

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

OCTOBER 21, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 21st 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
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

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

Council Member Harry A. Garrett delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

- Tony Bradley, address on file: addressed the City's practices regarding the City's past Elections.
- Earl Bullock, address on file: addressed his concerns regarding a Council Member Candidate using his address on his application to be placed on the November 4, 2025, Ballot.
- Harry A. Garrett, address on file: addressed the issues that had been brought to his attention regarding the November 4, 2025, Election.
- Leon Tate, address on file: addressed his concerns regarding proposed Charter Amendment Proposition C on the November 4, 2025, Ballot.

David Berman, City Attorney, reminded the audience about proper decorum when making a Public Comment.

- Mr. Tate continued his comment regarding the same matter.

PROCLAMATION

Mayor Sonja A. Brown read the following Proclamations:

- Texas Municipal Courts Week, November 3-7, 2025

EVENTS

Mayor Sonja A. Brown announced the following Events:

- 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
- Veterans 5K and Fun Run, Saturday, November 8, 2025, 8:00 A.M., Glenn Heights Heritage Park, 400 E Bear Creek Park, Glenn Heights, Texas

CONSENT AGENDA

1. Discussion and take action to approve the Meeting Minutes of the September 2, 2025, City Council Meeting. (Brandi Brown, City Secretary)
2. Discussion and take action to approve the Meeting Minutes of the September 9, 2025, Special Called City Council Meeting. (Brandi Brown, City Secretary)
3. Discussion and take action to approve the Meeting Minutes of the September 16, 2025, City Council Meeting. (Brandi Brown, City Secretary)

4. Discussion and take action to reschedule the November 4, 2025, Regular City Council Meeting to November 11, 2025, due to the General Election. (Brandi Brown, City Secretary)
5. Discussion and take action to approve 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. (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)
7. Discussion and take action to approve 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. (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)

Council Member Stephanie Hale requested to remove Consent Agenda Item 6 for further discussion.

Council Member Laymon Lightfoot made a motion to approve Consent Agenda Items 1-5 and 7 as written. Mayor Pro Tem Cornel Benford made the second. The motion carried with the following record vote:

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

6. Discussion and take action to approve 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. (Second Reading)

Parviz Pourazizian, Director of Planning & Development Services, introduced this item and answered Council Member Hale's question regarding why this item had not been placed on the Regular Agenda.

Council Member Harry A. Garrett made a motion to approve Consent Agenda Item 6 as written. Council Member Laymon Lightfoot made the second. The motion failed with the following record vote:

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

Council Member Stephanie Hale made a motion to table Consent Agenda Item 6 to the next Meeting and for it to be placed on the regular Agenda, not Consent Agenda. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

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

AGENDA

1. Discussion and presentation regarding possible collaborations and funding opportunities with Kimley-Horn.

Parviz Pourazizian, Director of Planning & Development Services, introduced this item, and Trent Hargroder, Tanya Miro, and Yuliana Porras Mendoza with Kimley-Horn completed a presentation. Mr. Pourazizian and the representatives from Kimley-Horn answered Council's questions related to Dallas Water Utilities and Trinity River Authority.

2. Discussion and first reading of Ordinance O-22-25, amending the Code of Ordinances, City of Glenn Heights, Texas, by amending Article 3.20 (Rental Registration Program) of Chapter 3 (Building Regulations) amending regulations for residential rental properties to provide for rental property certificates of occupancy, revising rules for annual registration, and providing for inspections.

Mayor Sonja A. Brown, introduced this item. After discussion regarding Ordinance enforcement, it was decided to place this item on the regular Agenda at the next Council Meeting.

3. Acknowledge receipt of the September 2025 Financial Reports.

Sherry Roberts, Finance Director, introduced this item and completed a presentation regarding this item. Mrs. Roberts answered Council's questions related to the General Fund, fund adjustments, revenues, and interests.

4. Discussion and possible action to consider placing an item on a future Agenda, per Article 1.02.044(c) – Council Agenda Requests, regarding the eligibility of candidate filings for City Council, specifically relating to the filing of an application containing a residential address not owned or occupied by the candidate, the subsequent acknowledgment of this fact to city staff

PUBLIC COMMENT

- Tramayne Hobbs, address on file: addressed his concerns regarding the address used by a Council Member Candidate to be placed on the November 4, 2025, Ballot.

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- Denise DeLara, address on file: addressed her concerns regarding the address used by a Council Member Candidate to be placed on the November 4, 2025, Ballot.

Council Member Stephanie Hale introduced this item.

After discussion between Council; David Berman, City Attorney; and Clifford Blackwell, City Manager; Council Member Stephanie Hale made a motion to place Agenda Item 4 on the next Council Agenda. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 4 Ayes – Brown, Benford, Bruton, and Hale

2 Nays – Garrett and Lightfoot

5. Discussion and possible action to consider placing an item on a future Agenda, per Article 1.02.044(c) – Council Agenda Requests, regarding Proposition C on the November 4, 2025 Charter Amendment Election Ballot, “shall Section 2.03 of the Home Rule Charter be amended to disqualify candidacy for a seat on the City Council for persons who have previously been removed by the Council for misconduct.”

Council Member Stephanie Hale introduced this item.

After discussion, Council Member Stephanie Hale made a motion to place Agenda Item 5 on the next Council Agenda. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 4 Ayes – Brown, Benford, Bruton, and Hale

2 Nays – Garrett and Lightfoot

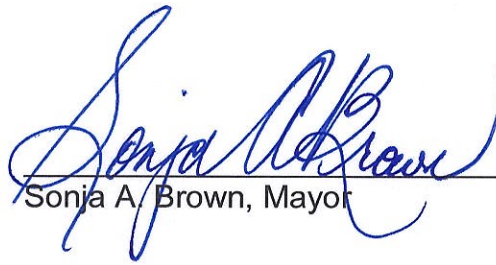
EXECUTIVE SESSION

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, 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 the City Council would not convene into Executive Session.

ADJOURNMENT

Mayor Sonja A. Brown adjourned the meeting at 9:16 P.M.



Sonja A. Brown, Mayor

Attest:



Brandi Brown, City Secretary

Passed and approved on the 12th day of November 2025