

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

OCTOBER 19, 2021

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 19th day of October 2021, the City Council of the City of Glenn Heights, Texas, met in a Regular Called City Council Meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Harry A. Garrett	*	Mayor
Sonja A. Brown	*	Mayor Pro Tem, Place 1
Emma Ipaye	*	Council Member, Place 2
Travis Bruton	*	Council Member, Place 3
Alisha M. Brown	*	Council Member, Place 4
Machanta Newson	*	Council Member, Place 6

STAFF:

David Hall	*	City Manager
Michael Rogers	*	Deputy City Manager
Brandi Brown	*	City Secretary
Phillip Conner	*	Finance Director
Marlon Goff	*	Director of Planning & Development Services
Miamauni Hines	*	City Planner
Keith Moore	*	Director of Public Safety
Nery Pena	*	Financial Analyst
Jaynice Porter-Brathwaite	*	Human Resources Director
Clayton Shields	*	Deputy Chief of Police

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 7:34 P.M., with a quorum of the City Council present.

INVOCATION

Council Member Travis Bruton delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS

Mayor Harry A. Garrett read the following Proclamations:

- National Diabetes Month, November 2021
- National Native American Heritage Month, November 2021
- Municipal Court Week, November 1-5, 2021

PUBLIC COMMENT

There were no Public Comments.

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the October 12, 2021, Regular Called City Council Meeting. (Brandi Brown, City Secretary)

Mayor Pro Tem Sonja A. Brown made a motion to approve Consent Agenda Item 1. Council Member Machanta Newson made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, and Newson

AGENDA

1. Public hearing to receive testimony concerning Ordinance O-13-21, 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 changing the zoning classification from "R", Retail, to "R-SUP", City Council Agenda - October 19, 2021 Retail with a Specific Use Permit for Retail Stores, General and permitting the sale of consumables thereon for an approximately 1.249-acre tract of land described as Lot 2, Block A of the Family Dollar Addition, Glenn Heights, Dallas County, Texas, located at 1710 South Hampton Road and being more particularly described and depicted in Exhibit "A" attached hereto; providing a repealing clause; providing a severability clause; and providing for an effective date. (Miamauni Hines, City Planner)

Council Member Travis Bruton made a motion to open the Public Hearing. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, and Newson

No testimony was provided.

Mayor Pro Tem Sonja A. Brown made a motion to close the Public Hearing. Council Member Travis Bruton made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, and Newson

2. Discuss and first reading of Ordinance O-13-21, 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 changing the zoning classification from "R", Retail, to "R-SUP", Retail with a Specific Use Permit for Retail Stores, General and permitting the sale of consumables thereon for an approximately 1.249-acre tract of land described as Lot 2, Block A of the Family Dollar Addition, Glenn Heights, Dallas County, Texas, located at 1710 South Hampton Road and being more particularly described and depicted in Exhibit "A" attached hereto; providing a repealing clause; providing a severability clause; and providing for an effective date.

Miamauni Hines, City Planner, introduced this item and completed a presentation regarding the SUP Request; site address; proposed site, landscape, and elevation plans; site maneuverability; and tractor trailer turn-around damage. Ms. Hines also provided a Staff Recommendation.

Keith Moore, Public Safety Director; David Hall, City Manager; Applicant Samuel Harle, FD Development of Glenn Heights; Adrian Murphy, Traffic Engineer; and Fran Blanchard, provided additional information regarding the SUP application and traffic concerns, and answered Council's questions related to land ownership, redirecting traffic, and how Family Dollar would be impacted by a Dollar Tree being nearby. Mr. Harle agreed to provide additional information related to Council's questions at the next City Council Meeting.

Mayor Pro Tem Sonja A. Brown also requested that the minutes reflect that when Samuel Harle addressed Council Member Newson, he referred to her as Council Member Brown, but was addressing Council Member Newson.

3. Discuss and take action on Resolution R-29-21, a Resolution of the City Council of the City of Glenn Heights, Texas, approving an Interlocal Water and Wastewater Service Area Agreement between the City of Red Oak, Texas and the City of Glenn Heights, Texas; authorizing the City Manager to execute the same and any other documents necessary to provide effect thereto; providing an effective date.

Michael Rogers, Deputy City Manager, introduced this item and completed a presentation regarding what a Certificate of Convenience and Necessity is, the site location, current site conditions, development plans, and a cost-benefit analysis. Mr. Rogers also provided a Staff Recommendation.

Mr. Rogers and David Hall, City Manager, answered Council's questions related to the City's current sewer infrastructure and how it relates to future developments.

Council Member Travis Bruton made a motion to approve Resolution R-29-21, a Resolution of the City Council of the City of Glenn Heights, Texas, approving an Interlocal Water and Wastewater Service Area Agreement between the City of Red Oak, Texas and the City of

Glenn Heights, Texas; authorizing the City Manager to execute the same and any other documents necessary to provide effect thereto; providing an effective date. Council Member Emma Ipaye made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, and Newson

ADJOURNMENT

Council Member Travis Bruton made a motion to adjourn. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

VOTE 6 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, and Newson

Mayor Harry A. Garrett adjourned the meeting at 8:19 P.M.



Harry A. Garrett, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 9th day of November 2021