



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, APRIL 1, 2025, 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 City Council Meeting on Tuesday, April 1, 2025, 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

- National Animal Care and Control Appreciation Week, April 13-19, 2025
- National Public Safety Telecommunicators Week, April 13-19, 2025
- National Safe Digging Month, April 2025

EVENTS

- Glenn Heights Connect, April 11, 2025, 5:30 P.M. – 7:00 P.M., location

to be determined

- Community Clean-Up, April 12, 2025, 8:00 A.M. – Noon, Glenn Heights Heritage Park, 400 E Bear Creek Road, Glenn Heights, Texas

STAFF INTRODUCTIONS - Jaynice Porter-Brathwaite, Human Resources Director

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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.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. Discussion and take action to approve the Meeting Minutes of the February 18, 2025, City Council Meeting. (Brandi Brown, City Secretary)
2. Discussion and take action to approve Ordinance O-06-25, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances, City of Glenn Heights, Texas, by amending Article 15.01 ("Sign Regulations") of Chapter 15 ("Development Regulations"); to amend Sections 15.01.011, 15.01.063 and 15.01.064. (Second Reading) (Dr. LaSheyla Jones, City Planner)
3. Discussion and take action to approve Resolution R-10-25, a Resolution of the City Council of the City of Glenn Heights, Texas, updating and setting an automatic renewal of the Agreement between the City of Glenn Heights and the Red Oak Area Chamber of Commerce. (Keith Moore, Deputy City Manager)

AGENDA

1. Discussion and presentation on the Close-Up Washington DC Program. (Mayor Pro Tem Cornel Benford II)
2. Discussion and take action to approve Ordinance O-05-25, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances, City of Glenn Heights, Texas, by amending Section 15.02.094 of Division 4 ("Fence and Screening Regulations") of Article 15.02 ("Landscape and Screening Regulations") of Chapter 15 ("Development Regulations") to add new provisions relating to permissible fencing and fence heights. (Second Reading) (Dr. LaSheyla Jones, City Planner)
3. Replat Case RP-02-25: Discussion and take action to approve a replat request for a 9.091 acre tract of land, Lot 1R-1 thru 1R-6, Block 1, being a replat of a portion of Lot 1, Block 1, Vista at Williams Farms, an addition to the City of Glenn Heights, Ellis County, Texas, being situated in the William C. Denton Survey, Abstract No. 295, City of Glenn Heights, Ellis County, Texas, also known as 604 S. Hampton Road, Glenn Heights, Ellis County, Texas. (Dr. LaSheyla Jones, City Planner)
4. Discussion and take action for the City Council to appoint up to two members each to the Charter Review Commission and select a Chairperson and Vice Chairperson from the appointed members. (Council Member Travis Bruton)

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to the Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at S Uhl Road, Glenn Heights, Texas.
2. The City Council shall reconvene into Open Session and take any action arising from Executive Session.

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, March 28, 2025.

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

National Animal Care and Control Appreciation Week April 13-19, 2025

- WHEREAS,** the National Animal Care and Control Association has designated April 13-19, 2025, as Animal Care and Control Officer Appreciation Week; and
- WHEREAS,** various federal, state, and local government officials throughout the country take this time to recognize, thank, and commend all animal control officers and animal shelter staff for their dedicated service; and
- WHEREAS,** Animal Control Officers and Animal Care Staff provide essential community functions, including the enforcement of animal control laws, protecting the public from diseases such as rabies, capturing roaming and potentially dangerous animals, and investigating reports of animal complaints and welfare; and
- WHEREAS,** Animal Control Officers and Animal Care Staff answer calls for assistance, educate pet owners about responsible animal care, provide proper care for animals in their custody, and protect the welfare of homeless animals from injury, disease, abuse, and starvation; and
- WHEREAS,** Animal Control Officers and Animal Care Staff continually find loving homes for adoptable animals, ensuring that these pets receive the care and attention they deserve in their new families. They work tirelessly to reunite lost pets with their rightful owners, bringing joy and relief to both the animals and their families. Their dedication extends beyond just finding homes; they also provide essential support and education to new pet owners, helping them understand the responsibilities of pet ownership. Through their compassionate efforts, they play a crucial role in reducing the number of homeless animals and improving the overall welfare of pets in the community.
- NOW, THEREFORE, I, Sonja A. Brown,** Mayor of the City of Glenn Heights, Texas, do hereby proclaim April 13-19, 2025, as **National Animal Care and Control Appreciation Week** in the City of Glenn Heights, Texas, and I encourage all citizens to join me in expressing their sincere appreciation for the service and dedication of our Animal Control employees, Monica Salmeron and Gwen Brown.
- IN WITNESS WHEREOF,** I have hereunto set my hand this first day of April in the year of our Lord two thousand twenty-five.

Sonja A. Brown, Mayor

PROCLAMATION



Office of the Mayor • City of Glenn Heights

**National Public Safety Telecommunicators Week
April 13-19, 2025**

WHEREAS, emergencies can occur at any time, requiring police, fire, or emergency medical services, and the prompt response of these professionals is critical to protecting life and preserving property; and

WHEREAS, the safety of our police officers and firefighters depends on the quality and accuracy of information obtained from citizens who call the City of Glenn Heights' emergency communications center; and

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services, serving as the vital link for our police officers and firefighters by monitoring their activities via radio, providing information, and ensuring their safety; and

WHEREAS, Public Safety Telecommunicators for the City of Glenn Heights have significantly contributed to the apprehension of criminals, suppression of fires, and treatment of patients. Their diligent efforts ensure that emergency responders receive accurate and timely information, which is crucial for effective decision-making and swift action during emergencies. These telecommunicators play a vital role in maintaining public safety and enhancing the overall well-being of the community. Their professionalism and dedication have led to numerous successful outcomes in critical situations, making them indispensable members of our public safety team; and

WHEREAS, each dispatcher has demonstrated compassion, understanding, and professionalism in their duties. On behalf of the entire City Council, I would like to thank the City of Glenn Heights' Public Safety Telecommunicators - Elissa Rios, Jodi Deal, Tiffany Strength, Wesley Alford, and Stefanie Zarate.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim April 13-19, 2025, as **National Public Safety Telecommunicators Week** in the City of Glenn Heights, Texas, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

IN WITNESS WHEREOF, I have hereunto set my hand this first day of April in the year of our Lord two thousand twenty-five.

Sonja A. Brown, Mayor

PROCLAMATION



Office of the Mayor • City of Glenn Heights

National Safe Digging Month April 2025

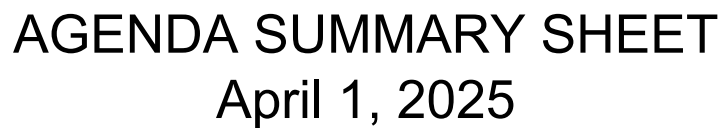
- WHEREAS,** National Safe Digging Month is observed in April to remind homeowners, contractors, and any professional excavator to keep communities safe by calling 811 before any digging project. Digging without knowing the approximate location of underground utilities can result in disruptions to critical services, serious injuries, and costly repairs to underground utility lines. It is simple and easy to make a free request online or over the phone before digging to help communities maintain essential utility services, promote safety, and reduce the likelihood of accidentally digging into buried utility lines; and
- WHEREAS,** the 'Call 811' service is free, safe, and required by law; and
- WHEREAS,** as part of National Safe Digging Month, Atmos Energy asks everyone to become a safety ambassador by taking the Atmos Energy Call 811 Pledge at atmosenergy.com/call811pledge; and
- WHEREAS,** homeowners are further encouraged to take a few precautionary measures when planning any digging project this spring. If work is scheduled for an upcoming weekend, make a free 811 request on Monday or Tuesday – providing ample time for the approximate location of lines to be marked; Confirm that all lines have been marked; Consider moving the location of your project if it is near utility line markings; If a contractor has been hired, confirm that the contractor has contacted 811. Don't allow work to begin if the lines are not marked. Please visit 811beforeyoudig.com for complete information; and
- WHEREAS,** with an increasing number of public infrastructure projects and expanding economic development, pipeline damage resulting from excavation remains the most common cause of outside natural gas leaks; and
- WHEREAS,** everyone who contacts 811 a few days before digging is connected to a local notification center that will take the caller's information and communicate it to local utility companies. Professional locators will then visit the dig site to mark the approximate location of underground utility lines with spray paint, flags, or both; and
- WHEREAS,** all parties agree that safe digging is a shared responsibility – Call 811 before you dig. the American Red Cross has been a beacon of hope and humanitarian service for more than 140 years, helping people in times of crisis with compassion, neutrality, and dedication; and

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby

proclaim April 2025 as **National Safe Digging Month** in the City of Glenn Heights, Texas and encourage all residents to call 811 before any digging project, to prevent disruptions, injuries, and costly repairs, and to take the Atmos Energy Call 811 Pledge and follow safety measures to ensure all underground utility lines are marked before digging.

IN WITNESS WHEREOF, I have hereunto set my hand this first day of April in the year of our Lord two thousand twenty-five.

Sonja A. Brown, Mayor



Discussion and take action to approve the Meeting Minutes of the February 18, 2025, City Council Meeting. (Brandi Brown, City Secretary)

[illegible]

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

FEBRUARY 18, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 18th day of February 2025, the City Council of the City of Glenn Heights, Texas, met in a Regular 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
Cornel Benford II	*	Mayor Pro Tem
Harry A. Garrett	*	Council Member, Place 2
Travis Bruton	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4

STAFF:

Clifford Blackwell	*	City Manager
Brandi Brown	*	City Secretary
Parviz Pourazizian	*	Director of Planning & Development Services
Chris Womack	*	Interim Chief of Police
Nicholas Williams	*	Fire Chief

Clifford Blackwell	*	City Manager
Keith Moore	*	Deputy City Manager
Brandi Brown	*	City Secretary
Barrett Albright	*	Director of Parkes and Recreation
Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning and Development Services
Sherry Roberts	*	Finance Director
Andrew Waits	*	Public Works Superintendent
Nicholas Williams	*	Fire Chief
Chris Womack	*	Interim Chief of Police

CONSULTANT:

David Berman	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:07 P.M., with a quorum of the City Council present.

INVOCATION

Council Member Harry A. Garrett delivered the Invocation.

PLEDGE OF ALLEGIANCE

Kyndal Simpson, Scholar, led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

Clint Woodward – address on file: provided information about the Glenn Heights County Line Cookoff in conjunction with the Red Oak Area Chamber of Commerce.

EVENTS

Mayor Sonja A. Brown announced the following Events:

- Black History Month Showcase, February 20, 2025, 6:00 P.M. - 9:00 P.M., Glenn Heights City Center, 1938 South Hampton Road, Glenn Heights, Texas 75154
- Glenn Heights County Line Cookoff (Red Oak Area Chamber of Commerce), Noon, February 21 – 5:00 P.M., February 22, 2025, Glenn Heights Heritage Park, 400 East Bear Creek Road, Glenn Heights, Texas 75154

CONSENT AGENDA

Council Member Travis Bruton requested to pull Consent Agenda Items 5 and 6 for discussion.

1. Discussion and take action to approve the Meeting Minutes of the January 7, 2025, City Council Meeting. (Brandi Brown, City Secretary)
2. Discussion and take action to approve Ordinance O-03-25, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances, by amending Section 13.12.002 of Article 13.12 (“Drainage Utility System”) of Chapter 13 (“Utilities”) to adopt the City of Dallas Drainage Design Manual, September 2019 Edition and subsequent Editions, providing standard principles and practices for the design, construction and implementation of drainage facilities in the City of Glenn Heights. (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)
3. Discussion and take action to approve Resolution R-07-25, a Resolution of the City Council of the City of Glenn Heights, Texas, designating the Ellis County Press as the Official Newspaper of the City of Glenn Heights, Dallas County and Ellis County, Texas; providing a repealing clause and providing for an effective date. (Brandi Brown, City Secretary)
4. Discussion and take action excusing the absence of Council Member Travis Bruton from the February 4, 2025, Regular City Council Meeting, pursuant to the Code of Ordinances, Section 1.02.008(a)(2). (Council Member Travis Bruton)

Mayor Pro Tem Cornel Benford II made a motion to approve Consent Agenda Items 1-4.

Council Member Stephanie Hale made the second. The motion carried with the following record vote:

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

5. Acknowledge receipt of the January 2025 Financial Reports.

Clifford Blackwell, City Manager, answered Council's questions related to payments made to outside entities.

6. Discussion and take action to approve Resolution R-08-25, a Resolution of the City Council of the City of Glenn Heights, Texas, approving an Interlocal Cooperation Agreement with the Trinity River Authority for a transfer of ownership and the design, construction and relocation of a sanitary sewer line incident to the bear creek road expansion project; and authorizing the City Manager to execute the same.

Parviz Pourazizian, Director of Planning and Development Services, answered Council's questions related to cost saving and maintenance.

Council Member Travis Bruton made a motion to approve Consent Agenda Items 5 and 6. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

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

AGENDA

1. Public Hearing to receive testimony regarding Ordinance O-04-25, an Ordinance of the City Council of the City of Glenn Heights, Texas, approving Land Use Assumptions and a Capital Improvements Plan; amending the Code of Ordinances, City of Glenn Heights, Texas, by repealing and replacing Article 10.03, "Roadway Impact Fees," of Chapter 10, "Subdivision Regulations," to repeal and replace all of Article 10.03, and to adopt a new Article 10.03, entitled "Impact Fees," providing for the assessment, payment and use of Water, Wastewater and Roadway Impact Fees; amending Article A2.000 ("Planning Department") of Appendix A, the City's Master Fee Schedule, of the Code of Ordinances, City of Glenn Heights, Texas, to adopt Section A2.100, providing for and adopting Impact Fee Schedules and establishing Impact Fee Rates and amounts for new developments.

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

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

Mayor Sonja A. Brown announced that the Public Hearing was opened at 7:22 P.M.

Hearing no testimony, Council Member Travis Bruton made a motion to close the Public Hearing. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that the Public Hearing was closed at 7:23 P.M.

2. Discussion and first reading of Ordinance O-04-25, an Ordinance of the City Council of the City of Glenn Heights, Texas, approving Land Use Assumptions and a Capital Improvements Plan; amending the Code of Ordinances, City of Glenn Heights, Texas, by repealing and replacing Article 10.03, “Roadway Impact Fees,” of Chapter 10, “Subdivision Regulations,” to repeal and replace all of Article 10.03, and to adopt a new Article 10.03, entitled “Impact Fees,” providing for the assessment, payment and use of Water, Wastewater and Roadway Impact Fees; amending Article A2.000 (“Planning Department”) of Appendix A, the City’s Master Fee Schedule, of the Code of Ordinances, City of Glenn Heights, Texas, to adopt Section A2.100, providing for and adopting Impact Fee Schedules and establishing Impact Fee Rates and amounts for new developments.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and Edmund Haas with Freese and Nichols completed a presentation regarding this matter.

Mr. Pourazizian answered Council’s questions related to maximum rates, rates related to capacity, service units, impact fees for single-family homes, how what is assessed/collected is determined, and when fees are collected.

ADJOURNMENT

Mayor Pro Tem Cornel Benford II made a motion to adjourn. Council Member Stephanie Hale made the second. The motion carried with the following record vote:

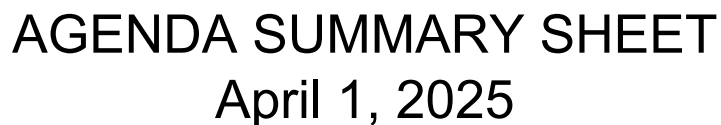
VOTE 5 Ayes – Brown, Benford, Garrett, Bruton, and Hale

Mayor Sonja A. Brown adjourned the meeting at 8:04 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary
Passed and approved on the 1st day of April 2025



Discussion and take action to approve Ordinance O-06-25, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances, City of Glenn Heights, Texas, by amending Article 15.01 (“Sign Regulations”) of Chapter 15 (“Development Regulations”); to amend Sections 15.01.011, 15.01.063 and 15.01.064. (Second Reading) (Dr. LaSheyla Jones, City Planner)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: April 1, 2025

SUBJECT

Discuss and first reading of Ordinance O-06-25 to address amending the Sign and Monument Ordinance to align more seamlessly with the city rapid growth.

DISCUSSION / BACKGROUND

The City's current sign regulations do not permit pole signs, vehicular signs, or inflatable signs. To enhance business visibility along Highway I-35, this amendment proposes the inclusion of pole signs in the ordinance, allowing businesses to improve their exposure to passing traffic.

Additionally, regulations are being introduced for vehicular signs and inflatable signs to ensure appropriate use. Vehicular signs used for business advertising will require a Specific Use Permit (SUP) to prevent excessive mobile advertising. Inflatable signs will be permitted for temporary use, allowing businesses to utilize them for special events or promotions while maintaining regulatory oversight.

While neon signs are currently allowed, updated regulations will help prevent them from becoming a nuisance to adjacent residential properties. These measures aim to balance business advertising needs with community aesthetics and residential quality of life.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff Recommends approval of the changes to the Sign and Monument Ordinance.

ATTACHMENTS

1. Presentation - Sign and Monument Update
2. Ordinance O-06-25

PREPARED BY

Dr. LaSheyla Jones, City Planner

REVIEWED BY

Parviz Pourazizian, Director of Planning and Development Services

SIGN AND MONUMENT



DR. LASHEYLA JONES, CITY PLANNER

APRIL 1, 2025

SIGN AND MONUMENT REQUEST



Discussion and first reading of Ordinance O-06-25, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances, City of Glenn Heights, Texas, by amending Article 15.01 (“Sign Regulations”) of Chapter 15 (“Development Regulations”); to amend Sections 15.01.011, 15.01.063 and 15.01.064. (Dr. LaSheyla Jones, City Planner)

SIGN AND MONUMENT UPDATE REQUEST



Update Request: Pole Sign, Neon Signs, Masonry Pylon Signs

New Request: Vehicular Signs, Inflatable Signs

SIGN AND MONUMENT REGULATIONS



(b) Masonry pylon sign. Masonry pylon signs are allowed only on nonresidential properties with a minimum of two hundred feet (200') continuous frontage along IH-35E frontage road or any other four (4) or more lane freeways or on F.M. 664 or Ovilla Road, except the height for such signs on F.M. 664 shall not exceed thirty-five feet (35'). Masonry pylon signs are large signs with two masonry columns supporting a sign face that is surrounded by minimum two feet (2') wide masonry border and a minimum three feet (3') high decorative cap on top. Two and a half feet (2.5') high masonry planter with landscaping should surround the base of the pylon sign. For multitenant premises the sign face area shall not exceed four hundred and fifty square feet (450 sq. ft.) and for single-tenant premises the sign face area shall not exceed three hundred square feet (300 sq. ft.). Maximum height of masonry pylon sign shall not exceed fifty feet (50') above the adjacent pavement level. Masonry pylon signs shall be set back at least fifteen (15') from public right-of-way. Section 15.01.091(e) shows an example of a similar sign in the city.

SIGN AND MONUMENT REGULATIONS



(c) Neon sign. Neon sign is allowed in nonresidential zoning districts and can be used as the primary sign in lieu of a wall sign subject to the following:

- (1) The sign area shall not exceed ten percent (10%) of the total sign area as would have been allowed under a wall sign.
- (2) On a multitenant premises cumulative area of neon signs shall not exceed twenty-five percent (25%) of the building facade.
- (3) Neon signs are permitted in nonresidential districts, provided that they shall not be erected within one hundred (100) feet of any residential district unless properly and adequately shielded so that light from such sign is not directed toward such residential district.
- (4) In no case can a sign be placed closer than fifteen (15') from a residential property.
- (5) No high-intensity lights shall be permitted as part of a sign display visible from an adjacent street.
- (6) No sign shall be illuminated to intensity greater than two hundred (200) footcandles (May want to keep it to no illumination spillage). The restrictions of luminance in this Subsection shall be determined from any other premise or from any public right-of-way other than an alley.
- (7) No sign shall be illuminated to such intensity or in such a manner as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance.
- (8) No sign shall be illuminated to such intensity or in such a manner as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance.

SIGN AND MONUMENT REGULATIONS



(h) Vehicular Signs.

1. An SUP shall be required to attach any sign to a trailer, skid or similar mobile structure, where the primary use of such structure is to provide a base for such sign or constitute the sign itself. This provision does not restrict the identification signs on vehicles used for bona fide transportation activity.
2. Signs attached to or upon vehicles shall require an SUP where any such vehicle is allowed to remain parked in the same location or in the same vicinity for frequent or extended periods of time, where it is apparent to be one of using the vehicle and signs for the purposes of advertising an establishment, service or product. Vehicles operating under a City franchise shall be excluded from this provision.
3. Signs placed on or affixed to vehicles and/or trailers which are parked on public right-of-way, public property or private property, so as to be visible from a public right-of-way, where the apparent purpose is to advertise a product or direct people to a business or activity on the nearby property, are allowed only by SUP.

SIGN AND MONUMENT REGULATIONS



(g) Pole signs. On-premise pole signs may be permitted on properties with at least 200 feet of continuous frontage along and adjacent to the I-35E corridor and shall be subject to the regulations of the Texas Highway Beautification Act-Outdoor Advertising Signs and this code. Off-premise pole signs are prohibited. Only one pole sign may be permitted for each 200 feet of roadway frontage along the I-35E corridor. Pole signs shall not exceed fifty (50) feet in height, shall not be attached to or supported by any part of a building, and shall not be configured such that the sign is located between 2 and 10 feet above average grade where located within 15 feet of an adjacent roadway. The overall surface area of each face of the sign shall not exceed three hundred (300) square feet. Additional regulations are as follows:

- (1) A pole sign having a surface area of 50 square feet or less for each face of the sign and serving as on-premise directional signage may be located at least five (5) feet from an adjacent public right-of-way.
- (2) A pole sign having a surface area of more than 50 square feet but not greater than 150 square feet for each face of the sign and serving as on-premise directional signage may be located at least 15 feet from an adjacent public right-of-way.
- (3) A pole sign having a surface area of more than 150 square feet for each face of the sign may not be located within the applicable zoning setback line or with 25 feet from the adjacent right-of-way, whichever is greater.”

SIGN AND MONUMENT REGULATIONS



(g) Inflatable Signs.

- (1) Inflatable signs must be set back a minimum of ten (10) feet from any property line.
- (2) Inflatable signs are allowed for three (3) ten (10) day periods per calendar year. Permit periods may not run consecutively.
- (3) Placement of inflatable signs in right-of-way is prohibited.
- (4) Signs and their anchors or attachments shall not be placed in such a way as to create a traffic hazard.
- (5) A minimum of thirty (30) days must elapse between expiration and issuance of a new permit.
- (6) The air- or gas-filled device must be anchored to a building, structure, device, object or the ground and used for advertising purposes on a temporary basis.

ZONING DISTRICT



Schedule of Permanent Signs by Zoning Districts*		
Zoning District	Allowable Sign Types	Total Number of Signs Allowed
All residential zones	Wall and/or monument sign	1 per street frontage
Nonresidential zones (no freeway frontage)	Wall or neon sign and monument sign, inflatable signs	1 wall sign per parcel, per business
		1 monument sign per street frontage
Nonresidential zones (with freeway frontage)	Wall or neon sign and monument or pylon sign or Pole Sign, inflatable signs	1 wall sign per parcel, per business
		1 monument or pylon sign per street frontage
Nonresidential zones	Comprehensive sign package, vehicular signs	Reviewed on a case-by-case basis

EXAMPLE OF SIGNS



DIVISION 4 Illustrations

§ 15.01.091. Pictures of different sign types.

(a) Examples of wall signs:



(b) Examples of canopy/awning signs:



(c) Examples of attached neon signs:



EXAMPLE OF SIGNS



(d) Examples of monument



(a) Examples of masonry pylon sign and masonry pylon sign in monolithic form:
signs:



RECOMMENDATION



- ☐ Staff recommends the APPROVAL of this amended Sign Ordinance request.

QUESTIONS



COMMENTS

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. O-06-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF GLENN HEIGHTS, TEXAS, BY AMENDING ARTICLE 15.01 (“SIGN REGULATIONS”) OF CHAPTER 15 (“DEVELOPMENT REGULATIONS”) TO AMEND SECTIONS 15.01.011, 15.01.063 AND 15.01.064 THEREOF; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Glenn Heights, Texas, finds and determines that amendments to the City’s sign regulations are needed to provide clarification and to enhance quality of life for City residents, and that the amendments herein are in the interests of public health and safety and the best interest of the citizens of the City.

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

SECTION 1: The Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended to amend Section 15.01.011 of Division 1 (“Generally”) of Article 15.01 (“Sign Regulations”) of Chapter 15 (“Development Regulations”), by the addition of a definition of “Inflatable sign” after the definition of “Copy” and preceding the definition of “Masonry pylon sign”, by the addition of a definition for “Pole sign” after the definition of “Obsolete sign,” and preceding the definition of “Premises,” and by the addition of a definition of “Vehicular Sign” after the definition of “Sign support” and preceding the definition of “Visibility triangle”, such definitions to read as follows:

**“CHAPTER 15
DEVELOPMENT REGULATIONS**

...

**ARTICLE 15.01
SIGN REGULATIONS**

...

Division 1 Generally

...

§15.01.011 Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

...

Inflatable sign. An inflatable sign is a type of temporary sign that is inflated with air or gas to display a message, logo, or advertisement. These signs are often made of flexible materials such as PVC or nylon and can take various shapes, including balloons, tubes, or custom figures. Inflatable signs are commonly used for promotional events, grand openings, and sales, and they are typically anchored to the ground or a structure to prevent movement.

...

Pole sign. Any freestanding sign supported above the ground by upright structural members.

...

Vehicular sign. A vehicular sign is any sign that is attached to, painted on, or otherwise displayed on a motor vehicle, trailer, or other mobile unit for the purpose of advertising or identifying a business, service, product, or event. These signs can be permanent or temporary and may include decals, wraps, magnetic signs, or rooftop signs.

...”

SECTION 2: The Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended to amend subsection (b) of Section 15.01.063 of Division 3 (“Different Sign Types”) of Article 15.01 (“Sign Regulations”) of Chapter 15 (“Development Regulations”), to revise the setback requirement for masonry pylon signs, such that subsection (b) of Section 15.01.063 shall henceforth read as follows:

“CHAPTER 15 DEVELOPMENT REGULATIONS

...

ARTICLE 15.01 SIGN REGULATIONS

...

Division 3 Different Sign Types

...

§15.01.063 Permanent signs - detached.

...

- (b) Masonry pylon sign. Masonry pylon signs are allowed only on nonresidential properties with a minimum of two hundred feet (200') continuous frontage along IH-35E frontage road or any other four (4) or more lane freeways or on F.M. 664 or Ovilla Road, except the height for such signs on F.M. 664 shall not exceed thirty-five feet (35'). Masonry pylon signs are large signs with two masonry columns supporting a sign face that is surrounded by minimum two feet (2') wide masonry border and a minimum three feet (3') high decorative cap on top. Two and a half feet (2.5') high masonry planter with landscaping should surround the base of the pylon sign. For multitenant premises the sign face area shall not exceed four hundred and fifty square feet (450 sq. ft.) and for single-tenant premises the sign face area shall not exceed three hundred square feet (300 sq. ft.). Maximum height of masonry pylon sign shall not exceed fifty feet (50') above the adjacent pavement level. Masonry pylon signs shall be set back at least **fifteen (15')** from public right-of-way. Section 15.01.091(e) shows an example of a similar sign in the city.

...”

SECTION 3: The Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended to amend Section 15.01.063 of Division 3 (“Different Sign Types”) of Article 15.01 (“Sign Regulations”) of Chapter 15 (“Development Regulations”), to amend subsection (b) regarding masonry pylon signs, to amend subsection (c) regarding monument neon signs, and to add a new subsection (g) regarding pole signs with subsections (1) through (8), and by adding a new subsection (h) regarding vehicular signs with subsections 1 through 3, all of which shall henceforth read as follows:

**“CHAPTER 15
DEVELOPMENT REGULATIONS**

...

**ARTICLE 15.01
SIGN REGULATIONS**

...

Division 3 Different Sign Types

...

§15.01.063 Permanent signs - attached.

...

(b) **Masonry pylon sign.** Masonry pylon signs are allowed only on nonresidential properties with a minimum of three hundred feet (300') continuous frontage along IH-35E frontage road or any other four (4) or more lane freeways or on F.M. 664 or Ovilla Road, except the height for such signs on F.M. 664 shall not exceed thirty-five feet (35'). Masonry pylon signs are large signs with two masonry columns supporting a sign face that is surrounded by minimum two feet (2') wide masonry border and a minimum three feet (3') high decorative cap on top. Two and a half feet (2.5') high masonry planter with landscaping should surround the base of the pylon sign. For multitenant premises the sign face area shall not exceed four hundred and fifty square feet (450 sq. ft.) and for single-tenant premises the sign face area shall not exceed three hundred square feet (300 sq. ft.). Maximum height of masonry pylon sign shall not exceed fifty feet (50') above the adjacent pavement level. Masonry pylon signs shall be set back at least fifteen feet (15') from public right-of-way. Section 15.01.091(e) shows an example of a similar sign in the city.

(c) **Neon sign.** Neon sign is allowed in nonresidential zoning districts and can be used as the primary sign in lieu of a wall sign subject to the following:

- (1) The sign area shall not exceed ten percent (10%) of the total sign area as would have been allowed under a wall sign.
- (2) On a multitenant premises cumulative area of neon signs shall not exceed twenty-five percent (25%) of the building facade.
- (3) Neon signs are permitted in nonresidential districts, provided that they shall not be erected within one hundred (100) feet of any residential district unless properly and adequately shielded so that light from such sign is not directed toward such residential district.
- (4) In no case can a sign be placed closer than fifteen (15') from a residential property.
- (5) No high-intensity lights shall be permitted as part of a sign display visible from an adjacent street.
- (6) No sign shall be illuminated to intensity greater than two hundred (200) footcandles (May want to keep it to no illumination spillage). The restrictions of luminance in this Subsection shall be determined from any other premise or from any public right-of-way other than an alley.
- (7) No sign shall be illuminated to such intensity or in such a manner as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance.
- (8) No sign shall be illuminated to such intensity or in such a manner as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance.

...

(g) **Pole signs.** On-premise pole signs may be permitted on properties with at least 200 feet of continuous frontage along and adjacent to the I-35E corridor and shall be subject to the regulations of the Texas Highway Beautification Act-Outdoor Advertising Signs and this code. Off-premise pole signs are prohibited. Only one pole sign may be

permitted for each 200 feet of roadway frontage along the I-35E corridor. Pole signs shall not exceed fifty (50) feet in height, shall not be attached to or supported by any part of a building, and shall not be configured such that the sign is located between 2 and 10 feet above average grade where located within 15 feet of an adjacent roadway. The overall surface area of each face of the sign shall not exceed three hundred (300) square feet. Additional regulations are as follows:

- (1) A pole sign having a surface area of 50 square feet or less for each face of the sign and serving as on-premise directional signage may be located at least five (5) feet from an adjacent public right-of-way.
- (2) A pole sign having a surface area of more than 50 square feet but not greater than 150 square feet for each face of the sign and serving as on-premise directional signage may be located at least 15 feet from an adjacent public right-of-way.
- (3) A pole sign having a surface area of more than 150 square feet for each face of the sign may not be located within the applicable zoning setback line or with 25 feet from the adjacent right-of-way, whichever is greater.”

(h) Vehicular Signs.

1. An SUP shall be required to attach any sign to a trailer, skid or similar mobile structure, where the primary use of such structure is to provide a base for such sign or constitute the sign itself. This provision does not restrict the identification signs on vehicles used for bona fide transportation activity.
2. Signs attached to or upon vehicles shall require an SUP where any such vehicle is allowed to remain parked in the same location or in the same vicinity for frequent or extended periods of time, where it is apparent to be one of using the vehicle and signs for the purposes of advertising an establishment, service or product. Vehicles operating under a City franchise shall be excluded from this provision.
3. Signs placed on or affixed to vehicles and/or trailers which are parked on public right-of-way, public property or private property, so as to be visible from a public right-of-way, where the apparent purpose is to advertise a product or direct people to a business or activity on the nearby property, are allowed only by SUP.”

SECTION 4: The Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended to amend Section 15.01.064 of Division 3 (“Different Sign Types”) of Article 15.01 (“Sign Regulations”) of Chapter 15 (“Development Regulations”), by adding a new subsection (g) regarding Inflatable Signs, which shall henceforth read as follows:

**“CHAPTER 15
DEVELOPMENT REGULATIONS**

. . .

ARTICLE 15.01

SIGN REGULATIONS

...

Division 3 Different Sign Types

...

§ 15.01.064. Temporary signs.

...

(g) Inflatable Signs.

- (1) Inflatable signs must be set back a minimum of ten (10) feet from any property line.
- (2) Inflatable signs are allowed for three (3) ten (10) day periods per calendar year. Permit periods may not run consecutively.
- (3) Placement of inflatable signs in right-of-way is prohibited.
- (4) Signs and their anchors or attachments shall not be placed in such a way as to create a traffic hazard.
- (5) A minimum of thirty (30) days must elapse between expiration and issuance of a new permit.
- (6) The air- or gas-filled device must be anchored to a building, structure, device, object or the ground and used for advertising purposes on a temporary basis."

SECTION 5: The Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended to amend Section 15.01.063 of Division 3 ("Different Sign Types") of Article 15.01 ("Sign Regulations") of Chapter 15 ("Development Regulations"), to amend the "Schedule of Permanent Signs by Zoning Districts" found in Section 15.01.063, to allow pole sign as an allowable sign type in nonresidential zones with freeway frontage, such that the "Schedule of Permanent Signs by Zoning Districts" shall read as follows:

"CHAPTER 15 DEVELOPMENT REGULATIONS

...

ARTICLE 15.01 SIGN REGULATIONS

...

Division 3 Different Sign Types

...

§15.01.063 Permanent signs - detached.

...

Schedule of Permanent Signs by Zoning Districts*		
Zoning District	Allowable Sign Types	Total Number of Signs Allowed
All residential zones	Wall and/or monument sign	1 per street frontage
Nonresidential zones (no freeway frontage)	Wall or neon sign and monument sign, inflatable sign	1 wall sign per parcel, per business
		1 monument sign per street frontage
Nonresidential zones (with freeway frontage)	Wall or neon sign and monument or pylon sign or pole sign, inflatable sign	1 wall sign per parcel, per business
		1 monument or pylon sign per street frontage
Nonresidential zones	Comprehensive sign package, Vehicular Sign	Reviewed on a case-by-case basis”

SECTION 6. All provisions of the Ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance be and are hereby repealed and all other provisions of the ordinances of the City of Glenn Heights, Texas, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7: An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 8: Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Code of Ordinances, 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 Code of Ordinances as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 9. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to a penalty by fine not to exceed five hundred dollars (\$500.00) for each offense, and each and every day such violation continues or is allowed to exist shall constitute a separate offense.

SECTION 10: 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 1st day of April, 2025.

Approved:

Sonja A. Brown, Mayor

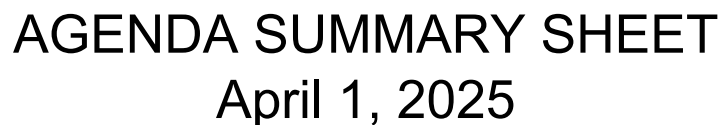
Attest:

Brandi Brown, City Secretary

Approved as to Form:

David M. Berman, City Attorney

4919-4497-0792, v. 2



Discussion and take action to approve Resolution R-10-25, a Resolution of the City Council of the City of Glenn Heights, Texas, updating and setting an automatic renewal of the Agreement between the City of Glenn Heights and the Red Oak Area Chamber of Commerce. (Keith Moore, Deputy City Manager)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: April 1, 2025

SUBJECT

Discussion and take action on Resolution R-10-25, a Resolution of the City Council of the City of Glenn Heights, Texas, updating and setting an automatic renewal of the Agreement between the City of Glenn Heights and the Red Oak Area Chamber of Commerce.

DISCUSSION / BACKGROUND

On December 5, 2023, the City of Glenn Heights entered into an agreement with the Red Oak Area Chamber of Commerce to serve as the City of Glenn Heights Chamber of Commerce.

The following changes have been made to this agreement:

- The annual dues paid to the Red Oak Area Chamber of Commerce have increased from \$5,000 to \$8,000.
- Item 2.2 (a) has been added, establishing the Glenn Heights County Line Cookoff event to be held annually in February at Heritage Park.
- Updates to item 2.2 (b) specify that bi-monthly luncheons will be held in Glenn Heights on the fourth Wednesday of February, April, June, August, and October.

PRIOR COUNCIL OR BOARD ACTION

The original Agreement was approved by the City of Glenn Heights on December 5, 2023.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

A budget increase from \$5,000.00 to \$8,000.00 for annual dues, which was approved in the FY 24-25 City of Glenn Heights Budget.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of the Resolution.

ATTACHMENTS

1. Presentation - Red Oak Area Agreement
2. Resolution R-10-25

PREPARED BY

Keith Moore, Deputy City Manager

REVIEWED BY

Brandi Brown, City Secretary

Red Oak Area Chamber Annual Agreement



APRIL 1, 2025

KEITH MOORE, DEPUTY CITY MANAGER

Red Oak Area Chamber Annual Agreement



☐ Original agreement was on December 5, 2023

☐ **Changes:**

☐ Annual cost to the city: \$5,000 to \$8,000

☐ Added Glenn Heights County Line Cook Off in February of every year at Heritage Park

☐ Updated the bi-monthly luncheons to 4th Wednesday of February, April, June, August and October

Staff Recommendation



- ☐ Staff recommends approval of Resolution R-10-25 an update to the original agreement between the City of Glenn Heights and the Red Oak Area Chamber of Commerce.



**CITY OF GLENN HEIGHTS, TEXAS
RESOLUTION NO. R-10-25**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS APPROVING A FUNDING AGREEMENT BETWEEN THE CITY OF GLENN HEIGHTS AND THE RED OAK AREA CHAMBER OF COMMERCE; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Red Oak Area Chamber of Commerce works to promote the City of Glenn Heights' business economy and encourages business and industry investment within Glenn Heights; and

WHEREAS, the Chamber has requested the City's assistance with funding for expenses which are incurred by Chamber in the course of organizing community events and promoting the City; and

WHEREAS, the City Council has determined that entering into a funding agreement with the Chamber will further the objectives of the City and will be in the best interest of the City, its citizens and local businesses;

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

SECTION 1. The Funding Agreement between the City of Glenn Heights and the Red Oak Area Chamber of Commerce, attached hereto and incorporated herein by this reference as Exhibit "A," is hereby approved and the City Manager is hereby authorized to execute the agreement, in substantially the form of Exhibit "A," and any other related and necessary documents on behalf of the City of Glenn Heights.

SECTION 2. This Resolution shall be effective immediately upon approval.

PASSED AND APPROVED this the 1st day of April 2024.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

APPROVED AS TO FORM:

Brandi Brown, City Secretary

David Berman, City Attorney

EXHIBIT 1
[Funding Agreement with Red Oak Area Chamber of Commerce]

4884-6491-2775, v. 1

STATE OF TEXAS

§

COUNTY OF ELLIS

§

§

FUNDING AGREEMENT

This Funding Agreement ("Agreement") is made by and between the City of Glenn Heights, Texas ("City") and the Red Oak Area Chamber of Commerce ("Chamber"), acting by and through their respective authorized officers.

WITNESSETH:

WHEREAS, the Chamber works to promote the City's business economy and encourages business and industry investment within the City; and

WHEREAS, the Chamber plays a vital role in representing the Glenn Heights community to business prospects and newcomers; and

WHEREAS, the Chamber has requested the City's assistance with funding for expenses which are incurred by the Chamber in the course of organizing community events and promoting the City; and

WHEREAS, the City believes the Chamber's activities benefit the City, its citizens and local businesses; and

WHEREAS, the City desires to continue to assist the Chamber by providing assistance through funding; and

WHEREAS, the City has determined that entering into this Agreement with the Chamber will further the objectives of the City and will be in the best interest of City, its citizens, and local businesses;

NOW THEREFORE, in consideration of the foregoing, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged on the terms and conditions hereinafter set forth, the parties agree as follows:

ARTICLE I

Term

This Agreement shall be effective on the date of execution hereof by the City and the Chamber and shall continue for one year unless sooner terminated as provided herein. The term is automatically renewable for one-year terms on the same terms and conditions or may be extended for one year by mutual written agreement of the parties.

ARTICLE II

Agreement

2.1 The City agrees to provide funding to the Chamber in the amount of eight

thousand dollars (\$8,000.00) in the form of one lump sum payment within thirty (30) days of execution of this Agreement for expenses incurred in the course of organizing and sponsoring community events; to provide regular networking and educational events for Glenn Heights businesses; and, to otherwise promote the City and business opportunities.

2.2 The City agrees that the Chamber may use an agreed upon City Park or facility at no charge, subject to availability, for the following:

- (a) The Glenn Heights County Line Cookoff, a BBQ Competition held by the Chamber in partnership with the City. The event will be in February at Heritage Park, on specific dates to be determined. The use of the park will include overnight RV parking for participants.
- (b) Creation and development of a bi-monthly luncheon program to be held on the fourth Wednesday of February, April, June, August, and October from 11:00am to approximately 2:00pm.
- (c) Other potential Events, such as Job Fairs, Real Estate Seminars, etc., as deemed appropriate by both parties.

2.3 Pursuant to the Chamber's mission, the Chamber agrees to design, develop and/or implement projects or programs that will promote the City and enhance business opportunities throughout Glenn Heights. This includes but not limited to sponsoring luncheons, networking and educational events.

2.4 The Chamber agrees to provide directly to the City the following:

- a) Chamber would represent the City of Glenn Heights as its official Chamber of Commerce.
- b) The parties will explore event opportunities as follows:
 - i) Glenn Heights State of the City Address at date to be determined;
 - ii) Explore other opportunities to have additional luncheons/meetings at Glenn Heights City Hall; and
 - iii) Collaborate with other local Chambers for beneficial causes.
- c) Create educational opportunities for local businesses to grow and prosper.
- d) Regular City Council Meeting Attendance by Chamber representative as available.
- e) City will have an ex-officio liaison seat on the Chamber Board of Directors.
- i) Chamber will nominate one Glenn Heights business per year to be a candidate in Chamber Board Elections.
- f) Representation of the City on the Chamber's website.
- g) Two Complementary Tickets to Chamber Luncheons.
- h) A complementary table to the Chamber's Annual Auction/Gala.
- i) Collaborate on the development of a strategy to develop a similar Scholarship Program for Desoto High School as exists for Red Oak High School.

2.5 The Chamber agrees to provide City with copies of Chamber's annual financials and accounting for all provided funding within sixty (60) days following the end of its fiscal budget

year.

ARTICLE III

Termination and Recapture

This Agreement shall terminate upon any mutual written agreement of the parties or upon written notice by either party in the event the other party breaches any of the terms or conditions of this Agreement and such breach is not cured within thirty (30) days after written notice thereof, or by the City, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable. Prorated funding returned to the City by Chamber shall be determined on the basis of the actual services provided and the actual costs incurred as of the effective date of the termination. Upon payment or tender of such amount, all of the City's obligations hereunder shall be discharged and terminated and no action shall lie or accrue for additional benefit, consideration or value for or based upon the services performed under or pursuant to this Agreement.

ARTICLE IV

Miscellaneous

4.1 The terms and conditions of this Agreement are binding upon the successors and assigns of all parties hereto. This Agreement may not be assigned without the express written consent of the parties hereto.

4.2 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage pre-paid, certified mail, return receipt requested, addressed to the party at the address set forth with the signature of the party.

4.3 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the parties hereto. This Agreement may not be assigned without the express written consent of the City Manager and City Council.

4.4 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto.

4.5 Governing Law. The Agreement shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Ellis County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

4.6 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

4.7 Legal Construction. In the event any one or more of the provisions contained in

this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

EXECUTED this ____ day of _____, 2025.

THE RED OAK CHAMBER OF COMMERCE

By: _____
Clint Woodward, President

EXECUTED this ____ day of _____, 2025.

CITY OF GLENN HEIGHTS, TEXAS

By: _____
Clifford Blackwell, City Manager

ATTEST:

APPROVED AS TO FORM:

Brandi Brown, City Secretary

David M. Berman, City Attorney

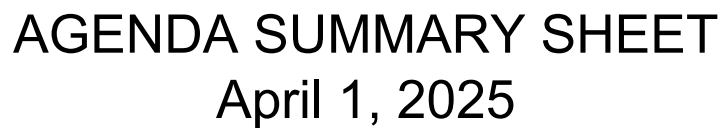
CHAMBER'S ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF ELLIS §

This instrument was acknowledged before me on the ____ day of _____, 2025, by Clint Woodward, President of The Glenn Heights Area Chamber of Commerce, on behalf of the Chamber for the purposes stated herein.

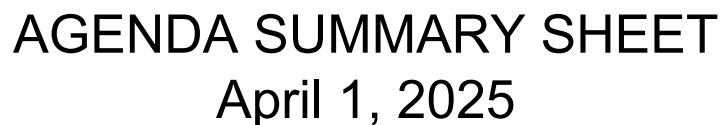
Notary Public, State of Texas

My Commission expires:



Discussion and presentation on the Close-Up Washington DC Program. (Cornel Benford II, Mayor Pro Tem)

[illegible]



Discussion of Ordinance O-05-25, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances, City of Glenn Heights, Texas, by amending Section 15.02.094 of Division 4 ("Fence and Screening Regulations") of Article 15.02 ("Landscape and Screening Regulations") of Chapter 15 ("Development Regulations") to add new provisions relating to permissible fencing and fence heights. (Second Reading) (Dr. LaSheyla Jones, City Planner)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: April 1, 2025

SUBJECT

Take action and second reading of Ordinance O-05-25 to address amending the Fence and Screening Ordinance to allow front yard decorative fences.

DISCUSSION / BACKGROUND

The City's current fence regulations prohibit the installation of front yard fences in residential districts. Under the existing guidelines, fences are permitted only for privacy or security purposes and must be constructed of either stained wood or decorative wrought iron. These fences may not exceed six feet (6') in height and are only allowed in designated rear and side yards, with side yard fences restricted from extending beyond the front building line.

However, along major thoroughfares such as Bear Creek Road, Hampton Road, UHL Road, and S. Westmoreland Road and Ovilla the prohibition of front yard fences may present safety concerns for residents. Allowing front yard fences on properties along these high-traffic streets would provide an added layer of security, particularly for households with children and pets. This amendment would address safety considerations while maintaining community aesthetics and property standards.

This amended ordinance would allow decorative fences with a maximum height of four feet (4') and does not apply to lots with side access or properties within master planned subdivisions. This amendment also allows fences to be permitted to be erected and maintained on residential properties located along roadways or adjacent to drainage where there is significant slope or a substantial drop in the natural ground elevations to enhance safety and privacy. The fence may not exceed a maximum height of eight feet (8'). The city council may grant a variance to the requirements of subparts (1) through (3) of this subsection.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff Recommends approval of the changes to the Fence and Screening Ordinance.

ATTACHMENTS

1. Presentation - Fence Update
2. Ordinance O-05-25

PREPARED BY

Dr. LaSheyla Jones, City Planner

REVIEWED BY

Parviz Pourazizian, Director of Planning and Development Services

FENCE AND SCREENING



DR. LASHEYLA JONES, CITY PLANNER

APRIL 1, 2025

FENCE AND SCREENING REQUEST



Discuss and take action on Ordinance O-05-25, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Code of Ordinances, City of Glenn Heights, Texas by amending Section 15.02.094 of Division 4 (“Fence and Screening Regulations”) of Article 15.02 (“Landscape and Screening Regulations”) of Chapter 15 (“Development Regulations”) to add new provisions relating to permissible fencing and fence heights. (Dr. LaSheyla Jones, City Planner)

FENCE AND SCREENING REGULATIONS



(b) Fence and screening regulations in residential zoning.

(1) A non-opaque fence may be installed in the front yard of residential properties fronting major thoroughfares (Bear Creek Road, Hampton Road, Uhl Road and S. Westmoreland Road). The fence shall be constructed of stained wood, wrought iron or similar decorative material, with a maximum height of four (4) feet. This option does not apply to lots with side access or properties within master planned subdivisions.

(a) For residential front entry gates, gates shall be minimum twenty-four feet (24') from edge of pavement.

FENCE AND SCREENING REGULATIONS



(b) Fence and screening regulations in residential zoning.

(2) With the approval of the City Manager or designee, a fence may be permitted to be erected and maintained on residential properties located along roadways or adjacent to drainage ditches where there is a significant slope or a substantial drop in the natural ground elevation to enhance safety and privacy. The fence may not exceed a maximum height of eight (8) feet.

FENCE AND SCREENING REGULATIONS



(b) Fence and screening regulations in residential zoning.

(3) Fence height shall be measured from the natural ground elevation after final grading to the highest point of the fence, including any decorative elements such as lattice, finials, or post caps. In cases where the ground elevation varies, the height shall be measured from the highest adjacent grade. Retaining walls or berms shall not be used to artificially increase fence height unless otherwise permitted by this code.”

FENCE AND SCREENING REGULATIONS



- (b) Fence and screening regulations in residential zoning.
 - (4) The city council may grant a variance to the requirements of subparts (1) through (3) of this subsection.

FRONT YARD FENCE EXAMPLES



RECOMMENDATION



- ☐ Staff recommends the APPROVAL of this amended Fence Ordinance request.

QUESTIONS



COMMENTS

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. O-05-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF GLENN HEIGHTS, TEXAS, BY AMENDING SECTION 15.02.094 OF DIVISION 4 (“FENCE AND SCREENING REGULATIONS”) OF ARTICLE 15.02 (“LANDSCAPE AND SCREENING”) OF CHAPTER 15 (“DEVELOPMENT REGULATIONS”) TO ADD NEW PROVISIONS RELATING TO PERMISSIBLE FENCING AND FENCE HEIGHTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Glenn Heights, Texas, finds and determines that amendments to the City’s landscape and screening regulations are needed to provide clarification and to enhance quality of life for City residents and that such amendments will promote the health, safety, and general welfare of the citizens of the City;

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

SECTION 1: The Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended to amend subsection (b) of Section 15.02.094 of Division 4 (“Fence and Screening Regulations”) of Article 15.02 (“Landscape and Screening”) of Chapter 15 (“Development Regulations”), by the addition of new subparts (1) through (3), such that subparts (1) through (3) of subsection (b) of Section 15.02.094 shall henceforth read as follows:

**“CHAPTER 15
DEVELOPMENT REGULATIONS**

...

**ARTICLE 15.02
LANDSCAPE AND SCREENING**

...

Division 4 Fence and Screening Regulations

...

§15.02.094 Fence and screening requirements in residential zoning.

...

(b) Fence and screening regulations in residential zoning.

...

- (1) A non-opaque fence may be installed in the front yard of residential properties fronting major thoroughfares (Bear Creek Road, Hampton Road, Uhl Road and S. Westmoreland Road). The fence shall be constructed of stained wood, wrought iron or similar decorative material, with a maximum height not to exceed four (4) feet. This option does not apply to lots with side access or properties within master planned subdivisions. For residential front entry gates, gates shall be a minimum of twenty-four feet (24') from edge of pavement.
- (2) With the approval of the City Manager or designee, a fence may be permitted to be erected and maintained on residential properties located along roadways or adjacent to drainage ditches where there is a significant slope or a substantial drop in the natural ground elevation to enhance safety and privacy. The fence may not exceed a maximum height of eight (8) feet.
- (3) Fence height shall be measured from the natural ground elevation after final grading to the highest point of the fence, including any decorative elements such as lattice, finials, or post caps. In cases where the ground elevation varies, the height shall be measured from the highest adjacent grade. Retaining walls or berms shall not be used to artificially increase fence height unless otherwise permitted by this code.
- (4) The city council may grant a variance to the requirements of subparts (1) through (3) of this subsection."

SECTION 2: The Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended to amend subpart (2) of subsection (c) of Section 15.02.094 of Division 4 ("Fence and Screening Regulations") of Article 15.02 ("Landscape and Screening") of Chapter 15 ("Development Regulations"), such that subpart (2) of subsection (c) of Section 15.02.094 shall henceforth read as follows:

**"CHAPTER 15
DEVELOPMENT REGULATIONS**

...

**ARTICLE 15.02
LANDSCAPE AND SCREENING**

...

Division 4 Fence and Screening Regulations

...

§15.02.094 Fence and screening requirements in residential zoning.

...

- (c) Fence and screening regulations in nonresidential zoning (including multifamily and manufactured home zoning district). . . .

...

- (2) When nonresidential property is adjacent to a public right-of-way or another nonresidential-zoned property (commercial, retail, neighborhood services or industrial), no screening is required except in order to screen mechanical equipment, trash receptacle, outdoor storage, or loading area in accordance with sections 15.02.096, 15.02.097, 15.02.098, or 15.02.099, as applicable.

...”

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

SECTION 4: An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5: Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Code of Ordinances, 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 Code of Ordinances as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 6. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to a penalty by fine not to exceed five hundred dollars (\$500.00) for each offense, and each and every day such violation continues or is allowed to exist shall constitute a separate offense.

SECTION 7: 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 1st day of April, 2025.

Approved:

Sonja A. Brown, Mayor

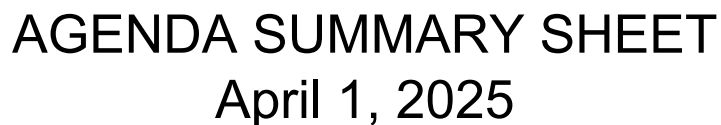
Attest:

Brandi Brown, City Secretary

Approved as to Form:

David M. Berman, City Attorney

4896-8161-8728, v. 1



Replat Case RP-02-25: Discussion and take action regarding a replat request for a 9.091 acre tract of land, Lot 1R-1 thru 1R-6, Block 1, being a replat of a portion of Lot 1, Block 1, Vista at Williams Farms, an addition to the City of Glenn Heights, Ellis County, Texas, being situated in the William C. Denton Survey, Abstract No. 295, City of Glenn Heights, Ellis County, Texas, also known as 604 S. Hampton Road, Glenn Heights, Ellis County, Texas. (Dr. LaSheyla Jones, City Planner)

[illegible]

HAMPTON HEIGHTS REPLAT



DR. LASHEYLA JONES, CITY PLANNER

APRIL 1, 2025

Discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, regarding a Replat request for 9.091 acres tract of land, Lot 1R-1 Thru 1R-6, Block 1, being a replat of a portion of Lot 1, Block 1, Vista at Williams Farms, an addition to the City of Glenn Heights, Ellis County, Texas, being situated in the William C. Denton Survey, Abstract No. 295 City of Glenn Heights, Ellis County, Texas, also known as 604 S. Hampton Road, Glenn Heights, Ellis County Texas.

REPLAT REQUEST



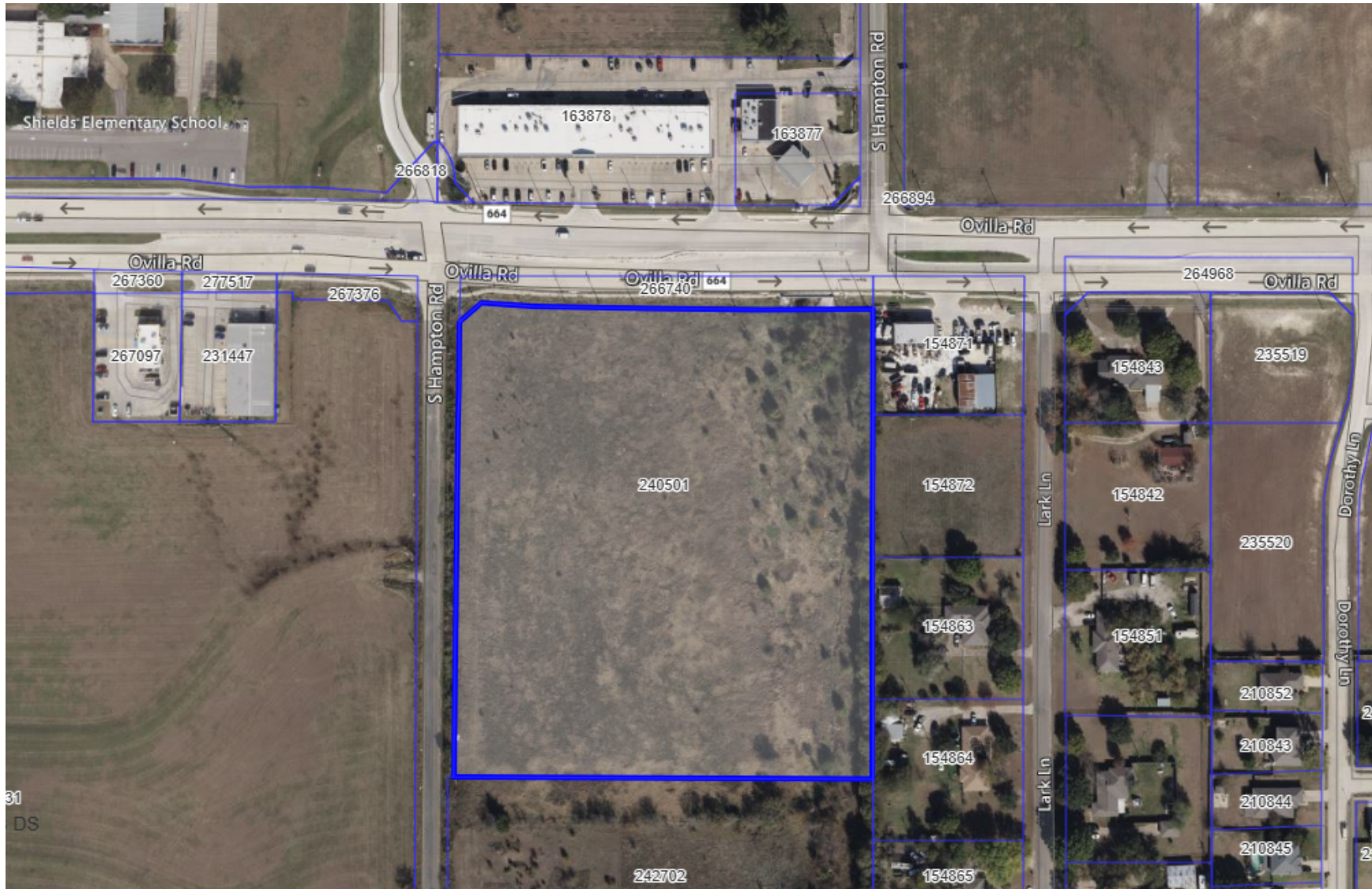
Applicant: Charles Crook, on behalf of Charles Crook Consulting, Inc.

Location: 604 Hampton Road

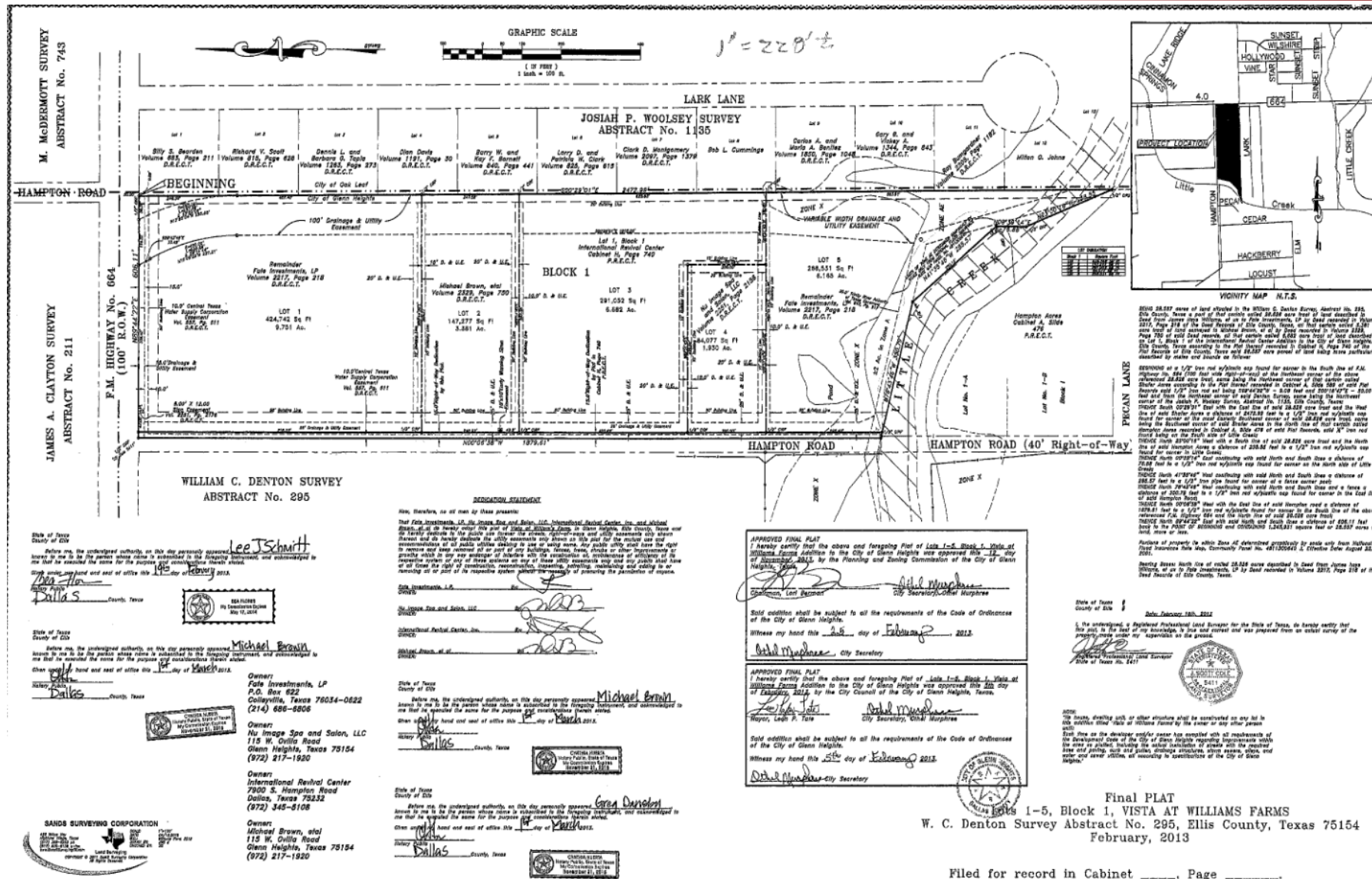
Request: Replat

Acres: 9.0567 Ac.

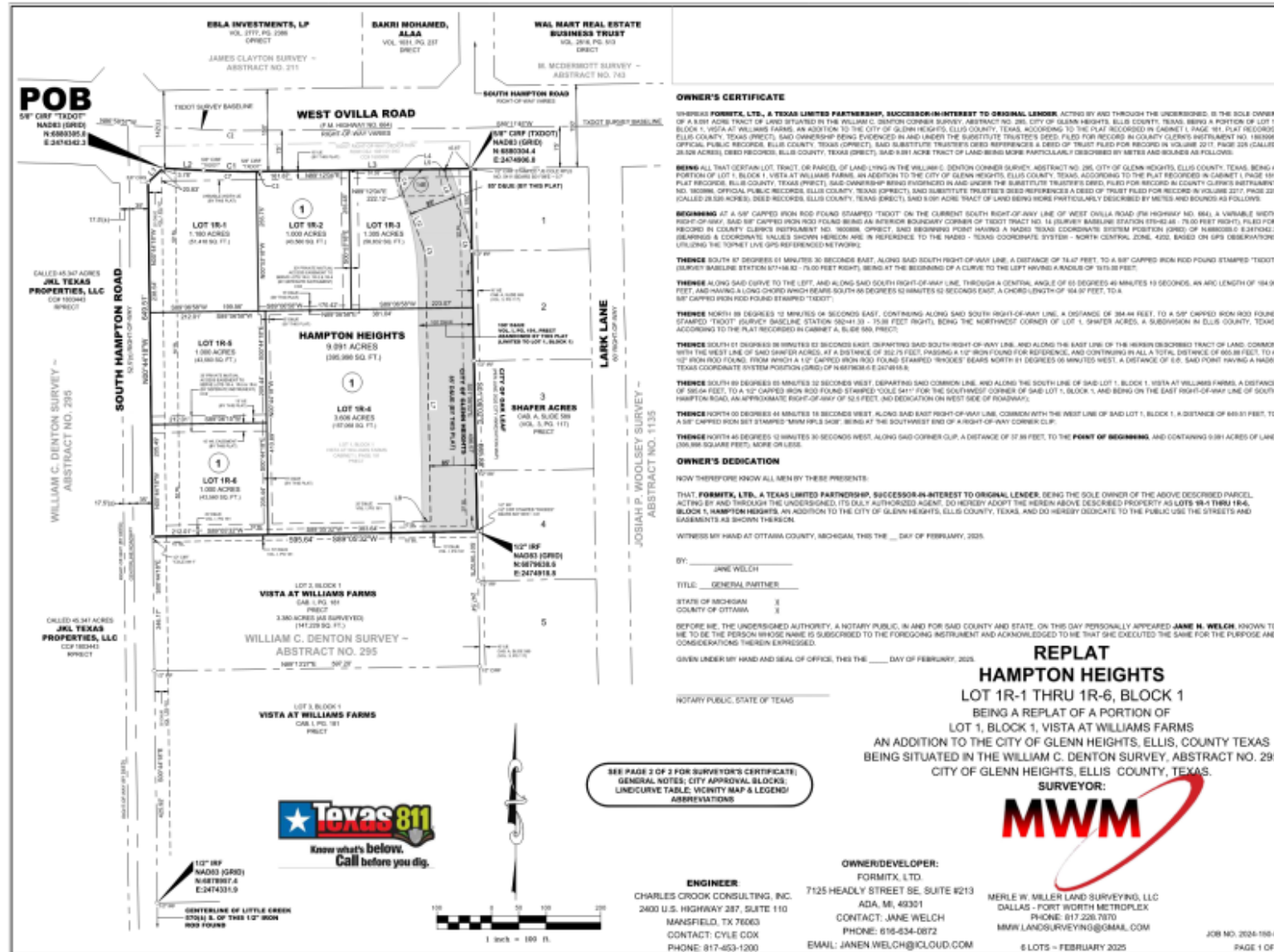
CURRENT SITE PLAN



EXISTING PLAT



SURVEY





RECOMMENDATION



- ☐ Staff recommends the APPROVAL of this Replat Request.

QUESTIONS



COMMENTS

1781-A

1781-1781A

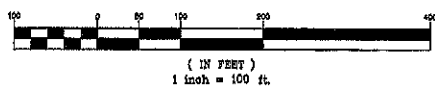
M. McDERMOTT SURVEY
ABSTRACT No. 743

JAMES A. CLAYTON SURVEY
ABSTRACT No. 211

F.M. HIGHWAY No. 664
(100' R.O.W.)

WILLIAM C. DENTON SURVEY
ABSTRACT No. 295

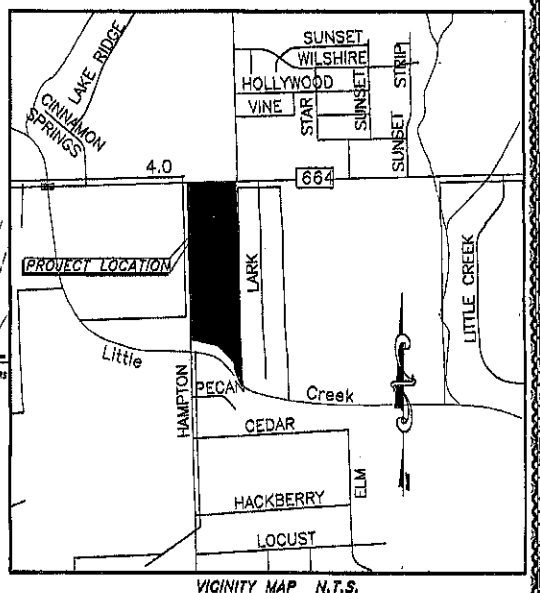
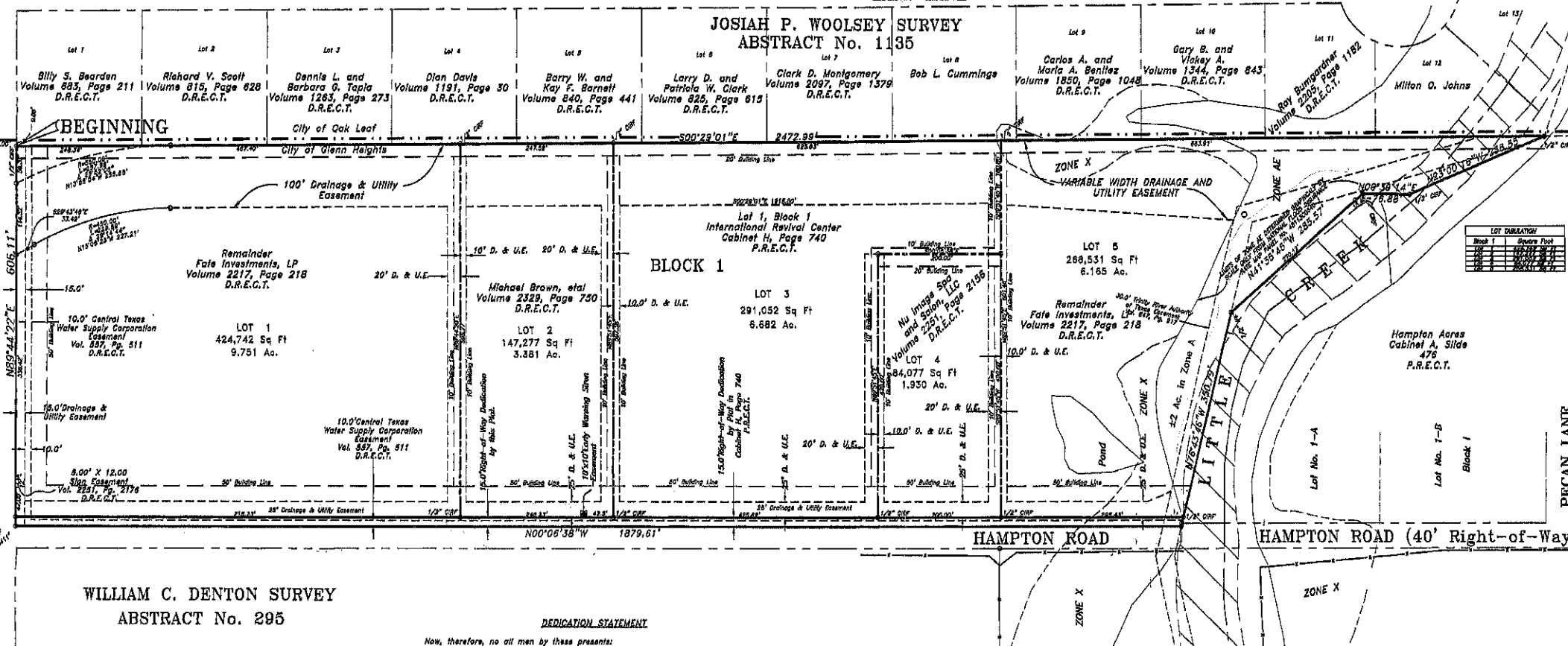
GRAPHIC SCALE



1" = 220' ±

LARK LANE

JOSIAH P. WOOLSEY SURVEY
ABSTRACT No. 1135



DEDICATION STATEMENT

Now, therefore, no act men by these presents:
That Fate Investments, LP, Nu Image Spa and Salon, LLC, International Revival Center, Inc. and Michael Brown, et al do hereby certify that the above and foregoing Plat of Lots 1-5, Block 1, Vista at Williams Farms Addition to the City of Glenn Heights, Ellis County, Texas, and do hereby dedicate to the public use for the streets, right-of-ways and utility easements only shown thereon and do hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction or maintenance of efficiency of its respective system or any of these systems or any of these utility easements only and any public shall have at all times the right of construction, reconstruction, inspecting, maintaining and editing in or removing all or part of its respective system without the necessity of procuring the permission of anyone.

Fate Investments, LP
OWNER: [Signature]
Nu Image Spa and Salon, LLC
OWNER: [Signature]
International Revival Center, Inc.
OWNER: [Signature]
Michael Brown, et al
OWNER: [Signature]

State of Texas
County of Ellis
Before me, the undersigned authority, on this day personally appeared Michael Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated.
Given under my hand and seal of office this 12th day of March 2013.
Notary Public
Dallas County, Texas

State of Texas
County of Ellis
Before me, the undersigned authority, on this day personally appeared Greta Danielson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated.
Given under my hand and seal of office this 14th day of March 2013.
Notary Public
Dallas County, Texas

APPROVED FINAL PLAT
I hereby certify that the above and foregoing Plat of Lots 1-5, Block 1, Vista at Williams Farms Addition to the City of Glenn Heights was approved this 12th day of February 2013, by the Planning and Zoning Commission of the City of Glenn Heights, Texas.
Chairman, Lori Berman
City Secretary, Othel Murphree

Said addition shall be subject to all the requirements of the Code of Ordinances of the City of Glenn Heights.
Witness my hand this 25th day of February 2013.
Othel Murphree, City Secretary

APPROVED FINAL PLAT
I hereby certify that the above and foregoing Plat of Lots 1-5, Block 1, Vista at Williams Farms Addition to the City of Glenn Heights was approved this 5th day of February 2013, by the City Council of the City of Glenn Heights, Texas.
Mayor, Leah P. Tate
City Secretary, Othel Murphree
Witness my hand this 5th day of February 2013.
Othel Murphree, City Secretary

BEING 28.557 acres of land situated in the William C. Denton Survey, Abstract No. 295, Ellis County, Texas, a part of that certain called 26,526 acre tract of land described in Deed from James Hays Williams, et al to Fate Investments, LP by Deed recorded in Volume 2217, Page 218 of the Deed Records of Ellis County, Texas, all that certain called 3.381 acre tract of land conveyed to Michael Brown, et al by Deed recorded in Volume 2329, Page 270 of the Deed Records of Ellis County, Texas, all that certain called 1.682 acre tract of land described as Lot 1, Block 1 of the International Revival Center Addition to the City of Glenn Heights, Ellis County, Texas, according to the Plat thereof recorded in Cabinet H, Page 740 of the Plat Records of Ellis County, Texas, said 28.557 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod w/plastic cap found for corner in the South line of F.M. Highway No. 664 (100 foot wide right-of-way) at the Northwest corner of the above referenced 28.526 acre tract, some being the Northwest corner of that certain called Shafter Acres according to the Plat thereof recorded in Cabinet A, Slide 589 of said Plat Records said 1/2" iron rod set being 559'44"22"W - 9.08 feet and 500'16"47"E - 50.00 feet and from the Northeast corner of said Denton Survey, some being the Northwest corner of the William C. Denton Survey, Abstract No. 1135, Ellis County, Texas; THENCE North 02°29'01" East with the East line of said 28.526 acre tract and the West line of said Shafter Acres a distance of 2472.59 feet to a 1/2" iron rod w/plastic cap found for corner of the most Easary Southeast corner of said 28.526 acre tract, some being the Southwest corner of said Shafter Acres in the North line of that certain called Hampton Acres recorded in Cabinet A, Slide 476 of said Plat Records, said 1/2" iron rod found being on the South side of Little Creek; THENCE North 23°00'18" West with a South line of said 28.526 acre tract and the North line of said Hampton Acres a distance of 255.55 feet to a 1/2" iron rod w/plastic cap found for corner in Little Creek; THENCE North 00°39'14" East continuing with said North and South lines a distance of 16.88 feet to a 1/2" iron rod w/plastic cap found for corner on the North side of Little Creek; THENCE North 41°38'49" West continuing with said North and South lines a distance of 255.57 feet to a 1/2" iron pipe found for corner of a fence corner post; THENCE North 26°44'44" West continuing with said North and South lines and a fence a distance of 350.76 feet to a 1/2" iron rod w/plastic cap found for corner in the East line of said Hampton Road; THENCE North 00°00'00" West with the East line of said Hampton Road a distance of 1879.61 feet to a 1/2" iron rod w/plastic cap found for corner in the South line of the above referenced F.M. Highway 664 and the North line of said 28.526 acre tract; THENCE North 89°44'22" East with said North and South lines a distance of 628.11 feet back to the POINT OF BEGINNING and CONTAINING 1,245,931 square feet or 28.557 acres of land, more or less.

Portions of property lie within Zone AE determined graphically by scale only from National Flood Insurance Rate Map, Community Panel No. 481300640 A, Effective Date August 23, 2001.
Bearing Bases: North line of called 28.526 acres described in Deed from James Hays Williams, et al to Fate Investments, LP by Deed recorded in Volume 2217, Page 218 of the Deed Records of Ellis County, Texas.

State of Texas
County of Ellis
Before me, the undersigned, a Registered Professional Land Surveyor for the State of Texas, do hereby certify that this plat, to the best of my knowledge, is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
Othel Murphree, Registered Professional Land Surveyor
State of Texas No. 5411

NOTE:
No house, dwelling unit, or other structure shall be constructed on any lot in this addition titled "Vista at Williams Farms" by the owner or any other person until:
Such time as the developer and/or owner has complied with all requirements of the Development Code of the City of Glenn Heights regarding improvements within the area so platted, including the actual installation of streets with the required base and paving, curb and gutter, drainage, storm sewers, ditches, and water and sewer utilities, all according to specifications of the City of Glenn Heights.

Final PLAT
Lots 1-5, Block 1, VISTA AT WILLIAMS FARMS
W. C. Denton Survey Abstract No. 295, Ellis County, Texas 75154
February, 2013

Filed for record in Cabinet _____, Page _____.

SANDS SURVEYING CORPORATION
222 West 10th Street
Suite 200
Dallas, Texas 75201
(214) 226-2314
FAX: (214) 226-2318
www.sandsurveying.com
Land Surveying
Copyright © 2011 Sands Surveying Corporation
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POB

5/8" CIRF "TXDOT"
NAD83 (GRID)
N:6880305.0
E:2474342.3

CALLLED 45.347 ACRES
JKL TEXAS
PROPERTIES, LLC
CC# 1803443
RPRECT

WILLIAM C. DENTON SURVEY ~
ABSTRACT NO. 295

CALLLED 45.347 ACRES
JKL TEXAS
PROPERTIES, LLC
CC# 1803443
RPRECT

EBLA INVESTMENTS, LP
VOL. 2777, PG. 2386
OPRECT

JAMES CLAYTON SURVEY ~
ABSTRACT NO. 211

BAKRI MOHAMED,
ALAA
VOL. 1031, PG. 237
DRECT

WAL MART REAL ESTATE
BUSINESS TRUST
VOL. 2816, PG. 513
DRECT

M. MCDERMOTT SURVEY ~
ABSTRACT NO. 743

SOUTH HAMPTON ROAD
RIGHT-OF-WAY VARIES

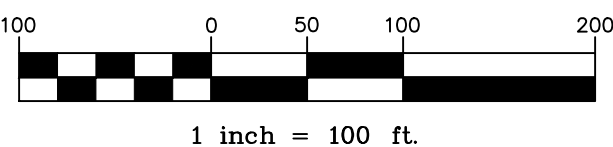
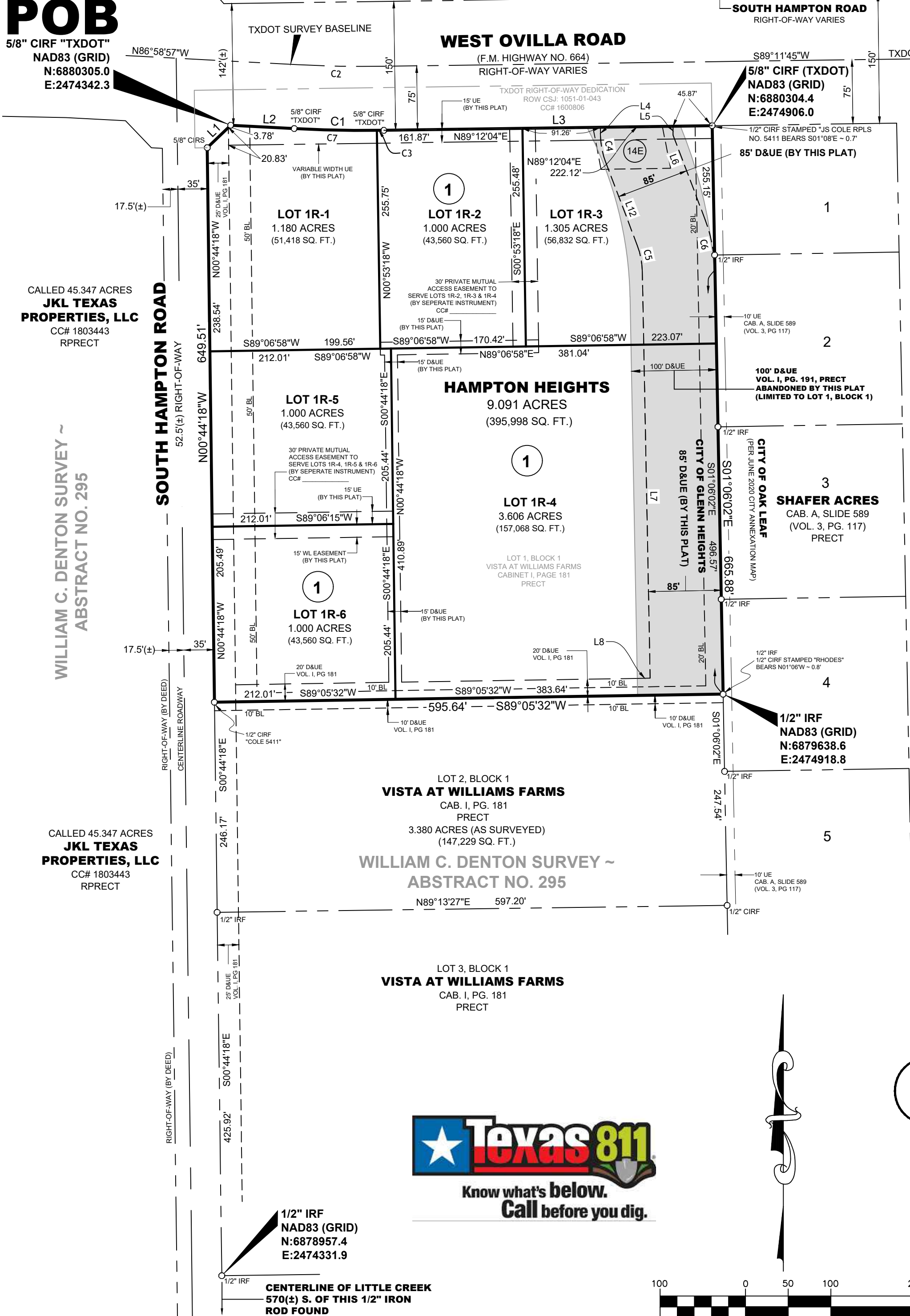
WEST OVILLA ROAD
(F.M. HIGHWAY NO. 664)

RIGHT-OF-WAY VARIES

TXDOT SURVEY BASELINE

5/8" CIRF (TXDOT)
NAD83 (GRID)
N:6880304.4
E:2474906.0

TXDOT SURVEY BASELINE



OWNER'S CERTIFICATE

WHEREAS **FORMITX, LTD., A TEXAS LIMITED PARTNERSHIP, SUCCESSOR-IN-INTEREST TO ORIGINAL LENDER**, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 9.091 ACRE TRACT OF LAND SITUATED IN THE WILLIAM C. DENTON CONNER SURVEY, ABSTRACT NO. 295, CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, VISTA AT WILLIAMS FARMS, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET I, PAGE 181, PLAT RECORDS, ELLIS COUNTY, TEXAS (PRECT), SAID OWNERSHIP BEING EVIDENCED IN AND UNDER THE SUBSTITUTE TRUSTEE'S DEED, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 1803996, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (OPRECT), SAID SUBSTITUTE TRUSTEE'S DEED REFERENCES A DEED OF TRUST FILED FOR RECORD IN VOLUME 2217, PAGE 225 (CALLED 28.526 ACRES), DEED RECORDS, ELLIS COUNTY, TEXAS (DRECT), SAID 9.091 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING IN THE WILLIAM C. DENTON CONNER SURVEY, ABSTRACT NO. 295, CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, VISTA AT WILLIAMS FARMS, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET I, PAGE 181, PLAT RECORDS, ELLIS COUNTY, TEXAS (PRECT), SAID OWNERSHIP BEING EVIDENCED IN AND UNDER THE SUBSTITUTE TRUSTEE'S DEED, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 1803996, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (OPRECT), SAID SUBSTITUTE TRUSTEE'S DEED REFERENCES A DEED OF TRUST FILED FOR RECORD IN VOLUME 2217, PAGE 225 (CALLED 28.526 ACRES), DEED RECORDS, ELLIS COUNTY, TEXAS (DRECT), SAID 9.091 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD FOUND STAMPED "TXDOT" ON THE CURRENT SOUTH RIGHT-OF-WAY LINE OF WEST OVILLA ROAD (FM HIGHWAY NO. 664), A VARIABLE WIDTH RIGHT-OF-WAY, SAID 5/8" CAPPED IRON ROD FOUND BEING AN INTERIOR BOUNDARY CORNER OF TXDOT TRACT NO. 14 (SURVEY BASELINE STATION 576+82.46 - 75.00 FEET RIGHT), FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 1600806, OPRECT, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6880305.0 E:2474342.3 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK);

THENCE SOUTH 87 DEGREES 01 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 74.47 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "TXDOT" (SURVEY BASELINE STATION 577+56.92 - 75.00 FEET RIGHT), BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1575.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 49 MINUTES 10 SECONDS, AN ARC LENGTH OF 104.99 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 88 DEGREES 52 MINUTES 52 SECONDS EAST, A CHORD LENGTH OF 104.97 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "TXDOT";

THENCE NORTH 89 DEGREES 12 MINUTES 04 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 384.44 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "TXDOT" (SURVEY BASELINE STATION 582+41.33 - 75.00 FEET RIGHT), BEING THE NORTHWEST CORNER OF LOT 1, SHAFER ACRES, A SUBDIVISION IN ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 589, PRECT;

THENCE SOUTH 01 DEGREES 06 MINUTES 02 SECONDS EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, COMMON WITH THE WEST LINE OF SAID SHAFER ACRES, AT A DISTANCE OF 352.75 FEET, PASSING A 1/2" IRON FOUND FOR REFERENCE, AND CONTINUING IN ALL A TOTAL DISTANCE OF 665.88 FEET, TO A 1/2" IRON ROD FOUND, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RHODES" BEARS NORTH 01 DEGREES 06 MINUTES WEST, A DISTANCE OF 0.8", SAID POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6879638.6 E:2474918.8;

THENCE SOUTH 89 DEGREES 05 MINUTES 32 SECONDS WEST, DEPARTING SAID COMMON LINE, AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, VISTA AT WILLIAMS FARMS, A DISTANCE OF 595.64 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "COLE 5411" FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH HAMPTON ROAD, AN APPROXIMATE RIGHT-OF-WAY OF 52.5 FEET, (NO DEDICATION ON WEST SIDE OF ROADWAY);

THENCE NORTH 00 DEGREES 44 MINUTES 18 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, COMMON WITH THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 649.51 FEET, TO A 5/8" CAPPED IRON SET STAMPED "MWM RPLS 5438", BEING AT THE SOUTHWEST END OF A RIGHT-OF-WAY CORNER CLIP;

THENCE NORTH 46 DEGREES 12 MINUTES 30 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 37.99 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 9.091 ACRES OF LAND (395,998 SQUARE FEET), MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **FORMITX, LTD., A TEXAS LIMITED PARTNERSHIP, SUCCESSOR-IN-INTEREST TO ORIGINAL LENDER**, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS **LOTS 1R-1 THRU 1R-6, BLOCK 1, HAMPTON HEIGHTS**, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND AT OTTAWA COUNTY, MICHIGAN, THIS THE __ DAY OF FEBRUARY, 2025.

BY: _____
JANE WELCH

TITLE: _____
GENERAL PARTNER

STATE OF MICHIGAN)
COUNTY OF OTTAWA)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **JANE N. WELCH**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF FEBRUARY, 2025.

NOTARY PUBLIC, STATE OF TEXAS

SEE PAGE 2 OF 2 FOR SURVEYOR'S CERTIFICATE;
GENERAL NOTES; CITY APPROVAL BLOCKS;
LINE/CURVE TABLE; VICINITY MAP & LEGEND/
ABBREVIATIONS

OWNER/DEVELOPER:

FORMITX, LTD.

7125 HEADLY STREET SE, SUITE #213

ADA, MI, 49301

CONTACT: JANE WELCH

PHONE: 616-634-0872

EMAIL: JANEN.WELCH@ICLOUD.COM

ENGINEER:

CHARLES CROOK CONSULTING, INC.

2400 U.S. HIGHWAY 287, SUITE 110

MANSFIELD, TX 76063

CONTACT: CYLE COX

PHONE: 817-453-1200

REPLAT HAMPTON HEIGHTS

LOT 1R-1 THRU 1R-6, BLOCK 1

BEING A REPLAT OF A PORTION OF

LOT 1, BLOCK 1, VISTA AT WILLIAMS FARMS

AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS, COUNTY TEXAS
BEING SITUATED IN THE WILLIAM C. DENTON SURVEY, ABSTRACT NO. 295

CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS.

SURVEYOR:

MWM

MERLE W. MILLER LAND SURVEYING, LLC

DALLAS - FORT WORTH METROPLEX

PHONE: 817.228.7870

MMW.LANDSURVEYING@GMAIL.COM

JOB NO. 2024-150-01

6 LOTS ~ FEBRUARY 2025

PAGE 1 OF 2

GENERAL NOTES

1. BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK.
2. ALL PROPERTY CORNERS SET ARE 5/8 INCH CAPPED IRON RODS WITH BLUE CAPS STAMPED "MWM RPLS 5438."
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48139C0065G, EFFECTIVE DATE: OCTOBER 19, 2023.
4. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
5. THE PURPOSE OF THIS REPLAT IS TO CREATE 6 COMMERCIAL LOTS FOR DEVELOPMENT, BEING LOTS 1R-1 THRU 1R-6, BLOCK 1, HAMPTON HEIGHTS, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS.
6. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
7. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
8. ELLIS COUNTY AND THE CITY OF GLENN HEIGHTS ARE NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
9. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ELLIS COUNTY'S USE THEREOF.
10. ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
11. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
12. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.
13. THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
14. THE OWNER AND THE DEVELOPER RELEASE THE CITY OF GLENN HEIGHTS FROM ANY AND ALL CLAIMS, DAMAGES, OBLIGATIONS, OR LIABILITIES BY THE ESTABLISHMENT OF GRADES, OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, TO CONFORM THE GRADES ESTABLISHED IN THIS PLAT.
15. ALL COMMON AREAS, INCLUDING THE 85' DRAINAGE & UTILITY EASEMENT, WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
16. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
17. ALL PRIVATE ACCESS AND UTILITY EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS/ COMMERCIAL PROPERTY ASSOCIATION TO MAINTAIN AND NOT THE CITY OF GLENN HEIGHTS OR ELLIS COUNTY.
18. PRIVATE EASEMENTS THAT HAVE A MUTUAL BENEFICIARY CAN ONLY BE ABANDONED UPON A FORMAL MUTUAL AGREEMENT OF ALL PROPERTY OWNERS REFLECTED ON THIS PLAT.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, **MERLE W. MILLER**, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

DATE: FEBRUARY __, 2025

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MERLE W. MILLER**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS __ DAY OF FEBRUARY, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PRELIMINARY

This document shall not be
recorded for any purpose and
shall not be used or viewed or
relied upon as a final survey
document



REPLAT SIGNATURE BLOCK

"I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LOTS 1R-1 THRU 1R-6, BLOCK 1, HAMPTON HEIGHTS, AN ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS THE __ DAY OF FEBRUARY, 2025, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS".

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

"I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LOTS 1R-1 THRU 1R-6, BLOCK 1, HAMPTON HEIGHTS, AN ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS THE __ DAY OF FEBRUARY, 2025, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS".

MAYOR DATE CITY SECRETARY DATE

WAIVER OF CLAIM FOR DAMAGES

THE OWNER AND THE DEVELOPER RELEASE THE CITY OF GLENN HEIGHTS FROM ANY AND ALL CLAIMS, DAMAGES, OBLIGATIONS, OR LIABILITIES BY THE ESTABLISHMENT OF GRADES, OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE THE EXISTING STREETS AND ALLEYS, TO CONFORM THE GRADES ESTABLISHED IN THIS PLAT.

COMMON AREAS

ALL COMMON AREA LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OR PROPERTY OWNER'S ASSOCIATION.

CURVE TABLE					
TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1575.00'	104.99'	3°49'10"	S88°52'52"E	104.97'
C2	1500.00'	100.05'	3°49'18"	S88°53'36"E	100.03'
C3	1575.00'	8.55'	0°18'40"	N89°20'55"E	8.55'
C4	90.00'	31.37'	19°58'11"	N10°47'01"W	31.21'
C5	90.00'	30.89'	19°40'05"	N10°56'04"W	30.74'
C6	175.00'	60.07'	19°40'05"	S10°56'04"E	59.78'
C7	1575.00'	96.89'	3°31'29"	S88°44'01"E	96.87'

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	N46°12'30"E	37.99'
L2	S87°01'30"E	74.47'
L3	N89°12'04"E	384.44'
L4	N00°47'56"W	9.58'
L5	S00°47'56"E	10.46'
L6	S20°46'07"E	106.10'
L7	N01°06'02"W	476.57'
L8	S89°05'32"W	15.00'

ELLIS COUNTY



VICINITY MAP
NTS

ABBREVIATIONS

OPRECT = OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
DRECT = DEED RECORDS, ELLIS COUNTY, TEXAS
PRECT = PLAT RECORDS, ELLIS COUNTY, TEXAS
CC# = COUNTY CLERK'S FILE NUMBER
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MWM RPLS 5438"
BL = BUILDING LINE
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
WL = WATER LINE
UE = UTILITY EASEMENT
D&UE = DRAINAGE & UTILITY EASEMENT

REPLAT
HAMPTON HEIGHTS

LOT 1R-1 THRU 1R-6, BLOCK 1

BEING A REPLAT OF A PORTION OF

LOT 1, BLOCK 1, VISTA AT WILLIAMS FARMS

AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS, COUNTY TEXAS
BEING SITUATED IN THE WILLIAM C. DENTON SURVEY, ABSTRACT NO. 295
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS.

SURVEYOR:



OWNER/DEVELOPER:

FORMITX, LTD.

7125 HEADLY STREET SE, SUITE #213

ADA, MI, 49301

CONTACT: JANE WELCH

PHONE: 616-634-0872

EMAIL: JANEN.WELCH@ICLOUD.COM

MERLE W. MILLER LAND SURVEYING, LLC

DALLAS - FORT WORTH METROPLEX

PHONE: 817.228.7870

MMW.LANDSURVEYING@GMAIL.COM

6 LOTS ~ FEBRUARY 2025

JOB NO. 2024-150-01

PAGE 2 OF 2

ENGINEER:

CHARLES CROOK CONSULTING, INC.

2400 U.S. HIGHWAY 287, SUITE 110

MANSFIELD, TX 76063

CONTACT: CYLE COX

PHONE: 817-453-1200

AGENDA SUMMARY SHEET

April 1, 2025

AGENDA, ITEM 4

Discussion and take action for the City Council to appoint up to two members each to the Charter Review Commission and select a Chairperson and Vice Chairperson from the appointed members. (Council Member Travis Bruton)

Motion	
Second	
For	Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot
Against	Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot
Abstain	
Approve/ Deny/ Table	

[illegible]

[illegible]