

**MINUTES OF THE
CITY COUNCIL AND THE EMPLOYEE BENEFITS TRUST BOARD OF DIRECTORS
OF THE CITY OF GLENN HEIGHTS, TEXAS**

OCTOBER 7, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 7th day of October, 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
Stephanne Hale	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5

*Harry A. Garrett, Council Member, Place 2, arrived at 7:04 P.M.

STAFF:

Clifford Blackwell	*	City Manager
Brandi Brown	*	City Secretary
Farrah Allen	*	Municipal Court Administrator
Dr. Glynell Horn	*	Chief of Police
Jefferie Kent	*	IT Support Specialist
Jaynice Porter-Brathwaite	*	Human Resources Director
Parviz Pourazizian	*	Director of Planning & Development Services
Sherry Roberts	*	Finance Director
Nicholas Williams	*	Fire Chief

CONSULTANT:

David Berman	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the meeting of the City Council to order at 7:01 P.M., with a quorum of the City Council present.

INVOCATION

Mayor Sonja A. Brown delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

- Jacqueline Bullock, address on file: addressed her concerns about a Council Member Candidate using her address on his application to be placed on the November 4, 2025, Ballot.
- Leon Tate, address on file: addressed his concerns regarding proposed Charter Amendment Proposition C on the November 4, 2025, Ballot.

PROCLAMATIONS

Mayor Sonja A. Brown read the following Proclamations:

- Fire Prevention Week, October 5-11, 2025
- Breast Cancer Awareness Month, October 2025
- National Domestic Violence Awareness Month, October 2025
- National Walk to End Alzheimer's Month, October 2025

EVENTS

Mayor Sonja A. Brown announced the following Events:

- Town Hall Meeting, Saturday, October 18, 2025, 11:00 A.M. – 1:00 P.M., Freedom Church, 1800 South Hampton Road, Glenn Heights, Texas
- Mayor's Town Hall Meeting, "Let's Taco Bout It", October 28, 2025, 6:30 P.M., Glenn Heights Community Center, 1938-D South Hampton Road, Glenn Heights, Texas
- Fall Festival, Friday, October 31, 2025, 6:00 P.M. – 9:00 P.M., Glenn Heights Heritage Park, 400 E Bear Creek Park, Glenn Heights, Texas
- Mayor's Health Symposium, Saturday, November 1, 2025, 8:30 A.M. – 2:30 P.M., Glenn Heights City Center, 1938 South Hampton Road, Glenn Heights, Texas

CONSENT AGENDA

1. Discussion and take action to approve the Meeting Minutes of the August 5, 2025, City Council Meeting. (Brandi Brown, City Secretary)
2. Discussion and take action to approve the Meeting Minutes of the August 12, 2025, Special Called City Council Meeting. (Brandi Brown, City Secretary)
3. Discussion and take action to approve the Meeting Minutes of the August 19, 2025, City Council Meeting. (Brandi Brown, City Secretary)
4. Discussion and take action to approve Ordinance O-17-25, amending Section 3.12 of Chapter 3 ("Building Regulation") of the Code of Ordinances to adopt amendments to the Flood Damage Prevention Regulations for the design and construction of drainage facilities. (Second Reading) (Parviz Pourazizian,

Director of Planning & Development Services)

5. Discussion and take action to approve Resolution R-34-25, finding that Oncor Electric Delivery Company LLC'S application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; 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. (Clifford Blackwell, City Manager)
6. Discussion and take action to approve Resolution R-36-25, authorizing the City Manager to enter into the Opioid Settlements with Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun and Zydus and authorizing the submission of the Subdivision Participation and Release Form(s) regarding the settlement and full release of all claims; and providing an effective date. (David Berman, City Attorney)
7. Discussion and take action to approve Resolution R-38-25, authorizing the City Manager to sign an Agreement for Professional Services with Willdan Financial Services for furnishing ongoing Professional Services in connection with Economic Development Strategy Consulting Services as set forth in the Agreement for Professional Services. (Clifford Blackwell, City Manager)
8. Discussion and take action to approve Resolution R-33-25, approving an Interlocal Agreement for Coordinated Health Services with Dallas County; and authorizing the City Manager to execute the same. (Parviz Pourazizian, Director of Planning & Development Services)

Council Member Laymon Lightfoot made a motion to approve Consent Agenda Items 1-8 as written. Mayor Pro Tem Cornel Benford made the second. The motion carried with the following record vote:

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

AGENDA

1. Public Hearing, discussion and first reading of Ordinance O-19-25, amending Appendix A, the City's Master Fee Schedule, of the Code of Ordinances, to adopt or revise fees for Planning Department Services (Section A2.001), Building Inspection Department General Fees (Section A3.001), Building Permit Fees (Section A3.002), Rental Registration and Inspection Fees (Section A3.003), Food Service Fees (Sections A4.001 And A4.002), adding definitions relating to Food Service Fees, requiring Permits for Garage Sales; and reauthorizing the City's Building Permit Fees.

Mayor Sonja A. Brown announced that the Public Hearing was open at 7:22 P.M.

Hearing no testimony, Mayor Sonja A. Brown closed the Public Hearing at 7:22 P.M.

Parviz Pourazizian, Director of Planning & Development Services, introduced this item and completed a presentation regarding this matter and answered Council's questions related to rental registration.

2. Public Hearing, discussion and first reading of Ordinance O-20-25, related to a proposed change in zoning from Single Family Residential-1 (SF-1) District to a Planned Development District-33 (PD-33) for approximately 46.32 acres of land located on the west side of South Westmoreland Road and the south city limits, and commonly known as 1957, 2011 and 2100 South Westmoreland Road, Glenn Heights, Dallas County, Texas for the purpose of a mixed-use development site, consisting of Single-Family Residential Patio Homes, Multi-Family and Commercial Districts.

Mayor Sonja A. Brown announced that the Public Hearing was open at 7:33 P.M.

Hearing no testimony, Mayor Sonja A. Brown closed the Public Hearing at 7:34 P.M.

Parviz Pourazizian, Director of Planning & Development Services, introduced this item and completed a presentation regarding this matter, and he and Farukh Azim, Developer, answered Council's questions related to fencing materials, landscaping, development phases, a Homeowner's Association, amenities, future developments (commercial and retail), and controlled access (there was a consensus to make the multi-family portion gated).

3. Public Hearing, discussion and first reading of Ordinance O-21-25, related to a Specific Use Permit to allow the operation of a limited restaurant with Drive-Up service on approximately 0.434 acres of land located on the Northeastern corner of Sunset Strip Drive and Ovilla Road, and commonly known as 2800 Sunset Strip Drive, Glenn Heights, Ellis County, Texas.

Mayor Sonja A. Brown announced that the Public Hearing was open at 8:05 P.M.

Hearing no testimony, Mayor Sonja A. Brown closed the Public Hearing at 8:06 P.M.

Parviz Pourazizian, Director of Planning & Development Services, introduced this item and completed a presentation regarding this matter and answered Council's questions related to development timeframes.

4. Discuss and take action acknowledging receipt of the Fiscal Year 2023-2024 Annual Comprehensive Financial Report (ACFR) and Audit Results Presentation.

Sherry Roberts, Finance Director, introduced this item and completed a presentation regarding this matter.

Council Member Laymon Lightfoot made a motion acknowledging receipt of the Fiscal Year 2023-2024 Annual Comprehensive Financial Report (ACFR) and Audit Results. Mayor Sonja A. Brown made the second. The motion carried with the following record vote:

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

5. Discussion regarding possible amendments to Article 3.20, Rental Registration Program.

Mayor Sonja A. Brown introduced and discussed the current and proposed Rental Registration Program and answered Council's questions related to manufactured homes and how neighbors can report problems.

6. Discussion and take action to approve Resolution R-32-25, nominating candidates for election to the Board of the Directors of the Dallas Central Appraisal District.

Brandi Brown, City Secretary, introduced this item and completed a presentation.

The City Council did not take any action.

7. Discussion and take action on the City Council casting its vote for a Texas Municipal League (TML) Region 13 Director.

Brandi Brown, City Secretary, introduced this item and completed a presentation.

After Mayor Sonja A. Brown polled Council, Council Member Laymon Lightfoot made a motion for the City Council to cast its vote for Crystal Chism, City of DeSoto Mayor Pro Tem, for the Texas Municipal League (TML) Region 13 Director. Council Member Harry A. Garrett made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Benford, Mosley, Garrett, and Lightfoot
1 Nay – Hale

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, and Section 551.071, Consultation with City Attorney; to deliberate land acquisitions for the E Bear Creek Road Right-of-Way Expansion Project.

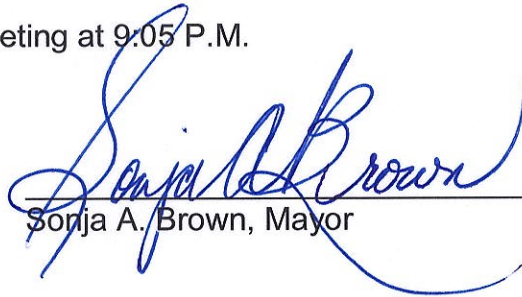
Mayor Sonja A. Brown announced that City Council would convene into Executive Session at 8:45 P.M.

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

Mayor Sonja A. Brown announced that City Council would reconvene into Open Session at 9:05 P.M. and that no action would be taken on the Executive Session Items.

ADJOURNMENT

Mayor Sonja A. Brown adjourned the meeting at 9:05 P.M.



Sonja A. Brown, Mayor

Attest:



Brandi Brown, City Secretary

Passed and approved on the 12th day of November 2025