



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, JULY 15, 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, July 15, 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 - Pastor Alex Blake, Freedom Church

PLEDGE OF ALLEGIANCE - Layla Cumby, Scholar

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.

EVENTS

- Sunset Concert Series, Chelsay Nicole & Amber Bullock, July 20, 2025, 7:30 P.M., Glenn Heights City Center, 1938 South Hampton Road, Glenn Heights, Texas
- Movies with the Mayor, July 26, 2025, 1:00 P.M., Glenn Heights Community Center, 1938-D South Hampton Road, Glenn Heights, Texas

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 Any Item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.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 May 6, 2025,

City Council Meeting. (Brandi Brown, City Secretary)

2. Acknowledge receipt of the June 2025 Financial Reports. (Sherry Roberts, Finance Director)
3. Discussion and take action to approve Resolution R-21-25, a Resolution suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel for the Steering Committee. (Clifford Blackwell, City Manager)

AGENDA

1. Discussion and take action to approve Ordinance O-10-25, related to granting a change in zoning from Retail (R) District to a Planned Development District-32 (PD-32) for approximately 33.359 acres of land located at 605 Ovilla Road, by changing the zoning classification from Retail (R) to Planned Development-32 (PD-32) for a mixed-use development site consisting of Multi-Family and Commercial. (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)
2. Discuss and take action to approve a Preliminary Plat request by Michael Neary, on behalf of Mark Buster, for Uhl Crossing, for a 33.359-acre tract of land being generally located at the Northwest corner of the intersection of Ovilla Road and South Uhl Road. (Parviz Pourazizian, Director of Planning and Development Services)
3. Discuss and take action to approve a Final Plat request by Michael Neary, on behalf of Mark Buster, for Uhl Crossing, for a 33.359-acre tract of land being generally located at the Northwest corner of the intersection of Ovilla Road and South Uhl Road. (Parviz Pourazizian, Director of Planning and Development Services)
4. Discussion and take action to approve Ordinance O-11-25, amending the zoning of a 111.606 +/- acre tract of land generally located at the southeastern corner of the intersection of West Bear Creek Road and South Westmoreland Road by changing the zoning classification from Planned Development-27 (PD-27) from mixed use single-family residential to Planned Development-27A (PD-27A) for Single-Family Residential (base Single-Family Residential-3) and Multi-Family Residential uses. (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)
5. Discussion and take action to approve Ordinance O-12-25, related to granting a change in Zoning from Single-Family Residential-1 (SF-1) to Single-Family Residential-3 (SF-3) for approximately 15.52+/- acres of land situated in Phase One of the Meadows on Bear Creek Addition located at 928 East Bear Creek Road. (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)

6. Discussion and first reading of Ordinance O-13-25, related to amending Section 13.12.002 of Article 13.12 (“Drainage Utility System”) of Chapter 13 (“Utilities”) to adopt Subsection (d) to Section 13.12.002, providing for the adoption of future amendments to the Drainage Design Manual, as previously adopted, and to adopt amendments to the Drainage Design Manual, providing principles and practices for the design, construction and implementation of drainage facilities in the City of Glenn Heights. (Parviz Pourazizian, Director of Planning and Development Services)
7. Discussion and first reading of Ordinance O-14-25, related to amending Chapter 2 (“Animal Control”) to amend Section 2.01.001 of Article 2.01 (“General Provisions”), Section 2.02.003 of Article 2.02 (“Animal Care Generally”), Section 2.04.001 of Article 2.04 (“Impoundment, Redemption and Disposition of Animals”), and Sections 2.16.006 and 2.16.007 of Article 2.16 (“Public Nuisances”), to amend provisions defining and prohibiting animals at large, requiring all dogs to be microchipped, revising impoundment regulations, and establishing new penalties. (Dr. Glynell Horn Jr., Chief of Police)
8. Discussion and take action to appoint/ reappoint three Commissioners to serve on the Planning and Zoning Commission. (Parviz Pourazizian, Director of Planning and Development Services)
9. Discussion and presentation regarding proposed November 2025 General Election Charter Review Amendments. (Brandi Brown, City Secretary)
10. Discussion regarding a proposed November 2025 Bond Election. (Clifford Blackwell, City Manager)
11. Discussion and take action to approve Resolution R-20-25, approving and authorizing the City Manager to execute a Professional Services Agreement between the City of Glenn Heights and Birkhoff, Hendricks & Carter, L.L.P. for the provision of professional engineering services for the Cinnamon Spring Waterline Replacement Project. (Parviz Pourazizian, Director of Planning and Development Services)
12. Discussion and take action to approve a sponsorship for a Best Southwest Partnership TGIF Series Breakfast. (Mayor Sonja A. Brown)
13. Discussion and take action to approve a Site Plan for Holy House of Prayer Church by Oscar Galan with Classic Design Group for a 1.1636 +/- acre tract of land located at the northwest corner of West Bear Creek and Heritage Boulevard. (Parviz Pourazizian, Director of Planning and Development Services)
14. Discussion and take action to approve a variance request by Michael D. Polk for the property located at 1100 Yorkshire Drive, Glenn Heights, Dallas County, Texas, to build an 8-foot-tall residential wood fence. (Parviz Pourazizian, Director of Planning and Development Services)

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

- A. pursuant to the Texas 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.

B. pursuant to the Texas Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at S Hampton, Glenn Heights, Texas.

C. pursuant to the Texas Government Code, Section 551.072, Real Property, and Section 551.071, Consultation with City Attorney; to deliberate land acquisitions for the E Bear Creek Road Right-of-Way Expansion Project.

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, July 11, 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