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

MAY 3, 2022

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

On the 3rd day of May 2022, 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
Shaunte L. Allen	*	Council Member, Place 5
Machanta Newson	*	Council Member, Place 6

*Council Member Alisha M. Brown arrived at 7:11 P.M.

STAFF:

David Hall	*	City Manager
Clifford Blackwell	*	Deputy City Manager
Nick Bristow	*	Deputy Chief of Police
Brandi Brown	*	City Secretary
Byron Hardy	*	IT Administrator
Jaynice Porter-Brathwaite	*	Human Resources Director
Laura Voltmann	*	City Planner

CONSULTANT:

Victoria Thomas	*	City Attorney's Office

CALL TO ORDER

Mayor Harry A. Garrett called the City Council Meeting to order at 7:05 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.

PUBLIC COMMENT

There were no Public Comments.

EVENT

Mayor Harry A. Garrett announced the following Event:

- Cinco de Mayo Celebration, May 5, 2022, 6:30 P.M., Glenn Heights Senior Center, 1932 S Hampton Road, Glenn Heights, TX 75154

PROCLAMATIONS

Mayor Harry A. Garrett read the following Proclamations:

- Cinco de Mayo, May 5, 2022
- National Day of Prayer, May 5, 2022
- Mother's Day, May 8, 2022
- National Emergency Medical Services Week, May 15-21, 2022

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the April 19, 2022, Regular Called City Council Meeting. (Brandi Brown, City Secretary)

2. Discuss and take action to approve Ordinance O-05-22, an Ordinance of the City Council of the City Of Glenn Heights, Texas, amending the Code Of Ordinances Chapter 1 "General Provisions", by adding a New Article 1.24, "Indemnification and Defense of City Officials, Officers, and Employees"; providing a repealing clause; providing a savings clause; and providing for an effective date. (Second Reading) (Victoria Thomas, City Attorney)

3. Discuss and take action to approve a Final Plat request by Engineering Concepts & Design on behalf of Bloomfield Homes LP for Maplewood 2B. The 23.82-acres are situated in the William Rawlins Survey, Abstract No. 1205, Glenn Heights, Dallas County, Texas. This phase is proposed for a total of 99 residential lots and 1 HOA owned and maintained lot. The property is currently undeveloped, but proposed for single-family residential. (Laura Voltmann, City Planner)

4. Discuss and take action to approve a Final Plat request by Engineering Concepts & Design on behalf of Bloomfield Homes LP for Hampton Park Phase 1. The 36.844-acres are situated in the John C. Patton, William G. Berry, and William G. Denton Surveys, Abstracts No. 841, 74, and 295, Glenn Heights, Ellis County, Texas. This phase is proposed for a total of 117 residential lots and 4 HOA owned and maintained lot. The property is currently undeveloped but proposed for single-family residential. (Laura Voltmann, City Planner)

5. Discuss and take action to approve a Final Plat request by JPH Land Survey on behalf of Ledbetter Real Estate, Ltd. & Mariposa Crossing, LLC for Mariposa Crossing. The 5.868-acre is situated in the JP Wolsey Survey, Abstract No.

1135, Glenn Heights, Ellis County, Texas. The subject property is zoned Retail with a Specific Use Permit. The applicant proposed to subdivide this tract into three lots. (Laura Voltmann, City Planner)

Council Member Emma Ipaye requested to discuss Item 2.

Victoria Thomas, City Attorney, confirmed the Ordinance covers current and former employees and elected officials, no matter how long an employee or elected official has been separated from the City.

Mayor Pro Tem Sonja A. Brown requested to discuss Items 3 and 4.

Laura Voltmann, City Planner, confirmed that the development lot sizes and home specifications will adhere to the Planning and Development Districts previously adopted by City Council.

Council Member Shaunte L. Allen requested to discuss Item 5.

Laura Voltmann, City Planner, confirmed the location associated with this item.

Mayor Pro Tem Sonja A. Brown made a motion to approve Consent Agenda Items 1-5. Council Member Emma Ipaye made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

AGENDA

Council Member Machanta Newson made a motion to move Agenda Item 5 to Agenda Item 1. Council Member Travis Bruton made the second. The motion carried with the following vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

5. Update on the City Center Project.

   David Hall, City Manager, introduced this item and provided a brief overview of the project.

   Brian Grossman, Partner with Grossman Design Build, completed a presentation regarding completed site work and the remaining items for completion for the Public Safety Facility, City Hall, and the Community Center, and discussed challenges faced and the completion timeframe for the project.

1. Presentation regarding Council Vote Procedure.

Victoria Thomas, City Attorney, introduced this item and discussed Council's duty to vote on Agenda items per the City Charter and when it is appropriate to recuse themselves from an item discussion and vote.

Ms. Thomas answered Council's questions related to the importance of a Roll Call Vote and when the Mayor or City Council can request a Roll Call Vote.

2. Public hearing to receive testimony concerning a change of zoning request by Kimley-Horn for the property located at 901 W. Bear Creek Road, Glenn Heights, Dallas County, Texas. The 96.8-acre parcel is situated in the Elias R. Park Survey, abstract 1131 and the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-3 (SF-3) for the development of a single-family neighborhood.

Council Member Travis Bruton made a motion to open the Public Hearing. Council Member Machanta Newson made the second. The motion carried with the following roll call vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

Council Member Travis Bruton made a motion to close the Public Hearing. Council Member Machanta Newson made the second. The motion carried with the following roll call vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

3. Discuss and take action on a change of zoning request by Kimley-Horn for the property located at 901 W. Bear Creek Road, Glenn Heights, Dallas County, Texas. The 96.8-acre parcel is situated in the Elias R. Park Survey, abstract 1131 the applicant proposes to change the zoning from Single Family-1 (SF-1) to Single Family-3 (SF-3) for the development of a single-family neighborhood.

   Thomas Fletcher, with D.R. Horton, completed a presentation regarding the zoning request, including existing site conditions, the Stewart Farms concept plan, zoning regulations, and Magnolia Meadows.

   Mr. Fletcher answered Council's questions related to home setbacks, street width, lot size, number of lots/units in the division, exit and entry points to the division, and environmental impacts. He also confirmed that a traffic study and impact analysis would be completed. David Hall, City Manager, confirmed the project location. Laura Voltmann, City Planner, discussed resident feedback and anticipated next actions.

   Due to the Agenda item language, no action was taken on this item.

4. Discuss and take action on a request concerning a Site Plan for Auto Zone by Arly Samuelson and Westwood Professional Services. The 2.656- acre property is zoned R and is situated in the Hollywood Addition Lot 29B, Block E. The property is located at the northwest corner of Ovilla Road and Santa Rosa, Glenn Heights, Ellis County, Texas. The proposed use is auto parts store.

Laura Voltmann, City Planner, introduced this item and completed a presentation regarding the site plan request from Westwood Professional Services, the site location, proposed site plan, proposed landscape plan, and proposed elevations.

Ms. Voltmann answered Council's questions related to resident feedback.

Victoria Thomas, City Attorney, answered Council's questions related to first and second Ordinance readings and why this action does not require an Ordinance. She also discussed why the previous Agenda item required an Ordinance and second reading.

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

   A. pursuant to Government Code, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager.

Mayor Pro Tem Sonja A. Brown made a motion to convene into Executive Session. Council Member Shaunte L. Allen made the second. The motion carried with the following roll call vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

Mayor Harry A. Garrett announced that City Council convened into Executive Session at 8:08 P.M.

2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:

   A. pursuant to Government Code, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager.

Mayor Pro Tem Sonja A. Brown made a motion to reconvene into Open Session. Council Member Emma Ipaye made the second. The motion carried with the following roll call vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

Mayor Harry A. Garrett announced that City Council reconvened into Open Session at 8:54 P.M. and that no action would be taken regarding the Executive Session item.

ADJOURNMENT

Council Member Emma Ipaye made a motion to adjourn. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following roll call vote:

VOTE 7 Ayes – Garrett, S. Brown, Ipaye, Bruton, A. Brown, Allen, and Newson

Mayor Harry A. Garrett adjourned the meeting at 8:54 P.M.

Harry A. Garrett, Mayor

Attest:

Brandi Brown, City Secretary
Passed and approved on the 17th day of May 2022