



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, JUNE 4, 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, June 4, 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.

PROCLAMATIONS

- Elder Abuse Awareness Month, June 2024
- Pride Month, June 2024
- Flag Day, June 14, 2024, and National Flag Week, June 9-15, 2024

EVENTS

- National League of Cities "NLC Centennial Roadshow: 100 Years, 100 Cities",

June 7, 2024, 8:00 A.M., Glenn Heights City Hall, 1938-C South Hampton Road

- Movies with the Mayor, June 8, 2024, 12:30 P.M., Glenn Heights Family Center, 1932 South Hampton Road

CONSENT AGENDA

Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.

1. Discuss and take action to approve 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". (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)
2. Discuss and take action to approve 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". (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)
3. Discuss and take action to approve Ordinance O-10-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances by amending and updating the City's Water Conservation and Drought Contingency Plan. (Second Reading) (Andrew Waits, Public Works Superintendent)

4. Discuss and take action to approve Ordinance O-11-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a request by DJ Jarratt on behalf of Rolke Greenhouse, 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 approximate 1.185-acre tract of land located at 1932 South Hampton Road, City of Glenn Heights, Dallas County, Texas, from Single Family Residential (SF-1) to Commercial (C). (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)
5. Discuss and take action to approve Ordinance O-12-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a request by Mike Collins on behalf of Bloomfield Homes, amending Ordinance O-06-23, to amend the Planned Development Zoning Regulations, and to amend the City's Comprehensive Zoning Ordinance, plan and map, for a 44.39 +/- acre tract of land generally located to the east of South Westmoreland Road, the south of the Meadow Springs Neighborhood, and to the west of South Hampton Road and Tope of the Hill Farms Neighborhood in the City of Glenn Heights, Dallas County, Texas and providing for an increase in density for residential lots from 75 to 80 and a revised concept plan with addition and revised project amenities. (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)
6. Discuss and take action to approve Resolution R-12-24, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting and authorizing the City Manager to execute a Development Agreement with Shamrock Angel LLC, for cost participation in certain improvements to the intersection of West Bear Creek Road and South Westmoreland Road. (Parviz Pourazizian, Director of Planning and Development Services)
7. Discuss and take action to approve Resolution R-13-24, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting and authorizing the City Manager to execute a Development Agreement with S5 Investment Holdings LLC Series B, a Texas Limited Liability Company, for cost participation in certain improvements to the intersection of West Bear Creek Road and South Westmoreland Road. (Parviz Pourazizian, Director of Planning and Development Services)

AGENDA

1. Discuss and take action to reappoint four (4) members to serve on the Citizens Police Advisory Committee. (Nick Bristow, Chief of Police)
2. Discuss and take action on Resolution R-14-24, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing and approving a new Rate Schedule (Schedule A) to the City's Solid Waste Collection Contract with Community Waste Disposal, LP, establishing new rates for solid waste collections within the City to be effective July 1, 2024. (Clifford Blackwell, City Manager)
3. Discuss and first reading of Ordinance O-13-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the appropriate sections of the Code of Ordinances to adopt the 2021 International Building Code, the

2021 International Residential Code, the 2021 International Plumbing Code, the 2021 International Mechanical Code, the 2023 National Electrical Code, the 2021 International Energy Conservation Code, the 2021 International Fuel Gas Code, the 2021 International Existing Building Code, the 2021 International Swimming Pool And Spa Code, the 2021 International Fire Code, and the 2021 International Property Maintenance Code. (Parviz Pourazizian, Director of Planning and Development Services)

4. Discuss and first reading of Ordinance O-13-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending Article A12.000 ("Parks and Recreation") of Appendix A, the city's Master Fee Schedule, of the Code of Ordinances, City of Glenn Heights, Texas, to adopt new fees for Park Rentals, Special Events, Vendors' Fees and related items; providing that other fees not listed but now charged pursuant to other Ordinances and Resolutions shall remain in effect until transferred to the Master Fee Schedule by amendment; and providing that future amendments to the Master Fee Schedule may be effected by Ordinance or Resolution. (Clifford Blackwell, 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 South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Friday, May 31, 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