

NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, DECEMBER 6, 2016

Notice is hereby given that the City of Glenn Heights City Council will hold a regular meeting on Tuesday, December 6, 2016 beginning at 7:00 P.M. in the City Hall, City Council Chambers, located at 1938 S. Hampton Road, Glenn Heights, Texas as prescribed by V.T.C.S., 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.

CALL TO ORDER

INVOCATION – Dr. Willie B. Sublet, Jr., We Community Fellowship

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

PROCLAMATIONS

- Seasons of Service, November 11, 2016 through January 1, 2017

CONSENT AGENDA

1. Consider approval of the City of Glenn Heights City Council Minutes:
 - A. October 18, 2016 Regular City Council Meeting
 - B. November 15, 2016 Regular City Council Meeting
 - C. November 22, 2016 Special City Council Meeting
 - D. November 29, 2016 Special City Council Meeting

2. Consider Ordinance O-22-16, an Ordinance of the City Council of the City of Glenn Heights, Texas, Amending the Zoning Ordinance and Map of the City of Glenn Heights, As Heretofore Amended, by Granting a Change in Zoning from Single-Family Residential (SF-1) District to a Planned Development District (PD-20) for Approximately 20 Acres of Land, Located Along South Hampton Road, Glenn Heights, Ellis County, Texas, (The "Property"), and Being More Particularly Described and Depicted in Exhibit "A" Attached Hereto, for the Development of a Mixed Use Development Containing Two Hundred And Seventy (270) Units of a Luxury Multi-Family Residential, Commercial and Open Space Facility; Providing for the Approval of the Development Regulations Attached Hereto as Exhibit "B"; Providing a Repealing Clause; Providing a Severability Clause; Providing a Savings Clause; Providing for a Penalty of Fine Not to Exceed the Sum of Two Thousand Dollars (\$2,000.00) for Each Offense; and Providing for an Effective Date. Zoning Docket 10-16. (Second Reading)

3. Accept receipt of the results arising from **DRVB Docket 04-16** Consideration of the request for a Variance by Future Signs, Inc. representing Sonic Drive-Thru relative to two articles: **Article 15, Sec. 15.02.063(b)** that requires a masonry pylon sign with masonry construction, including: columnar support, a minimum 2' wide masonry border and a minimum 3' high decorative cap. In addition, pylon

signs are allowed only on nonresidential property with a minimum 300' contiguous frontage along four (4) or more lane freeways, when set back 200' from the public right-of-way. Also, the maximum height of a pylon sign may not exceed 50' above the adjacent pavement level. The applicant seeks an exemption from the listed requirements to install a freestanding pylon sign that will not meet masonry construction standards, will be within 200' of the public right-of-way and will be 70' above the adjacent pavement level. The applicant is also requesting allowance of the installation of two attached wall signs. **Article 15, Sec. 15.01.062(a)** states that on parcels containing multiple businesses, each business shall be allowed one wall sign. The applicant seeks an exemption to install two wall signs: one on the East side of the building and one on the North side of the building. The property located at 1701 S Beckley Road is presently zoned C-Commercial. The Development Regulation Variance Board voted to **APPROVE** the request on the condition that the applicant install a six (6') foot masonry wall at the base of the freestanding pylon sign.

4. Consider an Ordinance of the City Council of the City of Glenn Heights, Texas, Amending Ordinance O-07-10 Together with the Zoning Ordinance and Map of the City of Glenn Heights, as Heretofore Amended, by Granting a Change in Zoning by Amending the Specific Use Permit ("SUP") Granted by Ordinance O-07-10 to Provide Additional Special Conditions to Allow a 40' X 30' Addition Totaling 1,200 Sq. Ft. to an Existing Structure that Provides for the Retail Sale of Off-Site Consumables and an Additional Driveway Approach on Approximately 0.7516 Acres of Land Described as Lot 1, Block 1, located at 1519 South Hampton Road, Glenn Heights, Dallas County, Texas, on Land Presently Zoned Commercial ("C"), and Proposing to Demolish a Vacant Building On Site to Increase the Number of Parking Spaces; as More Particularly Depicted and Described in the Site Plan Attached Hereto as Exhibit "A"; Providing for the Approval of the Site Plan Attached Hereto As Exhibit "A"; Providing for the Approval of the Floor Plan Attached Hereto As Exhibit "B"; Providing for the Approval of the Foundation Plan Attached Hereto As Exhibit "C"; Providing for the Approval of the Elevation Plan Attached Hereto As Exhibit "D"; Providing a Repealing Clause; Providing a Severability Clause; Providing a Savings Clause; Providing a Penalty of Fine Not to Exceed the Sum of Two Thousand Dollars (\$2,000.00) for Each Offense; and Providing for an Effective Date. Zoning Docket 09-16. (Second Reading)
5. Consider a request by Fate Investments LP for a Final Plat for Williams Farms totaling approximately 44.89 acres of land. The property is located at 3121 S. Hampton Road and presently zoned SF-1 Single-Family Residential. The request is to allow 3 large lots within the William C. Denton Survey, Abstract No. 295, Lots 1, 2, & 3 in Glenn Heights Ellis County, Texas. Subdivision Docket 02-16.
6. Consider a request by Monitex Financial Services, LP dba as LGI Homes for a Final Plat for Phase 2 North and Phase 2 East of the Meadow Springs Subdivision totaling approximately 43.69 acres. The property is located at 1801 S. Westmoreland Road presently zoned SF-3 Single Family Residential is

proposed to become Meadow Springs PH-2 East and at 1914 S. Westmoreland Road presently zoned SF-1 Single Family Residential is proposed to become Meadow Springs PH-2 North. The request is to allow a 119 lots abutting the existing Meadow Springs subdivision, Blocks 7 & 8, in Glenn Heights Dallas County, Texas. Subdivision Docket 03-16.

AGENDA

7. Discuss and consider the Election of a Mayor Pro Tem.
8. Discuss and consider the City Council's Participation in the Black Tie & Boots Inaugural Ball in Washington, D.C. (Requested by Mayor Tate)
9. Public Hearing to receive testimony relative to a request by Bear Creek Plaza Beverage, dba Liquor Depot, for a Specific Use Permit at 1308 E. Bear Creek Road. The property is presently zoned PD-1 Business Park (PD-BP) and the request is to allow a Specific Use Permit (SUP) for the retail sale of off-site beverages at the property, Lot 1, Block B, Bear Creek Plaza, Glenn Heights, Dallas County, Texas. Zoning Docket 11-16.
10. Discuss and Consider Ordinance O-23-16, an Ordinance of the City Council of the City Of Glenn Heights, Texas, Amending the Zoning Ordinance, by Changing the Official Zoning Map and the Zoning Classification of Lot 1, Block B, Bear Creek Plaza Addition, Glenn Heights, Dallas County, Texas, Zoned Planned Development – 1 (Gateway Estates PD) "PD-1" by allowing a Specific Use Permit for Convenience Store at the Property, Repealing all Conflicting Ordinances, Orders or Resolutions; Providing a Severability Clause; Providing a Penalty of Fine Not to Exceed Two Thousand Dollars (\$2,000.00); and, Providing an Effective Date. Zoning Docket 11-16. (First Reading)
11. Discuss Financials Report for October 2016.
12. Discuss and Consider authorizing the City Manager to Enter into a Contract for the Purchase of Real Property located at 1932 South Hampton Road, Glenn Heights, Texas in an amount not to exceed \$125,000.

REPORTS AND PRESENTATIONS

13. Update: City of Glenn Heights Capital Improvement Program – Roads and Utilities.
14. Update: New City Hall and Public Safety Buildings.

EXECUTIVE SESSION

15. Executive Session.
 - A. The City Council of the City of Glenn Heights will convene into Executive Session pursuant to Local Government Code Section 551.074, Personnel Matters; to Conduct the Mid-Year Evaluation of the City Manager.
 - B. The City Council will reconvene into Open Session.
 - C. The City Council will consider any necessary actions (if any) resulting from the Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel Matters; the Mid-Year Evaluation of the City Manager.

16. **Announcement of Upcoming City Events.**
 - Christmas Tree Lighting, Heritage Community Park, 400 E. Bear Creek Road, Glenn Heights, Texas, 75154. Please note that **Event date has been changed to Tuesday, December 6, 2016 at 4:00 p.m.**
 - City of Glenn Heights Home-Based Business Mixer, **Thursday, December 8, 2016**; 310 Moses Drive, Glenn Heights (Invitation Event)
 - Anniversary Event of the December 26, 2015 Tornado Event at Donald T. Shields Elementary School, 223 W. Ovilla Road, Glenn Heights, 75154, on **Friday, December 16 from 6:00 – 8:30 p.m.**
 - Best Southwest Luncheon, **Thursday, December 15** (Ticketed Event)
 - Holiday Basket Delivery Date for Christmas, **Wednesday, December 21, 2016**; times vary.
 - **City Offices are closed for the Christmas and New Year Holidays** as follows:
 - o Friday, December 23
 - o Monday, December 26
 - o Monday, January 2
 - City Council Meetings in December 2016:
 - o Tuesday, December 13
 - City Council Meetings in January 2017:
 - o Tuesday, January 10
 - o Tuesday, January 17
 - o Tuesday, January 24

ADJOURNMENT

The City Council of the City of Glenn Heights reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

I, Janie Willman, City Secretary, do hereby certify that the above Meeting Notice and Agenda were posted in a place convenient to the Public at Glenn Heights City Hall, 1938 South Hampton Road, Glenn Heights, by 6:45 p.m. on Thursday, December 1, 2016. Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.


Janie Willman
Janie Willman, City Secretary