

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

MAY 5, 2020

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

On the 5th day of May 2020, the City Council of the City of Glenn Heights met in a Regular Called City Council Meeting via video conference with the following members present:

CITY COUNCIL:

Harry A. Garrett	*	Mayor
Sonja 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
Phillip Conner	*	Finance Director
V.E. Dooley	*	Chief of Police
Marlon Goff	*	Economic Development Administrator
Byron Hardy	*	IT Administrator
Keith Moore	*	Fire Chief
Jaynice Porter-Brathwaite	*	Human Resources Director

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 7:04 P.M. with a quorum of the City Council present.

INVOCATION

Council Member Emma Ipaye delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENTS

Council Member Emma Ipaye, 1938 South Hampton Road, Glenn Heights: Expressed her appreciation for the efforts Teachers are making to ensure all students have the tools they need to reach their full potential throughout the Novel Coronavirus (COVID-19) Pandemic.

PROCLAMATION

Mayor Harry A. Garrett read the following Proclamations:

- Mental Health Awareness Month, May 2020
- Cinco de Mayo, May 5, 2020

Council Member Machanta Newson read the following Proclamation:

- National Nurse's Week, May 6-12, 2020

Mayor Pro Tem Sonja A. Brown read the following Proclamation:

- National Day of Prayer, May 7, 2020

Council Member Emma Ipaye read the following Proclamation:

- Mother's Day, May 10, 2020

Mayor Harry A. Garrett announced information regarding the Virtual Spirit Week being hosted by DeSoto ISD for Teacher Appreciation Week May 4-8, 2020.

CONSENT AGENDA

1. Discuss and take action to approve City Council Meeting Minutes of the April 21, 2020, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve City Council Meeting Minutes of the April 22, 2020, Special Called Town Hall Meeting. (Brandi Brown, City Secretary)
3. Discuss and take action to approve Ordinance O-03-20, an Ordinance of the City Council of the City of Glenn Heights, Texas amending the Code of Ordinances of the City of Glenn Heights by repealing in its entirety Article 15.05 "Development Regulation Variance Board" of Chapter 15 "Development Regulations" and replacing it with new Article 15.05 "Variances or Special Exceptions to Requirements of Chapter 15"; providing a repealing clause, providing a severability clause, and providing an effective date. (Second Reading) (Brian Lockley, Deputy City Manager)
4. Discuss and take action to approve Ordinance O-05-20, an Ordinance of the City Council of the City of Glenn Heights, Texas amending the Code of Ordinances of the City of Glenn Heights by replacing in its entirety Subsection (a) "Acceptable Materials" of Section 15.02.091 "General Provisions" of division 4 "Fence and Screening Regulations" of Article 15.02 "Landscape and Screening" of Chapter 15 "Development Regulations"; providing a repealing clause, providing a

severability clause, and providing an effective date. (Second Reading) (Brian Lockley, Deputy City Manager)

Mayor Pro Tem Sonja A. Brown made a motion to approve Consent Agenda items 1-4. 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. Discuss and take action to approve Resolution R-06-20, a Resolution of the City Council of the City of Glenn Heights, Texas, adopting the Parks Programming and Design Master Plan for Heritage Community Park, Gateway Park, and Courtney Park; and providing for an effective date.

Brian Lockley, Deputy City Manager, introduced this item. Johnathan West, Norris Design Landscape Architect and Planner, completed a formal presentation providing a project overview, public feedback, a site analysis, design concepts, and timeframes. Mr. Lockley, Mr. West, and David Hall, City Manager, answered Council's questions related to the Parks and Recreation Board's involvement in the development of the Master Plan, selection and location of amenities, and drainage issues.

Mayor Pro Tem Sonja A. Brown made a motion to approve Resolution R-06-20, a Resolution of the City Council of the City of Glenn Heights, Texas, adopting the Parks Programming and Design Master Plan for Heritage Community Park, Gateway Park, and Courtney Park; and providing for an effective date. Council Member Jeremy Woods, Sr. made the second. The motion carried with the following vote:

VOTE 4 Ayes – Garrett, Brown, Ipaye, and Woods
3 Nays – Adams, Allen, and Newson

David Hall and Council discussed Council meeting to further review the Parks Programming and Design Master Plan due to questions posed by Council and the closeness of the vote to adopt Resolution R-06-20.

2. Discuss and take action to approve Ordinance O-08-20, 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 a 10.502-acre tract described as Lot 3 of Williams Farm, located at 3119 South Hampton Road, Glenn Heights, Ellis County, Texas zoned Single Family-1 ("SF-1") to add a Specific Use Permit for the construction and agricultural use of an accessory structure with a floor area of 2,732 square feet; repealing all conflicting ordinances, orders or resolutions; providing a severability clause; and providing an effective date. (First Reading)

Brian Lockley, Deputy City Manager, introduced this item and completed a presentation related to the specifics of the accessory structure, zoning requirements, the proposed site plan, proposed elevations, proposed floor plan, and Staff's recommendations. Mr. Lockley, David Hall, City Manager, and Keith Moore, Fire Chief, answered Council's questions regarding if the City's Fire Code can affect the use of the structure, if specific uses of the structure would impede on the safety of those living or conducting business on neighboring properties, and if the space could be used as a retail location in the future.

Council Member Jeremy Woods, Sr. made a motion to approve Ordinance O-08-20, 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 a 10.502-acre tract described as Lot 3 of Williams Farm, located at 3119 South Hampton Road, Glenn Heights, Ellis County, Texas zoned Single Family-1 ("SF-1") to add a Specific Use Permit for the construction and agricultural use of an accessory structure with a floor area of 2,732 square feet; repealing all conflicting ordinances, orders or resolutions; providing a severability clause; and providing an effective date. Council Member Ron Adams made the second. The following no action vote was recorded:

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

1. Discuss and take action to approve Resolution R-06-20, a Resolution of the City Council of the City of Glenn Heights, Texas, adopting the Parks Programming and Design Master Plan for Heritage Community Park, Gateway Park, and Courtney Park; and providing for an effective date.

Due to an earlier discussion regarding the adoption of Resolution R-06-20, a Resolution of the City Council of the City of Glenn Heights, Texas, Victoria Thomas, City Attorney, provided details regarding how the Agenda Item could be revisited and/or rescinded.

Council Member Ron Adams made a motion to rescind the adoption of Resolution R-06-20, a Resolution of the City Council of the City of Glenn Heights, Texas, adopting the Parks Programming and Design Master Plan for Heritage Community Park, Gateway Park, and Courtney Park; and providing for an effective date; and to return to Agenda Item 1. Council Member Emma Ipaye made the second. The motion carried with the following vote:

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

Council Member Ron Adams made a motion to approve Resolution R-06-20, a Resolution of the City Council of the City of Glenn Heights, Texas, adopting the Parks Programming and Design Master Plan for Heritage Community Park, Gateway Park, and Courtney Park; and providing for an effective date. Mayor Pro Tem Sonja A. Brown

made the second. The motion carried with the following vote:

VOTE 5 Ayes – Garrett, Brown, Ipaye, Woods, and Adams
2 Nays – Allen and Newson

3. Discuss and take action to approve Ordinance O-09-20, 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 a 1.740-acre tract of land situated in the John F Porter Abstract, Survey No. 1118, located at 610 East Bear Creek Road, Glenn Heights, Dallas County, Texas zoned Retail (“R”) to add a Specific Use Permit for the sale of off-premises consumables via a self-serve vending kiosk; repealing all conflicting Ordinances, orders or resolutions; providing a severability clause; and providing an effective date. (First Reading)

Brian Lockley, Deputy City Manager, introduced the Applicants, Mark Sellers and Michael Young, and completed a presentation related to the purpose of their request, zoning requirements, the proposed site plan, proposed elevations, proposed floor plan, proposed color scheme, and Staff’s recommendations. Mr. Lockley also clarified the ice vending kiosk location for Council.

Council Member Jeremy Woods, Sr. made a motion to approve Ordinance O-09-20, 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 a 1.740-acre tract of land situated in the John F Porter Abstract, Survey No. 1118, located at 610 East Bear Creek Road, Glenn Heights, Dallas County, Texas zoned Retail (“R”) to add a Specific Use Permit for the sale of off-premises consumables via a self-serve vending kiosk; repealing all conflicting Ordinances, orders or resolutions; providing a severability clause; and providing an effective date. 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

4. Discuss and take action authorizing the City Manager to expend an amount not to exceed THIRTY-FIVE THOUSAND DOLLARS (\$35,000) from the Road Impact Fee Fund, for the purpose of sharing the cost to repair the South Hampton Road Bridge with Ellis County and the City of Oak Leaf.

David Hall, City Manager, introduced this item. He explained that recent information received amended the amount of the request to \$37,000, and answered Council’s question related to bridge location, the timeline of repairs, and how the repairs may impact new residential developments in the area.

Council Member Ron Adams made a motion to authorize the City Manager to expend an amount not to exceed THIRTY-SEVEN THOUSAND DOLLARS (\$37,000) from the Road Impact Fee Fund, for the purpose of sharing the cost to repair the South Hampton

Road Bridge with Ellis County and the City of Oak Leaf. 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

5. Discuss and take action to approve an Interlocal Cooperation Contract between Ellis County and the City of Glenn Heights.

Phillip Conner, Finance Director, introduced this item. Phillip Conner and David Hall, City Manager, answered Council's questions related to the agreement and if this was a renewal of a previous agreement or a new one.

Mayor Pro Tem Sonja A. Brown made a motion to approve an Interlocal Cooperation Contract between Ellis County and the City of Glenn Heights. 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

6. Discuss and take action to approve Resolution R-11-20, a Resolution of the City Council of the City of Glenn Heights, Texas approving and adopting the Dallas County Multi-Jurisdiction Hazard Mitigation Plan Update; providing a severability clause; providing a savings clause and providing an effective date.

Keith Moore, Fire Chief and Emergency Management Coordinator, introduced this item.

Council Member Ron Adams made a motion to approve Resolution R-11-20, a Resolution of the City Council of the City of Glenn Heights, Texas approving and adopting the Dallas County Multi-Jurisdiction Hazard Mitigation Plan Update; providing a severability clause; providing a savings clause and providing an effective date. 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

7. Update on the approved drainage plan and associated watershed for Maplewood Phase 2.

David Hall, City Manager, introduced this item and requested that the item be tabled until additional information was received.

Mayor Pro Tem Sonja A. Brown made a motion to table Agenda Item 7, an update on the approved drainage plan and associated watershed for Maplewood Phase 2. 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

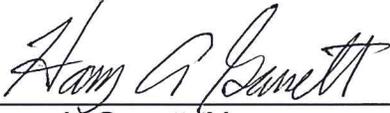
Mayor Harry A. Garrett acknowledged and thanked Shelia Noble and Council Member Machanta Newson for their insight and information provided during the May 1, 2020, Chat with the Mayor session.

ADJOURNMENT

Council Member Ron Adams made a motion to adjourn. 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

Mayor Harry A. Garrett adjourned the meeting at 8:53 P.M.



Harry A. Garrett, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 19th day of May 2020