

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

**JANUARY 21, 2020**

**STATE OF TEXAS** \*  
**COUNTIES OF DALLAS AND ELLIS** \*  
**CITY OF GLENN HEIGHTS** \*

On the 21<sup>st</sup> day of January 2020, the City Council of the City of Glenn Heights met in a Regular meeting at the Glenn Heights City Hall, City Council Chambers, in Glenn Heights, Texas located at 1938 South Hampton Road with the following members present:

**CITY COUNCIL:**

Harry A. Garrett	*	Mayor
Sonya A. Brown	*	Mayor Pro Tem
Emma Ipaye	*	Council Member
Jeremy Woods, Sr.	*	Council Member
Ron Adams	*	Council Member
Shaunte L. Allen	*	Council Member
Machanta Newson	*	Council Member

**STAFF:**

David Hall	*	City Manager
Brian Lockley	*	Deputy City Manager
Brandi Brown	*	City Secretary
V.E. Dooley	*	Chief of Police
Marlon Goff	*	Economic Development Administrator
Byron Hardy	*	IT Administrator
Mia Hines	*	Planner
Keith Moore	*	Fire Chief
Steve Martin	*	Public Works Director
Jaynice Porter-Brathwaite	*	Human Resources Director
DeNita Quinn	*	Community Engagement Coordinator

**CONSULTANT:**

Victoria Thomas	*	City Attorney's Office
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**CALL TO ORDER**

Mayor Harry A. Garrett called the City Council Meeting to order at 7:01 P.M. with a quorum of the City Council present.

**SWEARING-IN CEREMONY**

Mayor Pro Tem-Elect, Sonja A. Brown, was administered the required Oaths of Office by Mayor Harry A. Garrett.

Mayor Harry A. Garrett announced a Council Break at 7:04 P.M. for a brief reception. Mayor Garrett again called the meeting to order at 7:14 P.M.

#### **INVOCATION**

Pastor Nick Harris of Bear Creek Baptist Church delivered the Invocation.

#### **PLEDGE OF ALLEGIANCE**

Mayor Harry A. Garrett led the assembly in the Pledge of Allegiance.

#### **PUBLIC COMMENTS**

There were no Public Comments.

#### **PROCLAMATION**

Mayor Harry A. Garrett read the following Proclamation:

- Black History Month, February 2020

#### **EVENTS**

Mayor Harry A. Garrett announced the following event:

- Glenn Heights Senior Center Ribbon Cutting, 1932 South Hampton Road, February 6, 2020, 5:00 P.M.

#### **INTRODUCTIONS**

Jaynice Porter-Brathwaite, Human Resources Director, announced the following staff promotion:

- Joseph Rosas was promoted to Field Supervisor. He was previously a Utility Worker III.

#### **CONSENT AGENDA**

1. Discuss and take action to approve City Council Meeting Minutes of the January 7, 2020 City Council Meeting. (Brandi Brown, City Secretary)

Council Member Jeremy Woods, Sr. made a motion to approve Consent Agenda Item 1. Council Member Ron Adams made the second. The motion carried with the following vote:

**VOTE 7 Ayes** – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

#### **AGENDA**

1. November 2019 Financial Report. (Priscilla Burch-Scott, Finance Director)
2. December 2019 Financial Report. (Priscilla Burch-Scott, Finance Director)

Council Member Ron Adams made a motion to table Agenda Items 1 and 2 until February 4, 2020. Council Member Machanta Newson made the second. The motion carried with the following vote:

**VOTE 7 Ayes** – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

3. Discuss and take action to affirm, repeal, or remand the action of the Development Regulations Variance Board's (DRVVB) decision pursuant to the City of Glenn Heights Code of Ordinances Section 15.05.033, to approve Case #19-011-DRV, a request by CDH Southbeach Investment, LLC to construct homes with front facing garages on Lot 11; Lot 12; Lot 13; Lot 16; Lot 17; Lot 18; Lot 19; Lot 20; Block 6 of the Dynasty Addition #2.

Mayor Pro Tem Sonja A. Brown made a motion to withdraw Agenda Item 3. Council Member Jeremy Woods, Sr. made the second. The motion carried with the following vote:

**VOTE 7 Ayes** – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

4. Discuss and take action on Ordinance O-15-19, 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 for parcels of approximately 87.718 acres of property designated as all of Hampton Park, particularly described as 47.806 acres in the JS Patton Survey, Abstract No. 841, 5.410 acres in the WM C Denton Survey, Abstract No. 295, and Lot 1 and Lot 2 of the Williams Farms Plat, Glenn Heights, Ellis County, Texas (the "Property"), from Single Family 1 (SF-1) to Planned Development-23/Single Family-3 ("PD-23/SF-3") for Tract A thereof, being 87.718 acres of property, more particularly described and depicted in Exhibit "A" hereto, to allow for the development of not more than 290 residential lots; providing for the approval of and required development in accordance with the Development Regulations attached hereto as Exhibit "B", providing for approval of the Concept Plan attached hereto as Exhibit "C", and providing for approval of the Park Plan attached hereto as Exhibit "D"; 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. (Second Reading)

Brian Lockley, Deputy City Manager, introduced this item to Council, which included a formal presentation related to the zoning request, the purpose of the planned development, requested deviations, proposed concept plan and park exhibits, and park and open space comparisons. Mr. Lockley and Tim Stewart, President, Bloomfield Homes, 1050 East State Highway 114, Southlake, answered Council's questions regarding distance between homes, traffic patterns, proposed park exhibits, cost of amenities, and the location of exercise equipment.

Council Member Ron Adams made a motion to approve Ordinance O-15-19, 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 for parcels of approximately 87.718 acres of property designated as all of Hampton Park, particularly described as 47.806 acres in the JS Patton Survey, Abstract No. 841, 5.410 acres in the WM C Denton Survey, Abstract No. 295, and Lot 1 and Lot 2 of the Williams Farms Plat, Glenn Heights, Ellis County, Texas (the "Property"), from Single Family 1 (SF-1) to Planned Development-23/Single Family-3 ("PD-23/SF-3") for Tract A thereof, being 87.718 acres of property, more particularly described and depicted in Exhibit "A" hereto, to allow for the development of not more than 290 residential lots; providing for the approval of and required development in accordance with the Development Regulations attached hereto as Exhibit "B", providing for approval of the Concept Plan attached hereto as Exhibit "C", and providing for approval of the Park Plan attached hereto as Exhibit "D"; 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; and stated that the Ordinance would be amended to reflect that in Section 2, the Exhibit should be corrected to reflect "Exhibit B". Council Member Shaunte L. Allen made the second. The motion carried with the following vote:

**VOTE 6 Ayes** – Garrett, Brown, Ipaye, Woods, Adams, and Newson  
**1 Nay** – Allen

5. Discuss and take action on Resolution R-01-20, a Resolution of the City Council of the City of Glenn Heights, Texas casting its vote to elect the fourth member of the Board of Directors of the Dallas Central Appraisal District.

Brandi Brown, City Secretary, introduced this item to Council. Ms. Brown and David Hall, City Manager, answered Council's questions regarding which County this item was related to and confirmed the voting information for the previous election regarding this matter.

Council Member Jeremy Woods, Sr. made a motion for a Roll Call Vote to elect Michael Hurtt as the fourth member of the Board of Directors of the Dallas Central Appraisal District. Council Member Ron Adams made the second. The following Roll Call Vote was recorded:

Harry A. Garrett – Aye  
Sonya A. Brown – Aye  
Emma Ipaye – Aye  
Jeremy Woods, Sr. – Aye  
Ron Adams – Aye  
Shaunte L. Allen – Aye  
Machanta Newson – Aye

Council Member Ron Adams made a motion to approve Resolution R-01-20, a Resolution of the City Council of the City of Glenn Heights, Texas casting its vote for Michael Hurtt as the fourth member of the Board of Directors of the Dallas Central Appraisal District. Council Member Shaunte L. Allen made the second. The motion carried with the following vote:

**VOTE 7 Ayes** – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

**EXECUTIVE SESSION**

- 1.A The City Council shall convene into Executive Session pursuant to the Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at approximately 250 Hampton Road, Glenn Heights, Texas.

Council Member Jeremy Woods, Sr. made a motion to go into Executive Session. Council Member Machanta Newson made the second. The motion carried with the following vote:

**VOTE 7 Ayes** – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

City Council convened into Executive Session at 7:53 P.M.

- 1.B The City Council shall convene into Open Session pursuant to the Government Code, Section 551.072, Real Property; to take any action arising from Executive Session 1.A., the deliberation of the purchase, exchange, lease or value of real property located at approximately 2500 Hampton Road, Glenn Heights, Texas.

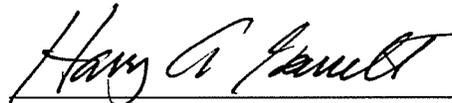
Mayor Harry A. Garrett reconvened into Open Session at 8:56 P.M. and announced that there were no actions taken regarding Executive Session Agenda Item 1.A.

**ADJOURNMENT**

Council Member Ron Adams made a motion to adjourn. Council Member Shaunte L. Allen made the second. The motion carried with the following vote:

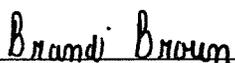
**VOTE 7 Ayes** – Garrett, Brown, Ipaye, Woods, Adams, Allen, and Newson

Mayor Harry A. Garrett adjourned the meeting at 8:57 P.M.



Harry A. Garrett, Mayor

Attest:

  
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Brandi Brown, City Secretary

Passed and approved on the 4<sup>th</sup> day of February 2020

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City Council Minutes – January 21, 2020