



**NOTICE AND AGENDA
JOINT MEETING OF THE CITY COUNCIL
AND THE EMPLOYEE BENEFITS TRUST
BOARD OF DIRECTORS
TUESDAY, SEPTEMBER 3, 2024, 7:00 P.M.
REGULAR CITY COUNCIL MEETING**

Notice is hereby given that the City Council of the City of Glenn Heights, Texas and the Employee Benefits Trust Board of Directors will hold a joint Meeting on Tuesday, September 3, 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 – City Council and the Employee Benefits Trust Board of Directors Meeting (and temporarily recess the Employee Benefits Trust Meeting)

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

PROCLAMATION

- Patriot Day and National Day of Service and Remembrance, September 11, 2024

EVENT

- Glenn Heights 55th Anniversary Celebration, September 14, 2024, 4:00 P.M. – 9:00 P.M., Glenn Heights Heritage Park, 400 East Bear Creek Road

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the August 13, 2024, Special Called City Council Meeting. (Brandi Brown, City Secretary)

2. Discuss and take action to approve the City Council Meeting Minutes of the August 20, 2024, City Council Meeting. (Brandi Brown, City Secretary)
3. Discuss and take action to approve Ordinance O-17-24, 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 Retail (R) to Retail with a specific use permit for a restaurant (dine-in and drive-thru) (R SUP) for an approximately 4.26 acre tract of land described as a portion of Lot 7 and a portion of Lot 9, Block K, Hollywood addition, Phase II, and being commonly known as 300 Ovilla Road, Glenn Heights, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)
4. **Site Plan Case:** Discuss and take action regarding a Site Plan Request for an approximately 4.26-acre tract of land described as a portion of Lot 7 and a portion of Lot 9, Block K, Hollywood addition, Phase II, and being commonly known as 300 Ovilla Road, Glenn Heights, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)
5. Discuss and take action on Resolution R-22-24, 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 BR Estates at Sherman, LLC, for cost participation in certain improvements to the intersection of Ovilla Road (FM 664) and Santa Rosa Drive for an approximately 4.26 acre tract of land described as a portion of lot 7 and a portion of Lot 9, Block K, Hollywood Addition, Phase II, and being commonly known as 300 Ovilla Road, Glenn Heights, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)
6. Discuss and take action on Resolution R-21-24, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting and authorizing the City Manager to execute a contract with QKB Inc. for construction of the Lin Dell Estate Water distribution upsizing project (RFB 2024-04) in a base amount of \$499,975.00 plus \$50,025.00 contingency and total of \$550,000.00. (Parviz Pourazizian, Director of Planning and Development Services)

City Council will recess temporarily to convene a meeting of the Glenn Heights Employee Benefits Trust Board of Directors.

EMPLOYEE BENEFITS TRUST BOARD OF DIRECTORS

The City of Glenn Heights Employee Benefits Trust Board of Directors reserves the right to retire into Executive Session concerning any of the agenda items whenever it is considered necessary and legally justified pursuant to Texas Government Code, Chapter 551. The City of Glenn Heights Employee Benefits Trust reconvenes into its Regular Called Meeting.

1. Discuss and take action regarding insurance renewal recommendations for Employees' Group Medical/Prescription, Life/Disability, Dental, Vision, and Accident/Critical Illness Insurance, and a Flexible Spending Account. (Jaynice Porter-Brathwaite, Human Resources Director)

ADJOURNMENT

The City Council will reconvene into its Regular Called Meeting.

AGENDA

1. Discuss and take action on Resolution R-23-24, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing the City of Glenn Heights Employee Benefits Trust to pay the obligations of the Trust as it relates to insurance contracts that the Trust awards; authorizing any transfers of funds that may be necessary during the 2024-2025 Fiscal Year to fund the Trust's obligations relating to insurance contracts that the Trust awards; and providing for an effective date. (Jaynice Porter-Brathwaite, Human Resources Director)
2. Discuss and take action to reappoint two (2) and appoint one (1) Commissioner to serve on the Planning and Zoning Commission. (Parviz Pourazizian, Director of Planning and Development Services)
3. Discussion regarding a possible Dallas Area Rapid Transit (DART) sales tax reduction. (Mark Enoch, DART Board of Directors)
4. Discuss and take action on Resolution R-18-24, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting and approving an Interlocal Cooperative Purchasing Agreement with the City of Granbury, Texas. (Sherry Roberts, Finance Director)
5. **Replat Case RP-002-24:** Public hearing to receive testimony regarding a Residential Replat request for a tract of land situated in the Abraham Hart Survey, Abstract Number 563, Dallas County, Texas, for an approximate 2.5019 acre tract of land described as being 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 and being commonly known as 925 W. Bear Creek Road, Glenn Heights, Texas, to create two residential lots "1A" and "1B" from the existing tract.
6. **Replat Case RP-002-24:** Discuss and take action on a Residential Replat request for a tract of land situated in the Abraham Hart Survey, Abstract Number 563, Dallas County, Texas, for an approximate 2.5019 acre tract of land described as being 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 and being commonly known as 925 W. Bear Creek Road, Glenn Heights, Texas to create two residential lots "1A" and " 1B" from the existing tract. (Parviz Pourazizian, Director of Planning and Development Services)
7. **Zone Change:** Public hearing to receive testimony regarding amending the Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, Texas, as amended, by granting a change in zoning from Business Park Commercial (BP-C Ordinance 843-07) to Commercial (C) and granting a Special Use Permit for long term or permanent open storage for a 5.00 +/- acre tract of land described as Lots 2, 3, 4, 5, 6, 7, and 8, of Block B, of the Willow Run

Addition, City of Glenn Heights, Dallas County, Texas, and being commonly known as 1523 South Beckley Road, Glenn Heights, Dallas County, Texas.

8. **Zone Change:** Discuss and first reading of Ordinance O-19-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, Texas, as amended, by granting a change in zoning from Business Park Commercial (BP-C Ordinance 843-07) to Commercial (C) and granting a Special Use Permit for long term or permanent open storage for a 5.00 +/- acre tract of land described as Lots 2, 3, 4, 5, 6, 7, and 8, of Block B, of the Willow Run Addition, City of Glenn Heights, Dallas County, Texas, and being commonly known as 1523 South Beckley Road, Glenn Heights, Dallas County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)
9. Public hearing to receive testimony regarding Ordinance O-16-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, by amending Section 1 ("Use Charts") of Article XI ("Permitted Uses") of Exhibit 14A ("Zoning Ordinance") of Chapter 14 ("Zoning") to amend the Land Use Chart of the City's Comprehensive Zoning Ordinance.
10. Discuss and take action on Ordinance O-16-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, by amending Section 1 ("Use Charts") of Article XI ("Permitted Uses") of Exhibit 14A ("Zoning Ordinance") of Chapter 14 ("Zoning") to amend the Land Use Chart of the City's Comprehensive Zoning Ordinance. (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)
11. Public Hearing to receive testimony regarding the Proposed Fiscal Year 2024-2025 Budget.
12. Discuss and first reading of Ordinance O-18-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting the Budget for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025. (Clifford Blackwell, City Manager)
13. Discuss and take action to postpone vote on approval of the Proposed Fiscal Year 2024-2025 Budget to the September 17, 2024, City Council Meeting. (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-

C South Hampton Road, Glenn Heights, Texas by 7:00 P.M. on Saturday, August 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