

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

JULY 11, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 11th day of July 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
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

*Council Member Laymon Lightfoot appeared at 7:24 P.M.

STAFF:

Keith Moore	*	Interim 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 7:07 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.

PUBLIC COMMENT

Nicholas Williams, Interim Fire Chief, address on file: requested a moment of silence in memoriam of the passing of Brian Lockley, former Glenn Heights Deputy City Manager, on July 11, 2020.

EVENTS

Mayor Sonja A. Brown announced the following events:

- Movies with the Mayor, July 22, 2023, 12:30 P.M., Glenn Heights Family Center, 1932 S Hampton Road, Glenn Heights, TX 75154

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the June 20, 2023, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. SUP-001-2023: Discuss and take action to approve 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. (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)
3. Discuss and take action to approve a Final Plat request by Joe Cortez on behalf of Noel Saldivar. The 2.296-acres is situated in the Abraham Hart Survey, Abstract No. 563 Glenn Heights, Dallas County, Texas. The subject property is single family residential. (Parviz Pourazizian, Director of Planning & Development Services)

Mayor Pro Tem Harry A Garrett made a motion to approve Consent Agenda Items 1-3. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Garrett, Bruton, Hale, and Benford

AGENDA

1. RZ-001-23: Discuss and take action on 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 111.606 acre 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-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. (Second Reading)

Parviz Pourazizian, Director of Planning & Development Services, 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.

PUBLIC COMMENTS

- Wendell Stewart, address on file: discussed his support of Agenda item 1.
- Sherry Marshall, address on file: discussed why she was in opposition of Agenda item 1.
- Brian Tobey, address on file: discussed his support of Agenda item 1.

S.I. Abed, Engineer, Design Development Consultants, Inc., completed a presentation regarding the site, amenities, and the fence and concept plans. The applicant also displayed a video of the neighborhood concept.

Mr. Abed answered Council's questions related to number of units and traffic concerns.

Mayor Pro Tem Harry A. Garrett made a motion to made a motion to approve 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 111.606 acre 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-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, with an amendment to the development regulations listed on page two for open spaces to include a gazebo, soccer

bars, wrought iron fences, volleyball grounds, and plants and shrubs. Council Member Stephanie Hale made the second. The motion failed with the following record vote:

VOTE 1 Aye – Bruton

5 Nays – Brown, Garrett, Hale, Lightfoot, and Benford

2. RZ-002-2023: Discuss and take action on 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. (Second Reading)

Parviz Pourazizian, Director of Planning & Development Services, 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.

Randell Curington, President, James M. Brown Partners, Inc, discussed Phases 2 and 3 as they related to Loop 9, and elevation standards.

Mr. Pourazizian and Mr. Curington answered Council's questions related to landscaping and lot sizes.

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

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

3. Discuss and take action on the My Healthy Hometown (CVS) program.

Keith Moore, Interim City Manager, introduced this item and completed a presentation regarding the My Healthy Hometown (CVS) program.

Mr. Moore answered Council's questions related to average savings and how information will be disseminated to residents.

Mayor Pro Tem Harry A. Garrett made a motion to approve participation in the My Healthy Hometown (CVS) program. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

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

4. Discuss and take action on the CGI Digital video production project.

Keith Moore, Interim City Manager, introduced this item and completed a presentation regarding the CGI Digital video production project.

Mr. Moore and Victoria Thomas, City Attorney, answered Council's questions related to amending the contract already signed and the city's ability to provide input on businesses who request featured ad space. Ms. Thomas suggested that this item be tabled and brought back in Executive Session.

Mayor Pro Tem Harry A. Garrett made a motion to table Agenda Item 4 until the next regularly scheduled City Council Meeting. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

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

5. Discuss and take action on the LexiPol - Grant Finder program.

Keith Moore, Interim City Manager, introduced this item and completed a presentation regarding the LexiPol - Grant Finder program.

Mr. Moore and Victoria Thomas, City Attorney, answered Council's questions related to partial and full services, and if acquired Grants would be discussed with Council or require approval.

Council Member Stephanie Hale made a motion to approve participation in the LexiPol - Grant Finder program. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

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

6. Discuss and take action acknowledging receipt of the Fiscal Year 2021-2022 Annual Comprehensive Financial Report (ACFR) and Audit Results Presentation.

Sherry Roberts, Senior Financial Analyst, introduced this item and Kent Willis, CPA, Partner, Government Audit, PB&H. Mr. Willis completed a presentation regarding an overview of the ACFR, the audit process, management & auditor responsibilities, audit results, and financial highlights.

Mayor Pro Tem Harry A. Garrett made a motion to accept receipt of the Fiscal Year 2021-2022 Annual Comprehensive Financial Report (ACFR) and Audit Results Presentation. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

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

7. Discuss and take action on sponsorship for the August 11, 2023, Best Southwest Legislative Series Breakfast.

Mayor Sonja A. Brown, introduced this item and provided a brief overview of the sponsorship opportunity. Mayor Pro Tem Harry A. Garrett suggested that the payment for this sponsorship be made from his Conference, Training, and Travel budget.

Mayor Pro Tem Harry A. Garrett made a motion to approve a Chairman's Circle Sponsorship for the August 11, 2023, Best Southwest Legislative Series Breakfast, payment for this sponsorship being made from Mayor Pro Tem's Conference, Training, and Travel budget. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

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

8. Discuss and take action to reappoint two (2) and appoint one (1) Planning and Zoning Commission members.

Parviz Pourazizian, Director of Planning & Development Services, introduced this item and completed a presentation regarding the appointees.

Mayor Pro Tem Harry A. Garrett made a motion to reappoint April Stokes to Place 2 and Francisco Joel Alvarez Gabriel to Place 5, both for terms beginning July 31, 2023, and ending July 31, 2026, and to appoint Stevelyn Miller, for a term beginning July 12, 2023, and ending June 30, 2025. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

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

Parviz Pourazizian, Director of Planning & Development Services discussed bringing Agenda Item 1 back to City Council to provide feedback and comments to the Developer.

Mayor Pro Tem Harry A. Garrett requested that the item be placed on a future City Council Meeting Agenda.

Victoria Thomas, City Attorney, requested to reconsider Agenda Item 4. She stated that when she suggested that this item be tabled and brought back in Executive Session, she was unaware that the deadline to agree on contract terms was the next day.

Mayor Pro Tem Harry A. Garrett made a motion to reconsider Agenda Item 4. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

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

Mayor Pro Tem Harry A. Garrett made a motion to authorize the City Manager to negotiate and execute an amendment, with the City Attorney's approval, to the CGI Digital video production project. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

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

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to Texas Government Code section 551.071, Consultation with City Attorney, to receive legal advice regarding outstanding issues under contracts with Grossman Design Build.
2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:
 - A. pursuant to Texas Government Code section 551.071, Consultation with City Attorney, to receive legal advice regarding outstanding issues under contracts with Grossman Design Build.

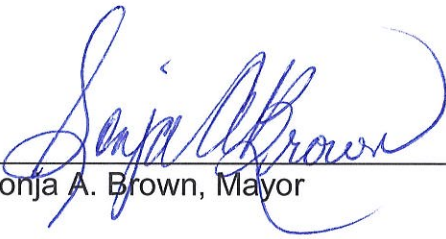
Mayor Sonja A. Brown withdrew the Executive Session item.

ADJOURNMENT

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

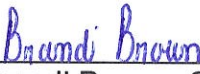
VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown adjourned the meeting at 8:45 P.M.



Sonja A. Brown, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 1st day of August 2023