,821 square feet) of land situated in the J. Woolsey Survey, Abstract No. 1135, Ellis County, Texas, being out of a called 9.951 acre tract of land conveyed to DFW/MLA Opportunity Fund, Ltd. by deed dated January 8, 2010 as recorded in Volume 2488, Page 1479 of the Official Public Record Ellis County (O.P.R.E.C.), said 0.302 acre of land being more particularly described by metes and bounds in Two (2) parts as follows:

Part 1

COMMENCING at a point, for an interior corner of said DFW/MLA Opportunity Fund tract and the southwest corner for a called 1.7998 acre tract of land conveyed to Brazos Electric Power Cooperative, Inc., by deed dated February 10, 1995 as recorded in Volume 1140, Page 619 O.P.R.E.C., from which a found 5/8-inch iron rod bears North 00°04'42" East, 0.2 feet;

THENCE, North 00°02'20" East, along the West of said Brazos Electric Power Cooperative tract, a distance of 279.74 feet to a point, on the proposed south right-of-way line of FM 664 and on the existing south right-of-way line of FM 664 (width varies) as recorded Volume 296, Page 201 of the Ellis County Deed Records (E.C.D.R.), for the east corner and POINT OF BEGINNING of the herein described parcel, at station 598+29.52, 74.29 feet right, having coordinates of N=6,880,874.89, E=2,476,670.04, from which a found 5/8-inch iron rod bears North 00°04' East, 0.2 feet;

1) THENCE, South 85°57'09" West, along the proposed south right-of-way line of FM 664, a distance of 106.89 feet to a 5/8-inch iron rod with TXDOT ROW plastic cap, set, for an angle point of the herein described parcel;**

2) THENCE, South 83°02'06" West, continuing along the proposed south right-of-way line of FM 664, a distance of 88.00 feet to a 5/8-inch iron rod with TXDOT ROW plastic cap, set, for an angle point of the herein described parcel;**

3) THENCE, South 41°11'33" West, continuing along the proposed south right line of FM 664, a distance of 45.74 feet, to a 5/8-inch iron rod with TXDOT ROW plastic cap, set, for the southwest corner of the herein described parcel, being on the east right-of-way line of Santa Rosa Drive (50' wide) as recorded in Cabinet D, Slide 363 of the Ellis County Plot Records (E.C.P.R.);**

4) THENCE, North 00°46'44" West, along the east right-of-way line of said Santa Rosa Drive, a distance of 49.54 feet to a point, for the northwest corner of the herein described parcel and the Northwest corner of said DFW/MLA Opportunity Fund tract, being on the existing south right-of-way line of said FM 664;

5) THENCE, North 89°12'41" East, along the existing south right-of-way line of said FM 664, a distance of 224.82 feet to the POINT OF BEGINNING and containing 0.520 acre (2,266 square feet) of land within Part 1.

Part 2

COMMENCING at a 5/8-inch rod, for an interior corner of said DFW/MLA Opportunity fund nad the northerly Southeast corner of Lot 1, Block A, Pecon Park as recorded in Cabinet F, Slide 213 E.C.P.R.;

THENCE, North 00°46'44" West, along the east line of said Lot 1, a distance of 49.12 feet to a 5/8-inch iron rod with TXDOT ROW plastic cap, set, on the proposed south right-of-way line of FM 664, for the southwest corner and the POINT OF BEGINNING of the herein described parcel, at station 603+32.44, 110.34 feet right, having coordinates of N=6,880,845.91, E=2,477,175.41;**

1) THENCE, North 00°44'44" West, continuing along the east line of said Lot 1, a distance of 35.91 feet to a found 1/2-inch iron rod with cap stamped "RPLS 4466", for the northeast corner of the herein described parcel, being on the existing south right-of-way line of FM 664 (width varies) as recorded in Volume 496, Page 201 E.C.D.R.;

2) THENCE, North 89°12'41" East, along the existing south right-of-way line of said FM 664, a distance of 351.18 feet to a point, for the northeast corner of the herein described parcel, the northeast corner of said DFW/MLA Opportunity Fund tract and the northwest corner of Lot 1, Block 1, Little Creek Estates as recorded in Cabinet A, Slide 764, E.C.P.R., from which a found 1/2-inch iron pipe bears South 00°52' East, 0.2 feet;

3) THENCE, South 00°52'06" East, along the East line of said DFW/MLA Opportunity Fund tract and the west line of said Lot 1, a distance of 35.58 feet to a 5/8-inch iron rod with TXDOT ROW plastic cap, set, for the southeast corner of the herein described parcel, being on the proposed south right-of-way line of FM 664;**

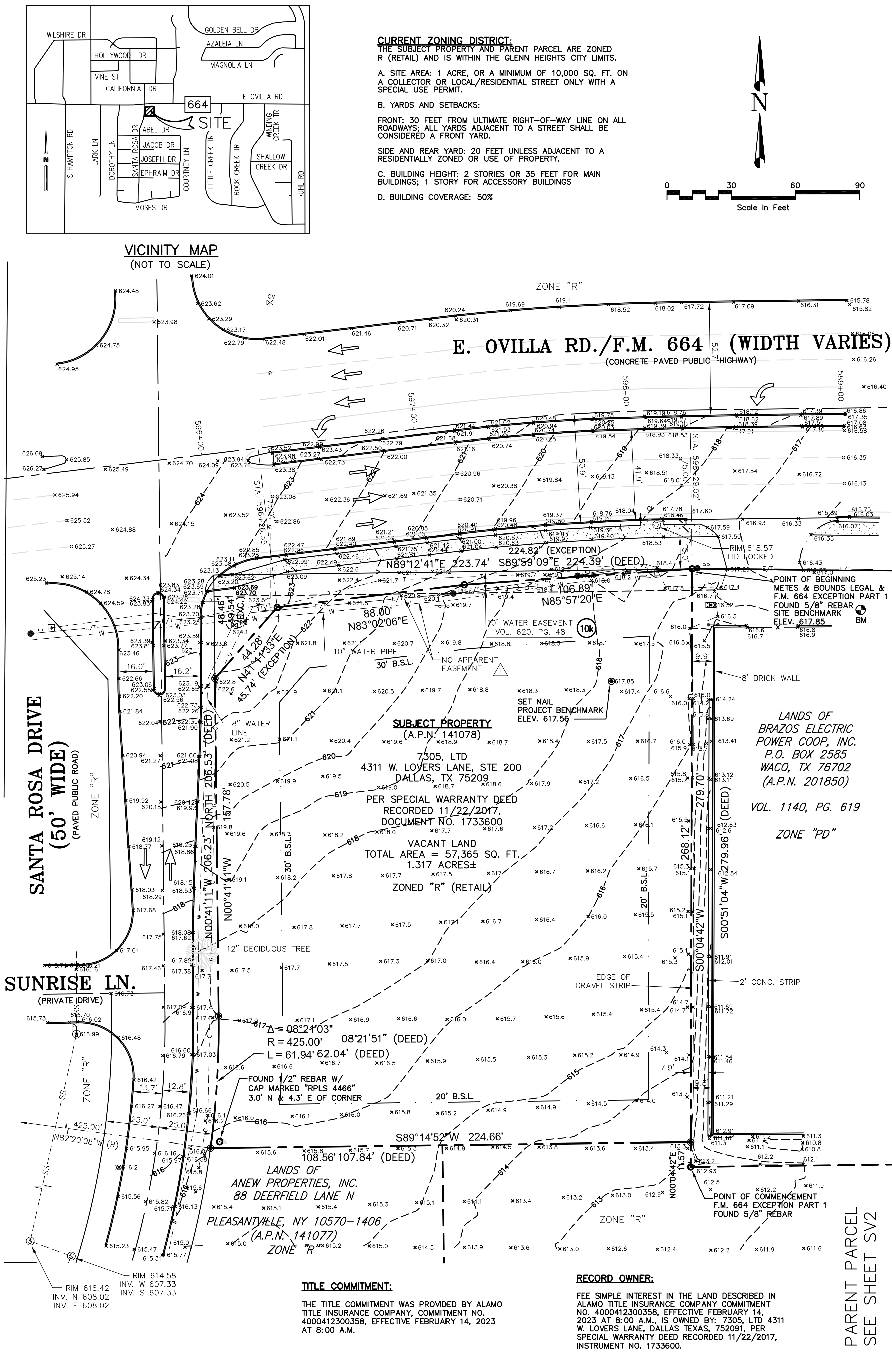
4) THENCE, South 89°09'31" West, along the proposed south right-of-way line of FM 664, a distance of 351.24 feet to the POINT OF BEGINNING and containing 0.2882 acre (12,555 square feet) of land within Part 2, containing a total contained square footage of 14,821 square feet and a combined acreage of 0.3402 acres of land within Parts 1 and 2.

LEGEND:

- SUBJECT PROPERTY LINE
--- PARENT PROPERTY LINE
--- EASEMENT LINE
--- BUILDING SETBACK LINE
--- CENTERLINE
--- 6" CONCRETE CURB
--- EDGE OF ASPHALT
--- 6" WOOD FENCE
--- CONCRETE SURFACE
--- FIRE HYDRANT
--- BACKFLOW PREVENTER
--- WATER METER
--- WATER/GAS VALVE
--- SANITARY SEWER MANHOLE
--- STORM SEWER MANHOLE
--- CURB INLET
--- POWER POLE
--- POWER POLE W/GUY WIRE
--- LIGHT STANDARD
--- PHONE RISER
--- TELEPHONE VAULT
--- UNDERGROUND TELEPHONE/FIBER OPTIC LINE
--- UNDERGROUND SANITARY SEWER LINE
--- UNDERGROUND WATER LINE
--- UNDERGROUND GAS LINE
--- UNDERGROUND ELECTRIC LINE
--- OVERHEAD ELECTRIC/TELEPHONE LINE
--- 1/2" REBAR W/ CAMP STAMPED "WEHDE PLS 6133" TO BE SET
--- FOUND 5/8" REBAR WITH NO CAP UNLESS OTHERWISE NOTED

UTILITY PROVIDERS

- WATER/SEWER/STORM/STREETS GAS
CITY OF GLENN HEIGHTS
PUBLIC WORKS
2118 S. UHL ROAD
GLENN HEIGHTS, TX 75150
CHRIS PATTERSON
(972) 223-1690
HIGHWAYS
TXDOT - DALLAS DIST.
4777 E. HIGHWAY 80
MESQUITE, TX 75150
CLEASON CLEMENS, PE
(214) 320-6200
ATMOS ENERGY
5430 LBJ FREEWAY
DALLAS, TX 75240
NO CONTACT PROVIDED
(888) 286-6700
ONCOR ELECTRIC DIST.
1220 E. PLEASANT RUN RD.
DESOIT, TX 75115
NO CONTACT PROVIDED
(888) 313-6862
ELECTRIC
HILCO ELECTRIC CO-OP, INC.
300 SILKEN CROSSING RD.
MIDLOTHIAN, TX 76065
NO CONTACT PROVIDED
(972) 723-9200
PHONE/CATV
AT&T COMMUNICATIONS
NO CONTACT PROVIDED
(855)208-0571



TITLE COMMITMENT:

THE TITLE COMMITMENT WAS PROVIDED BY ALAMO TITLE INSURANCE COMPANY, COMMITMENT NO. 4000412300358, EFFECTIVE FEBRUARY 14, 2023 AT 8:00 A.M.

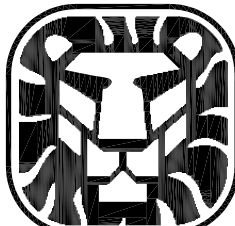
RECORD OWNER:

FEE SIMPLE INTEREST IN THE LAND DESCRIBED IN ALAMO TITLE INSURANCE COMPANY COMMITMENT NO. 4000412300358, EFFECTIVE FEBRUARY 14, 2023 AT 8:00 A.M. IS OWNED BY 7305, LTD, 4311 W. LOVERS LANE, DALLAS TEXAS, 752091, PER SPECIAL WARRANTY DEED RECORDED 11/22/2017, INSTRUMENT NO. 1733600.

DRAWN	JVW 6/05/23	CHECKED	SM 6/15/23
DATE		DATE	
DESIGNED		PROJECT ENGINEER	
DATE			
APPROVED	6/05/23	JP	
DATE		PROJECT MANAGER	

O'REILLY AUTO ENTERPRISES, LLC

CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS

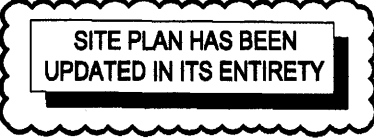


Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

ALTA/NSPS LAND TITLE SURVEY
EAST OVILLA ROAD & SANTA ROSA DR., GLENN HEIGHTS, TEXAS

PART OF ELLIS COUNTY PARCEL NO. 141078
J.P. WOOLSEY SURVEY ABSTRACT NO. 1135

				PROJECT NO.	3713-01
				SHEET NO.	SV1
1	MISC. CHANGES	JVW	7/31/23		
0	RELEASED FOR REVIEW	JVW	6/07/23		
NO.	REVISIONS	BY	DATE	FILE NAME:	SCALE: 1" = 30'



SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

GENERAL NOTES

- A** REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- B** SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C** COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D** REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- E** PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- F** FOR BUILDING FRONT SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT, REFER TO DETAIL 12C2.2.

KEY NOTES

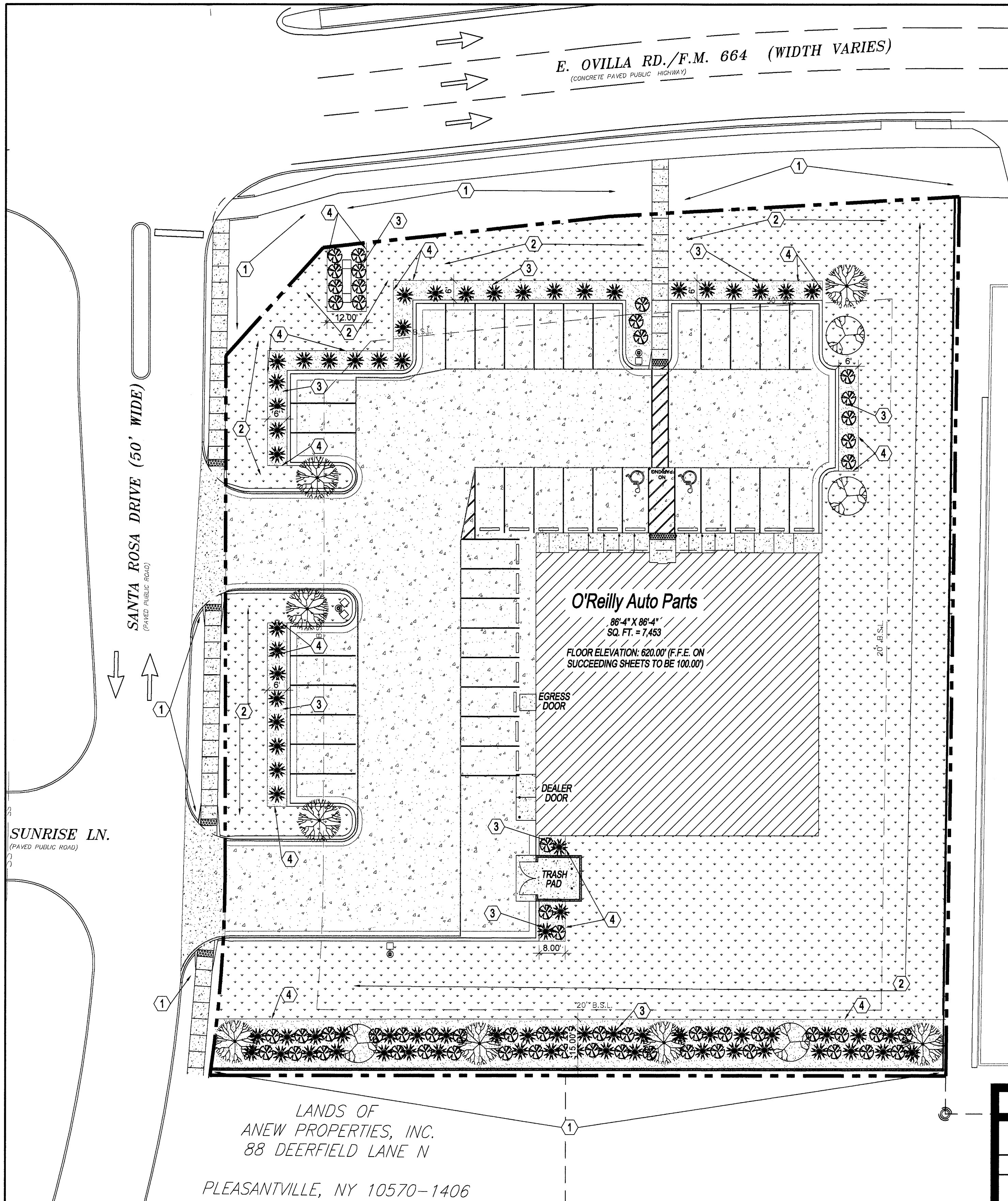
- 1 CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1/C2.2.
- 2 CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA, REFER TO DETAIL 1/C2.2.
- 3 CONCRETE CURB, REFER TO DETAIL 3/C2.2.
- 4 CONCRETE SIDEWALK CURB, REFER TO DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- 5 CONCRETE SIDEWALK, REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
- 6 ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPPING, REFER TO DETAIL 6/C2.2.
- 7 STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL-OVERHEAD FREIGHT DOOR, AND (9) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- 8 ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C2.2.
- 9 ACCESSIBLE AISLE TRANSITION, REFER TO DETAIL 9/C2.2.
- 10 ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 11/C2.2.
- 11 ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS. REFER TO 10/C2.2 FOR ACCESS AISLE DETAILING.
- 12 REFUSE ENCLOSURE, REFER TO 1/C2.3.
- 13 CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2)1'-6" LONG #4 REBAR.
- 14 PARKING LOT LIGHTING, REFER TO UTILITY SITE PLAN FOR TYPE AND CONSTRUCTION.
- 15 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- 16 SITE SIGN, REFER TO SHEET SG1.1 FOR TYPE, CONSTRUCTION AND LOCATION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO UTILITY SITE PLAN FOR ADDITIONAL REQUIREMENTS.
- 17 CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 11/C2.2.
- 18 LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
- 19 CONCRETE DOOR PAD, REFER TO DETAIL 5/C2.2 AND ARCHITECTURAL DRAWINGS FOR DOOR OPENING LOCATIONS. CONCRETE PAD AT DOOR OPENINGS TO BE FLUSH WITH FINISH FLOOR AND SLOPE 2% MAXIMUM AWAY FROM BUILDING.
- 20 CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING PER CITY AND / OR STATE DESIGN STANDARDS.
- 21 CURB OPENING, REFER TO SITE GRADING PLAN FOR ADDITIONAL REQUIREMENTS.
- 22 CONCRETE SIDEWALK IN RIGHT-OF-WAY TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 5/C2.2.
- 23 EXISTING TREE TO BE REMOVED.
- 24 PORTION OF EXISTING CURB AND ADJACENT PAVEMENT TO BE REMOVED AS REQUIRED TO ALLOW FOR INSTALLATION OF NEW CONSTRUCTION.
- 25 MASONRY SCREEN WALL, SPLIT FACE CMU. COLOR TO MATCH BUILDING. REFER TO DETAIL 12/S3.1.
- 26 POLYMER COMPOSITE SCREEN FENCE. COLOR TO MATCH BUILDING.
- 27 FIRE LANE TO BE INSTALLED PER FIRE MARSHAL DESIGN STANDARDS. PROVIDE 6" RED STRIPING. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN 4" WHITE HELVETICA LETTERS AT NO MORE THAN 25' ALTERNATING INTERVALS ON THE RED BORDER MARKINGS.

DRAWING
LOCATION
OTHER
TEED TO
CLUSIVE
RESPONSIBLE

THE TYPE
BACKGROUND
MAY BE
IMAGE

811®

**Know what's below
Call before you dig.**



1 SITE DEVELOPMENT PLAN
C2.1 SCALE: 1" = 20'-0"

PLANTING SCHEDULE					
REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL PLANTINGS MAY BE SUBSTITUTED DUE TO REGION OR LOCAL REQUIREMENTS IF NECESSARY.					
MARK	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL	NOTES
	TEXAS ASH	FRAXINUS TEXENSIS	3" CALIPER MIN.	5/L1.2	WELL BRANCHED, FULL HEAD, 10' HEIGHT MIN., B & B
	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER MIN.	5/L1.2	WELL BRANCHED, FULL HEAD, 10' HEIGHT MIN., B & B
	DAMIANITA	COMPOSITAE CHRYSACTINIA MEXICANA	2' TALL, 5 GAL.	4/L1.2	FULL PLANT
	RED YUCCA	ESPERALOE PARVIFLORA	2' TALL, 5 GAL.	4/L1.2	FULL PLANT

- ### GENERAL NOTES
- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
 - (B) SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
 - (C) REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
 - (D) ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
 - (E) NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
 - (F) PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
 - (G) PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
 - (H) WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHED AREA OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
 - (I) RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
 - (J) PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

LANDSCAPE SUMMARY

INTERIOR LANDSCAPING PER SECTION 4.03 SECTION I: 20% OF TOTAL AREA OF LOT FOR INTERIOR LANDSCAPING AREAS AND MINIMUM (1) SHADE TREE PER (10,000) SQUARE FEET OF LOT AREA.

57,365 SQ. FT. X 20% = 11,473 SQ. FT. REQUIRED/ 26,550 SQ. FT. PROVIDED
57,365 SQ. FT. / 10,000 SQ. FT. = 6 TREES REQUIRED / 6 TREES PROVIDED

PERIMETER LANDSCAPING PER SECTION 4.03 SECTION II: MINIMUM (1) SHADE TREE (12) SHRUBS PER (35) LINEAR FEET OF LOT LENGTH ADJOINING RESIDENTIAL ZONED LOT.

221'-6" LOT LENGTH LINEAR FEET (221.5/35 = 6.32)
SHADE TREES: 6 REQUIRED / 6 PROVIDED
SHRUBS: 6.32 X 12 = 75.84 REQUIRED / 76 PROVIDED

- ### KEY NOTES
- (1) AREA OF HYDRO MULCH OR SEED AND STRAW. UNLESS NOTED OTHERWISE, ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MULCH OR SEED AND STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.
 - (2) AREA OF SOD, REFER TO DETAIL 1/L1.2.
 - (3) CREEK GRAVEL, REFER TO DETAIL 2/L1.2.
 - (4) LANDSCAPE EDGING, REFER TO DETAIL 2/L1.2. PROVIDE AT ALL GROUND COVER TYPE TRANSITIONS.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY SHEET FOR SYMBOLS LEGEND OF EXISTING CONDITIONS.

- NEW AREA OF LANDSCAPE GRAVEL
- NEW AREA OF SOD
- SHRUB PLANTING
- CANOPY TREE

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

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LANDSCAPE PLAN

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COMM #	4727
DATE:	8-11-23
REVISION	
DATE:	8-30-23

L1.1

T.O. METAL STUD
ELEV. 119'-0"

T.O. MASONRY
ELEV. 117'-4"

TOP OF OPENING
ELEV. 111'-4"

FINISH FLOOR HEIGHT
ELEV. 100'-0"



1 NORTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

T.O. METAL STUD
ELEV. 119'-0"

T.O. MASONRY
ELEV. 117'-4"

FINISH FLOOR HEIGHT
ELEV. 100'-0"



2 WEST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

T.O. MASONRY
ELEV. 117'-4"

EAVE HEIGHT
ELEV. 114'-7"

FINISH FLOOR HEIGHT
ELEV. 100'-0"



3 SOUTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

T.O. MASONRY
ELEV. 117'-4"

EAVE HEIGHT
ELEV. 114'-7"

FINISH FLOOR HEIGHT
ELEV. 100'-0"



4 EAST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

FINISH LEGEND:

	FIELD BLOCK -	PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "LATTE" SW6108
	ACCENT BLOCK -	PAINTED SMOOTH FACE C.M.U. COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141
	EIFS AROUND SIGN -	CUSTOM RED MIX BY DRYVIT ORAP011030S SHERWIN WILLIAMS "POSITIVE RED" SW6871
	STOREFRONT -	KAWNEER "DARK IVY"



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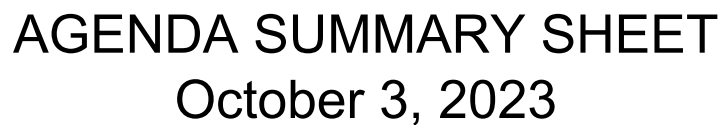
PROJECT:
NEW O'REILLY AUTO PARTS STORE
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GLENN HEIGHTS, TX
COLOR ELEVATIONS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #
DATE:
REVISION
DATE:

CE1

NOT FOR CONSTRUCTION



Discuss and take action on the Youth Advisory Committee. (Travis Bruton, Council Member, Place 3)

[illegible]



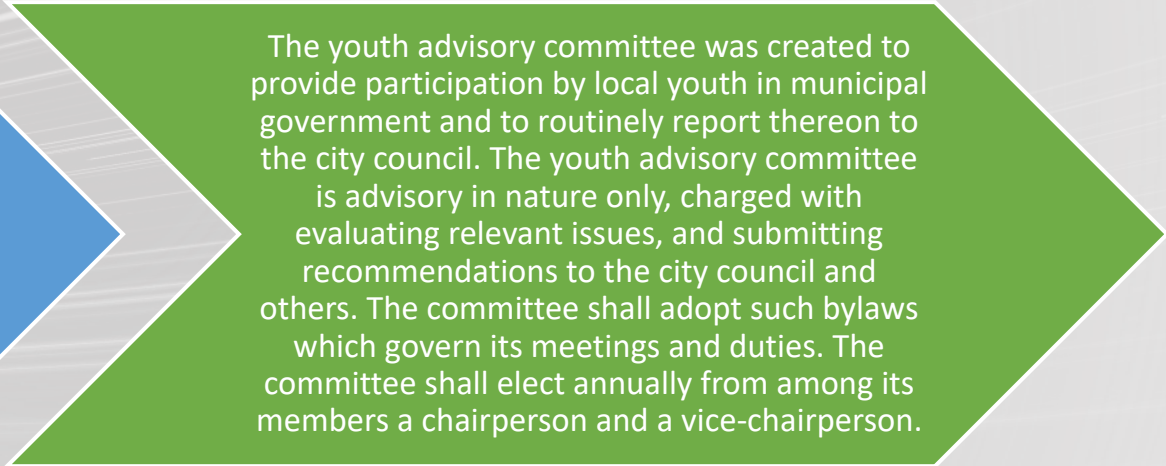
Youth Advisory Committee

History

Ordinance: 1.22.001, 1.22.002 and 1.22.003



In 2018 the youth advisory committee was created.



The youth advisory committee was created to provide participation by local youth in municipal government and to routinely report thereon to the city council. The youth advisory committee is advisory in nature only, charged with evaluating relevant issues, and submitting recommendations to the city council and others. The committee shall adopt such bylaws which govern its meetings and duties. The committee shall elect annually from among its members a chairperson and a vice-chairperson.

Composition

- Seven (7) members
 - Two (2) Alternatives
 - All high school students
 - One (1) year term
- One (1) adult sponsor
 - Two (2) year term
- One year terms August to June
- All members and sponsor to be appointed by majority of council
- The appointments to the youth advisory committee shall be made from applications



Committee Responsibilities

- Duties and responsibilities of the council include:
 - Acting in an advisory capacity to provide observations and make recommendations to the City Council regarding the needs and wants of Glenn Heights youth
 - Educating the youth participants in the local political process
 - Serve as messengers for the city and assist city council in outreach to the youth
 - Assist the city by volunteering for local city events



Recruitment

1

Request the city to connect with the ISD's to promote.

2

Request the city to have the application accessible

3

Request the city to promote on social media and in newsletter

4

Request council to submit a student applicant or adult sponsor

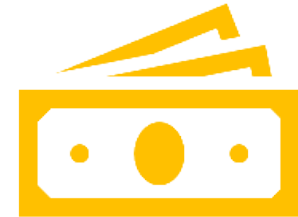
Incentives



Community Service
Hours



Mentorship with a city
council person



Potential scholarship
opportunity

Conclusion

Requesting that the council give a consensus for the city to move forward with recruiting for this committee.

Questions?



EXECUTIVE SESSION