



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, MAY 7, 2024, 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, May 7, 2024, 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

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

RECOGNITIONS

- Medal of Merit, Nicholas Williams, Fire Chief

PROCLAMATIONS

- International Firefighters' Day, May 4, 2024

- National Teacher Appreciation Week, May 6-10, 2024
- National Nurses Week, May 6-12, 2024
- National Police Week, May 12-18, 2024
- National League of Cities (NLC) – Commemorating 100 Years of Strengthening Cities and recognizing National Cities, Towns and Villages Month

EVENTS

- Glenn Heights Connect, May 10, 2024, 5:30 P.M. - 7:00 P.M., Villages at Charleston, intersection of North Anson Road and Charleston Boulevard
- Glenn Heights Connect, May 24, 2024, 5:30 P.M. - 7:00 P.M., Meadow Creek Estates, intersection of Mourning Dove Drive and Blue Quail Run
- Dallas Symphony Orchestra Parks Concert, May 25, 2024, 8:15 P.M., Glenn Heights City Center, 1938-C South Hampton Road, Glenn Heights, Texas

AGENDA

1. Public Hearing to receive testimony regarding Ordinance O-05-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, providing for the adoption of a new Comprehensive Plan for the City of Glenn Heights, replacing the Comprehensive Plan 2023, to provide for goals and objectives for the responsible and orderly growth of the city, containing provisions on land use, transportation and public facilities, and establishing guidelines for zoning and coordination of development regulations.
2. Discuss and first reading of Ordinance O-05-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, providing for the adoption of a new Comprehensive Plan for the City of Glenn Heights, replacing the Comprehensive Plan 2023, to provide for goals and objectives for the responsible and orderly growth of the city, containing provisions on land use, transportation and public facilities, and establishing guidelines for zoning and coordination of development regulations. (Parviz Pourazizian, Director of Planning and Development Services)
3. Public Hearing to receive testimony regarding Ordinance O-06-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a change in zoning request by Santiago Martinez, amending the Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, Texas, as amended by granting a change in zoning for an approximately 0.892 acre tract of land, described and depicted in Exhibit "A" attached hereto, situated in the Abraham Hart Survey, Abstract No. 563, Dallas County, Texas and being all of Lot 1, Block 1, Cannon Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in county clerk instrument 201400100244, said tract conveyed unto Jacob Cannon by deed recorded in Instrument No. 201200363927 Dallas County Texas and being commonly known as 925 W. Bear Creek Road, Glenn Heights, Texas from Single-Family

Residential-1 (SF-1) to Single-Family Residential-2 (SF-2).

4. Discuss and first reading of Ordinance O-06-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a change in zoning request by Santiago Martinez, amending the Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, Texas, as amended by granting a change in zoning for an approximately 0.892 acre tract of land, described and depicted in Exhibit "A" attached hereto, situated in the Abraham Hart Survey, Abstract No. 563, Dallas County, Texas and being all of Lot 1, Block 1, Cannon Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in county clerk instrument 201400100244, said tract conveyed unto Jacob Cannon by deed recorded in Instrument No. 201200363927 Dallas County Texas and being commonly known as 925 W. Bear Creek Road, Glenn Heights, Texas from Single-Family Residential-1 (SF-1) to Single-Family Residential-2 (SF-2). (Parviz Pourazizian, Director of Planning and Development Services)
5. Public Hearing to receive testimony regarding Ordinance O-07-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a request by Farrukh Azim, on behalf of Shamrock Angel, LLC amending the City of Glenn Heights Comprehensive Zoning Ordinance, Plan and Zoning Map, as previously amended, by amending the zoning of a 111.606± tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described in Instrument No. 20070138404 and Instrument No. 201600127111, both of the official public records of Dallas County, Texas, generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described and depicted in Exhibit "A" hereto (the "property"), from Planned Development-6 (DP-6), Retail (R), Multi-Family (MF), and Single-Family Residential-1 (SF-1) to Planned Development-27 (PD-27) for Mixed Use Single-Family Residential (Base Single-Family Residential-3), Townhome and Multi-Family, providing for the approval of the development regulations for the property attached hereto as Exhibit "B", and providing for approval of the concept plan attached hereto as Exhibit "C".
6. Discuss and first reading of Ordinance O-07-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a request by Farrukh Azim, on behalf of Shamrock Angel, LLC amending the City of Glenn Heights Comprehensive Zoning Ordinance, Plan and Zoning Map, as previously amended, by amending the zoning of a 111.606± tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described in Instrument No. 20070138404 and Instrument No. 201600127111, both of the official public records of Dallas County, Texas, generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described and depicted in Exhibit "A" hereto (the "property"), from Planned Development-6 (DP-6), Retail (R), Multi-Family (MF), and Single-Family Residential-1 (SF-1) to Planned Development-27 (PD-27) for Mixed Use Single-

Family Residential (Base Single-Family Residential-3), Townhome and Multi-Family, providing for the approval of the development regulations for the property attached hereto as Exhibit “B”, and providing for approval of the concept plan attached hereto as Exhibit “C”. (Parviz Pourazizian, Director of Planning and Development Services)

7. Public Hearing to receive testimony regarding Ordinance O-08-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a request by Patrick McIntyre on behalf of Stewart Farms amending the zoning ordinance and map of the City of Glenn Heights, as heretofore amended, by granting a change in zoning for an approximate 96.9 acre parcel of land from Single Family Residential-3 (“SF-3”) to planned development (“PD-001-24”) to allow for the development of the Stewart Farms Subdivision allowing for residential uses with a base zoning of Single Family Residential-3 (“SF-3”) and Commercial uses (“C”), said property being comprised of two tracts located in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas and being more particularly described in Exhibit “1” attached hereto (the “property”), providing for the approval of the development regulations for the property attached hereto as Exhibit “2”, and providing for approval of the concept plan attached hereto as Exhibit “3”.
8. Discuss and first reading of Ordinance O-08-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a request by Patrick McIntyre on behalf of Stewart Farms amending the zoning ordinance and map of the City of Glenn Heights, as heretofore amended, by granting a change in zoning for an approximate 96.9 acre parcel of land from Single Family Residential-3 (“SF-3”) to planned development (“PD-001-24”) to allow for the development of the Stewart Farms Subdivision allowing for residential uses with a base zoning of Single Family Residential-3 (“SF-3”) and Commercial uses (“C”), said property being comprised of two tracts located in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas and being more particularly described in Exhibit “1” attached hereto (the “property”), providing for the approval of the development regulations for the property attached hereto as Exhibit “2”, and providing for approval of the concept plan attached hereto as Exhibit “3”. (Parviz Pourazizian, Director of Planning and Development Services)
9. Public hearing to receive testimony regarding Ordinance O-09-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting Standards of Care for Summer Youth Programs.
10. Discuss and first reading of Ordinance O-09-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting Standards of Care for Summer Youth Programs. (Barrett Albright, Parks & Recreation Superintendent)
11. Discuss and take action on Resolution R-08-24, 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: 1238 Willow Run Drive. (Clifford Blackwell, City Manager)

DEPARTMENTAL REPORTS

1. Jaynice Porter-Brathwaite, Human Resources Director
 - A. Compensation Study Overview
2. Andrew Waits, Public Works Superintendent
 - A. City-Wide Clean-Up

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, May 3, 2024.

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