

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

OCTOBER 06, 2015

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

On the 6th day of October, 2015 the City Council of the City of Glenn Heights met in a regular meeting at the Glenn Heights City Hall in Glenn Heights, Texas located at 1938 S. Hampton Road with the following members present:

CITY COUNCIL:

Leon Tate	*	Mayor
Arleen Layne	*	Council Member
Tony Bradley	*	Mayor Pro Tem
Ron Adams	*	Council Member
Glenn George	*	Council Member

STAFF:

Aretha Ferrell-Benavides	*	City Manager
Othel Murphree	*	City Secretary
Lakeita Sutton	*	Director of Finance
Kacye Harvey	*	Organizational Development
Eddie Burns	*	Fire Chief
Jeremy Tennant	*	Senior Planner
Larry Pennington	*	Utilities Superintendent
Kemi Osoba	*	Executive Assistant to the CM

CONSULTANTS:

Whitt L. Wyatt	*	City Attorney's Office
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ABSENT: Kathy Dixon	*	Council Member
Elizabeth Cox	*	Council Member

Mayor Tate called the meeting to order at 7:47 p.m.

INVOCATION: Pastor Lollar gave the invocation.

PUBLIC COMMENT: None

PROCLAMATION: BREAST CANCER AWARENESS
FIRE PREVENTION WEEK

CONSENT AGENDA

1. Approve the minutes of September 8, 2015, September 15, 2015 and September 21, 2015.

Councilman Adams moved to approve the minutes of September 8, 2015, September 15, 2015 and September 21, 2015. Mayor Pro Tem Bradley made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

2. Approve the FY2015-2016 contract for technical services with the Trinity River Authority (TRA).

Mayor Tate moved to approve the FY2015-2016 contract for technical services with the Trinity River Authority (TRA). Councilwoman Layne made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

3. Approve the FY2016 Interlocal Agreement for participation in City of Fort Worth's Environmental Collection Center Household Hazardous Waste Program.

Councilwoman Layne moved to approve FY2016 Interlocal Agreement for participation in City of Fort Worth's Environmental Collection Center Household Hazardous Waste Program. Councilman Adams made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

AGENDA

4. Discuss Council Member attendance. (Requested by Councilwoman Layne)

Councilwoman Layne led a brief discussion on Council Member attendance and the need to amend Ordinance O-27-12 the Rules of Order and Decorum to include clarification of what an excused and unexcused absence is.

Councilwoman Layne moved to have an action item placed on the next agenda to review the attendance of Councilwoman Cox. Councilman Adams made the second. The motion carried with the following vote:

VOTE: 3 Ayes – Layne, Tate, and Adams
2 Against – Bradley and George

5. Discuss Irrigation Meter rates. (Requested by Councilwoman Layne)

Councilwoman Layne the led the discussion on the rates charged for the installation of irrigation meter and the monthly base rate charged.

PUBLIC HEARINGS:

6. Public hearing to receive testimony relative to Project Genesis, Inc. – Sponsoring Entity of Proposed Charter Glenn Heights Academy. Board Members: Anthony Jefferson, Myrtle Wright, Danny Stigers. Founders: Anthony Jefferson and LaTonya Jefferson

Councilman Adams moved to open the public hearing relative to Project Genesis, Inc. – Sponsoring Entity of Proposed Charter Glenn Heights Academy. Mayor Pro Tem Bradley made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate opened the public hearing at 8:10 p.m.

There being no testimony Mayor Pro Tem Bradley moved to close the public hearing. Councilman Adams made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate closed the public hearing at 8:12 p.m.

7. Public hearing to receive testimony relative to a request by City Council for a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance creating a new definition of “Credit Access Businesses” and Article XI, Section 1 Use Charts, requiring that “Credit Access Businesses” within the R Retail District obtain a Specific Use Permit. **Zoning Docket 02-15**

Mayor Pro Tem Bradley moved to open the public hearing relative to a request by City Council for a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance creating a new definition of “Credit Access Businesses” and Article XI, Section 1 Use Charts, requiring that “Credit Access Businesses” within the R Retail District obtain a Specific Use Permit. Mayor Tate made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate opened the public hearing at 8:12 p.m.

There being no testimony Mayor Pro Tem Bradley moved to close the public hearing. Councilman George made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate closed the public hearing at 8:14 p.m.

8. Public hearing to receive testimony relative to a request by City Council for a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance adding "Pawn Shops" as a permitted use within the R Retail District. **Zoning Docket 03-15**

Mayor Pro Tem Bradley moved to open the public hearing relative to a request by City Council for a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance adding "Pawn Shops" as a permitted use within the R Retail District. Councilman Adams made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate opened the public hearing at 8:14 p.m.

There being no testimony Councilman Adams moved to close the public hearing. Mayor Tate made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate closed the public hearing at 8:15 p.m.

9. Public hearing to receive testimony relative to a request by City Council for a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance creating a new definition of "Vapor Shops" and Article XI, Section 1 Use Charts requiring that "Vapor Shops" within the R Retail District obtain a Specific Use Permit. **Zoning Docket 04-15**

Mayor Pro Tem Bradley moved to open the public hearing relative to a request by City Council for a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance creating a new definition of "Vapor Shops" and Article XI, Section 1 Use Charts requiring that "Vapor Shops" within the R Retail District obtain a Specific Use Permit. Mayor Tate made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate opened the public hearing at 8:16 p.m.

There being no testimony Councilman Adams moved to close the public hearing. Mayor Tate made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate closed the public hearing at 8:17 p.m.

10. Public hearing to receive testimony relative to a request by HOB Properties, LLC for a Planned Development. The property is presently zoned SF-1 Single Family Residential District and the request is to allow a Planned Development for a mixed range of residential uses within a subdivision consisting of 119 Garden/Patio lots ranging from 3150-5499 sq. ft.; 128 Village lots ranging from 5500-6999 sq. ft.; 76 Neighborhood lots ranging from 7000-8999 sq. ft.; and 34 Manor lots ranging from 9000-16500 sq. ft.; totaling 357 lots at 2506 Hampton Road. **Zoning Docket 06-15**

Mayor Pro Tem Bradley moved to open the public hearing relative to a request by HOB Properties, LLC for a Planned Development. The property is presently zoned SF-1 Single Family Residential District and the request is to allow a Planned Development for a mixed range of residential uses within a subdivision consisting of 119 Garden/Patio lots ranging from 3150-5499 sq. ft.; 128 Village lots ranging from 5500-6999 sq. ft.; 76 Neighborhood lots ranging from 7000-8999 sq. ft.; and 34 Manor lots ranging from 9000-16500 sq. ft.; totaling 357 lots at 2506 Hampton Road. Mayor Tate made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate opened the public hearing at 8:19 p.m.

There being no testimony Mayor Pro Tem Bradley moved to close the public hearing. Mayor Tate made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate closed the public hearing at 8:20 p.m.

11. Public hearing to receive testimony relative to a request for a Specific Use Permit by Joseph Carroll. The property at 1932 South Hampton Road Glenn Heights, Texas, is presently zoned SF-1 Single Family Residential and the request is to allow a Day Care center, Sasscee Little Sprouts. **Zoning Docket 07-15**

Councilman Adams moved to open the public hearing relative to a request for a Specific Use Permit by Joseph Carroll. The property at 1932 South Hampton Road Glenn Heights, Texas, is presently zoned SF-1 Single Family Residential and the request is to allow a Day Care center, Sasscee Little Sprouts. Mayor Pro Tem Bradley made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate opened the public hearing at 8:21p.m.

There being no testimony Mayor Pro Tem Bradley moved to close the public hearing. Councilman Adams made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate closed the public hearing at 8:22 p.m.

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

12. Discuss and consider taking action on Ordinance O-13-15 amending Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance creating a new definition of “Credit Access Businesses” and Article XI, Section 1 Use Charts requiring that “Credit Access Businesses” within the R Retail District obtain a Specific Use Permit. **Zoning Docket 02-15** (First reading)

Mayor Pro Tem Bradley moved to approve the first reading of Ordinance O-13-15 amending Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance creating a new definition of “Credit Access Businesses” and Article XI, Section 1 Use Charts requiring that “Credit Access Businesses” within the R Retail District obtain a Specific Use Permit. Mayor Tate made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

13. Discuss and consider taking action on Ordinance O-14-15 amending Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance adding “Pawn Shops” as a permitted use within the R Retail District. **Zoning Docket 03-15** (First reading)

Mayor Pro Tem Bradley moved to approve the first reading of Ordinance O-14-15 amending Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance adding “Pawn Shops” as a permitted use within the R Retail District. Mayor Tate made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

14. Discuss and consider taking action Ordinance O-15-15 amending Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance creating a new definition of “Vapor Shops” and Article XI, Section 1 Use Charts requiring that “Vapor Shops” within the R Retail District obtain a Specific Use Permit. **Zoning Docket 04-15** (First reading)

Mayor Pro Tem Bradley moved to approve the first reading of Ordinance O-15-15 amending Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance creating a new definition of “Vapor Shops” and Article XI, Section 1 Use Charts requiring that “Vapor Shops” within the R Retail District obtain a Specific Use Permit. Mayor Tate made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

15. Discuss and consider taking action on Ordinance O-16-15 request by HOB Properties, LLC for a Planned Development. The property is presently zoned SF-1 Single Family Residential and the request is to allow a Planned Development for a mixed range of residential uses within a subdivision consisting of 119 Garden/Patio lots ranging from 3150-5499 sq. ft.; 128 Village lots ranging from 5500-6999 sq. ft.; 76 Neighborhood lots ranging from 7000-8999 sq. ft.; and 34 Manor lots ranging from 9000-16500 sq. ft.; totaling 357 lots at 2506 Hampton Road. **Zoning Docket 06-15** (First reading)

Brett Hess, representing the application addressed the Council in favor of the development and was available for questions.

Mayor Tate moved to table any action on this item until after Item 16. Mayor Pro Tem Bradley made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

16. Discuss and consider taking action on Ordinance O-17-15 approving a request for a Specific Use Permit by Joseph Carroll. The property at 1932 South Hampton Road Glenn Heights, Texas, is presently zoned SF-1 Single Family Residential and the request is to allow a Day Care center, Sasscee Little Sprouts. **Zoning Docket 07-15** (First reading)

Mayor Pro Tem Bradley moved to approve the first reading of Ordinance O-17-15 approving a request for a Specific Use Permit by Joseph Carroll. The property at 1932 South Hampton Road Glenn Heights, Texas, is presently zoned SF-1 Single Family Residential and the request is to allow a Day Care center, Sasscee Little Sprouts with two changes, the SUP would be issued in the name of the tenant and not the property owner and the number of children allowed would be according to the licenses issued by the State. Mayor Tate made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

15. Discuss and consider taking action on Ordinance O-16-15 request by HOB Properties, LLC for a Planned Development. The property is presently zoned SF-1 Single Family Residential and the request is to allow a Planned Development for a mixed range of residential uses within a subdivision consisting of 119 Garden/Patio lots ranging from 3150-5499 sq. ft.; 128 Village lots ranging from 5500-6999 sq. ft.; 76 Neighborhood lots ranging from 7000-8999 sq. ft.; and 34 Manor lots ranging from 9000-16500 sq. ft.; totaling 357 lots at 2506 Hampton Road. **Zoning Docket 06-15** (First reading)

Mayor Tate moved to approve the first reading Ordinance O-16-15 request by HOB Properties, LLC for a Planned Development. The property is presently zoned SF-1 Single Family Residential and the request is to allow a Planned Development for a mixed range of residential uses within a subdivision consisting of 119 Garden/Patio lots ranging from 3150-5499 sq. ft.; 128 Village lots ranging from 5500-6999 sq. ft.; 76 Neighborhood lots ranging from 7000-8999 sq. ft.; and 34 Manor lots ranging from 9000-16500 sq. ft.; totaling 357 lots at 2506 S. Hampton Road with three provisions; develop a street lighting plan

assuring there would be limited dead space, dedicate approximately four acres of street frontage for Retail development in the northwest quadrant of the property and waive the required alley which serves the units between Middleton Road and Cannon Court. Mayor Pro Tem Bradley made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

17. Discuss and consider approving Resolution R-24-15 rescheduling the November 3, 2015 City Council meeting. (Requested by Mayor Tate)

There was discussion on what future City Events could have an impact on scheduled City Council meetings, Mayor Tate moved to cancel the November 3, 2015 regular meeting; to have a special meeting on November 11th at 10:00 a.m. to canvass the returns of the General Election and the Bond Election and to move the November 17th meeting to November 16th, with a start time of 6:00 p.m. Mayor Pro Tem Bradley made the second. The motion carried with the following vote:

VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

18. Discuss and consider creating a Veterans Memorial Committee and consider appointments to said committee. (Requested by Mayor Tate)

Removed from the agenda and placed on the October 20th City Council Agenda.

19. Discuss the CAFR. (Requested by Mayor Tate)

Removed from the agenda and placed on the October 20th City Council Agenda.

20. Discuss creation of City of Glenn Heights Facilities Standards – ADA Compliant, LEED, and Green. (Requested by Mayor Tate)

Removed from the agenda and placed on the October 20th City Council Agenda.

21. Elections Do and Don't – City Secretary. (Requested by Mayor Tate)

Mayor Tate stated he wanted to make sure all the candidates had received the information. There was no further discussion.

22. Update on 2015/2016 Events Calendar.

Removed from the agenda and placed on the October 20th City Council Agenda.

23. Consider and take action approving staff's attendance and representation at the ICSC Texas Conference and Deal Making Event on November 4 – 6, 2015.

Staff was directed to move forward with plans to attend and represent the City of Glenn Heights at the ICSC Texas Conference and Deal Making Event on November 4 – 6, 2015.

EXECUTIVE SESSION and RESULTING ACTION:

- 24. The City Council shall convene into executive session pursuant to the Texas Government Code:
 - a. Section 551.074(a)(1) to deliberate the appointment, compensation, employment, six month evaluation, reassignment, and duties of the City Manager.
 - b. Reconvene and consider any Official Action as a result of the Executive Session.

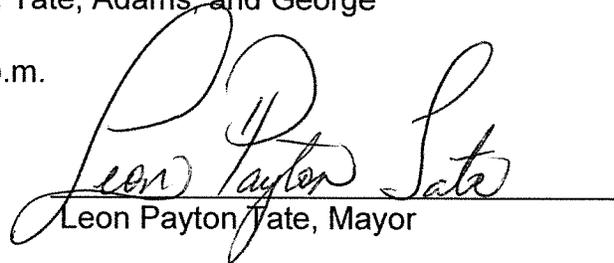
Removed from the agenda and placed on the October 20th City Council Agenda.

ADJOURNMENT

Mayor Tate moved to adjourn. Mayor Pro Tem Bradley made the second. The motion carried with the following vote:

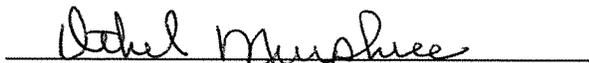
VOTE: 5 Ayes – Layne, Bradley, Tate, Adams, and George

Mayor Tate adjourned the meeting at 9:59 p.m.



Leon Payton Tate, Mayor

Attest:



Othel Murphree, City Secretary

Passed and approved the 20th day of October, 2015.