

**NOTICE AND AGENDA  
CITY COUNCIL  
TUESDAY, AUGUST 16, 2016**

Notice is hereby given that the City of Glenn Heights City Council will hold a regular meeting on Tuesday, August 16, 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** – Pastor Joshua Rivera, Iglesia Fuego de Dios (Fire of God Church)

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**PROCLAMATIONS / PRESENTATIONS**

- LABOR DAY

**PRESENTATION**

1. Presentation by Randall Scott Architects, Including Updates Related to the Location, Design and Construction of Proposed City Facilities.
2. Presentation by the City's Representative for Waste Management; Discussion and Consideration of the Services Provided to the City.
3. Discuss and Consider the City of Glenn Heights July 2016 Financial Report.

**CONSENT AGENDA**

4. Approve the City of Glenn Heights City Council Minutes of the August 2, 2016 Regular City Council Meeting.
5. Approve the City of Glenn Heights City Council Minutes of the August 9, 2016 Special City Council Meeting.
6. **Zoning Docket 05-16** Consider Ordinance O-11-16, 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 by Granting a Specific Use Permit ("SUP") with Special Conditions to Allow for a Restaurant with the Sale of Off-Premise Consumables, Located at 1308 East Bear Creek Road, Suite 106, Glenn Heights, Dallas County, Texas, Consisting of Approximately 1,470 Square Feet on Land Zoned Retail ("R"), and Being More Particularly Depicted and Described in the Site Plan Attached Hereto as Exhibit "A"; Providing for the Approval of the Landscape Plan Attached Hereto As Exhibit "B"; Providing for the Approval of the Lighting Plan Attached Hereto as

Exhibit "C"; Providing for the Approval of a Repealing Clause; Providing a Severability Clause; Providing a Savings Clause; Providing for a Penalty of Fines Not to Exceed the Sum of Two Thousand Dollars (\$2,000.00) for Each Offense; and Providing for an Effective Date. (Second Reading)

7. Villages at Charleston SD 01-16 Consideration of a preliminary plat request by The Villages of Charleston Development, LLC, and Alluvium Development, Inc. for Phase 1 of the Villages at Charleston Subdivision consisting of 20.02 acres of the 78.33 acres. Lots 1-6, Block A; Lots 1-20, Block B; Lots 1-22, Block C; Lots 1-39, Block D; Lots 1-2, Block E; Lots 1-5, Block F; consisting of 91 residential lots and 3 open space lots. The property is presently zoned SF-1 Single Family Residential.

## AGENDA

8. Discuss and consider Ordinance O-12-16, an ordinance of the City Council of the City of Glenn Heights ordering and providing Notice of a General Election for the City of Glenn Heights, Texas to be held on November 8, 2016, for the purpose of electing City Council Members for Mayor, for Places 2, 4, and 6 on the City Council of the City of Glenn Heights, Texas. **Staff is requesting this ordinance be approved with one reading due to important public purpose.**
9. **Zoning Docket 06-16.** Public Hearing and consideration to receive testimony relative to a request by BP Magnolia, LLC for a Planned Development for the Magnolia Farms Addition of the Magnolia Farms Subdivision. The property is presently zoned SF-3 Single Family Residential and the request is to allow a Planned Development for a mixed range of residential uses within a subdivision consisting of 150 Premier lots zoned PD SF-3 ranging from 8,600 square feet and larger, 151 Traditional lots zoned PD SF-4 ranging from 7,000 square feet to 8,999 square feet, and 288 Classic lots zoned PD SF-PH ranging from 6,000 square feet to 6,999 square feet, totaling 589 lots abutting the existing Magnolia Farms subdivision 264 M Crasp and 743 M McDermott at Uhl Road Glenn Heights, Ellis County Texas.
10. **Zoning Docket 06-16.** Discuss and Consider Ordinance O-13-16, 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 Amending Existing PD-03 – Magnolia Farms, by Granting a Change in Zoning on Approximately 169.38 Acres of Land, Located at 1801 & 1914 South Westmoreland Road, Glenn Heights, Ellis County, Texas, (The "Property"), and Being More Particularly Described and Depicted in Exhibit "A"; Providing for the Development of Additional Subdivision Phases Containing a Total of Five Hundred and Eighty-Nine (589) Lots, Consisting of One Hundred and Fifty (150) Premier Lots Zoned SF-3 Single Family Lots, One Hundred and Fifty-One (151) Traditional Lots Zoned SF-4 Single Family Residential, Two Hundred and Eighty-Eight (288) Classic Lots Zoned SF-PH, and Five (5) Open Space Areas to be Maintained by the Homeowners' Association And / Or Public Improvement District

("PID"); Providing for the Approval of the Development Regulations Attached Hereto as Exhibit "A"; Providing a Repealing Clause; Providing a Severability Clause; Providing a Savings Clause; Providing for a Penalty of Fines Not To Exceed the Sum of Two Thousand Dollars (\$2,000.00) for Each Offense; and Providing for an Effective Date. (First Reading)

11. Discuss and consider Ordinance O-14-16, an ordinance of the City Council of the City of Glenn Heights ordering and providing for publication and posting of notice of a Special Election for the City of Glenn Heights, Texas to be held on November 8, 2016, to submit six propositions for the amendment of the City of Glenn Heights Home Rule Charter to the qualified voters of the City of Glenn Heights, Texas; and declaring the following ballot language for said propositions:\*

PROPOSITION NO. 1

Amend Article 2, Section 2.01, of the Glenn Heights City Charter to remove the limitation on the number of consecutive terms that may be served by each of the seven members of the City Council, including the Mayor, and provide that no member of the City Council shall be subject to a term limit while serving as a member of the City Council.

PROPOSITION NO. 2

Amend Article 2, Section 2.01, of the Glenn Heights City Charter to remove the language prohibiting compensation for each of the seven members of the City Council and provide authority for the City Council to periodically establish, by ordinance, compensation for each of the seven members, including the Mayor.

PROPOSITION NO. 3

Amend Article 6, Section 6.02, of the Glenn Heights City Charter to provide clarification that the municipal court judge, together with all alternate municipal court judges for the City of Glenn Heights, Texas, shall be appointed by and serve at the direction of the City Council in the manner provided by state law.

PROPOSITION NO. 4

Amend Article 5, Section 5.01, of the Glenn Heights City Charter to provide that the City Manager for the City of Glenn Heights shall reside within the incorporated limits of the City of Glenn Heights, Texas.

PROPOSITION NO. 5

Amend Article 5, Section 5.09, of the Glenn Heights City Charter to provide that the Chief of the Fire Department for the City of Glenn Heights shall reside within the incorporated limits of the City of Glenn Heights, Texas, and that said position shall accordingly be a public office filled by appointment by the City Council.

PROPOSITION NO. 6

Amend Article 5, Section 5.10, of the Glenn Heights City Charter to provide that the Chief of the Police Department for the City of Glenn Heights shall reside within the incorporated limits of the City of Glenn Heights, Texas, and that said position shall accordingly be a public office filled by appointment by the City Council.

**\*Staff is requesting this ordinance, as amended from the first reading, be approved with one reading tonight due to important public purpose.**

**PROPOSED FISCAL YEAR 2016 – 2017 BUDGET WORKSHOP**

12. Departmental Budget and Work Plans.
  - a. General Fund
    - 1) Planning and Development
    - 2) Economic Development
    - 3) Administrative Services Cluster – City Manager, City Secretary, Finance, Utility Billing, and Municipal Court
    - 4) Park, Recreation and Community Engagement

**ADJOURNMENT**

I, Janie Willman, City Secretary, do hereby certify that the above Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938 South Hampton Road, Glenn Heights, by 8:30 P.M. on Friday, August 12, 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, City Secretary