

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

JUNE 4, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 4th day of June 2024, the City Council of the City of Glenn Heights, Texas, met in a Regular 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 Garrett	*	Mayor Pro Tem
Travis Bruton	*	Council Member, Place 3
Laymon Lightfoot	*	Council Member, Place 5
Cornel Benford II	*	Council Member, Place 6

STAFF:

Clifford Blackwell	*	City Manager
Keith Moore	*	Deputy City Manager
Brandi Brown	*	City Secretary
Barrett Albright	*	Parks & Recreation Superintendent
Nick Bristow	*	Chief of Police
Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning & Development Services
Sherry Roberts	*	Finance Director
Andrew Waits	*	Utility Superintendent
Nick Williams	*	Fire Chief

CONSULTANT:

Lan'Tiqua M. Burks	*	City Attorney's Office
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CALL TO ORDER

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

INVOCATION

Mayor Pro Tem Harry Garrett delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENTS

There were no Public Comments.

EVENTS

Mayor Sonja A. Brown announced the following 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

Council Member Travis Bruton requested to remove Consent Agenda Item 3 for discussion.

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).

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)

Mayor Pro Tem Harry A. Garrett made a motion to approve Consent Agenda Items 1, 2, 4, 5, 6, and 7. Council Member Travis Bruton made the second. The motion carried with the following record vote:

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

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, answered Council's questions related to plan guidelines.

Council Member Cornel Benford II made a motion to approve Consent Agenda Item 3.
Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

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

AGENDA

1. Discuss and take action to reappoint four (4) members to serve on the Citizens Police Advisory Committee.

Nick Bristow, Chief of Police, introduced this item and completed a presentation regarding this matter.

Council Member Laymon Lightfoot made a motion to reappoint Arlen Taliaferro, LaKeisha Ayers-Pruitt, Micheal Cleary, and Margo Spencer for a two-year term beginning June 4, 2024.
Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

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

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, introduced this item and completed a presentation regarding this matter.

Mr. Blackwell answered Council's questions related to current rates, adjusted rates based on added and/ or removed services, bulk waste services, loose brush, Spring clean-ups, and clean-up after storms/ adverse weather.

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

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

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, introduced this item and completed a presentation regarding this matter.

Mr. Pourazizian answered Council's questions related to the standards current builders are adhering to.

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.

After reading the above caption, Mayor Sonja A. Brown announced there was a typographical error in the caption of the Agenda and the Ordinance being discussed is Ordinance O-14-24 and that the correct Ordinance number will be used when action is taken on the item.

Clifford Blackwell, City Manager, introduced this item and completed a presentation regarding this matter.

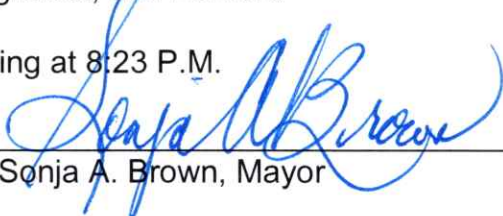
Mr. Blackwell answered Council's questions related to how fees were determined, security deposits, rental agreements, and inspections.

ADJOURNMENT

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

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

Mayor Sonja A. Brown adjourned the meeting at 8:23 P.M.



Sonja A. Brown, Mayor

Attest:

Brandi Brown

Brandi Brown, City Secretary

Passed and approved on the 2nd day of July 2024