

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

MARCH 2, 2021

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

On the 2nd day of March 2021, the City Council of the City of Glenn Heights, Texas, met in a Regular Called City Council Meeting via telephone and video conference with the following members present:

CITY COUNCIL:

| | | |
|-------------------|---|----------------|
| Harry A. Garrett | * | Mayor |
| Sonja A. Brown | * | Mayor Pro Tem |
| Emma Ipaye | * | Council Member |
| Travis Bruton | * | Council Member |
| Jeremy Woods, Sr. | * | Council Member |
| Alisha M. Brown | * | Council Member |
| Shaunte L. Allen | * | Council Member |
| Machanta Newson | * | Council Member |

STAFF:

| | | |
|---------------------------|---|------------------------------------|
| David Hall | * | City Manager |
| Michael Rogers | * | Deputy City Manager |
| Lucas Benson | * | Interim Chief of Police |
| Phillip Conner | * | Finance Director |
| Brandi Brown | * | City Secretary |
| Marlon Goff | * | Planning and Development Director |
| Byron Hardy | * | IT Administrator |
| Miamauni Hines | * | Planner |
| Lauren Lewis | * | Community Engagement Administrator |
| Keith Moore | * | Fire Chief |
| Jaynice Porter-Brathwaite | * | Human Resources Director |

CONSULTANT:

| | | |
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| 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 7:30 P.M., with a quorum of the City Council present.

SWEARING-IN

Council Member-Elect Travis Bruton was sworn in by Mayor Harry A. Garrett.

Council Members congratulated Councilman Bruton. Councilman Bruton thanked residents and Council for their support, and stated he was humbled by the opportunity to serve the community.

INVOCATION

Council Member Jeremy Woods, Sr. delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

The following Public Comment was made:

- Council Member Jeremy Woods, Sr., 1938 S. Hampton Road, Glenn Heights, Texas 75154: reflected upon his time serving on the Glenn Heights City Council – stated he enjoyed time spent with fellow Council Members and stated he was confident in the City’s capabilities moving forward.

PROCLAMATIONS

Mayor Harry A. Garrett read the following Proclamations into record:

- Women’s History Month, March 2021
- American Red Cross Month, March 2021
- Texas Independence Day, March 2, 2021

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the February 23, 2021, Special Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action on Ordinance O-04-21, an Ordinance of the City Council of the City of Glenn Heights, Texas, reviving, extending and ratifying, for the period from November 1, 2019 to December 31, 2020, the franchise agreement, granted to Lone Star Gas Company, predecessor in interest of Atmos Energy Corporation, as amended; granting to Atmos Energy Corporation, its successors and assigns, a franchise, effective January 1, 2021, to construct, maintain, and operate pipelines and equipment in the City of Glenn Heights, Dallas county, Texas, for the transportation, delivery, sale, and distribution of gas in, out of, and through said city for all purposes; providing for the payment of a fee or charge for the use of the public rights-of-ways; and providing that such fee shall be in lieu of other fees and charges, excepting ad valorem taxes; and repealing all previous gas franchise Ordinances. (Second Reading) (Phillip Conner, Finance Director)

Council Member Shaunte L. Allen made a motion to confirm Consent Agenda Items 1-2. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

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

AGENDA

1. Discuss and take action to appoint members to serve on the Citizens Police Advisory Committee.

Lucas Benson, Interim Chief of Police, provided a brief overview of the Citizens Police Advisory Committee and implementation schedule.

Council Members appointed the following individuals:

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|---------------------------------|--------------------|
| Mayor Harry A. Garrett | Adrien Taliaferro |
| Mayor Pro Tem Sonja A. Brown | James S. Walker |
| Council Member Emma Ipaye | Judy Tinsley |
| Council Member Travis Bruton | Scott Harris |
| Council Member Alisha M. Brown | A. Tuckerwilkinson |
| Council Member Shaunte L. Allen | Dana Brown |
| Council Member Machanta Newson | Margo Spencer |

2. Public hearing to receive testimony concerning Ordinance O-02-21, 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 of an approximately 5.499 acres tract of land situated in the JP Woolsey Survey, Abstract No. 1135 and being generally located at the southwest corner of Ovilla Road and Uhl Road and being more particularly described and depicted in Exhibit "A" attached hereto, currently zoned Retail ("R"), by allowing a Specific Use Permit for the automobile service station (gas station) and convenience store uses thereon; providing a repealing clause; providing a severability clause; and providing for an effective date.

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 vote:

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

3. Discuss and first reading of Ordinance O-02-21, 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 of an approximately 5.499 acres tract of land situated in the JP Woolsey Survey, Abstract No. 1135 and being generally located at the southwest corner of Ovilla Road and Uhl Road and being more particularly described and depicted in Exhibit "A" attached hereto, currently zoned Retail ("R"), by allowing a Specific Use Permit for the automobile service station (gas station) and convenience store uses thereon; providing a repealing clause; providing a severability clause; and providing for an effective date.

Marlon Goff, Planning and Development Director, introduced this item. Miamauni Hines, Planner, completed a presentation regarding the purpose of the Specific Use Permit request, preliminary development, proposed site and landscape plans, and elevation information. Mr. Goff, Ms. Hines, David Hall, City Manager, Brad White, Acquisitions & Development, Vaquero Ventures, and Brett Hess, Property Broker, Hi View Real Estate, answered Council's questions related to the site concept plan, what businesses would be placed at the location, timeframe for other businesses being installed at the location, differences between 7-11 Franchises and 7-11 Corporate Stores, number of retail spaces available and the distance they would be from existing establishments, community contact, and contractor and employee hiring practices.

4. Public hearing to receive testimony concerning Ordinance O-05-21, an Ordinance of the City Council of the City of Glenn Heights, amending the Comprehensive Zoning Ordinance and Map of the City of Glenn Heights, as heretofore amended by granting a change in zoning by granting a Specific Use Permit with special conditions to allow for the construction and use of a temporary concrete batching plant on land zoned Planned Development-3, Single Family-3 & Single Family-4 ("PD-3, SF-3 & SF-4") and being approximately 34.190 acres of land described as all of Magnolia Meadows Phase IV, Glenn Heights, Ellis County, Texas and being more particularly described and depicted in Exhibit "A" attached hereto; providing for the approval of the site plan and truck route attached hereto as Exhibit "B"; providing for approval of the process flow diagram attached hereto as Exhibit "C"; providing a conflict clause; providing a severability clause; and providing an effective date.

Mayor Pro Tem Sonja A. Brown made a motion to open the Public Hearing. 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

No testimony was provided.

Mayor Pro Tem Sonja A. Brown made a motion to close the Public Hearing. 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

5. Discuss and first reading of Ordinance O-05-21, an Ordinance of the City Council of the City of Glenn Heights, amending the Comprehensive Zoning Ordinance and Map of the City of Glenn Heights, as heretofore amended by granting a change in zoning by granting a Specific Use Permit with special conditions to allow for the construction and use of a temporary concrete batching plant on land zoned Planned Development-3, Single Family-3 & Single Family-4 (“PD-3, SF-3 & SF-4”) and being approximately 34.190 acres of land described as all of Magnolia Meadows Phase IV, Glenn Heights, Ellis County, Texas and being more particularly described and depicted in Exhibit “A” attached hereto; providing for the approval of the site plan and truck route attached hereto as Exhibit “B”; providing for approval of the process flow diagram attached hereto as Exhibit “C”; providing a conflict clause; providing a severability clause; and providing an effective date.

Marlon Goff, Planning and Development Director, introduced this item. Miamauni Hines, Planner, completed a presentation regarding the purpose of the request, temporary batch plant conditions, the proposed site plan, residential buffers, truck routes, batch plants approved in the past, and Staff recommendations. Mr. Goff, Ms. Hines, David Hall, City Manager, and Richard Fronterhouse, Applicant, answered Council’s questions related to the timeframe for batch plant operation, equipment, health and environmental concerns, required bonds, alternatives, if there are current batch plants in operation, possible traffic issues, and amending the Comprehensive Zoning Ordinance.

6. Discuss and take action on a proposed Disaster Assistance Program.

Council Member Shaunte L. Allen introduced this item and completed a presentation regarding the program descriptions, eligible participants, program administration, and eligibility requirements. Councilwoman Allen, David Hall, City Manager, and Victoria Thomas, City Attorney, answered Council’s questions related to what items were eligible for reimbursement, address eligibility, and what City Department will administer the program.

Mayor Pro Tem Sonja A. Brown made a motion for City Council to convene into Executive Session to obtain legal advice. Council Member Machanta Newson made the second. The motion carried with the following vote:

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

City Council went into Executive Session at 9:28 P.M.

Council Member Emma Ipaye made a motion to reconvene into Open Session. Council Member Machanta Newson made the second. The motion carried with the following vote:

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

City Council reconvened into Open Session at 9:58 P.M.

Council Member Emma Ipaye made a motion to extend the City Council Meeting to 10:05 P.M. Mayor Pro Tem Sonja A. Brown made the second. The motion carried with the following vote:

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

Mayor Pro Tem Sonja A. Brown made a motion to table Agenda Item 6 to the next regularly scheduled Council Meeting. 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

ADJOURNMENT

Council Member Emma Ipaye made a motion to adjourn. Council Member Machanta Newson made the second. The motion carried with the following vote:

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

Mayor Harry A. Garrett adjourned the meeting at 10:00 P.M.



Harry A. Garrett, Mayor

Attest:



Brandi Brown, City Secretary

Passed and approved on the 16th day of March 2021