

**MINUTES OF THE
CITY COUNCIL AND
PLANNING AND ZONING COMMISSION
OF THE CITY OF GLENN HEIGHTS, TEXAS**

JUNE 8, 2026

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 8th day of June 2026, City Council and the Planning and Zoning Commission of the City of Glenn Heights, Texas, held a joint Meeting, 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
Travis Bruton	*	Mayor Pro Tem
Sherron Mosley	*	Council Member, Place 1
Shaunte Allen	*	Council Member, Place 2
Tramayne Hobbs	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5
Nelda Washington	*	Council Member, Place 6

PLANNING AND ZONING COMMISSION

Austin Kelley	*	Chairperson
Shaleese Neugent	*	Commissioner
Arnold Davis, Jr.	*	Commissioner
Stevelyn Miller	*	Commissioner
Enrique Salazar	*	Commissioner

STAFF:

Clifford Blackwell	*	City Manager
Keith Moore	*	Deputy City Manager
Brandi Brown	*	City Secretary
Bester Munyaradzi	*	Director of Planning & Development Services
Nicholas Williams	*	Fire Chief

CONSULTANT:

Kellie McKee	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the Joint Meeting of the City Council and Planning and Zoning Commission to order at 7:17 P.M.

PUBLIC COMMENT

There were no Public Comments.

AGENDA

1. Presentation and discussion regarding the relationship between the Future Land Use Map and the Zoning Map update.

Clifford Blackwell, City Manager, introduced this item. Bester Munyaradzi, Director of Planning and Development Services, completed a presentation addressing the Comprehensive Plan and Zoning Regulations, including the Future Land Use Map, challenges within the Comprehensive Plan in connection with Zoning Ordinances, approved zoning cases and Planned Developments, and areas where the Comprehensive Plan and Zoning Ordinances are not aligned.

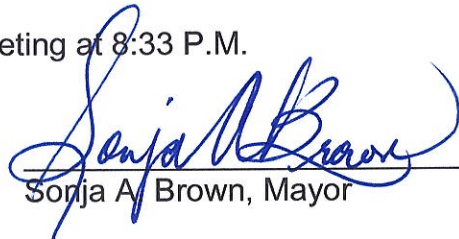
Mrs. Munyaradzi, Mr. Blackwell, Mayor Sonja A. Brown, and City Attorney Kellie McKee responded to questions from Council and Commissioners regarding the number of pending zoning cases, specific details of those cases, and potential recourse if a zoning request is denied after a similar request was previously approved. Discussion also included recommendations for moving forward (high density versus low density), the timeline and responsibility for initiating rezoning, whether property owners are informed of zoning regulations prior to purchasing land, and established processes and procedures, including circumstances under which a denial may be appropriate.

Additional topics included the consideration of a moratorium on new zoning requests, whether revising the current zoning map or designating new zoning categories under the Future Land Use Map would be the most effective approach, and the types and quantities of residential units currently approved for development. Council and Commissioners also discussed whether current approvals increase overall density, whether the City maintains an appropriate balance between developed and undeveloped land, and whether sufficient land is available for future retail development. Questions were also raised regarding the ability to amend previously approved zoning changes.

Council and Commissioners provided feedback on potential next steps. Council requested a copy of the presentation, along with a map identifying developed and undeveloped areas within the City. A subsequent joint meeting is scheduled for July 14, 2026, to continue discussion and determine appropriate next actions.

ADJOURNMENT

Mayor Sonja A. Brown adjourned the meeting at 8:33 P.M.



Sonja A. Brown, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 16th day of June 2026