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

APRIL 16, 2019

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

On the 16th day of April, 2019, 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 S. Hampton Road with the following members present:

CITY COUNCIL:
Harry A. Garrett  *  Mayor-Elect
Ron Adams  *  Mayor Pro Tem
Sonja A. Brown  *  Council Member
Tony Bradley  *  Council Member
Jeremy Woods, Sr.  *  Council Member
Shaunte L. Allen  *  Council Member
Machanta Newson  *  Council Member

STAFF:
David Hall  *  City Manager
Brian Lockley  *  Deputy City Manager
Veronica Chasten  *  Court Admin/Interim City Secretary
Lakeita Sutton  *  Finance Director
Keith Moore  *  Deputy Fire Chief
Vernell Dooley  *  Deputy Police Chief
Eddie Burns  *  Director of Public Safety
Marlon Goff  *  Economic Development Administrator
Matt Hargrove  *  Information Technology Administrator
Jaynice Porter-Brathwaite  *  Organizational Development Director
Jesus Haro  *  Public Works Director

CONSULTANT:
Victoria Thomas  *  City Attorney’s Office

CALL TO ORDER  Mayor Harry A. Garrett called the City Council Meeting to order at 7:02 p.m. with a quorum of the City Council present.

INVOCATION  Mr. Vernell Dooley, Deputy Chief of Police

PLEDGE OF ALLEGIANCE  Mayor Harry A. Garrett led the assembly in the Pledge of Allegiance.
PUBLIC COMMENTS

PROCLAMATION
- National Public Safety Telecommunicators Week, April 14-20, 2019

STAFF INTRODUCTIONS

Human Resources Director, Jaynice Porter-Brathwaite introduced a new staff member; of whom was not in attendance at the meeting; Mr. Brenton Shull, hired as a Groundskeeper for the Public Works Department.

CONSENT AGENDA

Mayor Pro Tem Ron Adams made a motion to approve Consent Agenda Items 1-5. Councilman Jeremy Woods, Sr. made the second. The motion carried with the following vote:


1. Take action acknowledging the Schedule of Upcoming City Events.

*Meetings or Events in April 2019
- April 20, 2019, Easter Egg Scramble, Heritage Community Park, 400 E. Bear Creek Road, Glenn Heights, 10:00 am
- April 26 Glenn Heights Connect – Meadow Springs Neighborhood 6:00 – 7:00 pm

*Meetings or Events in May 2019
- May 3, Cinco de Mayo Celebration, Heritage Community Park, 400 E. Bear Creek Road, Glenn Heights, 6:00 – 8:00 pm
- May 7, 2019, 7:00 pm, Regular City Council Meeting, Glenn Heights City Hall, City Council Chambers, 1938 South Hampton Road, Glenn Heights.
- May 18, Community Wide Clean-up, Heritage Community Park, 400 E. Bear Creek Road, Glenn Heights, 8:00 am – 12:00 pm
- May 21, 2019, 7:00 pm, Regular City Council Meeting, Glenn Heights City Hall, City Council Chambers, 1938 South Hampton Road, Glenn Heights.

2. Discuss and take action accepting the 2019 Consumer Price Index (CPI) Adjustment to Municipal Telecommunications Right-of-Way Access Line Rates. (David Hall, City Manager)

3. Discuss and take action to hear, repeal, remand, or affirm the decision of the Development Regulation Variance Board (DRVB) approving DRVB Case#19-003DRV, and granting a variance request made by Don and Frances Johnson, on March 25, 2019 for a petitioned property at 905 W. Bear Creek Road, presently zoned SF-1, to allow the applicant to build an accessory
building with exterior materials different from those on the primary structure. (Brian Lockley, Deputy City Manager)

4. Discuss and take action to consider accepting the resignation of Commissioner Sheunta Daniels from the Planning and Zoning Commission. (Brian Lockley, Deputy City Manager)

5. Discuss and take action on Resolution R-07-19 and R-08-19, Resolutions of the City Council of the City of Glenn Heights, Texas Authorizing the Designation of Personnel as Signatories for the Financial Transactions of the City. (Lakeita Sutton, Finance Director)

AGENDA

1. Discuss and take action on a preliminary design for the proposed Senior Center at 1932 S. Hampton. (David Hall, City Manager)

Following discussion, the City Council took action.

Councilwoman Brown made a motion to accept the preliminary design for the Senior Center at 1932 S. Hampton, on the contingency of a covered front and possibly a back patio, if funds will allow. Councilwoman Allen made the second and the motion carried as follows:

VOTE 7 Ayes – Garrett, Brown, Bradley, Woods, Allen, and Newson


Finance Director Lakeita Sutton introduced this agenda matter to the City Council with a formal presentation.

No action was taken by the City Council on this matter.

3. Discuss and take action on City of Glenn Heights Policy, Applicable to City Council Members, for the Use of Technology Resources - Tablets. (David Hall, City Manager)

City Manager David Hall explained the proposed policy and gave information regarding the costs of printing packets with the hopes that the City Council would authorize that agenda packets would be allowed to be sent to the tablets solely electronically.

Councilwoman Sonja Brown made a motion to adopt the Policy, Applicable to City Council Members, for the Use of Technology Resources, adding the word Individualized on Number 5 of the Policy, to read, There is no
expectation of Individualized privacy. Mayor Pro Tem Ron Adams made the second and the motion carried with the following vote:

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

4. Public Hearing to receive testimony on a Replat request for Bear Creek Plaza by Moustafa Shawky on behalf of Margaux Bear Creek Partners, Ltd totaling 12.75 acres: consisting of two (2) lots: Lot 2A-1, Block B totaling 11.964 acres; and Lot 3, Block B totaling .791 acres. The property is presently zoned PD-1, BP and platted as Bear Creek Plaza Replat, City of Glenn Heights, Dallas County, Texas. The proposed replat does not vacate the existing plat of Bear Creek Plaza pursuant to Local Government Code § 212.014 (Brian Lockley, Deputy City Manager)

Councilman Tony Bradley made a motion to open the Public Hearing. Mayor Pro Tem Ron Adams made the second and the motion carried with the following vote:

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

There were no speakers to address the City Council during the Public Hearing.

Councilman Tony Bradley made a motion to close the Public Hearing. Councilman Jeremy Woods, Sr. made the second and the motion carried with the following vote:

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

5. Discuss and take action on a Replat request for Bear Creek Plaza by Moustafa Shawky on behalf of Margaux Bear Creek Partners, Ltd totaling 12.75 acres: consisting of two (2) lots: Lot 2A-1, Block B totaling 11.964 acres; and Lot 3, Block B totaling .791 acres. The property is presently zoned PD-1, BP and platted as Bear Creek Plaza Replat, City of Glenn Heights, Dallas County, Texas. The proposed replat does not vacate the existing plat of Bear Creek Plaza pursuant to Local Government Code § 212.014 (Brian Lockley, Deputy City Manager)

Deputy City Manager Brian Lockley introduced this agenda matter to the City Council with a formal presentation.

Ladena Odom, Real Estate Agent/Project Manager for Moustafa Shawky addressed a question from Councilman Tony Bradley regarding any possible impact to the expansion of Bear Creek Road in terms of the right of way. She advised that she has met with Project Management Team for the Bear Creek Road Expansion project and took into consideration the 40’ right of way.
Mayor Pro Tem Adams made a motion to approve the Replat request for Bear Creek Plaza by Moustafa Shawky on behalf of Margaux Bear Creek Partners. Councilwoman Shaunte Allen made the second and the motion carried with the following vote:

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

6. Public Hearing to receive testimony on a Specific Use Permit request by Abdo Abner Askar for an Assisted Living Group Home. The property is located at 2505 Hampton Road and is presently zoned SF-1. The approximately 1.47-acre property is Lot 28, Block 2, of Cinnamon Springs, and addition to the City of Glenn Heights, Ellis County, Texas. The request is to allow a Specific Use Permit for up to sixteen (16) adults and four (4) employees for Elderly Care. Zoning Case# 19-001SUP (Brian Lockley, Deputy City Manager)

Mayor Pro Tem Ron Adams made a motion to open the Public Hearing. Councilman Jeremy Woods, Sr. made the second and the motion carried with the following vote:

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

There were no speakers to address the City Council during the Public Hearing.

Mayor Pro Tem Ron Adams made a motion to close the Public Hearing. Councilwoman Sonja Brown made the second and the motion carried with the following vote:

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

7. Discuss and take action on Ordinance O-02-19, for a Specific Use Permit request by Abdo Abner Askar for an Assisted Living Group Home. The property is located at 2505 Hampton Road and is presently zoned SF-1. The approximately 1.47-acre property and is Lot 28, Block 2, of Cinnamon Springs, and addition to the City of Glenn Heights, Ellis County, Texas. The request is to allow a Specific Use Permit for up to sixteen (16) adults and four (4) employees for Elderly Care. Zoning Case# 19-001SUP (Brian Lockley, Deputy City Manager)

Deputy City Manager Brian Lockley introduced this agenda matter to the City Council with a formal presentation.

Abdo Abner Askar stood to answer questions from the City Council.
Following deliberation, the City Council took action.

Councilwoman Shaunte Allen made a motion to approve Ordinance O-02-19, for a Specific Use Permit request by Abdo Abner Askar for an Assisted Living Group Home. Mayor Pro Tem made the second and the motion carried with the following vote:

**VOTE**


8. Discuss and take action to consider the appointment of an Alternate Parks Board Member. (David Hall, City Manager)

Councilwoman Sonja Brown made the motion to table Agenda Item 8 until the next meeting. Councilwoman Sonja Brown made the second and the motion carried with the following vote:

**VOTE**


9. Discuss and take action on City Council visioning session dates. (Harry A. Garrett, Mayor)

Following deliberation, the City Council took action.

Councilman Tony Bradley made a motion to schedule City Council visioning session dates on May 14, 2019 and May 20, 2019 from 6:00-10:00 pm, location and consultant to be determined. Councilwoman Machanta Newson made the second and the motion carried with the following vote:

**VOTE**


EXECUTIVE SESSION

1. Mayor Pro Tem made a motion to move into Executive Session. Councilman Jeremy Woods made the second and the motion carried with the following vote:

**VOTE**


No action was taken.

Mayor Pro Tem made a motion to come out of Executive Session. Councilwoman Sonja Brown made the second and the motion carried with the following vote:

**VOTE**

ADJOURNMENT

Councilwoman Sonja Brown made a motion at 9:14 p.m. to adjourn. Councilwoman Shaunte Allen made the second. The motion carried with the following vote:


Mayor Harry A. Garrett adjourned the meeting at 9:14 p.m.

[Signature]
Harry A. Garrett, Mayor

Attest:

[Signature]
Delilah Mendoza, Interim City Secretary

Passed and approved on the 7th of May, 2019.