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

JULY 15, 2025

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

On the 15th day of July 2025, the City Council of the City of Glenn Heights, Texas, met in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Sonja A. Brown	*	Mayor
Cornel Benford II	*	Mayor Pro Tem
Sherron Mosley	*	Council Member, Place 1
Harry A. Garrett	*	Council Member, Place 2
Travis Bruton*	*	Council Member, Place 3
Stephanne Hale*	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5

* Stephanne Hale, Council Member, Place 4, arrived at 7:01 P.M.
* Travis Bruton, Council Member, Place 3, arrived at 7:39 P.M.

STAFF:

Clifford Blackwell	*	City Manager
Keith Moore	*	Deputy City Manager
Brandi Brown	*	City Secretary
Farrah Allen	*	Court Administrator
Dr. Glynell Horn	*	Chief of Police
Jeff Kent	*	IT Support Specialist
Parviz Pourazizian	*	Director of Planning and Development Services
Andrew Waits	*	Public Works Superintendent
Nicholas Williams	*	Fire Chief

CONSULTANT:

David Berman	*	City Attorney's Office

CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:00 P.M., with a quorum of the City Council present.

INVOCATION

Pastor Alex Blake, Freedom Church, delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Sonja A. Brown led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

There were no Public Comments.

EVENTS

Mayor Sonja A. Brown announced the following Event:

- Sunset Concert Series, Chelsay Nicole & Amber Bullock, July 20, 2025, 7:30 P.M., Glenn Heights City Center, 1938 South Hampton Road, Glenn Heights, Texas

- Movies with the Mayor, July 26, 2025, 1:00 P.M., Glenn Heights Community Center, 1938-D South Hampton Road, Glenn Heights, Texas

CONSENT AGENDA

1. Discussion and take action to approve the Meeting Minutes of the May 6, 2025, City Council Meeting. (Brandi Brown, City Secretary)

2. Acknowledge receipt of the June 2025 Financial Reports. (Sherry Roberts, Finance Director)

3. Discussion and take action to approve Resolution R-21-25, a Resolution suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel for the Steering Committee. (Clifford Blackwell, City Manager)

Council Member Laymon Lightfoot made a motion to approve Consent Agenda Items 1-3. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Benford, Mosley, Hale, and Lightfoot

AGENDA

1. Discussion and take action to approve Ordinance O-10-25, related to granting a change in zoning from Retail (R) District to a Planned Development District-32 (PD-32) for approximately 33.359 acres of land located at 605 Ovilla Road, by changing the zoning classification from Retail (R) to Planned Development-32 (PD-32) for a mixed-use development site consisting of Multi-Family and Commercial. (Second Reading)

Parviz Pourazizian, Director of Planning and Development Service, introduced this item and completed a Presentation.

- Public Comment - Peter Harding, address on file: spoke in opposition to Agenda Item 1, specifically in reference to water drainage.

Council discussed various aspects of the development and Mr. Pourazizian and Michael Neary, Applicant, answered Council's questions related to the approval of plats and plans, what a civil plat is, the differences between Districts 1 and 2, drainage issues, and included amenities and their sizes.

Mayor Sonja A. Brown also stated she had received a written Public Comment opposing Agenda Item 1, but due to the interest of time, she would not read it.

Council Member Harry A. Garrett made a motion to approve Agenda Item 1. Council Member Laymon Lightfoot made the second. The vote resulted in a tie:

VOTE 3 Ayes – Mosley, Garrett, and Lightfoot
VOTE 3 Nays – Brown, Benford, and Hale

City Council further discussed amenities, specifically storage units.

Council Member Harry A. Garrett made a motion to approve Ordinance O-10-25, as written, but striking the storage facility as a permissible use and if there was a request for a storage facility, the Applicant would have to come back to the City Council for a Specific Use Permit. The Motion language was then confirmed by David Berman, City Attorney – that self-storage units and mini warehouses would be struck from the entire project, not just District 2. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Mosley, Garrett, Bruton, Hale, and Lightfoot
VOTE 2 Nays – Brown and Benford

2. Discuss and take action to approve a Preliminary Plat request by Michael Neary, on behalf of Mark Buster, for Uhl Crossing, for a 33.359-acre tract of land being generally located at the Northwest corner of the intersection of Ovilla Road and South Uhl Road.

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a Presentation. He specifically discussed why this item was needed in addition to Agenda Item 1 and answered Council's questions related to the dedication of a Right of Way.

Council Member Harry A. Garrett made a motion to approve Agenda Item 2. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Mosley, Garrett, Bruton, Hale, and Lightfoot
VOTE 2 Nays – Brown and Benford

3. Discuss and take action to approve a Final Plat request by Michael Neary, on behalf of Mark Buster, for Uhl Crossing, for a 33.359-acre tract of land being generally located at the Northwest corner of the intersection of Ovilla Road and South Uhl Road.

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a Presentation.

Council Member Stephanne Hale made a motion to approve Agenda Item 3. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Mosley, Garrett, Bruton, Hale, and Lightfoot
VOTE 2 Nays – Brown and Benford

4. Discussion and take action to approve Ordinance O-11-25, amending the zoning of a 111.606 +/- acre tract of land generally located at the southeastern corner of the intersection of West Bear Creek Road and South Westmoreland Road by changing the zoning classification from Planned Development-27 (PD-27) from mixed use single-family residential to Planned Development-27A (PD-27A) for Single-Family Residential (base Single-Family Residential-3) and Multi-Family Residential uses. (Second Reading)

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a Presentation. Mr. Pourazizian answered Council's questions related to traffic control/ stop signs and the development name.

Council Member Harry A. Garrett made a motion to approve Agenda Item 4. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 4 Ayes – Mosley, Garrett, Hale, and Lightfoot
VOTE 3 Nays – Brown, Benford, and Bruton

5. Discussion and take action to approve Ordinance O-12-25, related to granting a change in Zoning from Single-Family Residential-1 (SF-1) to Single-Family Residential-3 (SF-3) for approximately 15.52+/- acres of land situated in Phase One of the Meadows on Bear Creek Addition located at 928 East Bear Creek Road. (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a Presentation.

Council Member Travis Bruton made a motion to table Agenda Item 5 the August 5, 2025, City Council Meeting. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot

6. Discussion and first reading of Ordinance O-13-25, related to amending Section 13.12.002 of Article 13.12 ("Drainage Utility System") of Chapter 13 ("Utilities") to adopt Subsection (d) to Section 13.12.002, providing for the adoption of future amendments to the Drainage Design Manual, as previously adopted, and to adopt amendments to the Drainage Design Manual, providing principles and practices for the design, construction and implementation of drainage facilities in the City of Glenn Heights.

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and answered Council's questions related to the suggested amendments and their purpose, and he received a request to include a presentation with the Second Reading.

7. Discussion and first reading of Ordinance O-14-25, related to amending Chapter 2 ("Animal Control") to amend Section 2.01.001 of Article 2.01 ("General Provisions"), Section 2.02.003 of Article 2.02 ("Animal Care Generally"), Section 2.04.001 of Article 2.04 ("Impoundment, Redemption and Disposition of Animals"), and Sections 2.16.006 and 2.16.007 of Article 2.16 ("Public Nuisances"), to amend provisions defining and prohibiting animals at large, requiring all dogs to be microchipped, revising impoundment regulations, and establishing new penalties.

   Dr. Glynell Horn Jr., Chief of Police, introduced this item and answered Council's questions related to microchipping.

8. Discussion and take action to appoint/ reappoint three Commissioners to serve on the Planning and Zoning Commission.

   Parviz Pourazizian, Director of Planning and Development Services, introduced this item and answered Council's questions related to alternates and why members were being replaced.

Council Member Stephanne Hale made a motion to reappoint Austin Kelley to Place 1 and appoint Stevelyn Miller to Place 4, and to appoint Enrique Salazar to Place 7 of the Planning and Zoning Commission. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Benford, Mosley, Garrett, Hale, and Lightfoot
VOTE 1 Nays – Bruton

9. Discussion and presentation regarding proposed November 2025 General Election Charter Review Amendments.

   Brandi Brown, City Secretary, introduced this item and completed a presentation. After discussion, Ms. Brown, Clifford Blackwell, City Manager, and David Berman, City Attorney, answered Council's questions related to the job description and duties of a

Council Liaison, candidate qualifications and what outlines misconduct, and the monthly stipend.

For proposed Proposition B - Shall Section 2.01 of the Home Rule Charter be amended to provide for compensation for the Mayor of $1,000 monthly and for Councilmembers of $500 monthly, other suggestions were provided and an informal consensus was provided for each suggestion:

Proposition as written: Mayor Brown, Mayor Pro Tem Benford, Council Member Mosley, Council Member Garrett, Council Member Lightfoot

Adjust the compensation to $100 per attended regular and special meeting: Council Member Hale

Adjust the compensation for the Mayor to $750 monthly and for Councilmembers to $500 monthly: Council Member Bruton

10. Discussion regarding a proposed November 2025 Bond Election.

    Clifford Blackwell, City Manager, introduced this item and completed a presentation, and answered Council's questions related to roadway improvement amounts and projects, how the bond will be impacted by the tax rate, total requested amounts, and upcoming Special Called meetings.

11. Discussion and take action to approve Resolution R-20-25, approving and authorizing the City Manager to execute a Professional Services Agreement between the City of Glenn Heights and Birkhoff, Hendricks & Carter, L.L.P. for the provision of professional engineering services for the Cinnamon Spring Waterline Replacement Project.

    Parviz Pourazizian, Director of Planning and Development Services, introduced this and completed a presentation.

Council Member Harry A. Garrett made a motion to approve Agenda Item 11. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot

12. Discussion and take action to approve a sponsorship for a Best Southwest Partnership TGIF Series Breakfast.

    Mayor Sonja A. Brown introduced this item.

Council Member Laymon Lightfoot made a motion to approve Agenda Item 12. Council Member Stephanne Hale made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot

13. Discussion and take action to approve a Site Plan for Holy House of Prayer Church by Oscar Galan with Classic Design Group for a 1.1636 +/- acre tract of land located at the northwest corner of West Bear Creek and Heritage Boulevard.

    Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a Presentation. Mr. Pourazizian and Pastor Mike Hendrix answered Council's questions related to fence type, neighbor discussions regarding sharing a fence, parking, and various regulations.

Council Member Stephanne Hale made a motion to approve Agenda Item 13. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot

14. Discussion and take action to approve a variance request by Michael D. Polk for the property located at 1100 Yorkshire Drive, Glenn Heights, Dallas County, Texas, to build an 8-foot-tall residential wood fence.

    - Public Comment – Michael Polk, address on file: applicant discussed why he was requesting a variance.

    Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a Presentation. Mr. Pourazizian answered Council's questions related to elevations, and residents who built without a permit or when a permit was issued in error.

Council Member Laymon Lightfoot made a motion to approve Agenda Item 14. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

    A. pursuant to the Texas Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at S Uhl Road, Glenn Heights, Texas.

    B. pursuant to the Texas Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at S Hampton, Glenn Heights, Texas.

    C. pursuant to the Texas Government Code, Section 551.072, Real Property, and Section 551.071, Consultation with City Attorney; to deliberate land acquisitions for the S Uhl Road Right-of-Way Expansion Project.

Mayor Sonja A. Brown announced that Council would convene into Executive Session at 9:41 P.M.

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

Mayor Sonja A. Brown announced that Council reconvened into Open Session at 9:47 P.M. and that no action would be taken as a result of Executive Session.

ADJOURNMENT

Mayor Pro Tem Cornel Benford II made a motion to adjourn. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot

Mayor Sonja A. Brown adjourned the meeting at 9:48 P.M.

Sonja A. Brown

Sonja A. Brown, Mayor

Attest:

Brandi Brown

Brandi Brown, City Secretary
Passed and approved on the 2nd day of September 2025