

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

JULY 14, 2026

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 14th day of July 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
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
Brodrick K. Rhodes	*	Commissioner
Enrique Salazar	*	Commissioner

STAFF:

Clifford Blackwell	*	City Manager
Keith Moore	*	Deputy City Manager
Brandi Brown	*	City Secretary
Dr. Glynell Horn	*	Chief of Police
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 7:07 P.M.

PUBLIC COMMENT

There were no Public Comments.

AGENDA

1. Presentation and discussion of the updated Zoning Map and Future Land Use Map, and consideration of next steps toward Future Land Use Map Adoption.

Bester Munyaradzi, Director of Planning and Development Services, introduced this item and presented information regarding the updated Zoning Map and Future Land Use Map, including the next steps toward adoption of the Future Land Use Map. Mrs. Munyaradzi and Clifford Blackwell, City Manager, responded to questions from the City Council and Planning and Zoning Commission concerning which land use option would be most likely to attract future commercial developments, such as grocery stores; whether the City is sufficiently positioned to attract new development; and the actions necessary to move the process forward. Additional discussion included the differences between the Zoning Map and the Future Land Use Map, residential density and units per acre, permitted dwelling types, the adoption date of the current Zoning Map, anticipated timelines for adoption of the Future Land Use Map, examples of various dwelling types, the frequency of Comprehensive Plan updates, provisional districts, and density variations. Throughout the discussion, City Council Members and Planning and Zoning Commissioners provided feedback, shared preferences, and offered input regarding future land use and development patterns within the City.

EXECUTIVE SESSION

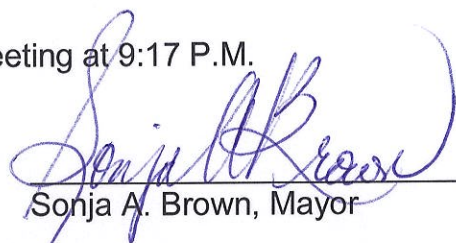
Pursuant to Section 551.071 of the Texas Government Code, Mayor Sonja A. Brown announced that City Council would go into Closed Session to consult with its attorney to receive legal advice at 8:40 P.M.

Mayor Sonja A. Brown announced that City Council reconvened into Open Session at 8:49 P.M.

Discussion regarding the Agenda Item resumed. Mrs. Munyaradzi and Mr. Blackwell responded to questions from the City Council concerning zoning classifications, residential dwelling types and densities, the potential removal of certain dwelling types, modifications to dwelling type parameters, the feasibility of revising land use and zoning designations depicted on City maps, and possible amendments to development requirements. Throughout the discussion, City Council Members and Planning and Zoning Commissioners provided feedback, expressed preferences, and offered input regarding future land use planning, zoning considerations, and development patterns within the City.

ADJOURNMENT

Mayor Sonja A. Brown adjourned the meeting at 9:17 P.M.



Sonja A. Brown, Mayor

Attest:

Brandi Brown

Brandi Brown, City Secretary

Passed and approved on the 21st day of July 2026