

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

JUNE 20, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 20th day of June 2023, the City Council of the City of Glenn Heights, Texas, met in a Regular Called City Council 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
Harry A. Garrett	*	Mayor Pro Tem
Sherron Mosley	*	Council Member, Place 1
Travis Bruton	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5
Cornel Benford II	*	Council Member, Place 6

STAFF:

Keith Moore	*	Interim City Manager
Clifford Blackwell	*	Deputy City Manager
Nick Bristow	*	Interim Chief of Police
Brandi Brown	*	City Secretary
Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning & Development Services
Nick Williams	*	Interim Fire Chief

CONSULTANT:

Victoria Thomas	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:04 P.M., with a quorum of the City Council present.

INVOCATION

Mayor Pro Tem Harry A. Garrett delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS

The following Proclamations were read by Mayor Sonja A. Brown:

- Alzheimer's and Brain Awareness Month, June 2023
- American Independence Day, July 4, 2023

STAFF INTRODUCTIONS

Keith Moore, Interim City Manager, introduced the following Staff:

- Jared Fletcher, Recreation Aide – Part-Time
- Abraham Estrada – Police Officer

EVENTS

Mayor Sonja A. Brown announced the following events:

- Movies with the Mayor, June 24, 2023, 12:30 P.M., Glenn Heights Family Center, 1932 S Hampton Road, Glenn Heights, TX 75154
- Glenn Heights Connect, July 7, 2023, 5:30 P.M. - 7:00 P.M., Stone Creek Neighborhood, intersection of Cinnamon Springs Street and Sanders Creek Road

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the June 6, 2023, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve Resolution R-15-23, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting a Water Meter Easement from AutoZone Parts, Inc. for a parcel of real property situated in Lot 29B, Block E, Hollywood Addition of the City Of Glenn Heights, Ellis County, Texas, and being located at the northwest corner of Santa Rosa Drive and F.M. 664 (Ovilla Road); authorizing the Mayor to sign and the City Secretary to submit the Easement for filing in the land records of Ellis County; and providing an effective date. (Parvis Pourazizian, Director of Planning and Development Services)

Mayor Pro Tem Harry A Garrett made a motion to approve Consent Agenda Items 1-2. Council Member Travis Bruton made the second. The motion carried with the following record vote:

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

AGENDA

1. Presentation of the May 2023 Financial Report.

Sherry Roberts, Senior Financial Analyst, completed a presentation regarding the City's revenues, expenditures, and fund balances as of May 2023.

Mrs. Roberts answered Council's questions related to estimated balances.

PUBLIC COMMENT

- Fredy Saucelo, address on file: discussed the need for street repairs in the Top of the Hills subdivision.
2. RZ-001-23: Public Hearing to receive testimony regarding amending the City of Glenn Heights Zoning Ordinance and Zoning Map, and discussion and first reading of Ordinance O-04-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of a 111.606acre tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described Instrument No. 20070138404 and Instrument No. 201600127111, both of the official public records of Dallas County, Texas and further being all of a tract of land described in Partition Deed recorded in Volume 96079, Page 3070, D.R.D.C.T., the tract being generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described and depicted in Exhibit "A" hereto, from Planned Development-6 (PD-6), Retail (R), Multi-Family (MF), and Single Family Residential-1 (SF-1) to Planned Development-27 (PD-27) for Mixed Use Single-Family Residential (Base Single Family Residential-3), Townhome, Multi-Family, and Retail; adopting development regulations therefor, adopting a Concept Plan therefor; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense; and providing an effective date.

Ashlie Jones, City Planner, introduced this item and completed a presentation regarding current zoning and the rezoning request, property location, the proposed concept plan, land use, district standards, proposed lot types, and a financial summary.

Mayor Pro Tem Harry A. Garrett made a motion to open the Public Hearing. Council Member Travis Bruton made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that the Public Hearing was opened at 7:45 P.M.

- Brian Tobey, address on file: provided testimony in support of Agenda item 2.
- Wendell Stewart, address on file: provided testimony in support of Agenda item 2.
- Gail Dutcher, address on file: provided testimony in opposition to Agenda item 2.

Mayor Pro Tem Harry A. Garrett made a motion to close the Public Hearing. Council Member Travis Bruton made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that the Public Hearing was closed at 7:53 P.M.

S.I. Abed, Engineer, Design Development Consultants, Inc. and Farruk Azim, Owner, Shamrock Angel, LLC, completed a presentation regarding the purpose and intent of the rezoning request, land use, traffic characteristics, building types, amenities, economic impacts, and completed projects. The applicant also displayed a video of the neighborhood concept.

Ms. Jones, Mr. Abed, and Mr. Azim answered Council's questions related to phase implementation timelines, structure density/ total number of units and dwellings, maintenance, setbacks, escrow amounts, traffic patterns, and amenities.

3. SUP-001-2023: Public Hearing to receive testimony regarding amending the Zoning Ordinance and Map of the City of Glenn Heights, and discussion and first reading of Ordinance O-05-23, an Ordinance of the City Council of the City of Glenn Heights, Texas amending the Zoning Ordinance and Map of the City of Glenn Heights, as heretofore amended, by changing the Zoning Classification from Single-Family Residential-1 (SF-1) to Single-Family Residential-1 with a Specific Use Permit for a freestanding carport (SF-1 SUP) for an approximately 1.074 acre tract of land described as Lot 17, Block 4, Cinnamon Springs addition, Section One, and being commonly known as 2405 South Hampton Road, Glenn Heights, Ellis County, Texas; providing a repealing clause; providing a severability clause; and providing for an effective date.

Ashlie Jones, City Planner, introduced this item.

Mayor Pro Tem Harry A. Garrett made a motion to open the Public Hearing. Council Member Travis Bruton made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that the Public Hearing was opened at 8:38 P.M.

Mayor Pro Tem Harry A. Garrett made a motion to close the Public Hearing. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that the Public Hearing was closed at 8:39 P.M.

4. RZ-002-2023: Public Hearing to receive testimony regarding amending the City of Glenn Heights Zoning Ordinance and Zoning Map, and discussion and first reading of Ordinance O-06-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of a 44.39± acre tract of land situated

in the William Rawlins Survey, Tract 9, Abstract No.1205, in the City of Glenn Heights, Dallas County, Texas and being generally located to the east of South Westmoreland Road, the south of the Meadow Springs Neighborhood and to the west of South Hampton Road and Top of the Hill Farms Neighborhood in the City of Glenn Heights, Dallas County, Texas, from Single-Family Residential-1 (SF-1) to Planned Development-28 (PD-28) for mixed use with Single-Family Residential-3 and Neighborhood Services (NS)base zonings; adopting Development Regulations therefor, adopting a Concept Plan therefor; providing for a conflicts resolution clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense; and providing an effective date.

Ashlie Jones, City Planner, introduced this item and completed a presentation regarding current zoning and the rezoning request, property location, the proposed concept plan, land use, district standards, proposed lot types, and a financial summary.

Ms. Jones answered Council's questions related to neighborhood services and retail space.

Mayor Pro Tem Harry A. Garrett made a motion to open the Public Hearing. Council Member Travis Bruton made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that the Public Hearing was opened at 8:49 P.M.

- Fredy Saucelo, address on file: provided testimony in opposition to Agenda item 4.
- Gail Dutcher, address on file: provided testimony in opposition to Agenda item 4.

Mayor Pro Tem Harry A. Garrett made a motion to close the Public Hearing. Council Member Travis Bruton made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that the Public Hearing was closed at 8:53 P.M.

Randell Curington, President, James M. Brown Partners, Inc, completed a presentation regarding the project location, development standards for Phases 1-3, and land use/ open space.

Mr. Curington answered Council's questions about land use, amenities, lot sizes, and when Phases would be developed.

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

- A. pursuant to Texas Government Code section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Manager.
- B. pursuant to Texas Government Code section 551.071 – consultation with attorney to receive legal advice regarding water and/or wastewater utility matters related to Lin Dell Estates.

Council Member Cornel Benford II made a motion to go into Executive Session. Council Member Travis Bruton made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that City Council was in Executive Session at 9:09 P.M.

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

- A. pursuant to Texas Government Code section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Manager.
- B. pursuant to Texas Government Code section 551.071 – consultation with attorney to receive legal advice regarding water and/or wastewater utility matters related to Lin Dell Estates.

Council Member Stephanie Hale made a motion to go into Open Session. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

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

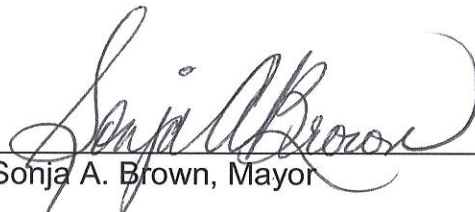
Mayor Sonja A. Brown announced that City Council was in Open Session at 9:58 P.M. and that no action had been taken on the Executive Session items.

ADJOURNMENT

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

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

Mayor Sonja A. Brown adjourned the meeting at 9:58 P.M.



Sonja A. Brown, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 11th day of July 2023